



# RELOCATING TO REGIONAL VICTORIA



KERANG | COHUNA | KOONDROOK

LEITCHVILLE | QUAMBATOOK | LALBERT | MURRABIT | LAKE CHARM | MYSTIC PARK



# Greetings from the Gannawarra

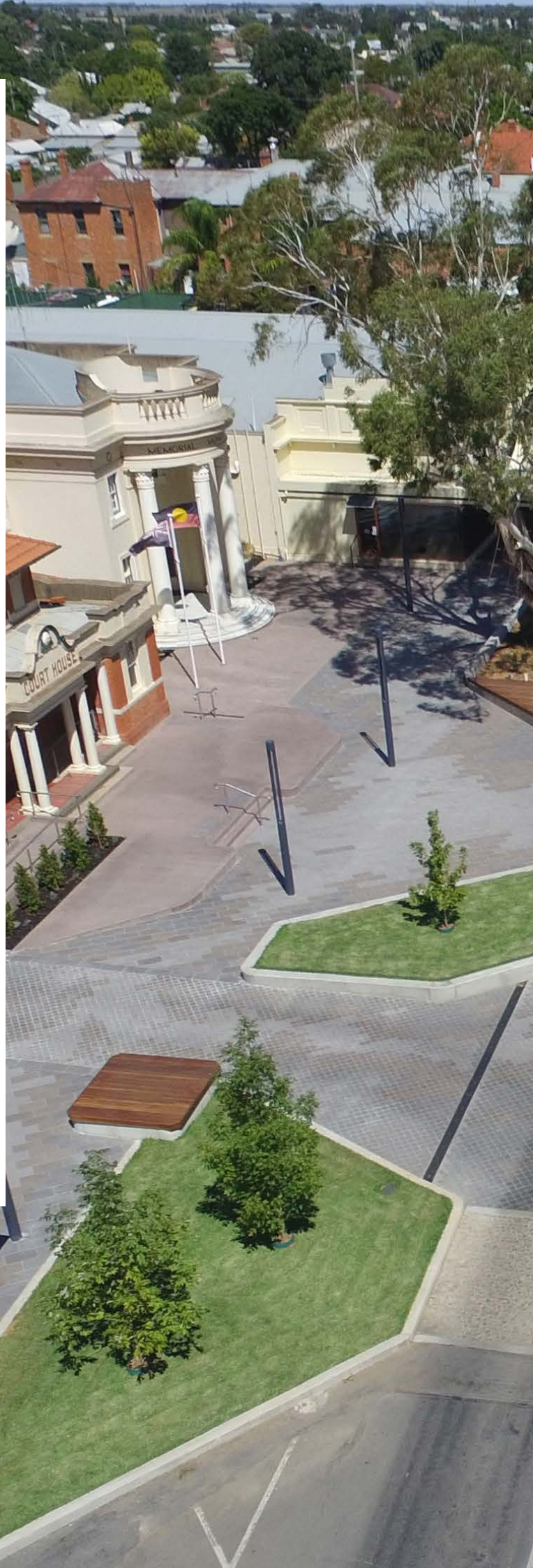
This guide will provide you with the necessary information to help make an informed decision around a variety of new opportunities for business development or lifestyle change.

The Gannawarra is a unique area within the Loddon Murray Region and strategically located along the Murray River between Echuca and Swan Hill. It includes the main service centres of Kerang, Cohuna and Koondrook, along with the villages of Murrabit, Quambatook Lalbert, Lake Charm, Leitchville and Mystic Park.

The area features many environmental assets including the Murray River, Gunbower Creek, Gunbower National Park and State Forest, and the Kerang lakes. The forests are alive with flora and fauna while the Ramsar-listed wetlands feature an amazing array of waterbirds. Get close to nature in the Gannawarra!

Any move to a new location takes careful planning and is not a decision to be made quickly. We invite you to engage with us and enjoy our hospitality as you consider your next move. We can provide a variety of information and services to assist you.

We invite you to contact our friendly staff at Gannawarra Shire Council with any queries you may have in regards to relocating here and allow them to assist you in making the transition as smooth as possible.







# Lifestyle

**Are you looking to relocate and enjoy the many benefits that life in Regional Victoria can provide? No traffic jams, a short drive to work, safe and friendly communities, great housing and retirement options and a range of health, education and community services to fulfil a great lifestyle change!**

Kerang is an attractive rural town nestled on the banks of the Loddon River, Koondrook is located on the banks of the mighty Murray River and Cohuna is situated on the beautiful Gunbower Creek. All towns are renowned for their natural beauty and abundance of natural features. The area is a popular destination for visitors wishing to escape from the hustle and bustle of city life and enjoy the fantastic lifestyle – close to nature! The communities are safe and obliging and feature charming towns with a high degree of liveability and infrastructure designed for modern living.



# Our Strategic Location

The Gannawarra is strategically located along the Murray River midway between Swan Hill and Echuca in North West Victoria. Both the Murray Valley and Loddon Valley highways connect Gannawarra to wider Victoria and southern New South Wales.

## By Road

Gannawarra is well connected to Melbourne via the Calder Freeway. Major regional centres of Swan Hill, Bendigo, Echuca and Shepparton are also ideally connected by the local highway networks.

### Approx distance from Gannawarra Shire to -

Swan Hill	35km - 25min
Echuca	50km - 40min
Bendigo	110km - 1hr 10min
Mildura	270km - 3hrs
Albury-Wodonga	280km - 3hrs 10min
Melbourne	260km - 3hrs
Adelaide	540km - 6hrs
Canberra	615km - 6hrs 40min
Sydney	830km - 9hrs

## By Air

Airports are located in Kerang and Cohuna, and provide daily access to emergency air services. The Cohuna aerodrome has a 958m long and 15m wide sealed runway. The Kerang aerodrome features a 1067m fully sealed runway and a 691m gravel runway. The Mid Murray Flying Club provides a range of aircraft training services along with hangar access.

## By Rail

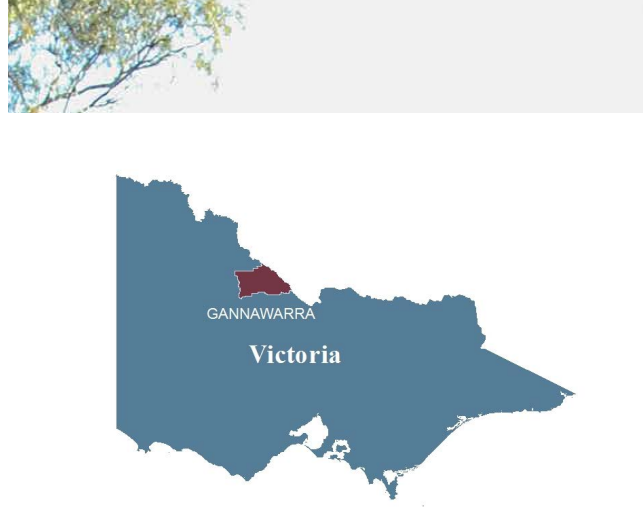
Passenger rail services operate daily between Kerang and Melbourne and Kerang and Swan Hill.

### Rail travel time from Kerang to –

Swan Hill	45 min
Melbourne	3 hours 45 min

## By Bus

A daily V/Line bus service connects the Gannawarra Shire with Adelaide, Albury, Bendigo, Echuca, Melbourne, Mildura and Swan Hill.



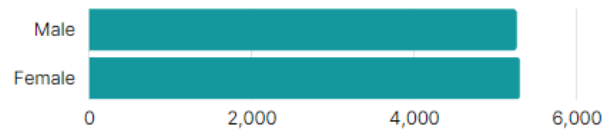




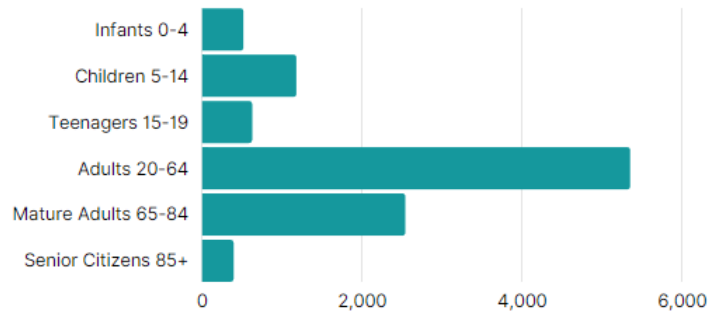
# Quick Facts

## Population

10,549 people across the municipality (2016)



## Age Structure (2016)



## Major Industries

Agriculture, retail, manufacturing and government services (including education, health care and social assistance).

## Employment

The Gannawarra is on the cusp of an employment boom with around 300 jobs proposed over the coming five years. Renewable energy projects are driving employment opportunities in the construction sector. The new KerangLink tri-state electricity interconnector will ensure new developments will continue in the Gannawarra.

Other local investments that will provide job opportunities include:

- Agricultural developments
- Expansion of the manufacturing sector
- Major residential developments
- Mineral sands and rare earths mining
- Solar and wind farms
- Tourism and hospitality developments

## Housing

Median house cost - approximately \$219,500

Median monthly mortgage repayments - \$999

Median weekly rental costs - approximately \$250

Choose from new estates in Kerang, Cohuna and Koondrook, some with water views.



# Quick Facts

## Climate

A Mediterranean style climate with plenty of sunshine makes the Gannawarra the ideal location for agriculture and a relaxing lifestyle.

The below table shows monthly average temperature (°C) and rainfall (mm).

	Jan	Mar	May	Jul	Sep	Nov
Max Temp	31.6	27.9	18.2	14.3	19.1	26.7
Min Temp	15.5	13.3	7.2	4.9	6.9	11.5
Av. Rainfall	23.1	27.0	35.6	34.6	32.1	29.4

*Average rainfall 350mm to 400mm per annum.*

## Eating out

A range of eateries, including bakeries, pubs and hotels, restaurants, take-away shops and cafes. Indian and Chinese are amongst the cuisines featured on the local menu!

## Health and wellbeing

The Gannawarra has a great range of health services. Extensive hospital, medical, dental, and aged care facilities are available in Kerang and Cohuna, as well as nursing homes and retirement options. Northern District Community Health, Mallee Family Care and Council also provides a wide range of support services.

## Education

Educational facilities consist of pre-school, primary and secondary colleges, as well as adult educational facilities.







## Work Life Investment

The local area has a broad based economy highlighted by agriculture and supported by a strong range of retail, manufacturing, health and professional services.

New investment in the energy sector is seeing the development of large scale solar power farms that will not only create new jobs and investment, but assist to diversify the local economy. The proposed construction of KerangLink - a new tri-state electricity interconnector, will create around 1500 jobs during construction and kick start further energy investment in the local area.

Other local investments that will provide job opportunities include:

- Agricultural developments including free range poultry, large scale vineyard projects and horticultural investments such as medicinal cannabis, cotton and organic tomatoes
- Expansion of the manufacturing sector with industrial estate expansions in Kerang, Cohuna and Koondrook
- Major residential developments
- Mineral sands and rare earths mining at Lalbert



# A Stimulating and Stable Career

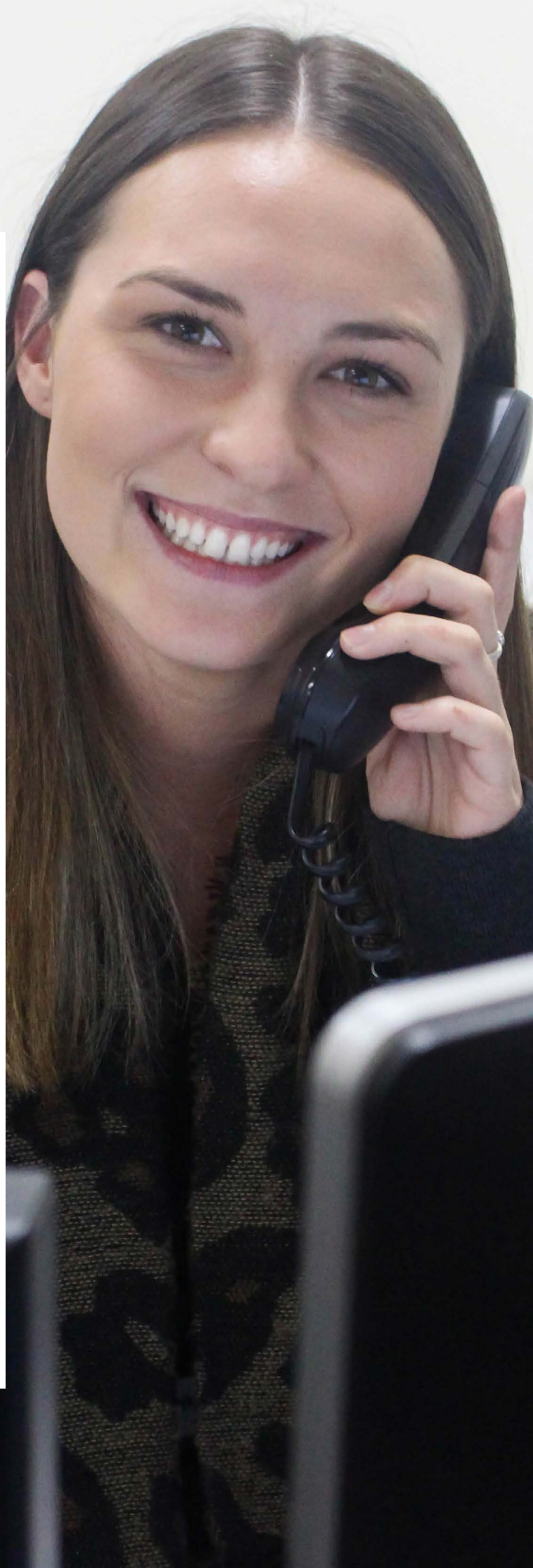
Employment is an important factor in any move. One big bonus in the Gannawarra is the proximity of local towns and also larger centres in adjoining municipalities. Kerang, Cohuna and Koondrook/Barham are all only 20 kilometres apart meaning, employment opportunities are close by. Larger centres such as Swan Hill and Echuca are less than an hour away by road.

Like many rural municipalities, the local economy is changing, bringing with it new employment opportunities. Significant investment in the Gannawarra will see diversity emerge with mining, energy, horticulture, manufacturing and animal husbandry jobs.

More than 25% of Gannawarra Shire's workforce is employed in the agriculture, forestry and fishing sector. Around 12% in the retail trade and 11% in the health care and social assistance sector, with manufacturing supporting just over 7% of the workforce.

Skilled workers are always in demand, particularly in the manufacturing, trades, engineering, health services and agricultural sectors. Contact Council's Economic Development department to express your interest in the local jobs market. They can provide you with links to the business community and provide advice on the emerging opportunities.

If you are interested in starting your own business or perhaps relocation then Council can also assist you with any enquiries.







# Manufacturing

Manufacturing is a major growth area and employer within the Gannawarra. Much of the manufacturing sector is linked to agriculture and involves processing and value adding of raw product such as fruit and grains, and manufacturing of agricultural equipment, quarry products and water regulation components.

The Gannawarra has modern, well serviced industrial estates in Kerang and Cohuna. Each of these industrial precincts is serviced by water, sewer, electricity and broadband infrastructure. Land prices are very competitive and a great incentive to develop your business with us! Contact Council staff for no obligation service.

Examples of local manufacturing businesses include:

- Dunstan Farmers Engineering – grain handling equipment
- AWMA - water control solutions
- Total Eden - irrigation systems
- Faucet Strommen - tapware and plumbing componets
- Kerfab - front end loaders and machinery handling equipment
- Arbuthnot Sawmills
- Macs Shortbread Co
- Mawson's Concrete and Quarries
- Nexdor Systems - door manufacturing
- Frankling Custom Feeds - stock feed
- G & M Poly - irrigation systems
- Lake Charm Salt



# Retail and Local Services

Any move to regional Victoria will need to consider the range of local retail and professional services available. In the Gannawarra you will find a great range of retail, financial, and professional services.

- Major supermarket chains - Woolworths, IGA
- Hardware - Mitre 10, HBT Hardware
- Car Dealerships - Ford, Toyota
- Electrical Retail chains - Betta Electrical, Bi Rite
- Sporting Goods - Sports Power, independent retailers
- Major Banks - Commonwealth, NAB, ANZ, Bendigo
- Clothing - Surf shops, men's, women's and children's clothing and footwear
- Trades - Electrical, building, plumbing, concreting
- Personal Wellbeing - Hair and beauty, chemists, fitness centres, physiotherapy, massage therapists
- Hotels - Dining, gaming, TAB, accommodation
- Accommodation - Motels, guest houses, caravan parks, self-contained houses, apartments and glamping
- Furniture and home - Giftware, floor covering, home furnishings
- Professional services - Accountants, survey and design, drafting, financial, lawyers
- Food - Butchers, bakeries, cafes, restaurants
- Agricultural supplies - Dairy equipment, irrigation supplies, herbicides and pesticides, livestock products
- Real Estate Agents - national companies and independent operators
- Transport and Freight companies

As well as an extensive retail sector you can choose from the local markets to purchase fresh food and household goods, including the Cohuna Farmers and Makers Market, Kerang Community Market and the Murrabit Country Market, which continues a long tradition as being one of the longest running markets in country Victoria.

A move to regional Victoria doesn't mean you won't have access to a great range of retail services. In fact the benefits of FREE parking, friendly local traders, safe and clean shopping precincts and lovely parks and gardens will only enhance your quality of life!







# Health and Wellbeing

State of the art medical facilities are the result of a \$36M development project at Kerang Hospital. This development is complemented by a great range of health and allied services including dental, physiotherapy, aged care, community health, child care and podiatry. The Cohuna Hospital also provides quality healthcare to the community.

Throw in fresh air, locally grown fresh and healthy food and your lifestyle is off to a good start! We all know the feeling of trying to see the local doctor only to be told you have to wait months before the next available appointment or when you have to see a specialist hour's away!

Here within the Gannawarra not only do we have a vast range of modern health services and providers, we also have the luxury of being able to utilise experienced, permanent visiting specialists to suit a range of medical needs. There are General Practitioners in each town's business district and some towns even offer more than one privately owned practice to assist your health needs.

The hospitals within our region have in-patient and most have 24-hour medical treatment. In addition, there is a landing strip and helipad should patients require emergency transportation.

Furthermore, Northern District Community Health (NDCH) offers a broad range of services that cover a large range of health related issues such as: Speech pathology, Men's and Women's Health, Youth Support, Counselling, Rural Alcohol and Drug Support and Outreach program, Indigenous Programs, Diabetes Education, Occupational Therapy, Home Nursing and Asthma support. Contact NDCH on (03) 5451 0200.

Wellbeing is not only about medical health and fitness; it is about fostering community connectedness, accessibility to services and support, embracing our rich cultural diversity, caring for the local environment, ensuring community safety and building a sense of belonging.

Gannawarra Shire Council is on the forefront of promoting community health and wellbeing and is working with communities and partnership agencies to create opportunities for people to live active and fulfilling lives now and into the future. Contact Council to discuss on (03) 5450 9333.



# Your New Home

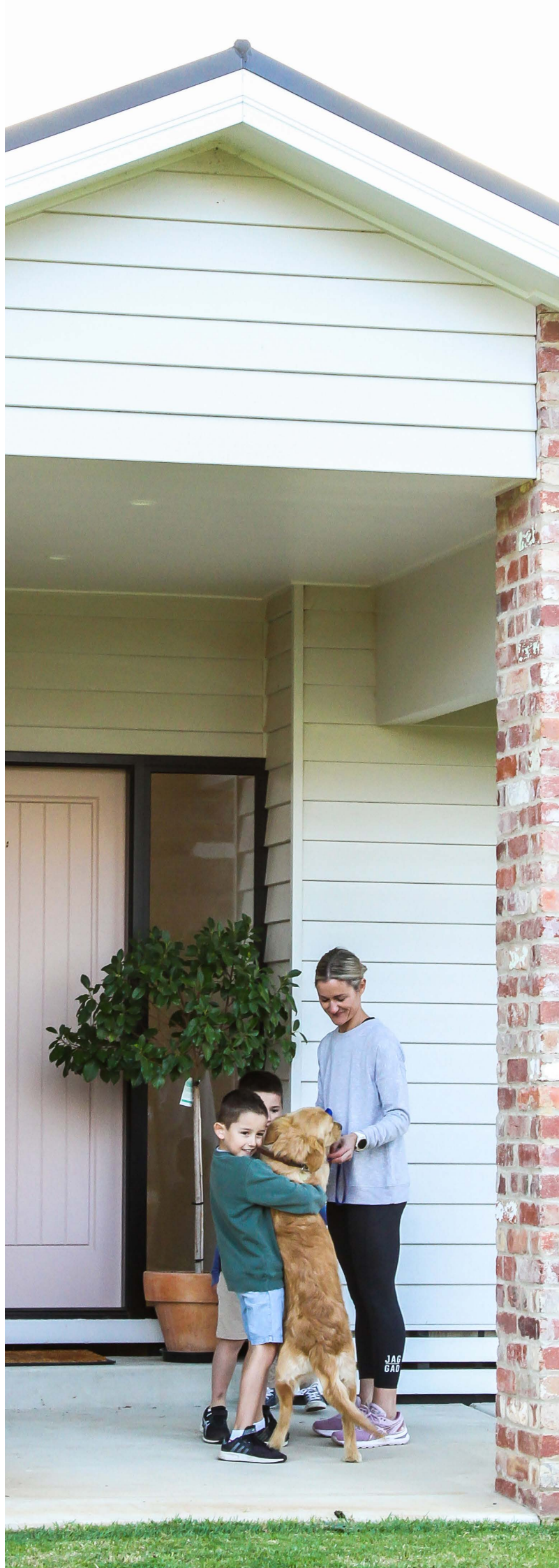
Knowing that housing is affordable and you can own prime real estate close to the Murray River, Gunbower Creek or Kerang lakes is not only exciting but absolutely achievable! Multi-million dollar views close to majestic waterways provide great choices to live close to nature!

Residents enjoy the Gannawarra's attractive lifestyle attributes: a quiet, relaxed and safe environment surrounded by natural beauty and waterfront living within a pleasant Mediterranean climate. It might be a large home on acres, an attractive unit, a residential lot in town... yes you do have a choice!

Imagine...

- We have just purchased a beautiful home overlooking the Murray River in Koondrook! This is what dreams are made of! The kids are safe and free and the local walking tracks and trails are great for our fitness and liveability!
- For \$130,000 we are looking to purchase a building block fronting the Gunbower Creek. Close to the water and walking distance to town and with plenty of opportunities for fishing!
- I think I might purchase a 4000m<sup>2</sup> allotment in an estate in Kerang. A veggie garden and maybe even a few chooks! It's great to wake up to the natural sounds of the country!
- Our home fronts the golf course in Cohuna – home course of Stuart Appleby. Majestic redgums, birdlife and the Gunbower Creek. It doesn't get much better!
- I love the evening view of the sun going down over the lake. A barbecue with friends, fishing or relaxing by the water!

The Gannawarra has a plentiful supply of residential land in several subdivisions. Residential housing prices for the Gannawarra are significantly lower than what you will find in the major cities and regional centres. The affordability factor is REAL, the lifestyle amazing and you can seriously reduce your mortgage!







# Community Services and Facilities

The community is an important aspect of regional living and the range of services provided goes a long way in the making of a fulfilling lifestyle.

Council along with private providers ensure that services to the local community are able to enhance lifestyle, independence and community access.

Examples of services and facilities include:

- Maternal child health
- Long day care centre & Family day care
- Kindergarten
- Toy Library
- Libraries
- Immunisations
- Personal and respite care
- Property maintenance and home care
- Seniors rooms
- Meals on Wheels
- Volunteering

Gannawarra Shire Council is a registered NDIS provider with over 70 trained and experienced staff to support people living with a disability in our region. The services offered assist those living with a disability to increase their skills and self-esteem by providing opportunities for ongoing education and training, skills development, independent living, employment options and community access. Contact Council to discuss available services (03) 5450 9333.

The Gannawarra is home to a wide range of community groups and sporting clubs, with a variety of recreation facilities available to residents. There are recreational parks in the towns of the Shire and there are many walking and bicycle tracks throughout the region that cover a variety of environments and landscapes.

The region hosts a number of interest groups, including historical societies, social clubs, show societies, youth groups, Universities of the Third Age, Lions, Rotary and Progress Associations.





## Education

Access to quality education for our children and community is very important. The Gannawarra offers a range of options from pre-school through to adult education, providing vibrant and engaging activity, built around lifelong learning and skills-based training.

On completion of secondary college, students have the option of attending university in Bendigo which is just over an hour away by road. The road and rail network to Melbourne is also an option for connecting students of rural families. The rise of online learning also provides further opportunities to access tertiary education for school leavers.

Rural students have access to local bus services to deliver them to and from school, while students living in town will be able to ride their bike or walk to school in safety.

The National Broadband Network has further enhanced the opportunities for on-line learning and provides students with linkages to further education facilities.

Families have access to a wide range of educational options including:

- Four pre-schools
- Nine primary schools
- Two secondary colleges
- One Christian College (Prep - Year 12)





# Transport

Forget traffic jams and peak hour frustrations; forget about endless hours behind the wheel getting to and from work. Wouldn't it be nice to be to be home at lunch time to see the family or be able to walk or cycle to work!

Or even better you can finish work at five and be playing golf or fishing by 5.30pm – just a short drive without the daily stress, costs and time!

The Gannawarra is connected via the Murray Valley and Loddon Valley highways, which provide easy access to northern Victoria and into southern New South Wales. Access to Melbourne is greatly improved with the Calder Freeway upgrades.

Other transport options include sealed airports at Kerang and Cohuna, train services daily, bus connections, taxi services and community buses in Kerang, Cohuna and Quambatook servicing senior needs (both medically and socially) in the Shire.



# Agriculture

The Gannawarra benefits from a strong agricultural sector, supported by irrigation infrastructure suited to a range of high value agricultural commodities including dairy, cropping and horticulture. The Torrumbarry Irrigation system provides quality rural water supplies for agriculture along with natural carriers providing water from the Murray and Goulburn River systems.

The Gannawarra has a diverse agricultural economy comprised of dairy, cropping, livestock (including intensive animal production), viticulture and horticulture. A variety of soil types combined with a suitable climate can support a range of agribusiness enterprises across both dryland and irrigated farmland.

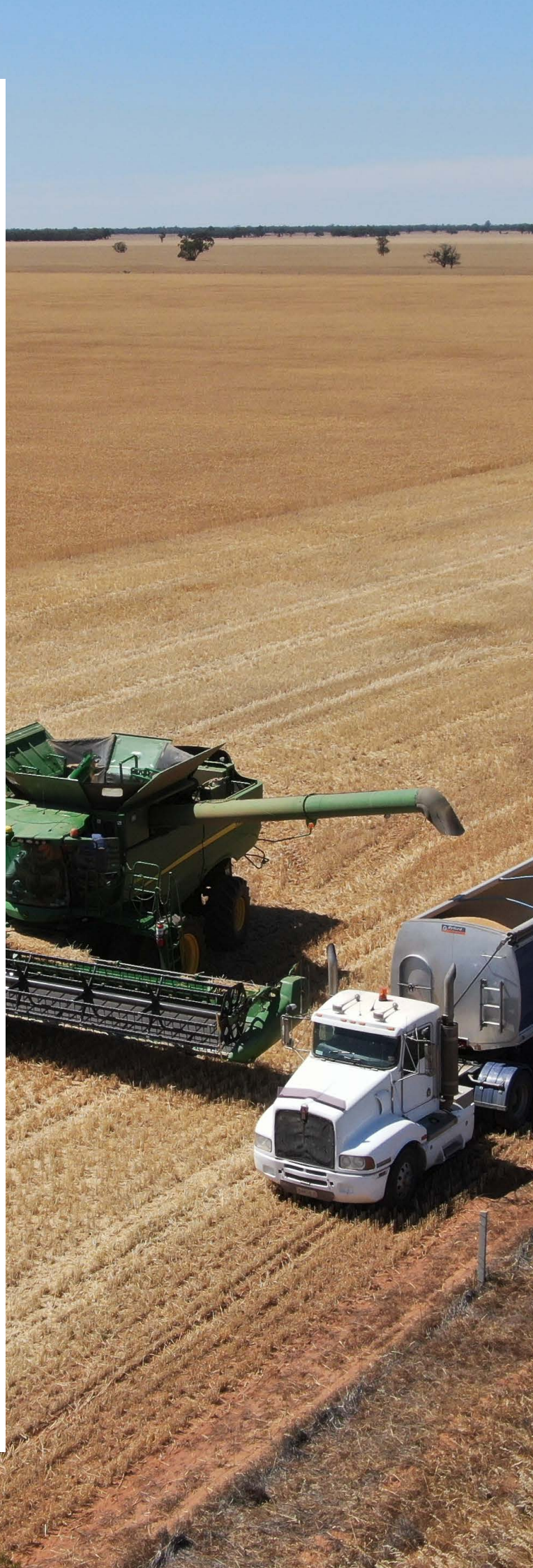
Council can facilitate new agricultural developments across horticulture, livestock, poultry and cropping, plus assist in value adding and processing projects.

## Cropping

The Gannawarra is a significant grain producer with the Mallee areas of Quambatook and Lalbert the main production centres for cereals. Cannie Ridge, between Lalbert and Quambatook, has a reputation for producing exceptional grain crops and is renowned throughout Victoria for grain production. Grain is also grown throughout the Shire on both dryland and irrigation. This diversity allows Gannawarra to produce a wide range of crops including cereals, oil seed, legumes, Lucerne, cotton and tomatoes.

## Horticulture

Horticulture in the Gannawarra is varied with many different options grown across the Shire. Stone fruit, wine grapes, vegetables, walnuts, citrus, organic apples, olives and tomatoes are all grown with great success. There is capacity to develop new horticultural projects and Council can provide expert assistance in this area.







# Agriculture

## Viticulture

The Gannawarra has a sustainable wine grape growing area around Mystic Park, Kangaroo Lake and Lake Charm, north-west of Kerang. The largest growers are Brown Brothers Vineyards, which chose this location for the low frost incidence, quality soils and irrigation supply. Andrew Peace Wines and Countertop Wines are other wine producers that grow in the Gannawarra.

## Dairy

Dairying is well suited to the low rainfall, mediterranean climate with access to irrigation water. The area is blessed with access to a ready supply of grain and hay as well as a great range of services to support the industry.

## Livestock

Beef cattle, prime lambs and pigs are the main livestock enterprises and make up a large component of the mixed farming sectors. Broad acre land options and reliable water supplies make further livestock development an attractive option. Poultry producers are seeing the value of the Gannawarra with a number of projects recently developed.

## Investment opportunities

Council can facilitate the development of many agricultural opportunities. Land and water together with a warm climate are ideal for major agricultural investments. The area is serviced by a modern irrigation supply system, has access to 3 phase power, an excellent local road network and local services designed to support agriculture.

## Energy

Utilising the natural environment for emerging industries such as large scale solar power, wind farms, bioenergy and the carbon industry will provide opportunities for new and creative development in the Gannawarra. Council's Solar Power Prospectus provides a complete facilitation package with infrastructure and property identified. Call for information and assistance!



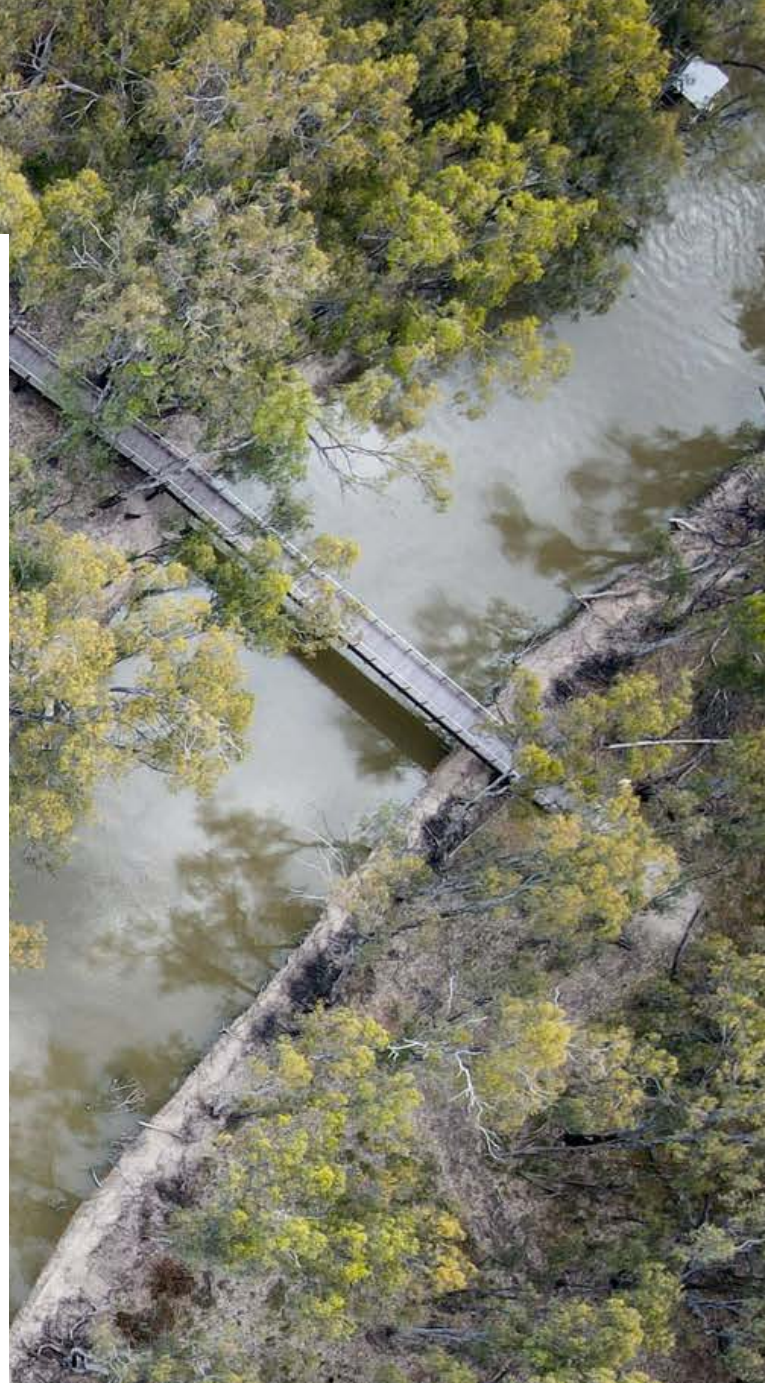
# Healthy Living

Do you want to be able to enjoy life, be part of a relaxed and welcoming community, be only a stone's throw away from many wonderful lakes and rivers, be able to go camping and experience the wonderful opportunities that living close to nature offers; then the Gannawarra is the place to be. Whether your idea of relaxation is a family picnic in the park, a drive in the bush, a round of golf, an early morning bike ride or dinner with friends, the options for fun and relaxation are endless. You can enjoy a healthy lifestyle!

For visitors and locals alike, the Gannawarra is rich in pastoral, cultural and natural history. The region is home to a wide range of popular natural attractions including the Murray River, Gunbower Forest and the Kerang Lakes. There are also many other attractions such as beautiful golf courses, walking tracks and trails, hidden fishing holes, delicious places to eat and unique places to stay.

A plethora of nature-based activities provide ample opportunity to be 'close to nature'. These include:

- Gunbower Island: Australia's largest inland island covering Gunbower State Forest and Gunbower National Park - bushwalking, camping, canoeing, four-wheel driving, mountain bike riding, fishing, bird watching and recreation
- Lake Charm - fishing, water sports, recreation
- Kangaroo Lake - fishing, water sports, recreation
- Lake Meran - fishing, water sports, recreation
- Leaghur Forest - mountain bike riding, camping, birdwatching, bushwalking
- Kerang Lakes - bird watching, duck hunting, fishing, bushwalking
- Murray River - fishing, canoeing, bushwalking and camping
- Reedy Lakes - the largest Ibis rookery in the southern hemisphere, bird watching, fishing, recreation



## Sport and recreation

- Golf courses, including Stuart Appleby's home golf course in Cohuna
- Fishing, water-skiing, sailing, kayaking and canoeing
- Six swimming pool facilities
- Recreation reserves and sports facilities including, football, netball, cricket, tennis, little athletics, badminton, squash, basketball, cycling, hockey and bowls
- Walking and cycling tracks and trails
- Horse racing and pony clubs
- Pistol and clay target clubs
- Playgrounds
- Fitness Centres
- parkrun events



# Events

The Gannawarra boasts a calendar jam-packed with events, school holiday programs, markets and festivals catering to all manner of interests, including ski racing, fishing competitions, art exhibitions, golf tournaments and more.

For a full calendar of events visit  
[www.thegannawarra.com.au](http://www.thegannawarra.com.au)







## Assistance

For further information please contact  
the Gannawarra Shire Council's Economic  
Development Unit.

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