WIMMERA SOUTHERN MALLEE



REGIONAL GROWTH PLAN SUMMARY













This document is a summary of the Wimmera Southern Mallee Regional Growth Plan. The full plan is available at www.dtpli.vic.gov.au/regionalgrowthplans

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May 2014

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MINISTER'S MESSAGE



In 2011 the Victorian Government, through the \$17.2 million Regional Centres of the Future Program, advanced work across the state to support councils, communities and government authorities in planning for the future growth of their regions.

The Wimmera Southern Mallee Regional Growth Plan is one of eight prepared across the state to help guide a coordinated regional response to population growth and regional change over the next 30 years.

In the May budget I announced a commitment of \$12.3 million for regional Victoria towards the implementation of regional growth plans and continuation of the Rural Council Planning Flying Squad that plays such a valued role in assisting councils with major projects, developments and statutory planning support.

Victoria's population has been projected to grow by around three million people between 2011 and 2041. It is projected that 20 to 25 per cent of that growth will be in regional Victoria – more than double the amount of growth over the previous 30 years.

In order to accommodate this growth, provide lifestyle choice and share job opportunities, we need to become a 'state of cities'.

In developing these growth plans, councils have worked with their regional counterparts and the State Government to identify key environmental, cultural, recreational, economic, tourism and natural resources of value, which will be preserved, maintained or developed.

The work has already assisted councils in providing strategic information and mapping. The plans will deliver immediate outcomes, while also providing a planning framework to assist rural and regional councils to plan for population growth and ensure long-term regional land supply.

The regional growth plans will be key instruments in helping to identify future infrastructure investment needs to support local education and health services and employment opportunities.

I'd like to thank everyone who has contributed to the development of the Wimmera Southern Mallee Regional Growth Plan including our local government partners and the Project Steering Committee that put the plan together. I look forward to the plan helping to shape a more prosperous future for the region.

744.

The Hon Matthew Guy MLC Minister for Planning

WHY WE NEED A PLAN

The Wimmera Southern Mallee Regional Growth Plan has been developed over two years in partnership between local government and state agencies and authorities. The plan covers the municipalities of Hindmarsh, Horsham, Northern Grampians, West Wimmera and Yarriambiack.

Providing for growth and development throughout the Wimmera Southern Mallee will help support economic development and wellbeing of the region's dispersed communities.

The plan considers a range of land uses including agriculture, tourism, environmental assets, commercial and residential. It recommends checks and balances that need to be applied when considering future growth.

As areas change over time infrastructure and service needs also change. Long-term planning is the best way to ensure these needs are met. A regional approach to planning enables coordinated responses across municipal borders.

The plan's key land use planning directions will be implemented through the state planning system. This will provide a regional context to guide and inform councils in planning for their municipalities and support decision making at a local level.

"The Wimmera Southern Mallee Regional Growth Plan provides a vision for long-term prosperity and sustainable growth."

The Wimmera Southern Mallee Regional Growth Plan:

- establishes a framework for strategic land use and settlement planning that can sustainably accommodate growth
- identifies important economic, environmental, social and cultural resources to be preserved, maintained or developed
- provides direction for accommodating growth and change including: residential, employment, industrial, commercial, agriculture and other rural activities
- shows which areas of land can accommodate growth
- identifies opportunities for supporting regional level infrastructure, providing an essential contribution to the long-term sustainability of the region.

STATE OF CITIES

"We will maximise the growth potential of Victoria by developing a state of cities which delivers choice, opportunity and global competitiveness."

PLANMELBOURNE METROPOLITAN PLANNING STRATEGY

The State Government's new metropolitan planning strategy, *Plan Melbourne*, provides a land use and transport plan to 2050.

The regional growth plans are aligned with *Plan Melbourne* through the following directions.

Plan Melbourne directions:

- 6.1. Deliver a permanent boundary around Melbourne
- 6.2. Rebalance Victoria's population growth from Melbourne to rural and regional Victoria over the life of the strategy
- 6.3. Integrate metropolitan, peri-urban and regional planning implementation
- 6.4 Improve connections between cities



SNAPSHOT OF WIMMERA SOUTHERN MALLEE

The region

33,900 sq km

- ▶ located in western Victoria
- extends from the Great Dividing Range to the South Australian border and north to the Mallee
- ▶ has one main river catchment –Wimmera River
- one of the world's great wheat and cereal growing regions

Employment (top 5)

17%

Agriculture, Forestry and Fishing

14%

Health Care and Social Assistance

13%

Retail Trade

9%

Manufacturing

7%

Construction



Employment

More than 23,000 jobs in the region

Just over 8811 jobs in Horsham and over 900 businesses



Living in the region

Around 50,700 people live in the region. More than 15,000 people live in Horsham. 51,900 people are expected to live in the region by 2041. More than 1 million visitors each year to Grampians National Park.

Quiz questions

- 1. What is the largest river in Victoria that does not flow into the sea?
- 2. Where is Victoria's oldest continuously operating horse racing club?

Answers page 4

Amazing fact

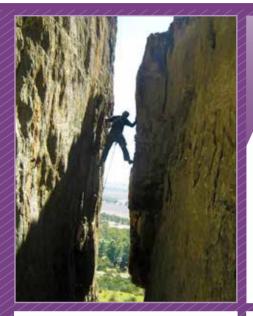
The Murtoa Stick Shed is a beautiful example of functional rural architecture and is the largest rustically-built structure in the world. Built in 1941, it was used as a temporary storage for wheat which could not be exported during World War II.

Water

The Wimmera Mallee Pipeline provides secure water to the region. The pipeline, completed in 2010, replaced 18,000 km of inefficient earthen channel with 9159 km of pressurised pipeline and associated structures.

The pipeline will save an average 103 billion litres of water per year and provide continuous water supply to approximately 9000 farms and 34 townships across the Wimmera Mallee.

Images: Murtoa Stick Shed, Heritage Victoria 2011 / Climbing Agamemnon - Mt Arapiles, Larry Franklin / Wheat farming, Melissa Powell



MT ARAPILES

west of Horsham, is widely recognised as the top rock climbing destination in Australia and is of world renown.

Tourism

The Stawell Gift professional foot race, run on grass, has been held in all but four years since 1878. It is one of the world's most famous and prestigious foot races.



Transport



3 standard gauge rail corridors connect the region to Melbourne, Portland and Adelaide



There are 4 major highway corridors within the region:

Western, Wimmera, Henty, Borung.

Industry and business



the gross value of agricultural production, and 9% of the total Gross State Product [2008-09]

\$361 million

the annual value of cereal crop production

Barley = 47% of the state's production

Cereal crops = 40% of the region's agricultural production in wheat, canola and pulses

Attractions

Many lakes and wetlands including Lake Hindmarsh and Lake Albacutya

Brambuk – the National Park and Cultural Centre, Halls Gap located in the Grampians (Gariwerd) National Park



1. The Wimmera River. It flows into Lake Hindmarsh, Victoria's largest freshwater lake. **2.** Apsley, in West Wimmera Shire.

Quiz answers

THE VISION FOR WIMMERA SOUTHERN MALLEE

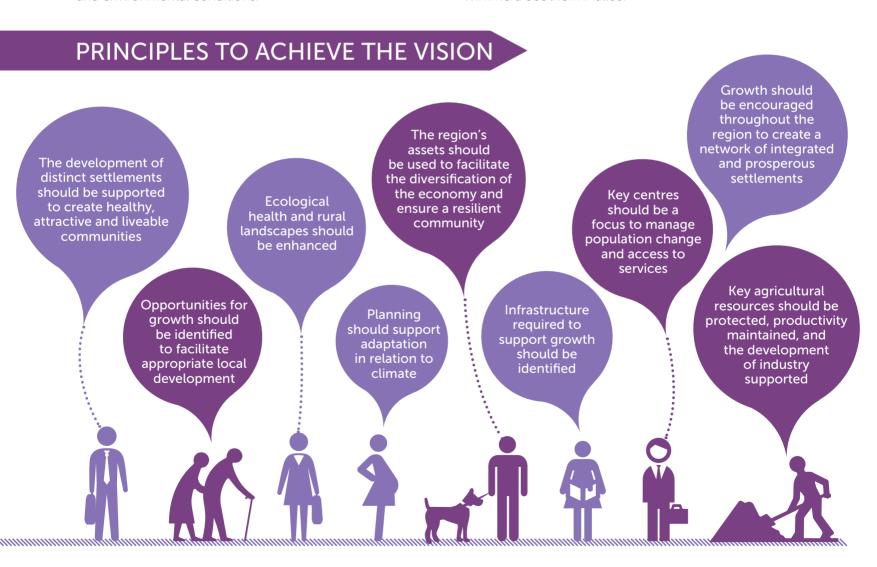
In 2041, the Wimmera Southern Mallee is a prosperous region that uses its natural advantages of a healthy environment, extensive spaces and a range of urban and rural lifestyle opportunities to attract more residents, businesses and visitors.

Increased primary production remains an important focus of the region, but a more diverse and innovative economy – including new agricultural commodities, industry, tourism, research and education – means the community can adapt to changing economic and environmental conditions.

The environment is protected and enhanced by sustainable communities and industry.

People can choose from a variety of places to live throughout the region to suit different lifestyles, with a network of small and large towns providing hubs to access community activity and services.

Good transport connections are provided within and beyond the region to facilities and markets to improve the competitive advantage of living and working in the Wimmera Southern Mallee.



ABOUT WIMMERA SOUTHERN MALLEE

Wimmera Southern Mallee is an agricultural power house characterised by large, efficient and globally competitive consolidated farms. Diverse environmental assets, including the spectacular Grampians, Wyperfeld and Little Desert national parks attract thousands of tourists each year.

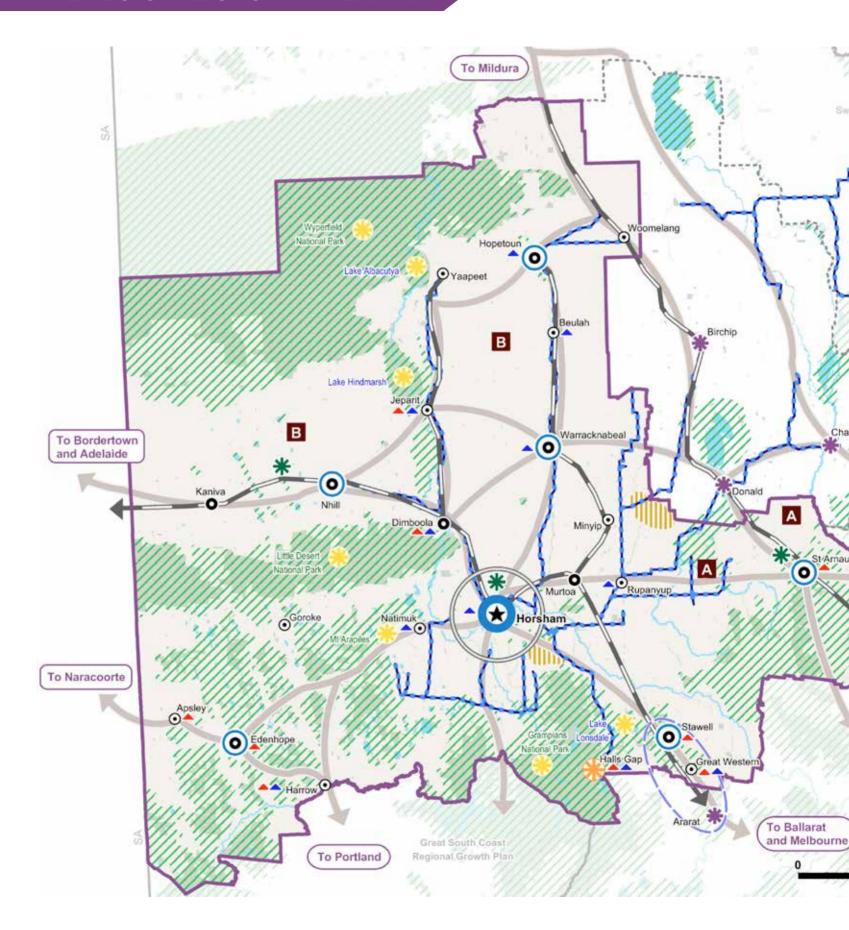
The region stretches along the Western Highway corridor connecting Melbourne and Adelaide. Horsham is the area's major centre; Stawell, Nhill and Warracknabeal provide services across the region. With an economy dominated by agriculture, transport infrastructure, especially for freight, is vital to the region's future prosperity.

Key features:

- Horsham is the major centre and provides a wide range of services to the whole region and adjoining areas
- agriculture is the dominant land use, economic driver and employment sector in the region, predominantly comprising broad-acre cropping of cereals, pulses and oilseeds in the central and northern parts of the region and livestock grazing in the southern parts. Other key employment sectors are healthcare, manufacturing, retail and construction

- the Wimmera Southern Mallee landscape is highly diverse and includes mountains, plains and desert environments supporting a range of ecosystems
- the Grampians, Little Desert and Wyperfeld national parks are important areas for nature conservation and, together with Mount Arapiles, represent significant tourist attractions
- cultural heritage is an important part of the region's identity. Aboriginal peoples have strong relationships with the land, water and vegetation and have custodianship and decision-making roles, related to land management heritage
- important historic heritage buildings and sites are located throughout the region making a strong contribution to the character and amenity of towns such as Stawell and St Arnaud
- there are significant deposits of minerals within the region, including gold mining in Northern Grampians Shire and mineral sands in the western and northern parts of the region
- the recently completed Wimmera Mallee Pipeline
 has significantly improved water supply in towns
 and rural areas and creates the opportunity for
 more intensive agricultural uses such as piggeries
 and poultry farms in appropriate areas.

THE REGIONAL GROWTH PLAN MAP

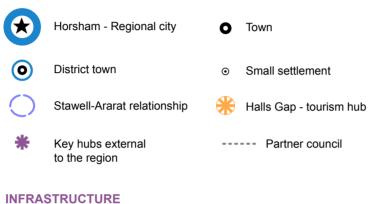


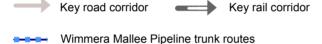


The regional growth plan map illustrates where growth is anticipated to occur in the region and the major transport, economic and social relationships between cities, centres and towns.

LEGEND

SETTLEMENT NETWORK

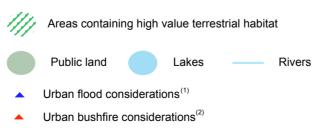




ECONOMIC DEVELOPMENT

- Preferred location for medium-large piggery and broiler farm intensive agriculture
- Preferred location for medium-large cattle В and lamb feedlot intensive agriculture
- Freight and industry gateway Bioenergy cluster
- Mineral sands mining proposal Key tourism asset

ENVIRONMENT



(1) Urban flood considerations are based on existing overlays (2) Bushfire considerations may be based on one or more of the following: existing overlays, advice from CFA or Regional Bushfire Planning Assessments, Does not include Bushfire Prone Areas

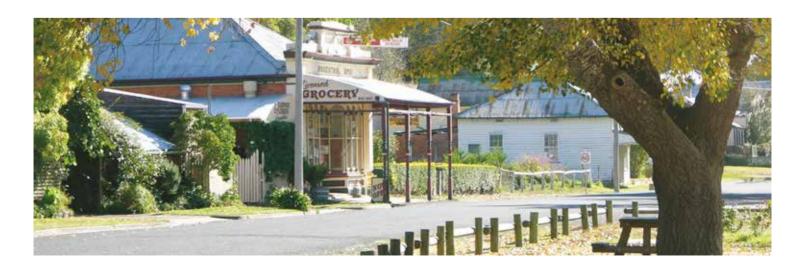
WHAT ARE THE CHALLENGES?

Most Wimmera Southern Mallee towns have seen populations decrease over recent decades, although Horsham and Halls Gap grew moderately. Population levels appear to have stabilised in some towns in recent years.

Challenges for growth

- providing suitable housing to attract new residents and accommodate the needs of the region's ageing population
- maintaining strong relationships between settlements and communities of interest within and external to the region is key to ensuring access to services and facilities
- addressing increased demand for the movement of freight by road and rail, particularly for bulk commodities such as grain
- dispersed settlements and reliance on private transport make the region vulnerable to a range of issues such as rising energy prices, social isolation and reduced access to employment

- ► limited utility services in the region, such as natural gas, present potential constraints to growth
- ► improving telecommunication services to better connect services and attract business to the region
- connecting fragmented habitats to help restore environmental health and enhance landscapes is critical for underpinning the region's economic prosperity, including agriculture and tourism
- overcoming labour and skills shortages and the loss of youth from the region to support economic growth
- ► future climate change predictions suggest the region may experience an increased frequency of drought and that bushfire and high rainfall events may be more severe
- positioning the region for growth through developing agricultural knowledge and skills and diversification of agricultural products.



LIVING IN WIMMERA SOUTHERN MALLEE

Wimmera Southern Mallee towns typically have a more important role for servicing surrounding rural areas compared to similar towns in more densely populated parts of the state. The plan seeks to enable growth in all towns in the region and attract residents by growing the economy and enhancing liveability.

Horsham is twice the size of any other centre in the region. Stawell is the second largest centre in the region and has a close relationship with Ararat. The remaining regional population is largely concentrated in small to medium towns that form strong social and economic interrelationships described as 'communities of interest'.

- ► support development and investment that is consistent with Horsham's status as a regional city and the largest town in Wimmera Southern Mallee
- ► provide for Horsham's residential growth through infill development and targeted greenfield development
- ► consolidate the regional significance of the Horsham central activities district by providing additional retail and office space over the life of the plan
- provide a comprehensive growth plan for Horsham which integrates transport and land use planning
- ▶ build on the strengths of the region's communities of interest in planning for growth, development and services with each providing adequate housing, employment and service opportunities

- ► recognise Edenhope, Hopetoun, Nhill, St Arnaud, Stawell and Warracknabeal as district towns supporting surrounding communities of interest
- ► recognise Dimboola, Kaniva and Murtoa as key local service centres
- ▶ plan for small settlements to manage local challenges and help these communities to be adaptable and resilient
- encourage small settlements to contribute to their local communities of interest to enable good access to key services
- provide for some rural living in appropriate locations where it will not compromise agricultural use, urban settlement, economic or environmental policy objectives
- promote new residential development which comprises a mix of detached and medium density dwellings located in existing settlements
- protect and enhance township attributes which create attractive, healthy and liveable settlements
- provide social infrastructure that is well located and accessible to residential areas, transport services, employment and educational opportunities
- ▶ promote new housing which responds to the characteristics and requirements of the region's population and support opportunities to increase and renew housing stock.

KEY TOWNS – FUTURE PLANS OVER THE NEXT 20-30 YEARS

Rural City of Horsham

YEAR	POPULATION
2011	20,400
2021	21,600
2031	22,600

HORSHAM

Regional City

Promote growth – Strategically located at the junction of three highways and the Melbourne-Adelaide rail line, Horsham is a regional city of statewide significance. Over the next 20 years it will need to provide high-quality housing to attract skilled professionals. Any development will need to protect the Wimmera River, which provides a major recreational and environmental asset for the city. There will be increased demand for office and retail floor space in the central activities district. The new Wimmera Intermodal Freight Terminal, and its adjoining precinct at Dooen, is of regional importance and should be a focus for freight and logistics.

Hindmarsh Shire

YEAR	POPULATION
2011	6100
2021	5800
2031	5500

NHILL

District Town

Support growth — Nhill will continue to be a key centre for providing services and employment in the west of the region, servicing smaller settlements such as Kaniva, Dimboola, Jeparit and Rainbow. Additional industrial land will drive employment growth which will, in turn, require additional housing. The town's upgraded water supply and its location on the rail and road corridor between Melbourne and Adelaide mean it is well placed to attract growth.

DIMBOOLA

Town

Dimboola is a key local service centre. Its proximity to Horsham and Warracknabeal make it an attractive residential option for those commuting to these major centres for work and higher order services. There is likely to be a need for additional industrial land.

Northern Grampians Shire

YEAR	POPULATION
2011	12,200
2021	12,300
2031	12,100

STAWELL

District Town

Support growth — Situated on the Western Highway, Stawell is the second largest town in the region. Stawell enjoys a strong relationship with the regional centre of Ararat in the adjoining Central Highlands region. This close association should be considered an opportunity for population growth, employment and investment in this sub-region. Various employment opportunities could be supported in Stawell, including the equine industry, aviation industry and the recreation and tourism sectors.

ST ARNAUD

District Town

Support growth – St Arnaud is characterised by its attractive goldfields era architectural character and surrounding natural environment. Investment in the protection and enhancement of these assets will create an attractive draw card for residents and visitors. Growth would need to be supported by providing reticulated natural gas and improvements to power supplies.

Promote growth – means the cities and towns with the greatest capacity to accommodate growth, in terms of land supply, infrastructure and services, e.g. the regional cities like Geelong, Ballarat, Bendigo, Latrobe City, Wodonga and Horsham

Support growth – means the cities and towns that have the infrastructure and services that can support additional growth subject to addressing planning constraints such as bushfire and flood hazard

West Wimmera Shire

YEAR	POPULATION
2011	4500
2021	4400
2031	4200

EDENHOPE

District Town

Support growth — Edenhope is located on Lake Wallace and provides various services to towns including Goroke, Harrow and Apsley. Over time additional residential land supply is likely to be needed to the south of the town or around Lake Wallace accompanied by an extension of the reticulated sewerage system. Additional industrial land will be needed to support employment growth.

KANIVA

Town

Kaniva will continue as a key service centre with the potential for a number of small lots on the immediate western side of the town, currently located in a Farming Zone, to be zoned for low density residential uses. Residential development within the town's boundaries will also be promoted with upgrades to water infrastructure providing potable water to the town.

Yarriambiack Shire

YEAR	POPULATION
2011	7500
2021	7300
2031	6900

HOPETOUN

District Town

Support growth — Despite Hopetoun's relatively small population, its remote location has led to a relatively high level of services, including a secondary school and rural health centre. Mineral resources and the town's location at the terminus of the freight rail line have the potential to drive future growth and employment.

WARRACKNABEAL

District Town

Support growth — Warracknabeal's role as a service and employment centre for the surrounding district will be enhanced by ensuring services and facilities are retained and further investment is directed towards the town. Over time, there will be a need for greater housing choice to support a changing population. The Yarriambiack Creek and its vegetation will be protected.

MURTOA

Town

Murtoa will continue to provide some services and jobs for local residents and its rural hinterland but will also act as a commuter town to Horsham. Demand for new housing is likely to focus on lower density residential property and some infill.

REGIONAL ECONOMY

Agriculture will continue to dominate the regional economy, with broad acre cropping and grazing the most widespread land uses. The region is nationally significant in cereal, pulse and oilseed production. Niche agriculture includes horticulture, viticulture, piggeries and intensive poultry farms. Manufacturing is dominated by food manufacturing including poultry and other meat processing.

External factors such as climate, global commodity prices and the exchange rate can pose threats to stable economic growth but also present opportunities such as increased global food demand. The Wimmera Mallee Pipeline provides more reliable and higher quality water to many rural areas and allows increased water allocations to support economic development.

The tourism sector is economically important and is focused on the region's environmental assets, including national parks, waterways and lakes. Wine tourism is also significant in the region's south-east.

There are significant deposits of minerals, including gold mining in Northern Grampians Shire and mineral sands in the western and northern parts of the region.

- support and protect agriculture as the key rural land use and driver of the regional economy
- encourage diversification and value adding to agricultural production
- develop clusters of economic activity based on locational advantages and infrastructure
- encourage the provision of infrastructure to support diversification and transition of agricultural activities over time
- ► help diversify the local economy by generating energy locally from a range of renewable sources
- ▶ protect significant earth resources from incompatible land use and development
- encourage the development of the tourism sector by building on strengths around environment and heritage assets and agriculture
- ► enhance Halls Gap and the Grampians National Park as a tourism focal point for the region
- ► support commercial activity within the Wimmera Southern Mallee's towns and key settlements to encourage economic self-sufficiency and ensure access to services
- support the regional role of Horsham central activities district to provide higher order commercial services to the region
- support agriculture and protect its long-term growth from inappropriate urban development and land use change.

ENVIRONMENT AND HERITAGE

The highly diverse landscapes of the Wimmera Southern Mallee region include mountains, plains, wetlands and deserts. The climate varies from temperate in the south to semi-arid in the north, with much of the region lacking reliable rainfall. Fourteen wetlands of national importance are located in the region.

The region includes extensive bio-diverse public land including the Grampians, Wyperfeld and Little Desert national parks and the Big Desert Wilderness Park which present increased tourism opportunities.

The plan identifies regionally significant environmental assets that align with regional catchment strategies. Areas where potential growth or land use change might intersect with environmental and heritage assets and natural hazards have also been identified.

- ► protect landscapes and cultural heritage places from development that detracts from its significance
- encourage initiatives that are compatible with heritage conservation to allow residents and visitors to engage with the history of the region
- work with catchment management authorities to protect terrestrial habitat and the biodiversity it supports through identification of appropriate locations for links and corridors for plants, animals and ecosystems

- ▶ minimise the impacts of land use change and development on high value environmental assets
- ► promote the security and availability of high quality water within the region to attract residents and industry
- use appropriate planning scheme provisions and policies to protect water supply assets of regional importance from development that may have a detrimental impact on water quality or water yield
- support opportunities for land use change made possible by the Wimmera Mallee Pipeline, where they will result in overall benefits to the community
- ensure that new land use and development provides for the long-term sustainable management of the region's soils
- consider flood hazards in planning for land use, particularly where the threat to life and property may be increased as a result of land use or development
- adopt a precautionary approach for consideration of new development in flood prone areas and prevent development that would increase flood hazard
- ▶ take advantage of existing settlement patterns where new development will not expose the community to increased risk from bushfire.

REGIONAL INFRASTRUCTURE

Infrastructure supports the agricultural and urban activities of the region. Transport and communications infrastructure connect it to the world and help attract investment. Distance from large cities means parts of the region need to be self-sufficient. There are some infrastructure gaps related to remoteness and the dispersed population.

The transport system is critical for regional growth. The regional economy relies on an effective freight system. Regional connections to ports in Melbourne, Portland, Geelong and Hastings are essential. The Wimmera freight network also has a role in movements between the Loddon Mallee North and Great South Coast regions. Integrating major logistics and freight precincts in the Wimmera Southern Mallee with the transport network will support efficient and effective operations.

The regional growth plan seeks to improve access and connectivity for residents for work, education, social services and leisure.

- support infrastructure upgrades that facilitate urban growth, environmental resilience and key economic development initiatives
- ► favour development proposals that maximise use of existing infrastructure capacity and minimise the need for infrastructure upgrades or expansion, unless the development provides significant economic or community benefits

- develop freight and logistics precincts as places to collect and distribute goods
- understand and ensure efficient ways to transport products between producers and markets
- ► improve the capacity, safety and functioning of the transport network
- ensure access and connectivity
- provide for a safe, reliable and resilient network
- consider technological advancements in the transport provision mix
- ► identify and plan for social infrastructure provision in sequence with residential development
- encourage social infrastructure that is well located and accessible to residential development, public transport services, employment and educational opportunities
- ➤ support multi-purpose, flexible and adaptable health and education infrastructure that can respond to changing and emerging community needs over time
- ▶ protect the operation of existing and planned health and education/training facilities from conflicting land uses.

DELIVERING REGIONAL GROWTH

The Wimmera Southern Mallee Regional Growth Plan has identified a series of actions that, over the next 30 years, will help realise the vision for the region. Some of these things will happen almost immediately, others will evolve over time.

Outcomes

- a greater diversity of housing choice and density, particularly around Horsham and district towns in locations close to shops, transport networks and other community services and facilities
- ▶ Dooen promoted as a freight and logistics gateway
- protection of agriculture from inappropriate urban development and land use change

- establishment of intensive agriculture uses in appropriate areas
- ► Halls Gap promoted as a major regional tourism asset
- provision of flexible public transport options, including bus services between towns and rural communities on demand as well as increased rail capacity
- development of more locally generated renewable energy solutions
- improved community facilities, services and networks that enhance and promote liveability in small towns facing economic and population challenges
- ▶ protection and enhancement of environmental and cultural heritage assets.





FURTHER READING AND INFORMATION

www.dtpli.vic.gov.au/regionalgrowthplans

Wimmera Southern Mallee Regional Growth Plan Wimmera Southern Mallee Regional Growth Plan Background Report Wimmera Southern Mallee Regional Plan (2010)

Cover images (clockwise from top left)

- 1. Wimmera River, Dimboola, image by Michael Jensz
- 2. Stawell Gift, Stawell, image by Grant Wiltshire
- 3. Streetscape, Nhill, image by Melissa Powell (also appears below Table of Contents)
- 4. Rock climbing, Mount Arapiles, image by Larry Franklin
- 5. Firebrace St, Horsham, image courtesy of Horsham Rural City Council (also appears page 16)
- 6. Marmalake grain terminal, Murtoa, image by Stuart Mills
- 7. Grain farming, Wimmera, image by Melissa Powell (also appears opposite)
- 8. Apprentice mechanic from refugee community, Nhill, image by Melissa Powell

