



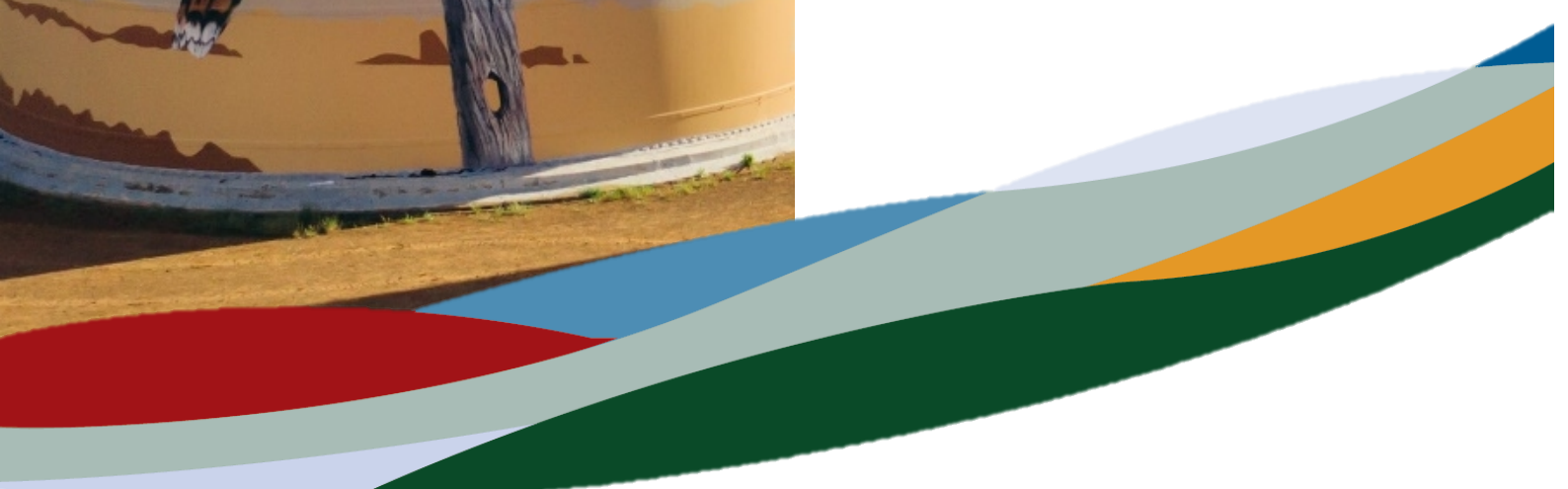
West Wimmera Shire Council

MINUTES

COUNCIL MEETING

Wednesday 17 June 2026
2:00 pm

Benayeo Hall
Benayeo





Councillors and Shire Map



MAYOR
Cr. Tim Meyer



**DEPUTY
MAYOR**
Cr. Helen Hobbs



**Cr. Richard
Hicks**



Cr. Jodie Pretlove



Cr. Tom Houlihan





COUNCIL VISION

In 2041 West Wimmera is a great place to live, work, and play. We are growing and we are known for our natural environment, resilience and sense of community. We are proud of our heritage and are building new economic capacity based on innovation and tourism, which is creating local employment. Our towns are vibrant and welcoming, offering the services and facilities that meet the needs of our community and visitors. We are a confident community and will empower everyone to be part of our future.

OUR VALUES

INNOVATIVE – We will proactively respond to change, are optimistic about our future and pursue continuous improvement in everything that we do.

ACCOUNTABLE – We will be responsible, take ownership of our actions and are committed to good governance, excellence, transparency, achievement of goals and advocating for our community.

UNITED – We will do everything within our ability to encourage and form trusting relationships, to work together as one team to achieve our goals and advocate for ‘One West Wimmera’.

COLLABORATIVE – We will actively and openly consult with you and work constructively with community organisations, agencies, the business community and other levels of government to our community’s benefit.

OUR GOALS





Purpose of Council meetings

- (1) Council holds scheduled meetings and, when required, unscheduled meetings to conduct the business of Council.
- (2) Council is committed to transparency in decision making and, in accordance with the Local Government Act 2020, Council and Delegated Committee meetings are open to the public and the community are able to attend.
- (3) Meetings will only be closed to members of the public, in accordance with section 66 of the Act, if:
 - (a) there are clear reasons for particular matters to remain confidential; or
 - (b) a meeting is required to be closed for security reasons; or
 - (c) it is necessary to enable the meeting to proceed in an ordinary manner.
- (4) A meeting closed to the public for the reasons outlined in sub-rule 3(b) or 3(c) will continue to be livestreamed. In the event a livestream is not available:
 - (a) the meeting may be adjourned; or
 - (b) a recording of the proceedings may be available on the Council website

The West Wimmera Shire Council Governance Rules set out the meeting procedure rules for this Council Meeting.

Members of the public are reminded that they are required to remain silent during this meeting, except during Section 5 Questions from the Gallery.

This Council meeting will be recorded for live streaming.

Recording of Meeting and Disclaimer

Please note every Council Meeting (other than items deemed confidential under section 3 (1) of the Local Government Act 2020) is being recorded and streamed live on West Wimmera Shire Council's website in accordance with Council's Governance Rules. Live streaming allows everyone to watch and listen to the meeting in real time, giving you greater access to Council debate and decision making and encouraging openness and transparency. All care is taken to maintain your privacy; however, as a visitor in the public gallery, your presence may be recorded. By remaining in the public gallery, it is understood your consent is given if your image is inadvertently broadcast. Opinions expressed or statements made by individual persons during a meeting are not the opinions or statements of West Wimmera Shire Council. Council therefore accepts no liability for any defamatory remarks that are made during a meeting.



Councillors pledge

As Councillors of West Wimmera Shire Council, we solemnly and sincerely declare and affirm that we will consider each item on this agenda in the best interests of the whole municipal community.



In Attendance:

Councillors:

Tim Meyer, Mayor
Helen Hobbs, Deputy Mayor
Richard Hicks
Jodie Pretlove
Tom Houlihan

Executive Leadership Team:

David Bezuidenhout - Chief Executive Officer (CEO)
Dalton Burns – Director Corporate and Community Services (DCCS)
Brendan Pearce - Director Infrastructure Development and Works (DIDW)

Officers:

Philippa Hicks - EA to the CEO
Katie Frost - Governance Manager
Jason Cay - Chief Financial Officer



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1 Welcome

The Mayor declared the meeting open at 2:11pm.

2 Acknowledgement of Country

The West Wimmera Shire Council acknowledges the traditional custodians of the land on which we meet, and pays respect to their elders, past, present and emerging.

3 Opening Prayer

Almighty God, we humbly ask your blessing upon this Council. Guide and prosper our decisions to the advancement of Your Glory and the true welfare of the people of West Wimmera Shire. Amen.

4 Apologies, Leave of Absences, Declaration of Conflict of Interest

4.1 Apologies

Nil

4.2 Leave of Absence

Nil

4.3 Declaration of Conflict of Interest

None Declared



5 Questions from the Gallery

5.1 Written Questions on Notice

Jessie Ferguson - Harrow RSL

We understand funding needs to be acquired for this (Harrow RSL) to move forward and would like to be consulted on a regular basis in regard to how these plans are moving forward. Our very passionate and dedicated committee is looking forward to working with the council in regard to restoring this historical building in Harrow. As a committee we are asking if we could please have a proposed timeline for the Concept Plan and when this would be presented to Council?

Cr Tim Meyer - This is a matter that is yet to come before Council and Council is not yet fully aware of the details of this matter at the moment. We are quite happy and willing to work with the Harrow RSL Committee. We do appreciate all the work they put in there and we thank them for this question. As they point out as well they understand that funding is required for anything that is to proceed there. We are quite often driven by a very tight budget situation, any decisions we make as Council will have to go through the budget process and we will also have to acquire grant funding and due to the sporadic nature of those grants, we will have to wait until we can find the right grant to come. Unfortunately we are unable to give a full and detailed timeline at this stage, but we are more than happy to continue working with the RSL Committee.



5.2 Verbal Questions without Notice

No verbal questions without notice were received.



6 Delegates Reports

Delegate Reports are for providing feedback on formal council business and are for information only

6.1 Councillor Tim Meyer (Mayor)

Date	Event
28/05/2026	Unscheduled Confidential Council Meeting - Goroke Integrated Early Years Expansion Project (BEEF) Application
28/05/2026	Meeting with CEMAC independent chair
29/05/2026	MAV State Council
01/06/2026	Goroke Kindergarten playground grand opening
02/06/2026	Strategic Leadership Team Meeting
03/06/2026	Councillor Forum
05/06/2026	Meeting with CEMAC independent chair
09/06/2026	Audit and Risk Committee Meeting
10/06/2026	Your Role, Your Impact - Essentials for local government Councillors
16/06/2026	Meeting with Anne Webster
17/06/2026	Community forum Benayeo
17/06/2026	Pre Council Meeting
17/06/2026	Council Meeting

6.2 Councillor Helen Hobbs (Deputy Mayor)

Date	Event
28/05/2026	Unscheduled Confidential Council Meeting - Goroke Integrated Early Years Expansion Project (BEEF) Application
28/05/2026	Meeting with CEMAC independent chair
01/06/2026	Goroke Kindergarten playground grand opening
02/06/2026	Strategic Leadership Team Meeting
03/06/2026	Councillor Forum
05/06/2026	Meeting with CEMAC independent chair
10/06/2026	Your Role, Your Impact - Essentials for local government Councillors
17/06/2026	Community forum Benayeo
17/06/2026	Pre Council Meeting
17/06/2026	Council Meeting



6.3 Councillor Richard Hicks

Date	Event
22/05/2026	Western Highway Action Committee Meeting
28/05/2026	Unscheduled Confidential Council Meeting - Goroke Integrated Early Years Expansion Project (BEEF) Application
28/05/2026	Meeting with CEMAC independent chair
01/06/2026	Goroke Kindergarten playground grand opening
03/06/2026	Councillor Forum
05/06/2026	Meeting with CEMAC independent chair
10/06/2026	Your Role, Your Impact - Essentials for local government Councillors
17/06/2026	Community forum Benayeo
17/06/2026	Pre Council Meeting
17/06/2026	Council Meeting

6.4 Councillor Jodie Pretlove

Date	Event
28/05/2026	Unscheduled Confidential Council Meeting - Goroke Integrated Early Years Expansion Project (BEEF) Application
28/05/2026	Meeting with CEMAC independent chair
01/06/2026	Goroke Kindergarten playground grand opening
03/06/2026	Councillor Forum
05/06/2026	Meeting with CEMAC independent chair
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10/06/2026	Your Role, Your Impact - Essentials for local government Councillors
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6.5 Councillor Tom Houlihan

Date	Event
28/05/2026	Unscheduled Confidential Council Meeting - Goroke Integrated Early Years Expansion Project (BEEF) Application
28/05/2026	Meeting with CEMAC independent chair
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17/06/2026	Community forum Benayeo
17/06/2026	Pre Council Meeting
17/06/2026	Council Meeting



7 Condolences

Nil



8 Confirmation of Previous Minutes

8.1 Council Meeting held on Wednesday, 20 May 2026

RECOMMENDATION:

That the Minutes of the Council Meeting held on Wednesday, 20 May 2026 be taken as an accurate record and confirmed.

Moved: Cr Richard Hicks

Seconded: Cr Helen Hobbs

That the Minutes of the Council Meeting held on Wednesday, 20 May 2026 be taken as an accurate record and confirmed.

CARRIED UNANIMOUSLY (5 / 0)

Attachments

Nil

8.2 Unscheduled Confidential Council Meeting held on Thursday, 28 May 2026

RECOMMENDATION:

That the Minutes of the Unscheduled Confidential Council Meeting held on Thursday, 28 May 2026 be taken as an accurate record and confirmed.

Moved: Cr Richard Hicks

Seconded: Cr Helen Hobbs

That the Minutes of the Unscheduled Confidential Council Meeting held on Thursday, 28 May 2026 be taken as an accurate record and confirmed.

CARRIED UNANIMOUSLY (5 / 0)

Attachments

Nil



9 Business Arising From Previous Minutes

10 Notices of Motion

There were no Notices of Motion submitted for the agenda.

11 Councillor Forum Record

11.1 Councillor Forum Record Wednesday, 6 May 2026

RECOMMENDATION:

That the Record for the Councillor Forum Record Wednesday, 6 May 2026 be received and noted.

Moved: Cr Richard Hicks

Seconded: Cr Jodie Pretlove

That the Record for the Councillor Forum Record Wednesday, 6 May 2026 be received and noted.

CARRIED UNANIMOUSLY (5 / 0)

12 Deputations and Petitions

There were no Petitions or Deputations submitted for the agenda.



13 Chief Executive Officer

13.1 2026-27 Budget & Annual Plan

Directorate: Corporate and Community Services

Report Author: Director Corporate and Community Services

Report Purpose: For Decision

Purpose

This report presents West Wimmera Shire Council with the final proposed 2026-27 Annual Budget, Fees and Charges and Annual Plan for adoption.

OFFICER RECOMMENDATION:

That Council:

1. Pursuant to Section 94 of the Local Government Act 2020, adopt the 2026-27 Annual Budget, 2026-27 Fees and Charges and the Annual Plan 2026-27.
2. Levy total rates and charges of \$9.527 million for the financial year 2026-27.
3. Declare, in accordance with, Section 158 of the Local Government Act 1989, a General Rate of \$0.00142841 in the dollar of the Capital Improved Value within the municipal district for all rateable land for the rating period commencing 1 July 2026 and ending 30 June 2027.
4. Note the General Rate of \$0.00142841 in the dollar of the Capital Improved Value as noted in recommendation 3, is subject to confirmation from the Valuer General of Victoria of the valuations within West Wimmera Shire and the issuance of a Certificate 7A under the Valuation of Land Act 1960. Should valuations change materially, there will be a requirement to amend the General Rate in the dollar in order to ensure compliance with the Local Government Amendment (Fair Go Rates) Act 2015. This will have no impact on the total rates revenue raised.
5. Proposes that all rates for rateable land be determined by multiplying the Capital Improved Value of the rateable land by the relevant General Rate indicated at recommendation 3 above.
6. Note that, in accordance with Section 167 (1) of the Local Government Act 1989, the general rates and service charges be payable by:
 - a. Four instalments for which the gazetted instalment dates as fixed by the Minister are as follows: 30 September 2026, 30 November 2026, 28 February 2027 and 31 May 2027; or,
 - b. Lump sum by 15 February 2027
7. Declare, in accordance with Section 159 of the Local Government Act 1989, a municipal charge of \$180.25 will be levied against any rateable land on which a



- municipal charge may be levied for the rating period commencing on 1 July 2026 and ending on 30 June 2027.
8. Declare, in accordance with Section 162 of the Local Government Act 1989, the following annual waste management service charges for the period commencing 1 July 2026 and ending 30 June 2027:
 - a. Urban 120 litre bin collection: \$421.50 per service
 - b. Urban 120 litre glass bin collection: \$63.00 per service
 - c. Rural 120 litre bin collection: \$495.00 per service
 - d. Commercial 240 litre bin collection: \$651.00 per service
 9. Issues a Public Notice of the adoption of the budget.
 10. Make copies of the adopted Annual Budget 2026-27 available for public perusal at Council's Customer Service Centres in Edenhope and Kaniva, and also on Council's website.
 11. Delegate the CEO to make minor changes to the 2026-27 Budget, Annual Plan and Fees and Charges during the 2026-27 financial year as required due to statutory obligations or any other reasons.

Moved: Cr Jodie Pretlove

Seconded: Cr Richard Hicks

That Council:

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11. Delegate the CEO to make minor changes to the 2026-27 Budget, Annual Plan and Fees and Charges during the 2026-27 financial year as required due to statutory obligations or any other reasons.

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest

No officer declared an interest under the Local Government Act 2020 (LGA 2020) in the preparation of this report.

Background

Section 94 of the Local Government Act 2020 (the Act) requires that Council prepare a budget for each financial year and the subsequent 3 financial years. Section 94 (1)(a) of the Act requires that Council must adopt its annual budget by 30 June each year.

Under section 55(d) of the Local Government Act 2020 (the Act), Council is required to apply its Community Engagement Policy to the Annual Budget development. Council resolved at



its Meeting held 15 April 2026 to publicly advertise the proposed Annual Budget, Fees and Charges and Annual Plan 2026-27 for 28 days.

Annual Plan

The Annual Plan sets out the activities the Council will undertake during the year to deliver the Council Plan 2025-29 initiatives. The annual plan works in conjunction with the Annual Report and the Budget for the financial year 2026-27. The Chief Executive Officer must present a written quarterly progress report to Council outlining progress towards implementing the Annual Plan. Council may amend the Annual Plan during the year by resolution. The proposed budget provides allocations and resourcing for the achievement of all initiatives outlined in the Annual Plan.

Proposed Budget

The proposed budget for FY 2026-27 presents budgeted income of \$25.862 million including \$9.245 million from Operating Grants and another \$5.230 million in Capital Grants. Council has considered critical objectives and important projects for delivery in the next financial year. Consistently maintaining standards of service delivery across the shire is also a priority when allocating our financial resources. Despite the economic challenges and constraints from allocation of grants from both Commonwealth and Victorian Government, Council was able to commit to an appropriate capital works program as well as to allocate resources to deliver objectives as provided in the Council Plan 2025-29.

Income

Council continues to rely on federal and state funding to deliver its critical objectives in both operational areas as well as capital works program. This year, Council will generate \$9.527 million through Rates and Charges which represent 36.84% of total budgeted income for the year. Our rates continue to be raised within the applicable 2.75% rate cap for this year.

Council will have \$9.245 million received in Operating Grants – primarily from Commonwealth Financial Assistance Grants. These grants are generally allocated towards operational projects and initiatives. The operating grants represent 35.75% of the total income budgeted for FY 2026-27.

Capital Grants for 2026-27 are estimated at \$5.230 million which constitute 20.22% of income for the year. Council has a robust mechanism of considering new projects and proposals and will continue to monitor available opportunities for any further funding or grants which may be available for any projects.



Expenditure

Council will spend \$11.161 in operational Employee Costs for the year. Council continues to review its operating expenses against deliverable objectives, initiatives, and projects.

Employee Costs represent 37.23% of the total budgeted expenditure of \$29.977 million for the year.

Materials and Services have been budgeted at \$7.138 million. The operational expenditure has been carefully estimated to ensure maximising value for money and to redeem maximum benefit of the rate payer's money for productive contributions. Materials and Services represent 23.81% of the total expenditure for the year.

Depreciation is estimated to aggregate \$10.929 million for the year and is a critical measure of our required investment into our assets over their useful life and to always maintain them in good serviceable condition. Our assets network plays an incredibly significant role in sustainability and liveability of families and people in this region.

Borrowings

Council approved borrowings in the 2024–25 financial year of \$2 million, 500k was repaid in April 2026 and another 500k is budgeted to be repaid in the 2026-27 Budget. Council will continue to manage its cash flow prudently, aiming to minimise borrowing costs while maintaining sufficient liquidity to meet its financial obligations as they fall due.

Capital Expenditure

Council's capital works program for the 2026-27 year is budgeted to be \$8.270 million. Capital Works this year includes \$5.230m from grant funding. Infrastructure investment will be over \$5.313m, Buildings \$1.601m and Plant and Equipment \$1.356m with investment both in renewals and upgrades.

Carry forwards

Projects currently underway that will not be completed by end of financial year will be carried forward into 2026-27, the complete list will be finalised in late July. Current projections of operating projects are approximately \$2m to be carried forward. These projects have matching grant funding with Council contributions towards these projects about 70k in total.



Unspent Capital projects to be carried forward are projected at approximately \$1m with more than 900k of these projects grant funded through Roads to Recovery (RTR).

Funds that have already been received in support of these projects will be allocated to the balance sheet and recognised in the 2027 FY to offset project expenses where possible. It is anticipated that available cash as at the commencement of the 2027 Financial Year will also be considerably higher than forecast to offset carry over projects. Carry over projects will also attract additional cash receipts to budgeted in the 2027 FY to offset carry over costs not yet budgeted. It is expected that the net impact of carry over transactions will be minimal in the 2027 FY.

Community Feedback

The Draft Annual Budget 2026–27, Draft Fees and Charges 2026-27 and Draft Annual Plan 2026–27 was made publicly available for community feedback. Council received and carefully considered submissions from two individuals. We sincerely thank all those who took the time to engage in this important process. Community feedback contributes significantly to improving the value, transparency, and responsiveness of Council’s planning.

Importantly, some respondents welcomed the draft budget’s measured and pragmatic approach given current circumstances, acknowledging the importance of maintaining long-term sustainability.

Risk Management Implications

Risk identified:

- Business continuity risk
- Financial risk
- Information risk
- Regulatory risk
- Strategic risk

The annual budget allows Council to have a baseline for measuring its financial performance and sustainability and allows Council to control and allocate its resources forming a strong mitigation to financial, fraud, operational and reputational risk to Council.

Legislative Implications

The report complies with the requirements of the:
Local Government Act 2020



Environmental Implications

Nil

Financial and Budgetary Implications

The adoption of the Council Budget annually are the fundamental building blocks in Council's economic management framework.

The budget sets the basis for which Council Officers implement Council's strategic direction, as contained within the Council Plan, and to ensure the prudent and equitable allocation of Council's resources.

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Asset Capitalisation Policy
Asset Disposal Policy
Asset Management Policy
Asset Management Strategy
Borrowings Policy
Business Continuity Policy
Investment Policy
Rate Recovery & Financial Hardship Policy
Risk Management Policy

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2025 – 2029:

Goal 1 – Liveable & Healthy Community

- 1.1 Create a healthy, active, and vibrant community.
- 1.2 Support a safe and inclusive community.
- 1.3 Provide well planned and sustainable community infrastructure.
- 1.4 Deliver quality services that support community life.
- 1.5 Support and encourage our events, cultural and arts communities.
- 1.6 Support a prepared and resilient community.
- 1.7 Improve the liveability of the shire to assist in growing our population into the future.

Goal 2 – Diverse and Prosperous Economy

- 2.1 Encourage and support the establishment and expansion of innovative, creative and sustainable businesses.
- 2.2 Promote the Shire as a great place to visit, live and invest.



- 2.3 Facilitate the development of the local economy and jobs.
- 2.4 Create vibrant and attractive town centres.
- 2.5 Enhance the local road network and explore transport options.
- 2.6 Provide infrastructure to sustain economic activity.

Goal 3 – Sustainable Environment

- 3.1 Preserve and enhance the natural environment.
- 3.2 Promote sustainable environmental management practices.
- 3.3 Protect and promote public open space and natural assets.
- 3.4 Pursue alternative and sustainable energy sources.

Goal 4 – Good Governance

- 4.1 Ensure long term financial sustainability.
- 4.2 Engage with the community in a timely and respectful way.
- 4.3 Advocate for our community on issues important to our future.
- 4.4 Develop a high performing accountable organisation.
- 4.5 Maintain a rigorous risk management framework.

Goal 5 – Our Commitment Values

Innovation - We will proactively respond to change, are optimistic about our future and pursue continuous improvement in everything that we do.

Accountability - We will be responsible, take ownership of our actions and are committed to good governance, excellence, transparency and advocating for our community.

Uniting - We will do everything within our ability to encourage and form trusting relationships, to work together as one team to achieve our goals and advocate for “One West Wimmera”.

Collaboration - We will actively and openly consult with you and work constructively with community organisations, agencies, the business community, and other levels of government to our community’s benefit.

Communication Implications

No Communication Implications

Gender Equality

No Gender Impact Assessment is required

Conclusion

Council is required under the Act to prepare and adopt a Budget each year, following public consideration consistent with Council’s Community Engagement Policy.



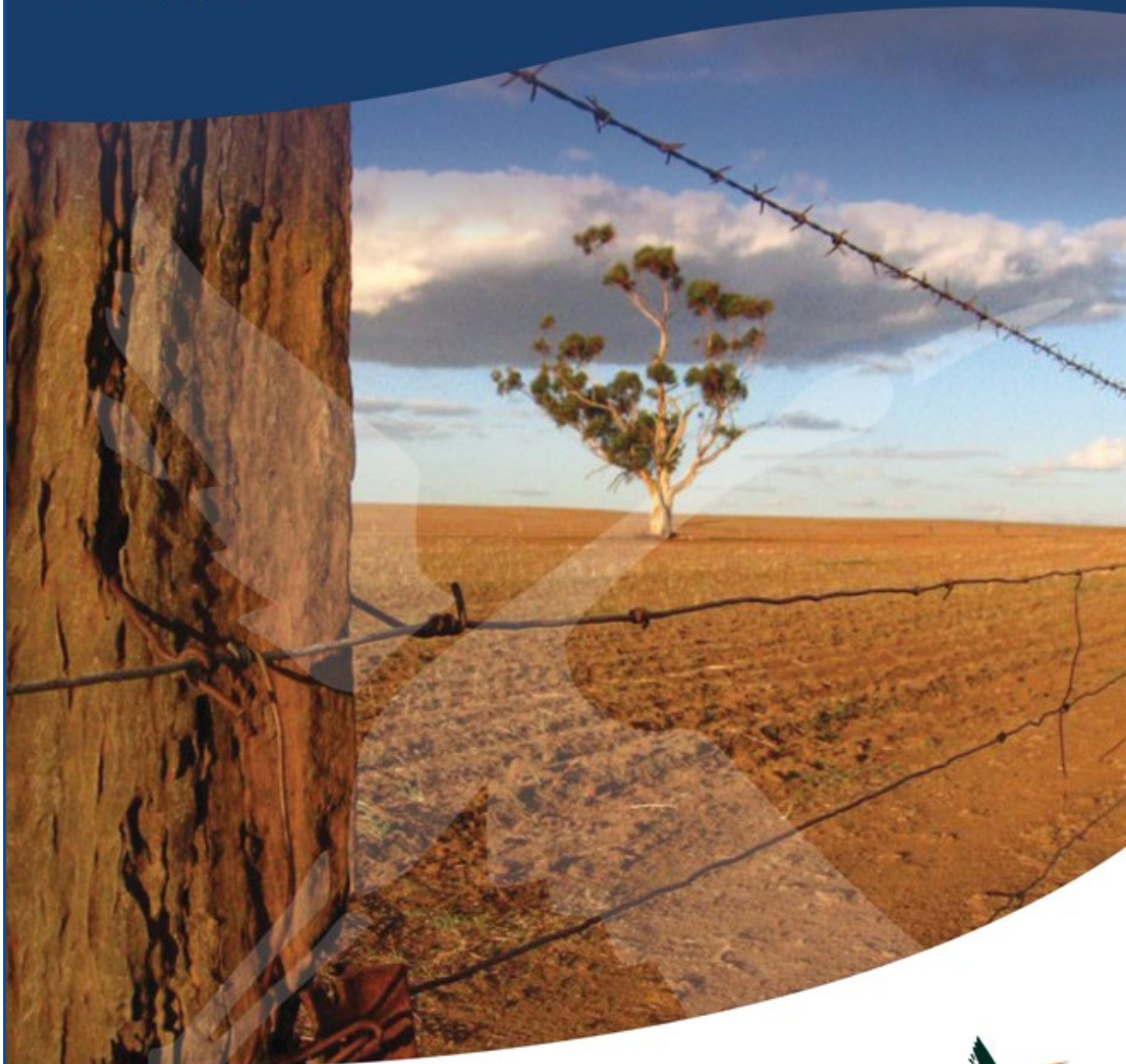
This activity also forms the most fundamental building block in Council's fiscal management framework and is of critical importance in providing for effective financial management.

The proposed budget as presented fulfils all these requirements.

Attachments

1. Final Draft Budget 2026-27 [**13.1.1** - 41 pages]
2. Final Draft Annual Plan 2026-27 [**13.1.2** - 20 pages]
3. Final Draft Fees And Charges Report 2026-27 [**13.1.3** - 32 pages]

ANNUAL BUDGET 2026/27



Contents

Mayors and CEO's Introduction

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Budget Reports

1. Link to the integrated strategic planning and reporting framework
2. Services and service performance indicators
3. Financial statements
4. Notes to the financial statements
5. Performance and financial indicators

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Mayor and CEO's Introduction

On behalf of the Councillors, we present the 2026-27 Annual Budget for West Wimmera Shire Council. This budget reflects a responsible, considered approach to planning in a challenging financial environment, with a clear focus on sustainability, service delivery, and the effective use of available resources.

The 2026-27 Budget continues to advance Council's strategic goals under the following four pillars:

1. Healthy, inviting and connected community
2. Diverse and growing economy
3. Resilient and sustainable environment
4. Operational excellence

This budget prioritises financial sustainability while continuing to invest in critical infrastructure and community assets. The 2026-27 capital works program has expanded on the previous year whilst still aligning with available funding. An allowance has been made for Council to pursue further opportunities for external funding throughout the year.

Our focus remains on maximising the efficiency of Council resources. This includes delivering more projects using Council's own staff, plant and equipment wherever practical, building internal capability, and optimising value for money.

Despite the current funding constraints affecting regional and rural councils, West Wimmera Shire Council remains committed to pursuing state and federal funding opportunities to supplement our investment in local infrastructure and community development.

The 2026-27 capital works program totals approximately \$8.27 million, with 66% allocated to the renewal of critical infrastructure and 14% to the upgrade and development of existing assets. Priority projects include improvements to roads preservation of council asset infrastructure, and community spaces.

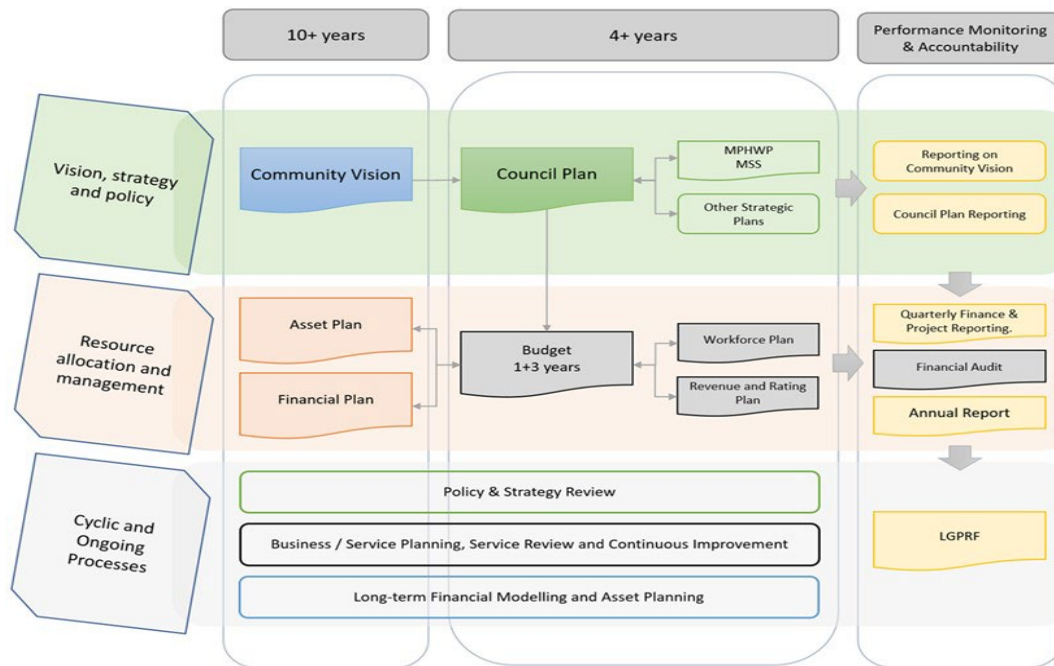
Council's commitment to maintaining financial discipline is reflected in every aspect of this budget. We continue to strengthen internal processes, refine project planning, and identify opportunities for alternative revenue where appropriate. The allocation of resources in this budget supports our goal of delivering services in a financially responsible and community-focused way.

1. Link to the Integrated Strategic Planning and Reporting Framework

This section describes how the Budget links to the achievement of the Community Vision and Council Plan within an overall integrated strategic planning and reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision, Financial Plan and Asset Plan), medium term (Council Plan, Workforce Plan, and Revenue and Rating Plan) and short term (Budget) and then holding itself accountable (Annual Report).

1.1 Legislative planning and accountability framework

The Budget is a rolling four-year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Council Plan. The diagram below depicts the integrated strategic planning and reporting framework that applies to local government in Victoria. At each stage of the integrated strategic planning and reporting framework there are opportunities for community and stakeholder input. This is important to ensure transparency and accountability to both residents and ratepayers.



Source: Department of Government Services

The timing of each component of the integrated strategic planning and reporting framework is critical to the successful achievement of the planned outcomes.

1.1.2 Key planning considerations

Service level planning

Although councils have a legal obligation to provide some services— such as animal management, local roads, food safety and statutory planning—most council services are not legally mandated, including some services closely associated with councils, such as libraries, building permits and sporting facilities. Further, over time, the needs and expectations of communities can change. Therefore councils need to have robust processes for service planning and review to ensure all services continue to provide value for money and are in line with community expectations. In doing so, councils should engage with communities to determine how to prioritise resources and balance service provision against other responsibilities such as asset maintenance and capital works.

Community consultation needs to be in line with a councils adopted Community Engagement Policy and Public Transparency Policy.

1.2 Our purpose

Our vision

Our West Wimmera community is healthy, thriving, diverse, harmonious, prosperous, and self-sustaining, with regional and global connectivity.

Our values

Innovative - We will proactively respond to change, are optimistic about our future and pursue continuous improvement in everything that we do.

Accountable - We will be responsible, take ownership of our actions and are committed to good governance, excellence, transparency, achievement of goals, and advocating for our community.

Collaborative - We will actively and openly consult with you and work constructively with community organisations, agencies, the business community, and other levels of government to our community's benefit.

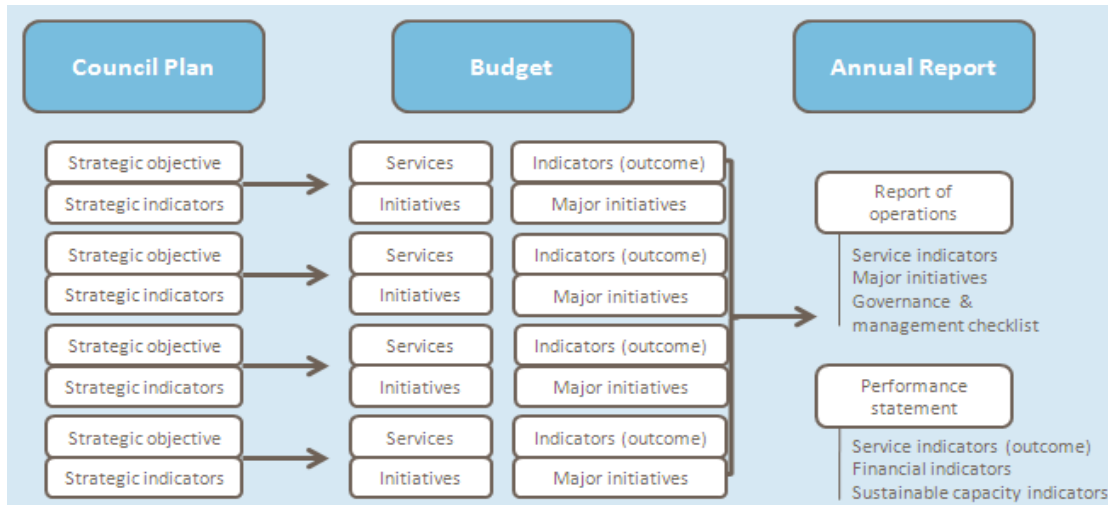
United - We will do everything within our ability to encourage and form trusting relationships, to work together as one team to achieve our goals and advocate for 'One West Wimmera'.

1.3 Strategic objectives

Strategic Objective	Description
Healthy, inviting and connected community	The health and prosperity of our community is paramount. We will work together to build strong and engaged communities where diversity, participation and healthy lifestyles are encouraged and valued. Our community will be supported, safe and inclusive. Council will work with our partners to ensure we have access to the right housing, health, education, community and recreation facilities and equitable quality services. We will seek to inspire, engage and connect with our community knowing that working collaboratively can achieve more and deliver better outcomes.
Diverse and growing economy	Our future is reliant on growing a diverse and viable economic base that attracts investment and jobs and takes advantage of our natural assets. We will embrace and develop new ideas and approaches to create a vibrant community with opportunities for all, whilst building on our strengths in agriculture and supporting our town centres. To be successful we must take the lead in retaining existing employment opportunities and in attracting new and diverse opportunities, particularly for young people and families. Physical connections in our community are vital and we will pursue sustainable improvements to our road network and advocate for broader road and public transport improvements. We will support the development of tourism and leverage the potential of our history and environment to promote our place in regional tourism.
Resilient and sustainable environment	Sustainability in West Wimmera is about making decisions now that mean we can hand the Shire to future generations in a better condition than it is in today. Our focus will be on thoughtful environmental custodianship seeking to responsibly meet our future food, energy and waste needs. Water security underpins our way of life and is essential for our future. We will consider and promote innovative and sustainable waste management options for our community. Support for the agricultural sector will include advocacy on matters of importance to the sector that enable sustainable land management. Our natural areas, lakes and wetlands are highly valued for their environmental and recreational values and we will partner with others to promote and maintain these special assets.
Operational excellence	In delivering good governance, Council has an opportunity to share with the community the challenges for future service planning and provision. Active community participation in engagement processes and transparent decision making will give insights and confidence that engagement has informed decision making. Council's leadership will focus on developing a high performing and sustainable organisation that is customer focused and delivers responsive services. The provision of timely community information and a commitment to excellence and responsible financial management are paramount. Financial sustainability will be maintained through effective use of Council's resources and assets and prudent management of risk.

2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2026/27 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability. The relationship between these accountability requirements in the Council Plan, the Budget and the Annual Report is shown below.



Source: Department of Government Services

2.1 Strategic Objective 1: Healthy, inviting and connected community

The health and prosperity of our community is paramount. We will work together to build strong and engaged communities where diversity, participation and healthy lifestyles are encouraged and valued.

Our community will be supported, safe and inclusive. Council will work with our partners to ensure we have access to the right housing, health, education, community and recreation facilities and equitable quality services. We will seek to inspire, engage and connect with our community knowing that working collaboratively can achieve more and deliver better outcomes.

Services

Service area	Description of services provided		2024/25 Actual \$'000	2025/26 Forecast \$'000	2026/27 Budget \$'000
Parks and Reserves	Maintenance of community green spaces and community reserves.	<i>Inc</i>	-	-	-
		<i>Exp</i>	793	701	631
		<i>Surplus / (deficit)</i>	(793)	(701)	(631)
Projects and Innovation	Development and delivery of community projects.	<i>Inc</i>	2,625	1,776	100
		<i>Exp</i>	2,755	2,499	893
		<i>Surplus / (deficit)</i>	(130)	(723)	(793)
Community Support and Wellbeing	Community Support including early education services.	<i>Inc</i>	2,110	35	1,202
		<i>Exp</i>	2,234	1,691	1,547
		<i>Surplus / (deficit)</i>	(124)	(1,656)	(345)
Aerodromes	Maintenance of shire Aerodromes	<i>Inc</i>	-	-	-
		<i>Exp</i>	9	1	1
		<i>Surplus / (deficit)</i>	(9)	(1)	(1)
Buildings and Property	Maintenance and preservation of shire buildings and properties inclusive of community amenities	<i>Inc</i>	-	23	23
		<i>Exp</i>	1,049	899	817
		<i>Surplus / (deficit)</i>	(1,049)	(876)	(794)
Bridges and Culverts	Maintenance and preservation of shire bridges and culverts	<i>Inc</i>	-	-	-
		<i>Exp</i>	72	14	14
		<i>Surplus / (deficit)</i>	(72)	(14)	(14)
Assets and Engineering	Administration and design of major infrastructure	<i>Inc</i>	-	-	-
		<i>Exp</i>	543	744	945
		<i>Surplus / (deficit)</i>	(543)	(744)	(945)
Private Works	Provision of private road and civil works in conjunction with partners	<i>Inc</i>	30	1,230	650
		<i>Exp</i>	10	1,207	625
		<i>Surplus / (deficit)</i>	20	23	25
Roads and Footpaths	Maintenance and preservation of shire roads and footpaths	<i>Inc</i>	7,391	3,478	-
		<i>Exp</i>	5,109	1,617	3,456
		<i>Surplus / (deficit)</i>	2,282	1,861	(3,456)
Facilities and Quality	Administration relating to the use, running and contracting of council facilities for the public consumption.	<i>Inc</i>	129	188	208
		<i>Exp</i>	771	859	754
		<i>Surplus / (deficit)</i>	(642)	(671)	(546)
Depot Operations	Support services in relation to works teams.	<i>Inc</i>	638	96	98
		<i>Exp</i>	3,661	1,583	62
		<i>Surplus / (deficit)</i>	(3,023)	(1,487)	36

Major initiatives

- 1) Delivery Kaniva Bowling Club Upgrade & Edenhope Changerooms Upgrade
- 2) Deliver Toilet Upgrade at Edenhope Lions Park Development

Other initiatives

- 3) Maintain and facilitate access to Council facilities for community and commercial use
- 4) Continue to implement and promote our community & business grants

Service performance outcome indicators

Domain	Indicator	2024/25 Actual	2025/26 Forecast	2026/27 Budget
Roads	Condition	100%	100%	100%
Aquatic Facilities	Utilisation	2.87	3.5	3
Libraries	Participation	24.02%	24.00%	24.50%

* refer to table at end of section 2.2 for information on the calculation of Service performance outcome indicators

2.2 Strategic Objective 2: Diverse and growing economy

Our future is reliant on growing a diverse and viable economic base that attracts investment and jobs and takes advantage of our natural assets. We will embrace and develop new ideas and approaches to create a vibrant community with opportunities for all, whilst building on our strengths in agriculture and supporting our town centres. To be successful we must take the lead in retaining existing employment opportunities and in attracting new and diverse opportunities, particularly for young people and families. Physical connections in our community are vital and we will pursue sustainable improvements to our road network and advocate for broader road and public transport improvements. We will support the development of tourism and leverage the potential of our history and environment to promote our place in regional tourism.

Services

Service area	Description of services provided		2024/25	2025/26	2026/27
			Actual \$'000	Forecast \$'000	Budget \$'000
Community Development	Provision of community events, tourism, art and cultural events and facilities.	<i>Inc</i>	-	35	49
		<i>Exp</i>	1,330	1,120	1,305
		<i>Surplus/ (deficit)</i>	(1,330)	(1,085)	(1,256)

Major initiatives

- 1) Deliver Council 2026–27 Capital Road Works Program
- 2) Deliver Council 2026–27 Annual Road Maintenance Program

Other initiatives

- 3) Implement actions from Business-Friendly Councils Program
- 4) Progress implementation of a schedule to clean signs and replace ageing signs across the shire

2.3 Strategic Objective 3: Resilient and sustainable environment

Sustainability in West Wimmera is about making decisions now that mean we can hand the Shire to future generations in a better condition than it is in today. Our focus will be on thoughtful environmental custodianship seeking to responsibly meet our future food, energy and waste needs. Water security underpins our way of life and is essential for our future. We will consider and promote innovative and sustainable waste management options for our community. Support for the agricultural sector will include advocacy on matters of importance to the sector that enable sustainable land management. Our natural areas, lakes and wetlands are highly valued for their environmental and recreational values and we will partner with others to promote and maintain these special assets.

Services

Service area	Description of services provided		2024/25	2025/26	2026/27
			Actual \$'000	Forecast \$'000	Budget \$'000
Emergency Management	Councils response to natural disasters and major events.	<i>Inc</i>	-	-	-
		<i>Exp</i>	-	20	20
		<i>Surplus/ (deficit)</i>	0	(20)	(20)
Waste Management	Provision of council run transfer stations and kerb side waste collection	<i>Inc</i>	75	105	110
		<i>Exp</i>	341	1,174	1,123
		<i>Surplus/ (deficit)</i>	(266)	(1,069)	(1,013)
Development Services	Provision of and enforcement of local laws including, animal registration, food safety, building and planning services.	<i>Inc</i>	267	329	258
		<i>Exp</i>	1,558	1,318	1,296
		<i>Surplus/ (deficit)</i>	(1,291)	(989)	(1,038)

Major initiatives

- 1) Undertake roadside pest and weed control, subject to annual funding
- 2) Complete West Wimmera Planning Scheme amendments to incorporate Harrow and Chetwynd flood studies.

Other initiatives

- 3) Management of Weeds at Lake Wallace
- 4) Support the planning and coordination of emergency management activities in partnership with relevant agencies

Service performance outcome indicators

Domain	Indicator	2024/25	2025/26	2026/27
		Actual	Forecast	Budget
Food safety	Health and safety	100%	100%	100%
Animal Management	Health and safety	0	0	0
Waste management	Waste diversion	15.71%	20%	25%
Statutory planning	Service standard	87.50%	90%	90%

* refer to table at end of section 2.5 for information on the calculation of Service Performance Outcome Indicators

2.4 Strategic Objective 4: Operational Excellence

In delivering good governance, Council has an opportunity to share with the community the challenges for future service planning and provision. Active community participation in engagement processes and transparent decision making will give insights and confidence that engagement has informed decision making. Council's leadership will focus on developing a high performing and sustainable organisation that is customer focused and delivers responsive services. The provision of timely community information and a commitment to excellence and responsible financial management are paramount. Financial sustainability will be maintained through effective use of Council's resources and assets and prudent management of risk.

Services

Service area	Description of services provided		2024/25	2025/26	2026/27
			Actual \$'000	Forecast \$'000	Budget \$'000
Contracts and Procurement	Administration of council contracts and procurement	<i>Inc</i>	-	-	-
		<i>Exp</i>	1,644	37	177
		<i>Surplus/ (deficit)</i>	(1,644)	(37)	(177)
Human Resources	Provision of internal human resources services	<i>Inc</i>	50	-	-
		<i>Exp</i>	858	171	335
		<i>Surplus/ (deficit)</i>	(808)	(171)	(335)
Occupational Health, Safety	Provision of internal OHS and risk services	<i>Inc</i>	-	-	-
		<i>Exp</i>	1,428	741	779
		<i>Surplus/ (deficit)</i>	(1,428)	(741)	(779)
Corporate and Leadership Services	Provision of internal Finance, Rates and Leadership	<i>Inc</i>	548	482	443
		<i>Exp</i>	2,405	2,684	2,327
		<i>Surplus/ (deficit)</i>	(1,857)	(2,202)	(1,884)
Governance	Provision of internal governance services	<i>Inc</i>	47	-	-
		<i>Exp</i>	1,399	1,699	1,881
		<i>Surplus/ (deficit)</i>	(1,352)	(1,699)	(1,881)

Major Initiatives

- 1) Delivery of Business Acceleration Fund - Website & Open Forms Upgrade
- 2) Delivery of Business Acceleration Fund - Digitisation of building and planning records

Other Initiatives

- 4) Maintain alliance with neighbouring councils to advocate to state and federal governments
- 5) Roll out of new Governance Rules/Council Meeting Policy as per LGV review

Service Performance Outcome Indicators

Service	Indicator	2024/25	2025/26	2026/27
		Actual	Forecast	Budget
Governance	Consultation and engagement	56	57	57

* refer to table at end of section 2.5 for information on the calculation of Service Performance Outcome Indicators

2.5 Service Performance Outcome Indicators

All service areas are charged with the responsibility to proactively drive and live our values: Innovative, Accountable, United and Collaborative.

Service Performance Outcome Indicators

Service	Indicator	Performance Measure	Computation
Governance	Consultation and engagement	Satisfaction with community consultation and engagement. (Community satisfaction rating out of 100 with the consultation and engagement efforts of Council)	Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement
Statutory planning	Service standard	Planning applications decided within required timeframes (percentage of regular and VicSmart planning application decisions made within legislated timeframes)	[Number of planning application decisions made within 60 days for regular permits and 10 days for VicSmart permits / Number of planning application decisions made] x100
Roads	Condition	Sealed local roads below the intervention level (percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)	[Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100
Libraries	Participation	Library membership (Percentage of the population that are registered library members)	[Number of registered library members / Population] x100
Waste management	Waste diversion	Kerbside collection waste diverted from landfill. (Percentage of recyclables and green organics collected from kerbside bins that is diverted from landfill)	[Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100
Aquatic Facilities	Utilisation	Utilisation of aquatic facilities. (Number of visits to aquatic facilities per head of population)	Number of visits to aquatic facilities / Population
Animal Management	Health and safety	Animal management prosecutions. (Percentage of animal management prosecutions which are successful)	Number of successful animal management prosecutions / Total number of animal management prosecutions
Food safety	Health and safety	Critical and major non-compliance outcome notifications. (Percentage of critical and major non-compliance outcome notifications that are followed up by Council)	[Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about food premises] x100

2.3 Reconciliation with budgeted operating result

	Surplus/ (Deficit)	Expenditure	Income / Revenue
	\$'000	\$'000	\$'000
Healthy, inviting and connected community	(7,464)	9,745	2,281
Diverse and growing economy	(1,256)	1,305	49
Resilient and sustainable environment	(2,071)	2,439	368
Operational Excellence	(5,056)	5,499	443
Total	(15,847)	18,988	3,141
Expenses added in:			
Depreciation	10,929		
Finance costs	60		
Surplus/(Deficit) before funding sources	(26,836)		
Funding sources added in:			
Rates and charges revenue	8,408		
Financial Assistance Grants	8,070		
Capital Revenue	5,395		
Waste charge revenue	848		
Total funding sources	22,721		
Operating surplus/(deficit) for the year	(4,115)		

3. Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2026/27 has been supplemented with projections to 2029/30

This section includes the following financial statements prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

Comprehensive Income Statement
Balance Sheet
Statement of Changes in Equity
Statement of Cash Flows
Statement of Capital Works
Statement of Human Resources

Comprehensive Income Statement

For the four years ending 30 June 2030

		Forecast Actual	Budget	Projections		
	NOTES	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000
Income / Revenue						
Rates and charges	4.1.1	9,215	9,527	9,744	9,966	10,194
Statutory fees and fines	4.1.2	172	175	179	182	186
User fees	4.1.3	596	664	677	691	705
Grants - operating	4.1.4	10,619	9,245	9,430	9,618	9,811
Grants - capital	4.1.4	3,717	5,230	5,335	5,441	5,550
Contributions - monetary	4.1.5	302	65	65	65	65
Net gain (or loss) on disposal of property, infrastructure, plant and equipment		115	100	227	227	227
Other income	4.1.6	1,269	856	856	856	856
Total income / revenue		26,005	25,862	26,512	27,047	27,594
Expenses						
Employee costs	4.1.7	10,781	11,161	11,561	11,908	12,265
Materials and services	4.1.8	8,547	7,138	7,316	7,499	7,687
Depreciation	4.1.9	8,810	10,929	8,610	8,825	9,046
Borrowing costs		80	60	34	21	8
Other expenses	4.1.12	630	689	706	724	742
Total expenses		28,848	29,977	28,228	28,978	29,747
Surplus/(deficit) for the year		(2,843)	(4,115)	(1,716)	(1,931)	(2,153)
Other comprehensive income						
Items that will not be reclassified to surplus or deficit in future periods						
Net asset revaluation gain /(loss)		15,849	16,348	-	-	-
Total other comprehensive income		15,849	16,348	-	-	-
Total comprehensive result		13,006	12,233	(1,716)	(1,931)	(2,153)

Balance Sheet

For the four years ending 30 June 2030

	NOTES	Forecast	Budget	Projections		
		Actual 2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000
Assets						
Current assets						
Cash and cash equivalents		5,495	4,494	5,236	5,200	5,171
Trade and other receivables		1,525	1,597	2,260	2,326	2,373
Other financial assets		-	20	20	20	20
Inventories		135	150	150	150	150
Prepayments		-	20	20	20	20
Total current assets	4.2.1	7,155	6,281	7,686	7,716	7,733
Non-current assets						
Investments in associates, joint arrangement and subsidiaries		-	100	100	100	100
Property, infrastructure, plant & equipment		275,711	259,802	256,092	253,917	251,516
Total non-current assets	4.2.1	275,711	259,902	256,192	254,017	251,616
Total assets		282,866	266,183	263,878	261,733	259,349
Liabilities						
Current liabilities						
Trade and other payables		1,800	2,000	1,666	1,717	1,764
Trust funds and deposits		180	577	577	577	577
Contract and other liabilities		-	900	900	900	900
Provisions		2,340	2,400	2,462	2,525	2,589
Interest-bearing liabilities	4.2.3	500	500	333	347	0
Total current liabilities	4.2.2	4,820	6,377	5,937	6,065	5,831
Non-current liabilities						
Provisions		396	400	404	408	413
Interest-bearing liabilities	4.2.3	1,000	500	347	-	-
Total non-current liabilities	4.2.2	1,396	900	751	408	413
Total liabilities		6,216	7,277	6,688	6,473	6,243
Net assets		276,650	258,906	257,190	255,259	253,106
Equity						
Accumulated surplus		30,931	(3,161)	(4,877)	(6,808)	(8,961)
Reserves		245,719	262,067	262,067	262,067	262,067
Total equity		276,650	258,906	257,190	255,259	253,106

Statement of Changes in Equity

For the four years ending 30 June 2030

	NOTES	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
2026 Forecast Actual					
Balance at beginning of the financial year		265,514	33,401	229,870	2,243
Surplus/(deficit) for the year		(2,843)	(2,843)	-	-
Net asset revaluation gain/(loss)		15,849	-	15,849	-
Transfers to other reserves		(1,870)	373	-	(2,243)
Transfers from other reserves		-	-	-	-
Balance at end of the financial year		276,650	30,931	245,719	-
2027 Budget					
Balance at beginning of the financial year		276,650	30,931	245,719	-
Surplus/(deficit) for the year		(4,115)	(4,115)	-	-
Net asset revaluation gain/(loss)		16,348	-	16,348	-
Transfers to other reserves	4.3.1	(29,977)	(29,977)	-	-
Transfers from other reserves	4.3.1	-	-	-	-
Balance at end of the financial year	4.3.2	258,906	(3,161)	262,067	-
2028					
Balance at beginning of the financial year		258,906	(3,161)	262,067	-
Surplus/(deficit) for the year		(1,716)	(1,716)	-	-
Net asset revaluation gain/(loss)		-	-	-	-
Transfers to other reserves		-	-	-	-
Transfers from other reserves		-	-	-	-
Balance at end of the financial year		257,190	(4,877)	262,067	-
2029					
Balance at beginning of the financial year		257,190	(4,877)	262,067	-
Surplus/(deficit) for the year		(1,931)	(1,931)	-	-
Net asset revaluation gain/(loss)		-	-	-	-
Transfers to other reserves		-	-	-	-
Transfers from other reserves		-	-	-	-
Balance at end of the financial year		255,259	(6,808)	262,067	-
2030					
Balance at beginning of the financial year		255,259	(6,808)	262,067	-
Surplus/(deficit) for the year		(2,153)	(2,153)	-	-
Net asset revaluation gain/(loss)		-	-	-	-
Transfers to other reserves		-	-	-	-
Transfers from other reserves		-	-	-	-
Balance at end of the financial year		253,106	(8,961)	262,067	-

Statement of Cash Flows

For the four years ending 30 June 2030

	Notes	Forecast	Budget	Projections		
		Actual	2026/27	2027/28	2028/29	2029/30
		2025/26 \$'000	\$'000	\$'000	\$'000	\$'000
		Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
Cash flows from operating activities						
Rates and charges		9,215	9,468	9,533	9,946	10,176
Statutory fees and fines		172	173	192	200	204
User fees		596	657	729	759	774
Grants - operating		5,103	9,152	9,226	9,601	9,795
Grants - capital		3,487	4,035	5,219	5,431	5,541
Contributions - monetary		302	65	65	65	65
Interest received		150	175	-	-	-
Other receipts		1,126	926	926	948	948
Net GST refund / payment		932	-	1,001	1,269	1,302
Employee costs		(10,684)	(10,607)	(11,685)	(11,810)	(12,167)
Materials and services		(9,942)	(7,907)	(8,181)	(8,231)	(8,439)
Other payments		(730)	685	(790)	(794)	(815)
Net cash provided by/(used in) operating activities	4.4.1	(273)	6,822	6,237	7,383	7,385
Cash flows from investing activities						
Payments for property, infrastructure, plant and equipment		(5,042)	(7,795)	(5,390)	(7,315)	(7,310)
Proceeds from sale of property, infrastructure, plant and equipment		250	532	250	250	250
Proceeds from sale of investments		300	-	-	-	-
Net cash provided by/ (used in) investing activities	4.4.2	(4,492)	(7,263)	(5,140)	(7,065)	(7,060)
Cash flows from financing activities						
Finance costs		(80)	(60)	(34)	(21)	(8)
Proceeds from borrowings		-	-	-	-	-
Repayment of borrowings		(500)	(500)	(320)	(333)	(347)
Net cash provided by/(used in) financing activities	4.4.3	(580)	(560)	(354)	(354)	(354)
Net increase/(decrease) in cash & cash equivalents		(5,345)	(1,001)	742	(36)	(29)
Cash and cash equivalents at the beginning of the financial year		10,840	5,495	4,494	5,236	5,200
Cash and cash equivalents at the end of the financial year		5,495	4,494	5,236	5,200	5,171

Statement of Capital Works

For the four years ending 30 June 2030

	NOTES	Forecast	Budget	Projections		
		Actual				
		2025/26	2026/27	2027/28	2028/29	2029/30
		\$'000	\$'000	\$'000	\$'000	\$'000
Property						
Land improvements		670	27	250	250	270
Total land		670	27	250	250	270
Buildings		594	1,574	500	1,000	1,000
Total buildings		594	1,574	500	1,000	1,000
Total property		1,264	1,601	750	1,250	1,270
Plant and equipment						
Plant, machinery and equipment		-	1,350	950	1,000	1,000
Fixtures, fittings and furniture		-	6	50	100	75
Total plant and equipment		-	1,356	1,000	1,100	1,075
Infrastructure						
Roads		3,672	5,081	3,000	3,800	3,800
Bridges		-	-	30	50	50
Footpaths and cycleways		66	177	70	100	100
Drainage		40	30	50	200	200
Other infrastructure		-	25	-	150	150
Total infrastructure		3,778	5,313	3,150	4,300	4,300
Total capital works expenditure	4.5.1	5,042	8,270	4,900	6,650	6,645
Represented by:						
New asset expenditure		-	1,705	-	-	-
Asset renewal expenditure		5,042	5,441	4,900	6,650	6,645
Asset upgrade expenditure		-	1,124	-	-	-
Total capital works expenditure	4.5.1	5,042	8,270	4,900	6,650	6,645
Funding sources represented by:						
Grants		3,717	5,230	4,900	5,441	5,550
Contributions		-	65	-	-	-
Council cash		1,325	2,975	-	1,209	1,095
Borrowings		-	-	-	-	-
Total capital works expenditure	4.5.1	5,042	8,270	4,900	6,650	6,645

Statement of Human Resources

For the four years ending 30 June 2030

	Forecast	Budget	Projections		
	Actual				
	2025/26	2026/27	2027/28	2028/29	2029/30
	\$'000	\$'000	\$'000	\$'000	\$'000
Staff expenditure					
Employee costs - operating	11,301	11,161	11,561	11,908	12,265
Employee costs - capital	818	818	847	873	899
Total staff expenditure	12,119	11,979	12,408	12,781	13,164
	FTE	FTE	FTE	FTE	FTE
Staff numbers					
Employees	103.3	98.3	98.3	98.3	98.3
Total staff numbers	103.3	98.3	98.3	98.3	98.3

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Department	Budget	Comprises			
		Permanent		Casual	Temporary
		Full Time	Part time		
2026/27	\$'000	\$'000	\$'000	\$'000	\$'000
Organisational Leadership	438	341	97	-	-
Corporate and Community Services	4,290	2,615	1,597	78	-
Infrastructure Development and Works	6,433	5,509	912	12	-
Total permanent staff expenditure	11,161	8,465	2,606	90	-
Capitalised labour costs	818				
Total expenditure	11,979				

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Department	Budget	Comprises			
		Permanent		Casual	Temporary
		Full Time	Part time		
2026/27					
Organisational Leadership	1.8	1.0	0.8	-	-
Corporate and Community Services	32.3	17.0	14.6	0.7	-
Infrastructure Development and Works	64.1	58.0	5.8	0.3	-
Total staff	98.3	76.0	21.2	1.0	-

**Summary of Planned Human Resources Expenditure
For the four years ending 30 June 2030**

	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	2029/30 \$'000
Corporate and Community Services				
Permanent - Full time	2,615	2,733	2,815	2,899
Women	1,818	1,900	1,957	2,016
Men	797	833	858	884
Persons of self-described gender	0	0	0	0
Permanent - Part time	1,597	1,669	1,719	1,770
Women	1,597	1,669	1,719	1,770
Men	0	0	0	0
Persons of self-described gender	0	0	0	0
Total <<detail organisational structure as appropriate>>	4,212	4,402	4,534	4,670
Infrastructure Development and Works				
Permanent - Full time	6,327	6,596	6,794	6,998
Women	1,086	1,135	1,169	1,204
Men	5,241	5,461	5,625	5,794
Persons of self-described gender	0	0	0	0
Permanent - Part time	912	953	982	1,011
Women	387	404	417	429
Men	525	549	565	582
Persons of self-described gender	0	0	0	0
Total <<detail organisational structure as appropriate>>	7,239	7,549	7,776	8,009
Organisational Leadership				
Permanent - Full time	341	356	367	378
Women	0	0	0	0
Men	341	356	367	378
Persons of self-described gender	0	0	0	0
Permanent - Part time	97	101	104	108
Women	97	101	104	108
Men	0	0	0	0
Persons of self-described gender	0	0	0	0
Total <<detail organisational structure as appropriate>>	438	458	471	486
Total <<detail organisational structure as appropriate>>	0	0	0	0
Casuals, temporary and other expenditure	90	0	0	0
Capitalised labour costs	818	0.0	0.0	0.0
Total staff expenditure	11,979	12,408	12,781	13,164

	2026/27 FTE	2027/28 FTE	2028/29 FTE	2029/30 FTE
Corporate and Community Services				
Permanent - Full time	16.0	16.0	16.0	16.0
Women	12.0	12.0	12.0	12.0
Men	4.0	4.0	4.0	4.0
Persons of self-described gender	0.0	0.0	0.0	0.0
Permanent - Part time	16.3	16.3	16.3	16.3
Women	16.3	16.3	16.3	16.3
Men	0.0	0.0	0.0	0.0
Persons of self-described gender	0.0	0.0	0.0	0.0
Total <<detail organisational structure as appropriate>>	32.3	32.3	32.3	32.3
Infrastructure Development and Works				
Permanent - Full time	57.0	57.0	57.0	57.0
Women	7.0	7.0	7.0	7.0
Men	50.0	50.0	50.0	50.0
Persons of self-described gender	0.0	0.0	0.0	0.0
Permanent - Part time	7.1	7.1	7.1	7.1
Women	3.1	3.1	3.1	3.1
Men	4.0	4.0	4.0	4.0
Persons of self-described gender	0.0	0.0	0.0	0.0
Total <<detail organisational structure as appropriate>>	64.1	64.1	64.1	64.1
Organisational Leadership				
Permanent - Full time	1.0	1.0	1.0	1.0
Women	0.0	0.0	0.0	0.0
Men	1.0	1.0	1.0	1.0
Persons of self-described gender	0.0	0.0	0.0	0.0
Permanent - Part time	0.8	0.8	0.8	0.8
Women	0.8	0.8	0.8	0.8
Men	0.0	0.0	0.0	0.0
Persons of self-described gender	0.0	0.0	0.0	0.0
Total <<detail organisational structure as appropriate>>	1.8	1.8	1.8	1.8
Casuals and temporary staff	0.0	0.0	0.0	0.0
Capitalised labour	0.0	0.0	0.0	0.0
Total staff numbers	98.3	98.3	98.3	98.3

4. Notes to the financial statements

This section presents detailed information on material components of the financial statements. Council needs to assess which components are material, considering the dollar amounts and nature of these components.

4.1 Comprehensive Income Statement

4.1.1 Rates and charges

Rates and charges are required by the Act and the Regulations to be disclosed in Council's budget.

As per the *Local Government Act 2020*, Council is required to have a Revenue and Rating Plan which is a four year plan for how Council will generate income to deliver the Council Plan, program and services and capital works commitments over a four-year period.

In developing the Budget, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the financial planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2026/27 the FGRS cap has been set at 2.75%. The cap applies to both general rates and municipal charges and is calculated on the basis of council's average rates and charges.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the community.

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate and the municipal charge will increase by 2.75% in line with the rate cap.

This will raise total rates and charges for 2026/27 to \$9.527m.

4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

	2025/26		2026/27		Change	%
	Forecast Actual		Budget			
	\$'000	\$'000	\$'000	\$'000		
General rates*	7,874	8,089	215	2.73%		
Municipal charge*	519	532	13	2.50%		
Service rates and charges	810	873	63	7.78%		
Special rates and charges	-	20	-	20	-100.00%	
Supplementary rates and rate adjustments	2	2	-	0.00%		
Interest on rates and charges	30	31	1	3.33%		
Revenue in lieu of rates	-	-	-	-		
Total rates and charges	9,215	9,527	312	3.39%		

*These items are subject to the rate cap established under the FGRS

4.1.1(b) The rate in the dollar to be levied as general rates under section 158 of the Act for each type or class of land compared with the previous financial year

Type or class of land	2025/26 cents/\$CIV	2026/27 cents/\$CIV	Change
General rate for rateable residential properties	0.0013366	0.00142841	6.87%
General rate for rateable commercial properties	0.0013366	0.00142841	6.87%
General rate for rateable industrial properties	0.0013366	0.00142841	6.87%

4.1.1(c) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year

Type or class of land	2025/26	2026/27	Change	
	\$'000	\$'000	\$'000	%
Residential	487	567	80	16.43%
Rural	7,356	7,488	132	1.79%
Commercial	16	18	2	12.50%
Industrial	15	16	1	6.67%
Total amount to be raised by general rates	7,874	8,089	215	2.73%

4.1.1(d) The number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year

Type or class of land	2025/26	2026/27	Change	
	Number	Number	Number	%
Residential	1,763	1,762	-	-0.06%
Rural	2,834	2,833	-	-0.04%
Commercial	88	90	2	2.27%
Industrial	84	85	1	1.19%
Total number of assessments	4,769	4,770	1	0.02%

4.1.1(e) The basis of valuation to be used is the Capital Improved Value

4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year

Type or class of land	2025/26	2026/27	Change	
	\$'000	\$'000	\$'000	%
Residential	364,369	396,877	32,508	8.92%
Rural	5,505,252	5,241,869	-	-4.78%
Commercial	12,115	12,455	340	2.81%
Industrial	11,273	11,461	188	1.67%
Total value of land	5,893,009	5,662,662	-	-3.91%

4.1.1(g) The municipal charge under Section 159 of the Act compared with the previous financial year

Type of Charge	Per Rateable Property	Per Rateable Property	Change	
	2025/26	2026/27	\$	%
Municipal	175	180	5	2.86%

4.1.1(h) The estimated total amount to be raised by municipal charges compared with the previous financial year

Type of Charge	2025/26	2026/27	Change	
	\$	\$	\$	%
Municipal	519	532	13	2.50%

4.1.1(i) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year and detailed disclosure of the actual service/s rendered for the amount levied

Type of Charge	Per Rateable Property	Per Rateable Property	Change	
	2025/26	2026/27	\$	%
Bin Collection Charge Urban 120L	399	422	23	5.64%
Bin Collection Charge Rural 120L	467	495	28	6.00%
Bin Collection Charge Commercial 240L	620	651	31	5.00%
Bin Collection Charge Glass 120L	60	63	3	5.00%
Total	1,546	1,631	85	5.47%

4.1.1(j) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year

Type of Charge	2025/26	2026/27	Change	
	\$	\$	\$	%
Bin Collection Charge Urban 120L	534,660	564,388	29,728	5.56%
Bin Collection Charge Rural 120L	93,867	100,485	6,618	7.05%
Bin Collection Charge Commercial 240L	101,060	124,341	23,281	23.04%
Bin Collection Charge Glass 120L	80,400	83,475	3,075	3.82%
Total	809,987	872,689	62,702	7.74%

4.1.1(k) The estimated total amount to be raised by all rates and charges compared with the previous financial year

	2025/26	2026/27	Change	
	\$'000	\$'000	\$'000	%
General Rates	7,874	8,089	215	2.73%
Municipal Charges	519	532	13	2.50%
Waste management charges	810	873	63	7.78%
Total Rates and charges	9,203	9,494	291	3.16%

4.1.1(l) Fair Go Rates System Compliance

West Wimmera Shire Council is required to comply with the State Government's Fair Go Rates System (FGRS). The table below details the budget assumptions consistent with the requirements of the Fair Go Rates System.

	2025/26	2026/27
Total Rates	\$ 8,393	\$ 8,621
Number of rateable properties	4,769	4,770
Base Average Rate	1.759907737	1.807337526
Maximum Rate Increase (set by the State Government)	3.00%	2.75%
Capped Average Rate	\$ 1.756530000	\$ 1.808490000
Maximum General Rates and Municipal Charges Revenue	\$ 8,393	\$ 8,621
Budgeted General Rates and Municipal Charges Revenue	\$ 8,393	\$ 8,621
Budgeted Supplementary Rates	\$ 2	\$ 2
Budgeted Total Rates and Municipal Charges Revenue	\$ 8,395	\$ 8,623

4.1.1(m) Any significant changes that may affect the estimated amounts to be raised by rates and charges

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations (2026/27: estimated \$2k and 2025/26: \$2k)
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa
- Changes of use of land such that residential land becomes business land and vice versa.

4.1.2 Statutory fees and fines

	Forecast Actual		Budget	Change	
	2025/26		2026/27		
	\$'000		\$'000	\$'000	%
Building, Planning, Food Safety and Registrations fees	164		168	4	2.44%
Administration fees	8		8	-	-
Total statutory fees and fines	172		176	4	2.33%

Statutory fees are forecast to remain consistent in the 2026/27 financial year.

4.1.3 User fees

	Forecast Actual		Budget	Change	
	2025/26		2026/27		
	\$'000		\$'000	\$'000	%
Aged, health and early education services	313		350	37	11.82%
Waste Management	90		95	5	5.56%
Caravan Park Fees	138		135	3	-2.17%
<i>Other</i>	55		84	29	52.73%
Total user fees	596		664	68	11.41%

User fees are forecast to remain consistent in the 2026/27 financial year.

4.1.4 Grants

Grants are required by the Act and the Regulations to be disclosed in Council's budget.

	Forecast Actual		Budget	Change	
	2025/26	2026/27	2026/27	\$'000	%
	\$'000	\$'000	\$'000		
Grants were received in respect of the following:					
Summary of grants					
Commonwealth funded grants	11,400	12,211	811	7%	
State funded grants	3,226	2,263	963	-30%	
Total grants received	14,626	14,474	152	-1%	
(a) Operating Grants					
Recurrent - Commonwealth Government					
Financial Assistance Grants	7,912	8,070	158	2%	
Family day care	-	-	-		
General home care	-	-	-		
Miscellaneous	10	10	-	0%	
Recurrent - State Government					
Youth and Early Education	893	852	41	-5%	
School crossing supervisors	7	8	1	14%	
Libraries	111	113	2	2%	
Maternal and child health	377	-	377	-100%	
Recreation	-	-	-		
Community safety	165	91	74	-45%	
Add additional grants by type as appropriate	-	-	-		
Total recurrent grants	9,475	9,144	331	-3%	
Non-recurrent - Commonwealth Government					
Drainage maintenance	-	-	-		
Environmental planning	-	-	-		
Non-recurrent - State Government					
Project construction	1,144	100	1,044	-91%	
Total non-recurrent grants	1,144	100	1,044	-91%	
Total operating grants	10,619	9,244	1,375	-13%	
(b) Capital Grants					
Recurrent - Commonwealth Government					
Roads to recovery	2,445	2,903	458	19%	
Add additional grants by type as appropriate	-	-	-		
Recurrent - State Government					
Add additional grants by type as appropriate	-	-	-		
Total recurrent grants	2,445	2,903	458	19%	
Non-recurrent - Commonwealth Government					
Buildings	1,033	-	1,033	-100%	
Plant and machinery	-	-	-		
Drainage	-	-	-		
Roads	-	1,228	1,228		
Non-recurrent - State Government					
Buildings	529	1,017	488	92%	
Footpaths	-	82	82		
Total non-recurrent grants	1,562	2,327	765	49%	
Total capital grants	4,007	5,230	1,223	31%	
Total Grants	14,626	14,474	152	-1%	

Insert commentaries on operating grants – e.g. sources and use of funds and projected level in the next financial year.

Insert commentaries on capital grants – e.g. sources and use of funds and projected level in the next financial year.

4.1.5 Contributions

	Forecast Actual		Budget	Change	
	2025/26			2026/27	
	\$'000	\$'000		\$'000	%
Monetary	302	65	-	237	-78.48%
Total contributions	302	65	-	237	-78.48%

4.1.6 Other income

	Forecast Actual		Budget	Change	
	2025/26			2026/27	
	\$'000	\$'000		\$'000	%
Private works	1,200	600	-	600	-50.00%
Reimbursements from employees	119	96	-	23	-19.33%
Lease of facilities	41	77	-	36	87.80%
Interest income	-	175	-	175	100.00%
<i>Other</i>	68	83	-	15	22.06%
Total other income	1,428	1,031	-	397	-27.80%

4.1.7 Employee costs

	Forecast Actual		Budget	Change	
	2025/26			2026/27	
	\$'000	\$'000		\$'000	%
Wages and salaries	7,580	7,789	-	209	2.76%
WorkCover	380	380	-	-	0.00%
Superannuation	1,203	1,120	-	(83)	-6.90%
Leave	1,202	1,286	-	84	6.99%
Other employment costs	706	586	-	(120)	-17.00%
Total employee costs	11,071	11,161	-	90	0.81%

Staff costs remain steady into the 2026/27 year. With the anticipated transition of aged care services reducing overall FTE being off set by a provision for staff salary increase. The council staff EBA is currently expired and being negotiated.

4.1.8 Materials and services

	Forecast Actual		Budget	Change	
	2025/26			2026/27	
	\$'000	\$'000		\$'000	%
Contractors	5,523	3,549	-	1,974	-35.74%
Materials	717	449	-	268	-37.38%
Plant and Equipment Maintenance and Running Costs	912	1,269	-	357	39.14%
Software Licences and subscriptions	498	605	-	107	21.49%
Insurances	480	535	-	55	11.46%
Subscriptions and memberships	424	134	-	290	-68.40%
Programs	209	275	-	66	31.58%
Communications & utilities	416	452	-	36	8.65%
Consultants	251	257	-	6	2.39%
Staff conferences and training	231	207	-	24	-10.39%
Capital recoveries	-	1,149	-	1,003	-12.71%
Other materials and services	535	409	-	126	-23.55%
Total materials and services	9,047	7,138	-	1,909	-21.10%

Material and services is forecast to reduce into the 2026/27 financial year. West Wimmera Shire has delivered significant operational projects in the 2025/26 financial year which contributed to the large increase. Capital recoveries are the charging of plant and materials from operational accounts to capital projects ensuring the accurate recording of asset construction costs.

4.1.9 Depreciation

	Forecast Actual		Budget	Change	
	2025/26	2026/27	2026/27		
	\$'000	\$'000	\$'000	\$'000	%
Property	1,473	1,537		64	4.34%
Plant & equipment	1,193	1,051	-	142	-11.90%
Infrastructure	5,703	8,341		2,638	46.26%
Total depreciation	8,369	10,929		2,560	30.59%

4.1.12 Other expenses

Add additional tables for each material component of the Comprehensive Income Statement

	Forecast Actual		Budget	Change	
	2025/26	2026/27	2026/27		
	\$'000	\$'000	\$'000	\$'000	%
<i>Councillor Allowances</i>	212	248		36	16.98%
<i>Auditors remuneration - Internal</i>	25	40		15	60.00%
<i>Auditors remuneration - External</i>	55	50	-	5	-9.09%
<i>Legal costs</i>	73	107		34	46.58%
<i>Community Support, Grants and Donations</i>	221	175	-	46	-20.81%
<i>Other</i>	144	69	-	75	-52.08%
Total other expenses	730	689	-	41	-5.62%

4.2 Balance Sheet

4.2.1 Assets

Cash and cash equivalents include cash and investments such as cash held in the bank, petty cash and the value of investments in deposits or other liquid investments.
Council has invested significant cash (\$8.355M) in the construction and acquisition of assets during the 2024/25 financial year. This has impacted Council's cash reserves.
Council will draw down a loan of \$5M in 2024/25 to fund investments while maintaining sufficient cash reserves to meet its short term obligations.

4.2.2 Liabilities

Trade and other payables are those to whom Council owes money as at 30 June. Council's operating liabilities (monthly creditors) are anticipated to reduce over the next 3 years as significant asset projects are completed. Liabilities associated with employee benefits are anticipated to increase inline with employment costs per FTE.

4.2.3 Borrowings

The table below shows information on borrowings specifically required by the Regulations.

	Forecast Actual		Budget	Projections		
	2025/26		2026/27	2027/28	2028/29	2029/30
	\$		\$	\$	\$	\$
Amount borrowed as at 30 June of the prior year		2,000	1,500	1,000	680	347
Amount proposed to be borrowed		-	-	-	-	-
Amount projected to be redeemed	-	500	500	320	333	347
Amount of borrowings as at 30 June		1,500	1,000	680	347	-
Amount (of opening balance) to be refinanced		-	1,500	1,000	680	-

4.3 Statement of changes in Equity

4.3.1 Reserves

Council reports an asset revaluation reserve for the purpose of reporting accumulated unrealised gains of infrastructure assets.
Council uses reserve accounts to track restricted funds relating to quarry restoration, unspent grants and carried forward projects.

4.3.2 Equity

Council's Equity is anticipated to decrease over the forecast period as asset renewal is less than 100% resulting in lower asset values.

4.4 Statement of Cash Flows

4.4.1 Net cash flows provided by/used in operating activities

Council continues to work towards a cash surplus from operations to fund capital investment and service debt. It is anticipated that available cash will increase in later forecast periods available for future capital works.

4.4.2 Net cash flows provided by/used in investing activities

Council has invested heavily in property, plant and equipment during the 2026 financial year. It is forecast to reduce debt during 2026 financial year and accumulate cash for future investments.

4.4.3 Net cash flows provided by/used in financing activities

Council is anticipating to repay \$500k of borrowings prior to the end of the 2026 financial year.

4.5 Capital works program

This section presents a listing of the capital works projects that will be undertaken for the 2026/27 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year.

4.5.1 Summary

	Forecast Actual 2025/26 \$'000	Budget 2026/27 \$'000	Change \$'000	%
Property	594	1,601	1,007	169.53%
Plant and equipment	-	1,356	1,356	
Infrastructure	4,448	5,313	865	19.45%
Total	5,042	8,270	3,228	1

	Project Cost \$'000	Asset expenditure types			Summary of Funding Sources			
		New	Renewal	Upgrade	Grants	Contributions	Council cash	Borrowings
		\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Property	1,601	1,518	73	10	1,017	-	584	-
Plant and equipment	1,356	-	1,356	-	-	-	1,356	-
Infrastructure	5,313	187	4,012	1,114	4,213	65	1,035	-
Total	8,270	1,705	5,441	1,124	5,230	65	2,975	-

4.5.2 Current Budget

Capital Works Area	Project Cost \$'000	Asset expenditure types			Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Grants \$'000	Contributions \$'000	Council cash \$'000	Borrowings \$'000
PROPERTY								
Land Improvements								
<i>Incidental Park Furniture</i>	20	-	20	-	-	-	20	-
<i>AED replacement</i>	7	-	7	-	-	-	7	-
Buildings								
<i>Edenhope Community Centre Wall patching and painting</i>	10	-	10	-	-	-	10	-
<i>Goroke Library wall patching and painting</i>	10	-	10	-	-	-	10	-
<i>Harrow Discovery Centre repairs (Deck area and roof deteriorating)</i>	11	-	11	-	-	-	11	-
<i>Edenhope and Goroke Depot Emergency Power points</i>	10	-	-	10	-	-	10	-
<i>Windmill café power upgrade</i>	15	-	15	-	-	-	15	-
<i>Kaniva Tourism & Wellbeing Precinct</i>	200	200	-	-	-	-	200	-
<i>Lions Park New Toilet</i>	250	250	-	-	-	-	250	-
<i>Lake Wallace Jetty Handrail</i>	26	26	-	-	26	-	-	-
<i>Edenhope Kinder Playground Upgrade</i>	150	150	-	-	150	-	-	-
<i>Edenhope Kinder - Swing Structure</i>	10	10	-	-	-	-	10	-
<i>Goroke Kinder Building Upgrade</i>	750	750	-	-	750	-	-	-
<i>Kaniva Kinder veranda blind</i>	7	7	-	-	-	-	7	-
<i>Kaniva Caravan Park - Men's Toilets (replace urinals)</i>	10	10	-	-	-	-	10	-
<i>Kaniva Hall - Toilet Upgrade (Tiny Towns Application)</i>	36	36	-	-	27	-	9	-
<i>Apsley Hall - Accessibility (Tiny Towns Application)</i>	66	66	-	-	54	-	12	-
<i>Lake Wallace - Park Run Shelter (Tiny Towns Application)</i>	13	13	-	-	10	-	3	-
TOTAL PROPERTY	1,601	1,518	73	10	1,017	-	584	-
PLANT AND EQUIPMENT								
Plant, Fleet, Machinery and Equipment								
<i>Isuzu Tipper Truck (replacing Tipper)</i>	300	-	300	-	-	-	300	-
<i>Isuzu 3 way Tipper - Keep Truck, replace tipper with water tank</i>	90	-	90	-	-	-	90	-
<i>Isuzu NPR 250 Crew cab replacement</i>	100	-	100	-	-	-	100	-
<i>JCB Backhoe (sell 2 replace with 1)</i>	185	-	185	-	-	-	185	-
<i>Trailer</i>	10	-	10	-	-	-	10	-
<i>Replacement Ute x 6</i>	330	-	330	-	-	-	330	-
<i>Replacement Car x 6</i>	335	-	335	-	-	-	335	-
Furniture & Equipment								
<i>Chairs for Kaniva and Edenhope Council Chambers</i>	6	-	-	6	-	-	6	-
TOTAL PLANT AND EQUIPMENT	1,356	-	1,350	6	-	-	1,356	-

Capital Works Area	Project Cost \$'000	Asset expenditure types			Summary of Funding Sources			
		New \$'000	Renewal \$'000	Upgrade \$'000	Grants \$'000	Contributions \$'000	Council cash \$'000	Borrowings \$'000
INFRASTRUCTURE								
Roads								
<i>Linemarking</i>	20	-	20	-	-	-	20	-
<i>Reseal</i>	1,200	-	1,200	-	1,059	-	141	-
<i>Shoulder Resheeting</i>	400	-	400	-	250	-	150	-
<i>Resheeting</i>	1,321	-	1,321	-	1,100	-	221	-
<i>Street Lighting</i>	10	10	-	-	-	-	10	-
<i>Mooree Road, Reconstruction Ch 4560 - Ch 5800</i>	60	-	60	-	-	-	60	-
<i>Goroke Nurcoung, Reconstruction Ch 1200 - Ch2600</i>	68	-	68	-	-	-	68	-
<i>Kadnook - Connewirricoo Rd., Recon Ch 990 - Ch 4710</i>	809	-	405	405	659	-	150	-
<i>Brooks Rd, Reconstruction, Ch 3000 - Ch 4000</i>	244	-	244	-	244	-	-	-
<i>Camerons & Lampards Rd</i>	250	-	125	125	250	-	-	-
<i>Western HWY service road, Kaniva - Wombat crossings</i>	569	-	-	569	569	-	-	-
<i>Ballentyne Street Apsley</i>	130	-	130	-	-	65	65	-
Footpaths and Cycleways								
<i>Various isolated footpaths identified in Moloney report</i>	20	20	-	-	-	-	20	-
<i>Webb St., Kaniva, Roache St - Commercial st</i>	39	39	-	-	39	-	-	-
<i>Compston St, Goroke, Church St - Main St</i>	43	43	-	-	43	-	-	-
<i>Edinburgh Rd, Edenhope, Orme St - Wilson St</i>	75	75	-	-	-	-	75	-
Drainage								
<i>Minor Culvert Renewal's</i>	30	-	20	10	-	-	30	-
<i>Kerb & Channel</i>	25	-	25	-	-	-	25	-
TOTAL INFRASTRUCTURE	5,313	187	4,018	1,109	4,213	65	1,035	-
TOTAL NEW CAPITAL WORKS	8,270	1,705	5,441	1,125	5,230	65	2,975	-

**Summary of Planned Capital Works Expenditure
For the years ending 30 June 2028, 2029 & 2030**

2027/28	Asset Expenditure Types					Funding Sources				
	Total \$'000	New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
Property										
Land	0	0	0	0	0	0	0	0	0	0
Land improvements	250	0	250	0	0	250	250	0	0	0
Total Land	250	0	250	0	0	250	250	0	0	0
Buildings	500	0	500	0	0	500	500	0	0	0
Heritage Buildings	0	0	0	0	0	0	0	0	0	0
Building improvements	0	0	0	0	0	0	0	0	0	0
Leasehold improvements	0	0	0	0	0	0	0	0	0	0
Total Buildings	500	0	500	0	0	500	500	0	0	0
Total Property	750	0	750	0	0	750	750	0	0	0
Plant and Equipment										
Heritage plant and equipment	0	0	0	0	0	0	0	0	0	0
Plant, machinery and equipment	950	0	950	0	0	950	950	0	0	0
Fixtures, fittings and furniture	50	0	50	0	0	50	50	0	0	0
Computers and telecommunications	0	0	0	0	0	0	0	0	0	0
Library books	0	0	0	0	0	0	0	0	0	0
Total Plant and Equipment	1,000	0	1,000	0	0	1,000	1,000	0	0	0
Infrastructure										
Roads	3,000	0	3,000	0	0	3,000	3,000	0	0	0
Bridges	30	0	30	0	0	30	30	0	0	0
Footpaths and cycleways	70	0	70	0	0	70	70	0	0	0
Drainage	50	0	50	0	0	50	50	0	0	0
Recreational, leisure and community facilities	0	0	0	0	0	0	0	0	0	0
Waste management	0	0	0	0	0	0	0	0	0	0
Parks, open space and streetscapes	0	0	0	0	0	0	0	0	0	0
Aerodromes	0	0	0	0	0	0	0	0	0	0
Off street car parks	0	0	0	0	0	0	0	0	0	0
Other infrastructure	0	0	0	0	0	0	0	0	0	0
Total Infrastructure	3,150	0	3,150	0	0	3,150	3,150	0	0	0
Total Capital Works Expenditure	4,900	0	4,900	0	0	4,900	4,900	0	0	0

2028/29	Asset Expenditure Types					Funding Sources				
	Total \$'000	New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
Property										
Land	0	0	0	0	0	0	0	0	0	0
Land improvements	270	0	270	0	0	270	250	0	20	0
Total Land	270	0	270	0	0	270	250	0	20	0
Buildings	1,000	0	1,000	0	0	1,000	1,000	0	0	0
Heritage Buildings	0	0	0	0	0	0	0	0	0	0
Building improvements	0	0	0	0	0	0	0	0	0	0
Leasehold improvements	0	0	0	0	0	0	0	0	0	0
Total Buildings	1,000	0	1,000	0	0	1,000	1,000	0	0	0
Total Property	1,270	0	1,270	0	0	1,270	1,250	0	20	0
Plant and Equipment										
Heritage plant and equipment	0	0	0	0	0	0	0	0	0	0
Plant, machinery and equipment	1,000	0	1,000	0	0	1,000	0	0	1,000	0
Fixtures, fittings and furniture	75	0	75	0	0	75	0	0	75	0
Computers and telecommunications	0	0	0	0	0	0	0	0	0	0
Library books	0	0	0	0	0	0	0	0	0	0
Total Plant and Equipment	1,075	0	1,075	0	0	1,075	0	0	1,075	0
Infrastructure										
Roads	3,800	0	3,800	0	0	3,800	3,800	0	0	0
Bridges	50	0	50	0	0	50	50	0	0	0
Footpaths and cycleways	100	0	100	0	0	100	100	0	0	0
Drainage	200	0	200	0	0	200	200	0	0	0
Recreational, leisure and community facilities	0	0	0	0	0	0	0	0	0	0
Waste management	0	0	0	0	0	0	0	0	0	0
Parks, open space and streetscapes	0	0	0	0	0	0	0	0	0	0
Aerodromes	0	0	0	0	0	0	0	0	0	0
Off street car parks	0	0	0	0	0	0	0	0	0	0
Other infrastructure	150	0	150	0	0	150	150	0	0	0
Total Infrastructure	4,300	0	4,300	0	0	4,300	4,300	0	0	0
Total Capital Works Expenditure	6,645	0	6,645	0	0	6,645	5,550	0	1,095	0

2029/30	Asset Expenditure Types					Funding Sources				
	Total \$'000	New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000
Property										
Land	0	0	0	0	0	0	0	0	0	0
Land improvements	270	0	270	0	0	270	270	0	0	0
Total Land	270	0	270	0	0	270	270	0	0	0
Buildings	500	0	500	0	0	500	500	0	0	0
Heritage Buildings	0	0	0	0	0	0	0	0	0	0
Building improvements	0	0	0	0	0	0	0	0	0	0
Leasehold improvements	0	0	0	0	0	0	0	0	0	0
Total Buildings	500	0	500	0	0	500	500	0	0	0
Total Property	770	0	770	0	0	770	770	0	0	0
Plant and Equipment										
Heritage plant and equipment	0	0	0	0	0	0	0	0	0	0
Plant, machinery and equipment	750	0	750	0	0	750	0	0	750	0
Fixtures, fittings and furniture	75	0	75	0	0	75	0	0	75	0
Computers and telecommunications	0	0	0	0	0	0	0	0	0	0
Library books	0	0	0	0	0	0	0	0	0	0
Total Plant and Equipment	825	0	825	0	0	825	0	0	825	0
Infrastructure										
Roads	3,000	0	3,000	0	0	3,000	3,000	0	0	0
Bridges	30	0	30	0	0	30	0	0	30	0
Footpaths and cycleways	70	0	70	0	0	70	0	0	70	0
Drainage	50	0	50	0	0	50	0	0	50	0
Recreational, leisure and community facilities	0	0	0	0	0	0	0	0	0	0
Waste management	0	0	0	0	0	0	0	0	0	0
Parks, open space and streetscapes	0	0	0	0	0	0	0	0	0	0
Aerodromes	0	0	0	0	0	0	0	0	0	0
Off street car parks	0	0	0	0	0	0	0	0	0	0
Other infrastructure	50	0	50	0	0	50	0	0	50	0
Total Infrastructure	3,200	0	3,200	0	0	3,200	3,000	0	200	0
Total Capital Works Expenditure	4,795	0	4,795	0	0	4,795	3,770	0	1,025	0

5. Targeted performance indicators (Council selected)

The following table highlights Council's current and projected performance across eight targeted performance indicators selected by Council from the range of prescribed performance measures contained in the Local Government (Planning and Reporting) Regulations 2020. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives. Results against these indicators and targets will be reported in Council's Performance Statement included in the Annual Report.

Domain / Indicator	Measure	Notes	Actual 2024/25	Forecast 2025/26	Target 2026/27	Target Projections			Trend +/-
						2027/28	2028/29	2029/30	
GOV-G3 Councillor attendance at Council meetings		1	97.39%	95%	95%	95%	95%	95%	o
GOV-G6 Councillor attendance at councillor briefings		2	98.18%	95%	95%	95%	95%	95%	o
GOV-G10 Permanent Staff turnover		3	17.20%	15%	15%	15%	15%	15%	+
GOV-G8 Capital works planning		4	80.32%	80%	100%	100%	100%	100%	+
GOV-G5 Satisfaction with Council decisions		5	56	56	57	58	59	60	+
ENV-FS7 Food safety assessments		6	100%	100%	100%	100%	100%	100%	o
ENV-R5 Satisfaction with sealed local roads		7	51	51	52	53	54	55	+
RSP-SP1 Time taken to decide planning applications		8	35.50%	35%	34%	33%	32%	31%	+

Key to Target Trend:

- + increase in Council's overall targets
- o maintaining Council's overall targets
- decrease in Council's overall targets

5a. Targeted performance indicators (Mandatory)

The following tables highlight Council's current and projected performance across a selection of targeted service and financial performance indicators. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives.

The targeted performance indicators below are the prescribed performance indicators contained in Schedule 4 of the *Local Government (Planning and Reporting) Regulations 2020*. Results against these measures and targets will be reported in Council's Performance Statement included in the Annual Report.

Targeted service performance indicators - Mandatory

Domain / Indicator	Measure	Notes	Actual	Forecast	Target	Target Projections			Trend
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	+/-
Governance									
Community engagement (council decisions made and implemented with community input)	Satisfaction with the opportunities offered by Council to be consulted on or engaged in Council decisions Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	9	56	56	57	58	59	60	+
Environment									
Roads (sealed local roads are maintained and renewed to ensure a safe network)	Sealed local roads below the intervention level Number of kms of sealed local roads below the renewal intervention level set by Council / Kms of sealed local roads	10	100%	100%	100%	100%	100%	100%	o
Responsiveness									
Statutory planning (Councils decide on planning applications and fulfill their legislative duties in a timely manner)	Planning applications decided within the relevant required time Number of planning application decisions made within the relevant required time / Number of planning application decisions made	11	87.50%	87.50%	88%	89%	90%	90%	+
Environment									
Waste management (waste is minimised and sustainability is promoted)	Kerbside collection waste to landfill per serviced property Waste in tonnage collected from kerbside waste collection services sent to landfill / Number of serviced properties	12	15.71%	20%	20%	25%	30%	35%	+

Key to Target Trend:

+ increase in Council's overall targets

o maintaining Council's overall targets

- decrease in Council's overall targets

Targeted financial performance indicators - Mandatory

Domain / Indicator	Measure	Notes	Actual	Forecast	Target	Target Projections			Trend
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	+/-
Financial management									
Liquidity (sufficient working capital and cash is available to cover expenses)	Current assets compared to current liabilities Current assets / current liabilities	13	145.85%	148.40%	98.50%	133.70%	164.30%	203%	+
Financial forecasting									
Asset renewal and upgrade (renewal and upgrade of assets is planned and delivered)	Asset renewal and upgrade compared to depreciation Asset renewal and upgrade expenses / Asset depreciation	14	60.82%	57.20%	60.10%	54%	52.70%	53%	-
Financial management									
Rates concentration (revenue is generated from a range of sources)	Rates compared to adjusted underlying revenue Rate revenue / adjusted underlying revenue	15	30.50%	25.31%	30.00%	30.00%	30.00%	30.00%	o
Financial management									
Expenditure and revenue level (resources are used efficiently in the delivery of services)	Expenses per property assessment Total expenses / no. of property assessments	16	\$6,868	\$5,802	\$6,029	\$5,677	\$5,828	\$982	+

5b. Financial performance indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives.

The financial performance indicators below are the prescribed financial performance indicators contained in Part 2 of Schedule 3 of the *Local Government (Planning and Reporting) Regulations 2020*. Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Domain / Indicator	Measure	Notes	Actual	Forecast	Budget	Projections		Trend	
			2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	+/-
Financial forecasting									
Indebtedness (level of long term liabilities is appropriate to the size and nature of a Council's activities)	Non-current liabilities compared to own-source revenue Non-current liabilities / own source revenue	17	2.32%	12%	7.90%	6.40%	3.40%	3.40%	+
Loans and borrowings (level of interest bearing loans and borrowings is appropriate to the size and nature of Council's activities)	Loans and borrowings compared to own-source revenue Interest bearing loans and borrowings / own-source revenue	18	22.27%	16.30%	10.50%	7.00%	3.50%	0%	+
	Loans and borrowings repayments compared to own-source revenue Interest and principal repayments on interest bearing loans and borrowings / own-source revenue	19	0.00%	6.30%	7.90%	6.40%	3.40%	3.40%	+
Population (population is a key driver of a Council's ability to fund the delivery of services to the community)	Expenses per head of population Total expenses / Population	20	\$8,371	\$7,372	\$7,661	\$7,214	\$7,405	\$7,602	o
	Infrastructure per head of population Value of infrastructure / Population	21	\$66,851	\$72,289	\$68,025	\$67,436	\$66,888	\$66,279	o
Revenue and grants (revenue is generated from a range of sources to fund the delivery of services to the community)	Own-source revenue per head of population Own source revenue / Population	22	\$3,299	\$2,982	\$2,893	\$2,986	\$3,047	\$3,110	-
	Recurrent grants per head of population Recurrent grants / Population	23	\$3,980	\$3,046	\$3,105	\$3,167	\$3,230	\$3,295	-
Financial management									
Liquidity (sufficient working capital and cash is available to cover expenses)	Cash compared to current liabilities Cash / current liabilities	24	145.85%	148.44%	98.49%	133.67%	164.32%	202.95%	o
Operating position (an adjusted underlying surplus is generated in the ordinary course of business)	Adjusted underlying surplus (or deficit) Adjusted underlying surplus (deficit) / Adjusted underlying revenue	25	-11.25%	-16.64%	-27.72%	-17.26%	-17.98%	-18.71%	+
Rates effort (rating level is set based on the community's capacity to pay)	Rates compared to property value Rate revenue / CIV of rateable properties in the municipal district	26	0.14%	0.16%	0.16%	0.17%	0.17%	0.17%	o
Expenditure and revenue level (resources are used efficiently in the delivery of services)	Average rate per property assessment General rates and municipal charges / no. of property assessments	27	\$1,709	\$1,923	\$1,988	\$2,033	\$2,080	\$2,127	+
Rates collection (rates and charges are being responsibly collected)	Rates and charges debt Unpaid rates and charges / all rates and charges	28	4.68%	4.66%	4.70%	6.50%	6.50%	6.49%	-

Key to Forecast Trend:

- + Forecasts improvement in Council's financial performance/financial position indicator
- o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecasts deterioration in Council's financial performance/financial position indicator

ANNUAL PLAN

2026/27



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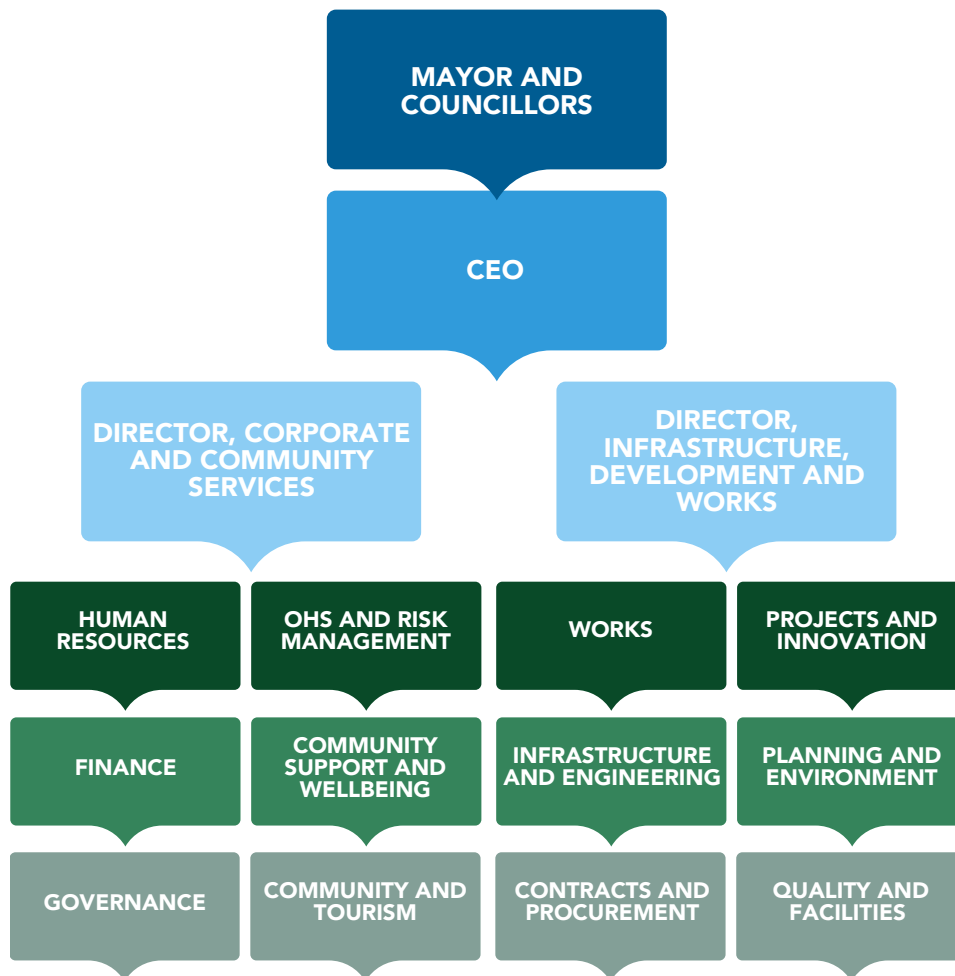
ACKNOWLEDGEMENT OF COUNTRY

West Wimmera Shire Council respectfully acknowledges the Traditional Custodians of the land, and pays respects to their elders, past, present, and emerging.

WEST WIMMERA SHIRE COUNCIL ANNUAL PLAN 2026/2027

ORGANISATIONAL CHART WEST WIMMERA SHIRE COUNCIL

Council is the governing body that appoints a Chief Executive Officer (CEO). The CEO has responsibility for the day-to-day management of operations in accordance with the strategic directions of the Council Plan. Two general managers/directors and the CEO form the senior management group.



MESSAGE FROM THE MAYOR AND CEO

It is with great pride that we present the 2026-27 Annual Plan, a roadmap for the year ahead that reflects our ongoing commitment to the sustainability, liveability and long-term prosperity of West Wimmera Shire.

Over the past year, Council has continued to deliver key infrastructure and community-focused projects across the region. Through careful and responsible financial management, we have taken a conservative approach to our budget, ensuring long-term sustainability while also creating capacity to reinvest in priority areas for our community.

Importantly, this approach has enabled Council to reinstate a number of road and footpath projects that were deferred in the previous year. Maintaining and improving our local road network and pedestrian connections remains a core focus, supporting safety, accessibility and connectivity across the shire.

Significant progress has been made across a number of key projects. The final stage of the reconstruction and widening of Mooree Road are due to be completed by June 2026. The redevelopment of the football change rooms at Edenhope Recreation Reserve is expected to be completed by July 2026, with the Goroke Oval upgrade also due for completion by May 2026. Major upgrades at the Kaniva Bowling Club are anticipated to commence by mid-2026, and we have recently completed the Serviceton Silo Art project and the new dog park in Kaniva, further enhancing community spaces and visitor appeal.

Council has also undertaken significant strategic planning to guide the future of key assets, including the Kaniva Recreation Reserve and the Goroke Pool. In addition, we are currently awaiting funding outcomes for a number of important infrastructure projects, including upgrades at the Kaniva Pool, Goroke and Edenhope Kindergartens, Apsley Hall, Lake Wallace Jetty Handrail, Harrow Recreation Reserve and Kaniva Hall.



Looking ahead, Council will continue to prioritise investment in essential infrastructure. We will be seeking funding to expand and improve footpaths across Edenhope, Goroke and Kaniva. Major road projects will continue, including the reconstruction and widening of Kadnook–Connewirricoo Road and Brooks Road, along with pedestrian crossing upgrades in the Kaniva main street. These works are in addition to the reinstatement of Council's shoulder resheeting, road resheeting and reseal programs, which are critical to maintaining our extensive road network.

Council remains committed to supporting population growth and economic development. This includes progressing housing initiatives, advocating for improved services, and working in partnership with government and industry to create opportunities that attract and retain people in our region.

We thank our Councillors, staff and community members for their continued dedication and collaboration. Your contributions help ensure West Wimmera remains a strong, welcoming and forward-looking place to live. We invite you to read this Annual Plan and share your feedback as we work together toward the year ahead.

Mayor Tim Meyer and CEO David Bezuidenhout

WEST WIMMERA SHIRE COUNCIL ANNUAL PLAN 2026/2027

ABOUT THE ANNUAL PLAN

The Annual Plan sets out the activities that Council will undertake during the year to deliver the outcomes of the Council Plan 2025-2029. The annual plan works in conjunction with the Annual Report and the Budget for financial year 2026-27.

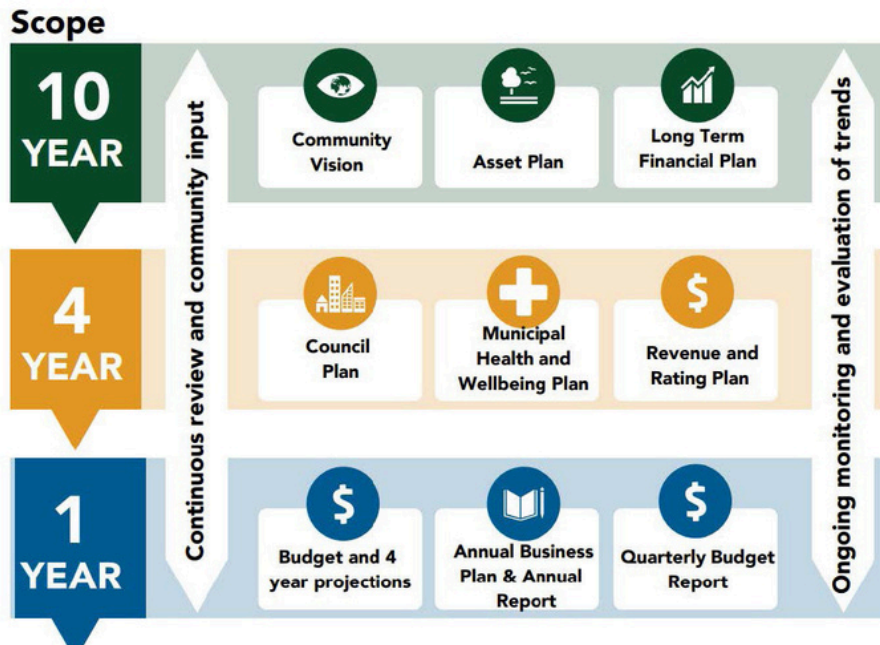
Together, the following integrated documents form the local government's system of financial management:

- Council Plan 2025-29 incorporating community vision
- Long-term financial plan and yearly budget
- Annual Report and Annual Plan

The Chief Executive Officer presents a written quarterly progress report to Council outlining progress towards implementing the Annual Plan. Council may amend the Annual Plan during the year by resolution.

OUR PLANNING FRAMEWORK

Our planning framework comprises the key plans that guide our work and decision-making and connects to long-term community needs and aspirations. The Council Plan is aligned with the 2041 Community Vision. The Annual Plan sits within our one-year scope and is an annual document Council develops to ensure that we are moving towards our goals.



WEST WIMMERA SHIRE COUNCIL ANNUAL PLAN 2026/2027

Our core services

Council delivers a wide range of business-as-usual services that keep our shire running, meet statutory requirements, and support community wellbeing. These are our ongoing responsibilities and differ from the special initiatives listed in this plan.

INFRASTRUCTURE AND PLANNING

Engineering

- Strategic and technical asset management
- Civil design and engineering support
- Road, bridge and drainage planning
- Delivery of the capital works program
- Maintenance of Council buildings, halls, and public facilities

Operations

- Maintenance of 2,759 km of local roads, bridges, footpaths and drainage
- Parks, gardens, recreation reserves, and public amenities upkeep
- Fleet and plant management

Waste management

- Operation for transfer stations across the shire
- Management of roadside collection service

Quality and facilities

- Management of Councils DEECA Committee of Management requirements
- Cleaning of Council buildings
- Quality plans for service standards
- Management of leases and hire of Council facilities

Contract and procurement

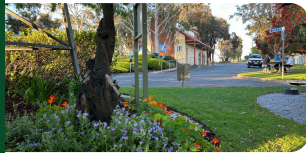
- Purchasing, contracts and tenders
- Supplier compliance and probity management

Projects and innovations

- Delivery of capital works program
- Project management and design coordination
- Innovation in service delivery and infrastructure renewal
- Strategic development projects

Planning and development

- Statutory planning and building permits
- Local laws administration
- Environmental health and compliance (food safety, septic, housing health)



WEST WIMMERA SHIRE COUNCIL ANNUAL PLAN 2026/2027

Our core services

CORPORATE AND COMMUNITY SERVICES



Human resources

- Workforce planning, recruitment, and training
- Payroll, employee relations, and staff wellbeing
- Organisational culture development



Occupational health and safety

- Workplace safety management
- Risk assessments and incident response
- Compliance with WorkSafe and legislative standards



Community support services

- Early years services (childcare, kindergarten, playgroups)
- Youth engagement and inclusion programs



Community development and tourism

- Community and business grants and event support
- Tourism marketing, visitor information and regional partnerships
- Emergency management coordination and recovery



Finance and transactions

- Financial planning, budgets and audits
- Rates and property valuation
- Treasury, accounting and reporting



Governance and compliance

- Council meetings, decision-making and records management
- Policy, risk and audit oversight



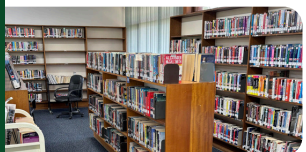
Communications

- Website Management
- Media Releases
- Newsletters
- Social Media Management
- Community engagement



Customer service

- Customer service (phone and in person)
- VicRoads agency
- Centrelink agency
- Hosting court



Library

- Open access library services across Edenhope, Kaniva, Goroke and Harrow

OUR VALUES

Innovative

We will proactively respond to change, are optimistic about our future and pursue continuous improvement in everything we do

Accountable

We will be responsible, take ownership of our actions and are committed to good governance, excellence, transparency, achievement of goals and advocating for our community.

United

We will do everything within our ability to encourage and form trusting relationships, to work together as one team to achieve our goals and advocate for "One West Wimmera".

Collaborative

We will actively and openly consult with you and work constructively with community organisations, agencies, the business community and other levels of government to our community's benefit

COMMUNITY VISION

In 2041 West Wimmera is a great place to live, work and play. We are growing and we are known for our natural environment, resilience and sense of community. We are proud of our heritage and are building new economic capacity based on innovation and tourism, which is creating local employment. Our towns are vibrant and welcoming, offering the services and facilities that meet the needs of our community and visitors. We are a confident community and will empower everyone to be part of our future.



Photo: Serviceton Silo Art & Serviceton Community

OUR GOALS

The Council Plan 2025-29 includes four high-level goals.



Each of these goals includes several strategies and more specific initiatives to be implemented over the next four years:



OUR STRATEGIES

1 Healthy, Inviting & Connected Community

- 1.1 Support the provision of early years, education and childcare services within the shire
- 1.2 Identify opportunities to improve health, wellbeing and community safety
- 1.3 Create recreation, sport and active lifestyle opportunities for the community
- 1.4 Provide community development opportunities and volunteer support
- 1.5 Support youth engagement
- 1.6 Maintain and enhance community infrastructure and streetscapes

2 Diverse & Growing Economy

- 2.1 Maintain and renew assets and infrastructure
- 2.2 Increase housing availability and improve township amenity
- 2.3 Implement planning changes and regulatory reform
- 2.4 Invest in tourism and arts and cultural development
- 2.5 Encourage economic development and industry diversification

3 Resilient & Sustainable Environment

- 3.1 Manage outcomes from flood management and planning initiatives
- 3.2 Deliver waste and resource management solutions
- 3.3 Facilitate pest, weed and wildlife management solutions
- 3.4 Share education and information
- 3.5 Facilitate emergency management and community preparedness

4 Operational Excellence

- 4.1 Strengthen community consultation, engagement and trust, ensuring a diversity of perspectives across the shire
- 4.2 Provide a responsive service to the West Wimmera community
- 4.3 Explore opportunities to reduce red tape and support the community through challenging government processes
- 4.4 Secure funding and influence change through effective advocacy
- 4.5 Strive for long-term financial sustainability
- 4.6 Maintain the focus on continuous improvement
- 4.7 Ensure employee safety and manage risks effectively
- 4.8 Improve organisational efficiency

WEST WIMMERA SHIRE COUNCIL ANNUAL PLAN 2026/2027

BUDGET INFORMATION

2021-25 Council Plan goals	FY26/27budget (\$'000)
Goal 1: HEALTHY, INVITING & CONNECTED COMMUNITY	\$20,674
Goal 2: DIVERSE & GROWING ECONOMY	\$1,305
Goal 3: RESILIENT & SUSTAINABLE ENVIRONMENT	\$2,439
Goal 4: OPERATIONAL EXCELLENCE	\$5,559

WEST WIMMERA SHIRE COUNCIL ANNUAL PLAN 2026/2027

KEY FOCUS AREAS 2026-27

* Major Initiatives in 2026-27 budget

GOAL 1: Healthy, Inviting & Connected Community		
Council Plan Initiative	2026/27 Action	Action Type
1.1.1	Investigate opportunities with service providers to implement a childcare service in Goroke	Partner / Support
1.1.2	Investigate partnership opportunities with Parents Groups and Community to ensure the long-term sustainability of kindergarten services within the shire	Partner / Support
1.1.2	Planning & Delivery of increased Pre-Prep (4 year old) Hours from Feb 27 (16-20hrs)	Deliver
1.1.2	Deliver Bush Kinder Program in Kaniva	Deliver
1.1.2	Deliver Toy Library Pilot (pending funding)	Deliver
1.1.3	Delivery of (subject to funding) Goroke Kinder Building Upgrades & Edenhope Kinder Playground Upgrades.	Deliver
1.1.4	Continue to deliver supported playgroups at Harrow and Goroke, and support other community playgroups as required.	Deliver/Partner / Support
1.2.1	Advocate for and support mental health and wellbeing providers through regular engagement with regional partners	Advocate
1.2.10	Advocate to health service providers to maintain service levels, support telehealth, and achieve the best possible outcomes for the community	Advocate
1.2.11	Advocate for GP access across the shire	Advocate
1.2.2	Identify partnership opportunities to address health and wellbeing issues associated with social isolation	Partner / Support
1.2.3	Identify partnership opportunities to reduce tobacco and vaping use across the shire	Partner / Support

WEST WIMMERA SHIRE COUNCIL ANNUAL PLAN 2026/2027

GOAL 1: Healthy, Inviting & Connected Community (Continued)

Council Plan Initiative	2026/27 Action	Action Type
1.2.4	Identify partnership opportunities to reduce harm from alcohol and other drugs across the shire	Partner / Support
1.2.5	Explore partnership opportunities to increase cancer prevention screening at a local community level	Partner / Support
1.2.6	Support health and wellbeing partners delivering active ageing programs	Partner / Support
1.2.7	Incorporate healthy eating where possible in current Council run programs	Deliver
1.2.8	Support and/or deliver the 16 Days of Activism program in partnership with local organisations	Partner / Support
1.2.9	Provide support to organisations delivering programs to improve gender equity and reduce family violence within the shire	Partner / Support
1.3.1*	Delivery Kaniva Bowling Club Upgrade, Edenhope Changerooms Upgrade	Deliver
1.3.1	Progress delivery of Kaniva Tourism & Wellbeing Precinct Project (pending funding) , Harrow Scoreboards Project (pending funding), Lake Wallace Jetty Handrail (pending funding), Edenhope Early Years Yard Upgrade (pending funding), Goroke Kinder Building Upgrade (pending funding), Apsley Hall upgrade (pending funding), Kaniva Hall toilet upgrades(pending funding) & Edenhope Park Run Shelter (pending funding)	Deliver
1.3.1	Partner with Wimmera Sports Assembly to deliver the "Partners in Place" program (subject to funding)	Partner / Support
1.3.4	Seek funding to upgrade the Kaniva and Goroke swimming pools and amenities	Seek / Explore
1.3.5	Seek funding to plan and upgrade the Edenhope swimming pool and amenities	Seek / Explore
1.3.6*	Deliver Toilet Upgrade & Seek funding to progress the Edenhope Lions Park Development	Deliver/Seek
1.3.7	Delivery of the Serviceton Bowling Club Facility Upgrade (subject to funding)	Deliver

WEST WIMMERA SHIRE COUNCIL ANNUAL PLAN 2026/2027

GOAL 1: Healthy, Inviting & Connected Community (Continued)

Council Plan Initiative	2026/27 Action	Action Type
1.4.2	Seek funding for Town Community Plans	Seek / Explore
1.4.3	Continue to deliver community grant program	Delivery
1.4.4	Continue to support community events through Council grant programs	Partner / Support
1.4.5	Continue to implement and promote our community & business grants	Deliver
1.4.6	Advocate for better community transport options within the shire (Kaniva - Horsham bus service, The Overland stopping at Kaniva)	Advocate
1.5.1	Continue to fund and partner with Western Bulldogs Community Foundation to support delivery of youth services programming within the shire	Partner / Support
1.5.1	Partner with Kaniva and Harrow Neighbourhood houses to deliver School Holiday Programs in Edenhope, Harrow, Kaniva and Goroke (pending funding)	Partner / Support
1.6.1	Advocate for traffic calming initiatives (and appropriate speed limits) within township main streets	Advocate
1.6.1	Advocate for Rail Crossing signals at Serviceton	Advocate
1.6.2	Advocate for continued TAC funding to implement the Safer Local Roads and Streets Program action plan	Advocate
1.6.3	Seek funding for Dergholm ablution block	Seek / Explore
1.6.4	Seek funding for the Edenhope, Apsley, Goroke and Harrow structure plans	Seek / Explore
1.6.5	Seek funding for Harrow, Apsley and Goroke streetscape planning	Seek / Explore
1.6.6	Seek funding to maintain Council Buildings and Infrastructure to support community need.	Seek / Explore
1.6.6	Ensure agreements in place for all Councils managed Assets and Land	Deliver
1.6.6	Maintain and facilitate access to Council facilities for community and commercial use	Deliver

WEST WIMMERA SHIRE COUNCIL ANNUAL PLAN 2026/2027

GOAL 2: Diverse and Growing Economy

Council Plan Initiative	2026/27 Action	Action Type
2.1.1*	Deliver Council 2026–27 Annual Road Maintenance Program	Deliver
2.1.1*	Deliver Council 2026–27 Capital Road Works Program	Deliver
2.1.1	Develop of Council 2027–28 Capital Road Works Program	Deliver
2.1.2	Seek funding to implement streetscape plans for Kaniva and Edenhope – including Kaniva intersection improvements	Seek / Explore
2.1.3	Progress implementation of a schedule to clean signs and replace ageing signs across the shire	Deliver
2.2.1	Explore opportunities to support improved housing quality in West Wimmera townships, including renovations, to ensure homes are fit for purpose (ie Harrow housing opportunity)	Seek / Explore
2.2.2	Seek funding for West Wimmera key housing projects – e.g. Kaniva- Kelly Street housing development, Edenhope - Langford Street development	Seek / Explore
2.3.1	Implement actions from Business Friendly Councils Program	Deliver
2.3.2	Seek funding to incorporate the Kaniva Structure plans and associated actions in the West Wimmera Planning Scheme	Seek / Explore
2.4.1	Seek funding for signage review	Seek / Explore
2.4.2	Review West Wimmera Signage Strategy and update rules/guidelines based on community feedback	Deliver
2.4.3	Seek funding to scope and plan for the Harrow Discovery Centre upgrade	Seek / Explore
2.4.4	Advocate for a Kaniva stop for The Overland Train	Advocate
2.4.5	Subject to agreement with Vic Rail, seek funding to restore and activate Serviceton Railway Station	Seek / Explore
2.4.6	Explore free & freedom camping opportunities in the shire	Seek / Explore
2.5.2	Seek funding to increase activity in industrial areas in Kaniva and Edenhope	Seek / Explore
2.5.3	Progress implementation & advocacy of Digital Connectivity Plan	Deliver

WEST WIMMERA SHIRE COUNCIL ANNUAL PLAN 2026/2027

GOAL 3: Resilient & Sustainable Environment

Council Plan Initiative	2026/27 Action	Action Type
3.1.1	Complete Action Plan for Flood Studies	Deliver
3.1.2*	Complete West Wimmera Planning Scheme amendments to incorporate Harrow and Chetwynd flood studies.	Deliver
3.2.1	Seek funding to develop and implement the West Wimmera Waste Management Strategy	Seek / Explore
3.3.1	Review and implement Corella Management Plan	Deliver
3.3.2	Maintain Website and social media with updates on kangaroo and deer management options	Partner / Support
3.3.3*	Undertake roadside pest and weed control, subject to annual funding	Deliver
3.3.5	Seek additional funding and partner with other organisations to control pests and weeds across the shire	Seek / Explore
3.3.5	Management of Weeds at Lake Wallace	Partner / Support
3.4.1	Continue to share opportunities with our community on info sessions, grants and changes to land use. (i.e. carbon farming, drought funding and support)	Partner / Support
3.5.1	Support the planning and coordination of emergency management activities in partnership with relevant agencies	Partner / Support
3.5.2	Advocate for (and support) multi-agency centres for CFA and SES in Kaniva and Goroke and upgrades for CFA sheds across the shire.	Advocate
3.5.3	Work with relevant organisations to optimise emergency planning, mitigation, preparedness, response and recovery to support our community	Partner / Support

WEST WIMMERA SHIRE COUNCIL ANNUAL PLAN 2026/2027

GOAL 4: Operational Excellence

Council Plan Initiative	2026/27 Action	Action Type
4.1.1	Review of Community Forums and creating opportunities for engagement with Councillors and Community	Delivery
4.1.1*	Delivery of Business Acceleration Fund - Website & Open Forms Upgrade	Delivery
4.1.2	Continue to build awareness of the innovation platform for community ideas and ensure community members are updated on project status	Delivery
4.1.3	Continue to engage with BGLC and other Indigenous groups as per community engagement and procurement policy	Partner / Support
4.2.1	Review current CRM System and explore opportunities to improve the customer experience	Seek / Explore
4.2.2	Partner with service providers across the shire to support improved community outcomes	Partner / Support
4.4.1	Develop an advocacy document	Deliver
4.4.2	Maintain alliance with neighbouring councils to advocate to state and federal governments	Advocate
4.5.3	Provide monthly reports on Council's financial performance	Other
4.5.3	Internal Audits 2026–27 Project Management, business continuity and disaster management	Other
4.5.3	Development of 2027–28 Budget	Deliver
4.5.3	Development of 2025/26 Annual Financial & Performance Statement	Deliver
4.5.3	Development of 25/26 Annual Report	Deliver
4.6.1	Explore plant and equipment upgrades that improve outcomes for the West Wimmera community	Seek / Explore

WEST WIMMERA SHIRE COUNCIL ANNUAL PLAN 2026/2027

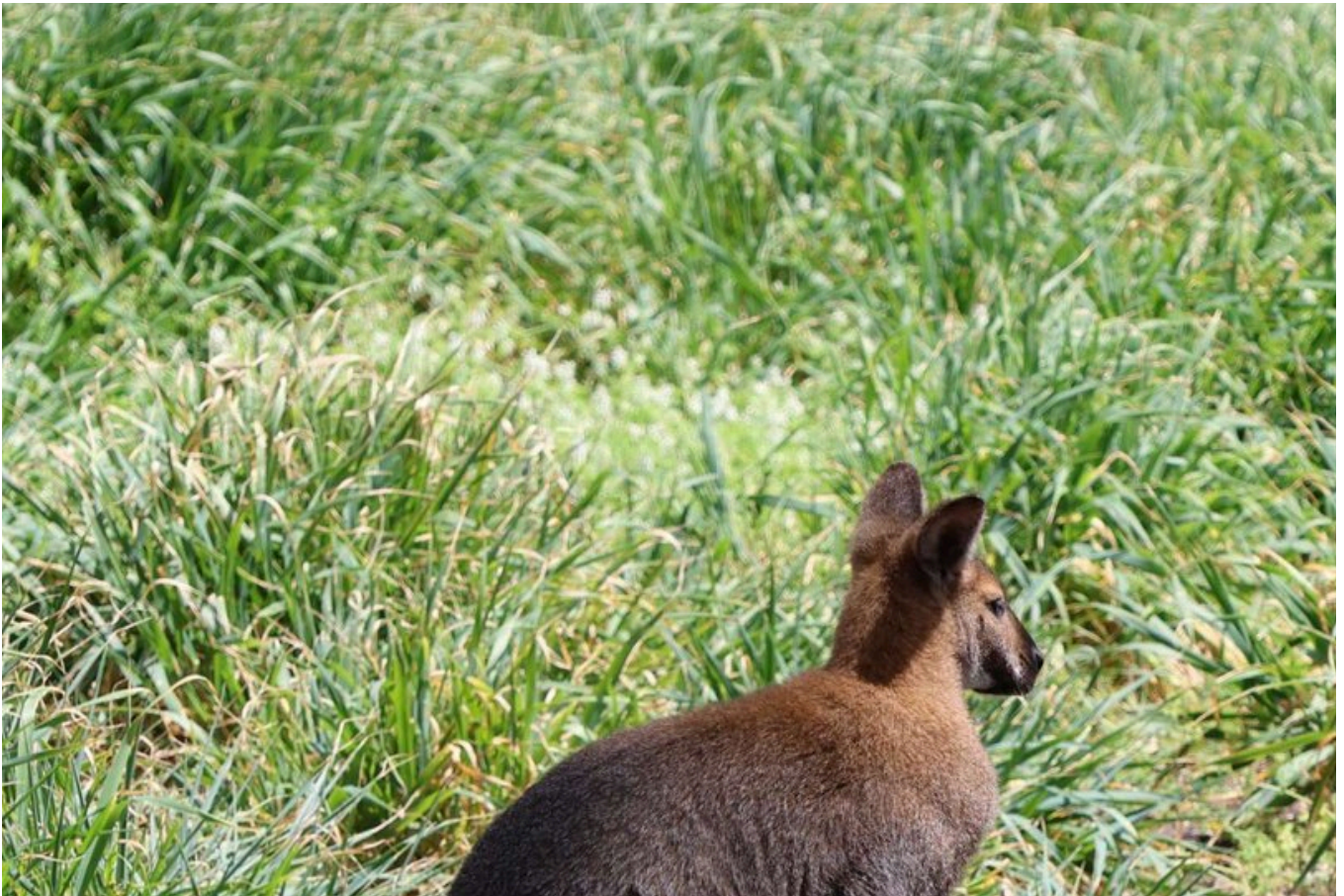
GOAL 4: Operational Excellence

Council Plan Initiative	2026/27 Action	Action Type
4.6.10	Coordinate Professional Development for Councillors as required under Local Government Regulations	Deliver
4.6.10	Roll out of new Governance Rules/Council Meeting Policy as per LGV review	Deliver
4.6.2	Provide professional development support for operations staff to optimise the use of Council equipment & resources	Deliver
4.6.3*	Delivery of Business Acceleration Fund - Digitisation of building and planning records	Deliver
4.6.3	Develop System integration and recording of plant and capital salaries	Deliver
4.6.3	Undertake Microsoft security and maturity review	Deliver
4.6.3	Progress implementation of the Reliansys Compliance Module	Deliver
4.6.5	Consider shared services model for building services and other services	Other
4.6.6	Progress upgrade current asset management system to improve depreciation management	Other
4.6.8	Continue to explore opportunities for AI Road Condition Assessments	Seek / Explore
4.6.9	Ongoing LMS Training - Online training for all staff (Code of Conduct, cultural awareness training)	Other
4.7.1	Risk Assessment on Lone Workers	Other
4.7.4	Complete Risk Assessment & Review incident reporting and investigation processes	Deliver
4.7.4	Develop an operation risk register in reliasys	Deliver
4.7.6	Risk Assessment on handling and risk management processes for hazardous materials	Other

WEST WIMMERA SHIRE COUNCIL ANNUAL PLAN 2026/2027

GOAL 4: Operational Excellence


Council Plan Initiative	2026/27 Action	Action Type
4.8.1	Complete annual workforce plan inline with annual plan and budget	Deliver
4.8.2	Progress implementation of Training Matrix	Deliver
4.8.4	Progress Implementation of Quality Plan	Deliver
4.8.4	Progress Review and Update of Contracts Register	Deliver





CONTACT US


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-  www.westwimmera.vic.gov.au/
-  13 WWSC (13 99 72)

CONNECT WITH US

-  facebook.com/westwimmerashire
-  www.instagram.com/westwimmera

 **Postal**
PO Box 201 Edenhope, VIC 3318

 **Kaniva**
25 Baker Street, Kaniva VIC 3419

 **Edenhope**
49 Elizabeth Street, Edenhope, VIC 3318

FEES & CHARGES 2026-7



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DRAFT

Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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West Wimmera Shire Council

Governance and Administration

Freedom of Information (FOI)

FOI Application Fee	Per occasion	Statutory	N	\$33.60
Land Information Certificate	Per certificate	Statutory	N	\$30.60

Photocopying

A4 – black & white – single sided	Per page	Council	Y	\$0.35
A4 – black & white – single sided – multiple copies	Per page	Council	Y	\$0.30
A4 – black & white – double sided	Per page	Council	Y	\$0.45
A4 – black & white – double sided – multiple copies	Per page	Council	Y	\$0.40
A3 – black & white – single sided	Per page	Council	Y	\$0.55
A3 – black & white – single sided – multiple copies	Per page	Council	Y	\$0.50
A3 – black & white – double sided	Per page	Council	Y	\$0.75
A3 – black & white – double sided – multiple copies	Per page	Council	Y	\$0.70
A4 – colour	Per page	Council	Y	\$1.05
A3 – colour	Per page	Council	Y	\$1.55
A1/A0 – Black & White Plan	Per page	Council	Y	\$21.00
A1/A0 – Colour Plan	Per page	Council	Y	\$26.00
A1/A0 – Full colour/greyscale image	Per page	Council	Y	\$31.00

DRAFT

Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Council Hire and Facilities

Community Bus

Hire Fee (Community Group only)	Per kilometre	Council	Y	\$0.88
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Note: Fuel at cost of hirer; bus must be returned with full tank of fuel. Hirers to be charged per km based on where the bus is located at that time and to be charged from pick up point.

Kaniva Caravan Park Fees

Powered Site

Occupied – per night	Per site	Council	Y	\$31.00
Caravan, trailer or like vehicle, or tent or like construction – weekly fee	Per site	Council	Y	\$145.00
Additional persons 6yrs & over	Per site	Council	Y	\$5.50

Unpowered Site

Occupied – per night	Per site	Council	Y	\$21.00
Caravan, trailer or like vehicle, or tent or like construction – weekly fee	Per site	Council	Y	\$90.00
Additional persons 6yrs & over	Per site	Council	Y	\$5.50

Unoccupied – no tenants

Caravan, trailer or like vehicle, or tent or like construction – weekly fee	Per site	Council	Y	\$57.00
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Two Bedroom deluxe accessible cabin (wheelchair friendly)

Cabin (wheelchair friendly)	Per night	Council	Y	\$170.00
Based on two people per cabin – maximum sleeps five – minimum two night stay				
Additional persons (adult & children)	Per night	Council	Y	\$10.50

Three Bedroom deluxe family cabin

Cabin	Per night	Council	Y	\$191.00
Based on two people per cabin – maximum sleeps eight – minimum two night stay				
Additional persons (adult & children)	Per night	Council	Y	\$10.50

Edenhope Community Centre Hire

Security deposit for licensed functions (refundable)	Per event	Council	N	On request
Insurance – functions with or without alcohol	Per event	Council	Y	On request
Sounds System (Audio visual System & microphones) – Bond	Per event	Council	N	On request

Community Hire Rates (Edenhope Community Centre)

Function Room

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$115.00
Half Day (4 hours)	Per event	Council	Y	\$60.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$88.00

Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Meeting Room

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$30.00
Half Day (4 hours)	Per event	Council	Y	\$19.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$30.00

Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$35.00
Half Day (4 hours)	Per event	Council	Y	\$19.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$30.00

Activity Space

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$33.00
Half Day (4 hours)	Per event	Council	Y	\$19.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$30.00

Function Room and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$156.00
Half Day (4 hours)	Per event	Council	Y	\$77.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$120.00

Meeting Room and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$59.00
Half Day (4 hours)	Per event	Council	Y	\$30.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$54.00

Activity Space and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$71.00
Half Day (4 hours)	Per event	Council	Y	\$35.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$60.00

Function Room and Activity Space

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$141.00
Half Day (4 hours)	Per event	Council	Y	\$65.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$101.00

Function Room, Activity Space and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$177.00
Half Day (4 hours)	Per event	Council	Y	\$89.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$141.00

Function Room, Meeting Room and Activity Space

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$166.00
Half Day (4 hours)	Per event	Council	Y	\$94.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$130.00

Function Room, Meeting Room, Activity Space and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$201.00
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Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Function Room, Meeting Room, Activity Space and Kitchen [continued]

Half Day (4 hours)	Per event	Council	Y	\$130.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$160.00

Commercial Hire Rates (Edenhope Community Centre)

Function Room

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$237.00
Half Day (4 hours)	Per event	Council	Y	\$119.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$176.00

Meeting Room

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$59.00
Half Day (4 hours)	Per event	Council	Y	\$35.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$59.00

Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$65.00
Half Day (4 hours)	Per event	Council	Y	\$35.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$59.00

Activity Space

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$67.00
Half Day (4 hours)	Per event	Council	Y	\$24.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$35.00

Meeting Room and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$119.00
Half Day (4 hours)	Per event	Council	Y	\$65.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$114.00

Activity Space and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$141.00
Half Day (4 hours)	Per event	Council	Y	\$71.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$119.00

Function Room and Activity Space

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$291.00
Half Day (4 hours)	Per event	Council	Y	\$136.20
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$208.00

Function Room, Activity Space and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$350.50
Half Day (4 hours)	Per event	Council	Y	\$185.10
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$291.20

Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Function Room, Meeting Room and Activity Space

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$338.00
Half Day (4 hours)	Per event	Council	Y	\$171.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$267.00

Function Room, Meeting Room, Activity Space and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$403.00
Half Day (4 hours)	Per event	Council	Y	\$208.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$326.00

Kaniva Hall Hire

Security deposit for licensed functions (refundable)	Per event	Council	N	\$119.00
Insurance – functions with or without alcohol	Per event	Council	Y	On request
Sound System (PA System & microphones) – Bond	Per event	Council	N	\$107.00

Community Hire Rates (Kaniva Hall)

Function Room

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$119.00
Half Day (4 hours)	Per event	Council	Y	\$60.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$89.00

Meeting Room

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$30.00
Half Day (4 hours)	Per event	Council	Y	\$19.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$30.00

Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$35.00
Half Day (4 hours)	Per event	Council	Y	\$19.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$30.00

Function Room and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$151.00
Half Day (4 hours)	Per event	Council	Y	\$71.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$114.00

Meeting Room and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$60.00
Half Day (4 hours)	Per event	Council	Y	\$30.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$54.00

Function Room, Meeting Room and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$176.00
Half Day (4 hours)	Per event	Council	Y	\$88.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$141.00

Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Commercial Hire Rates (Kaniva Hall)

Function Room

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$237.00
Half Day (4 hours)	Per event	Council	Y	\$119.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$176.00

Meeting Room

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$59.00
Half Day (4 hours)	Per event	Council	Y	\$35.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$59.00

Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$65.00
Half Day (4 hours)	Per event	Council	Y	\$35.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$59.00

Function Room and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$296.00
Half Day (4 hours)	Per event	Council	Y	\$148.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$234.00

Meeting Room and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$119.00
Half Day (4 hours)	Per event	Council	Y	\$65.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$114.00

Function Room, Meeting Room and Kitchen

Full Day 8am – 5pm (9 hours)	Per event	Council	Y	\$350.00
Half Day (4 hours)	Per event	Council	Y	\$185.00
Evening 5pm – Midnight (7 hours)	Per event	Council	Y	\$291.00

Other

Council occupancy charges for individual rental agreements		Council	Y	As per the individual agreements. Available on request from Council
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Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Local Laws

Animal Registration Fees

Maximum Fee applicable to dogs and cats under Domestic Animals Act 1994

Category A – Maximum Fee	Annual fee per animal	Statutory	N	\$139.00
Category B – Maximum Fee Pensioner	Annual fee per animal	Statutory	N	\$70.00
Category C – Reduced Fee	Annual fee per animal	Statutory	N	\$48.00
Category C – Reduced Fee Pensioner	Annual fee per animal	Statutory	N	\$25.00
Dangerous/Menacing dog registration fee	Per animal	Statutory	N	\$246.50

Pound Fees

Pound Release Fees	Per occasion	Council	N	\$59.00
Pound Release Fees Registered dog/cat – within 12 months from first impoundment	Per occasion	Council	N	\$84.00
Subsequent Pound Release Fee per cat/dog	Per occasion	Council	N	\$123.00

Daily Food Fee

Dogs and Cats	Per animal per day	Council	N	\$16.50
Livestock – Small Animal (sheep or equivalent)	Per animal per day	Council	N	\$16.50
Livestock – Large Animal (cow or equivalent)	Per animal per day	Council	N	\$22.00

Surrendered Animals

Registered		Council	Y	No Charge
Unregistered	Per animal	Council	Y	\$77.00
Feral Cat		Council	Y	No Charge

Other

Roadside Grazing of livestock	No charge	Council	N	No Charge
Mobile Vendor on Council controlled land permit one off visit	per occurrence	Council	N	\$43.00
Mobile Vendor on Council controlled land permit Annual fee	Annual	Council	N	\$510.00
Local Law Permit – excess animal numbers, alcohol permit for hotels for consumption of alcohol outside of hotel	Yearly	Council	N	\$75.00
stall as part of organised event		Council	N	No Charge
Breach of a notice to comply	Per occasion	Council	N	\$198.50

Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Health Registration Fees

Charge classes are as defined under the Food Act 1984

Class 1 Registration (Hospitals/aged care/child care)	Annual fee	Council	N	\$355.00
Class 2 Registration (Restaurants/cafes/prep of food)	Annual fee	Council	N	\$294.50
Class 3 Registration (Low risk food prep/package food)	Annual fee	Council	N	\$203.00
Class 4 Registration (Newsagents)		Council	N	No Charge
Fee for limited operation (operate less than 3 days or under 25 hours per week)	Annual fee	Council	N	50% of full fee
Fee for full operations of Club or Community Organisation	Annual fee	Council	N	50% of full fee

Fee for temporary food permit

Community Group – up to 2 events p.a.		Council	N	No Charge
Community Group – up to 12 events p.a. (annual charge)	Annual fee	Council	N	\$38.00
General Food Business – up to 2 events p.a. (per event charge)	Annual fee	Council	N	\$28.00
General Food Business – up to 12 events p.a. (annual charge)	Annual fee	Council	N	\$77.50
General Food Business – more than 12 events per year	Annual fee	Council	N	50% of class 2/3 full fee

Other

Penalty for late payment of Health Registration fees	Per occasion	Council	N	50% of invoice
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On-site wastewater management systems (OWMS) permits

Construct, install or alter OWMS	Per application	Council	N	\$404.50
Minor alteration to OWMS	Per application	Council	N	Prescribed Fee
Transfer a permit	Per application	Council	N	Prescribed Fee
Amend a permit	Per application	Council	N	Prescribed Fee
Renew a permit	Per application	Council	N	Prescribed Fee
Exemption	Per application	Council	N	N/A

Public Health and Accommodation Businesses

Caravan park registration – less than 25 sites (3 yearly registration fee)	Per caravan park	Statutory	N	Prescribed fee
Caravan park registration 26-50 sites (3 yearly registration fee)	Per caravan park	Statutory	N	Prescribed fee
Caravan park registration 51-100 sites (3 yearly registration fee)	Per caravan park	Statutory	N	Prescribed fee
Caravan park transfer of proprietor	Per instance	Statutory	N	Prescribed fee
Public Aquatic Facilities	3 yearly fee	Council	N	\$333.00
Prescribed Accommodation	Annual fee	Council	N	\$327.50
Hair & Beauty premises	Annual fee	Council	N	\$209.00
Transfer of registration (only for prescribed accommodation/hairstyling/beauty – not applicable to food businesses)	Per occasion	Council	N	50% of full fee

Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Planning Fees

Applications for Permits (Regulation 7)

Class 1 Change or allow a new use of the land	Per application	Statutory	N	Prescribed fee
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To develop land, or to use and develop land for a single dwelling per lot, or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of the development is:

Class 2 up to \$10,000	Per application	Statutory	N	Prescribed fee
Class 3 \$10,000 to \$100,000	Per application	Statutory	N	Prescribed fee
Class 4 \$100,000 to \$500,000	Per application	Statutory	N	Prescribed fee
Class 5 \$500,000 to \$1 million	Per application	Statutory	N	Prescribed fee
Class 6 \$1 million to \$2 million	Per application	Statutory	N	Prescribed fee

A permit that is subject of a VicSmart application if the estimated cost of development is:

Class 7 Up to \$10,000	Per application	Statutory	N	Prescribed fee
Class 8 More than \$10,000	Per application	Statutory	N	Prescribed fee
Class 9 VicSmart application to subdivide or consolidate land	Per application	Statutory	N	Prescribed fee

To develop land if the estimated cost of the development is:

Class 10 Up to \$100,000	Per application	Statutory	N	Prescribed fee
Class 10 Up to \$100,000 Native Vegetation Removal Only	Per application	Statutory	N	Prescribed fee
Class 11 \$100,000 to \$1 million	Per application	Statutory	N	Prescribed fee
Class 12 \$1 million to \$5 million	Per application	Statutory	N	Prescribed fee
Class 13 \$5 million to \$15 million	Per application	Statutory	N	Prescribed fee
Class 14 \$15 million to \$50 million	Per application	Statutory	N	Prescribed fee
Class 15 More than \$50 million (to be charged at 50% until 13/10/2017)	Per application	Statutory	N	Prescribed fee
Class 16 Subdivide an existing building	Per application	Statutory	N	Prescribed fee
Class 17 Subdivide land into 2 lots	Per application	Statutory	N	Prescribed fee
Class 18 Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	Per application	Statutory	N	Prescribed fee
Class 19 To subdivide land (\$1,241 for each 100 lots created)	Per application	Statutory	N	Prescribed fee
Class 20 To create or vary or remove a restriction within the meaning of the Subdivision Act 1988; or to create or move a Right of Way; or to create, vary or remove an easement other than a right of way; or to vary or remove a condition of the nature of an easement other than a right of way in a Crown grant	Per application	Statutory	N	Prescribed fee
Class 21 A permit not otherwise provided for in this Regulation	Per application	Statutory	N	Prescribed fee

Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Permit Applications for more than one Class

1. An application for more than one class of permit set out in the above table: 2. An application to amend a permit in more than one class set out in the above table:		Statutory	N	The sum of: The highest of the fees which would have been applied if separate applications were made; and 50% of each of the other fees which would have applied if separate applications were made.
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Amendments to Planning Schemes

Stage 1 a) Considering a request to amend a planning scheme; and b) Exhibition and notice of the amendment; and c) Considering any submissions which do not seek to change the amendment; and d) If applicable, abandoning the amendment.	Per application	Statutory	N	Prescribed fee
Stage 2 a) Considering submissions which seek a change to an amendment, and where necessary referring the submissions to a panel	Per application	Statutory	N	Prescribed fee
i) Up to 10 Submissions	Per application	Statutory	N	Prescribed fee
ii) 11 to 20 submissions	Per application	Statutory	N	Prescribed fee
iii) More than 20 submissions	Per application	Statutory	N	Prescribed fee
Stage 3 a) Adopting an amendment or a part of an amendment; and b) submitting the amendment for approval by the Minister; and c) giving notice of the approval of the amendment	Per application	Statutory	N	Prescribed fee
Stage 4 a) Consideration by the Minister of a request to approve the amendment; and b) Giving notice of approval of an amendment	Per application	Statutory	N	Prescribed fee

Amendments to permits under section 72 of the Planning and Environment Act 1987

Class 1 Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	Per application	Statutory	N	Prescribed fee
Class 2 Amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of land for a single dwelling per lot) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit	Per application	Statutory	N	Prescribed fee
Class 3 Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, * if the cost of any additional development permitted by the amendment is \$10,000 or less	Per application	Statutory	N	Prescribed fee
Class 4 Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, * if the cost of any additional development permitted by the amendment is more than \$10,000 but not more than \$100,000	Per application	Statutory	N	Prescribed fee
Class 5 Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, * if the cost of any additional development permitted by the amendment is more than \$100,00 but not more than \$500,000	Per application	Statutory	N	Prescribed fee
Class 6 Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, * if the cost of any additional development permitted by the amendment is more than \$500,000	Per application	Statutory	N	Prescribed fee

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Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Amendments to permits under section 72 of the Planning and Environment Act 1987 [continued]

Class 7 Amendment to a permit * that is the subject of VicSmart application, if the estimated cost of the additional development is \$10,000 or less	Per application	Statutory	N	Prescribed fee
Class 8 Amendment to a permit * that is the subject of VicSmart application, if the estimated cost of the additional development is more than \$10,000	Per application	Statutory	N	Prescribed fee
Class 9 Amendment to a class 9 permit *	Per application	Statutory	N	Prescribed fee
Class 10 Amendment to a class 10 permit *	Per application	Statutory	N	Prescribed fee
Class 11 Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit * if the estimated cost of the additional development to be permitted by the amendment is \$100,000 or less	Per application	Statutory	N	Prescribed fee
Class 12 Amendment to a class 12, class 13, class 14, class 15 or class 16 permit * if the estimated cost of any additional development to be permitted by the amendment is more than \$100,000 but not more than \$1,000,000	Per application	Statutory	N	Prescribed fee
Class 13 Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit * if the estimated cost of any additional development to be permitted by the amendment is more than \$1,000,000	Per application	Statutory	N	Prescribed fee
Class 14 Amendment to a class 17 permit *	Per application	Statutory	N	Prescribed fee
Class 15 Amendment to a class 18 permit *	Per application	Statutory	N	Prescribed fee
Class 16 Amendment to a class 19 permit *	Per application	Statutory	N	Prescribed fee
Class 17 Amendment to a class 20 permit *	Per application	Statutory	N	Prescribed fee
Class 18 Amendment to a class 21 permit *	Per application	Statutory	N	Prescribed fee
Class 19 Amendment to a class 22 permit	Per application	Statutory	N	Prescribed fee

Other Fees

Regulation 7 For requesting the Minister to prepare an amendment to a planning scheme exempted from the requirements referred to in section 20(4) of the Act	Per application	Statutory	N	Prescribed fee
Regulation 8 For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act	Per application	Statutory	N	Prescribed fee
Regulation 10 For combined permit applications	Per application	Statutory	N	Prescribed fee
Regulation 12 Amend an application for a permit or an application to amend a permit	Per application	Statutory	N	Prescribed fee
Regulation 13 For a combined application to amend permit	Per application	Statutory	N	Prescribed fee
Regulation 14 For a combined permit and planning scheme amendment	Per application	Statutory	N	Prescribed fee
Regulation 15 For a certificate of compliance	Per application	Statutory	N	Prescribed fee
Regulation 16 For an agreement to a proposal to amend or end an agreement under section 173 of the Act	Per application	Statutory	N	Prescribed fee
Regulation 17 For a planning certificate	Per application	Statutory	N	Prescribed fee
Regulation 18 Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council	Per application	Statutory	N	Prescribed fee
Secondary Consent fee	Per application	Council	N	\$220.00
Extension of time request	per request	Council	N	\$220.00

Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Building Fees

Extension, Alterations

- Includes partial compliance
- Protection works additional \$822
- Performance solutions additional \$1,030.00 (up to 2, more than 2 to be negotiated)
- Includes four (4) mandatory inspections. Additional inspections \$195 each

Up to \$5,000	Per application	Council	Y	\$618.00
Value of Works \$5,001 – \$10,000	Per application	Council	Y	\$836.00
Value of Works \$10,001 – \$20,000	Per application	Council	Y	\$1,092.00
Value of Works \$20,001 – \$50,000	Per application	Council	Y	\$1,576.00
Value of Works \$50,001 – \$100,000	Per application	Council	Y	\$2,100.00
Value of Works \$100,001 – \$150,000	Per application	Council	Y	\$2,428.00
Value of Works \$150,001 – \$200,000	Per application	Council	Y	\$2,860.00
Value of Works \$200,001 – \$250,000*	Per application	Council	Y	\$3,203.00
Value of Works \$250,001 – \$300,000*	Per application	Council	Y	\$3,593.00
Value of Works \$300,001 – \$350,000*	Per application	Council	Y	\$4,077.00
Value of Works > \$350,000*	Per application	Council	Y	\$4,316.00

New Dwellings, Re-erection/Re-siting

- Protection works additional \$822
- Performance solutions additional \$1,030.00 (up to 2, more than 2 to be negotiated)
- Includes four (4) mandatory inspections – additional inspections \$195 each

Value of Works Up to \$200,000	Per application	Council	Y	\$3,203.00
Value of Works \$200,001 – \$250,000*	Per application	Council	Y	\$3,692.00
Value of Works \$250,001 – \$350,000*	Per application	Council	Y	\$3,999.01
Value of Works > \$350,000*	Per application	Council	Y	\$4,087.00

Miscellaneous – Building Permits

Garage, Car Port, Shed, Patio, Verandah, Pergola	Per application	Council	Y	\$972.00
Swimming Pool (fence alterations only)	Per application	Council	Y	\$407.00
Swimming Pool (new fence only)	Per application	Council	Y	\$721.00
Swimming Pool and all fences	Per application	Council	Y	\$923.00
Restumping (work must be performed by Registered Builder)	Per application	Council	Y	\$989.00
Demolish / Remove Building – Domestic (shed / house)	Per application	Council	Y	\$887.00
Demolish / Remove Building – Commercial	Per application	Council	Y	\$932.00

Commercial Building Work (Class 2-9) – Building Permits

- Includes partial compliance
- Protection works additional \$822
- Performance solutions additional \$1,030.00 (up to 2, more than 2 to be negotiated)
- Includes four (4) mandatory inspections – additional inspections \$195 each

New Building, Extension, Alterations

Value of Works Up to \$10,000	Per application	Council	Y	\$1,056.00
Value of Works \$10,001 – \$50,000	Per application	Council	Y	\$1,518.00
Value of Works \$50,001 – \$100,000	Per application	Council	Y	\$2,252.00
Value of Works \$100,001 – \$150,000	Per application	Council	Y	\$2,787.00
Value of Works \$150,001 – \$200,000	Per application	Council	Y	\$3,167.00

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Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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New Building, Extension, Alterations [continued]

Value of Works \$200,001 – \$250,000*	Per application	Council	Y	\$3,713.01
Value of Works \$250,001 – \$300,000*	Per application	Council	Y	\$4,295.00
Value of Works \$300,001 – \$500,000*	Per application	Council	Y	\$4,883.00
Value of Works > \$500,000 or (negotiated with Council)	Per application	Council	Y	\$ value of works / 50

Community Group (Not-for Profit) Building Works – Building Permits

Discount on Permit fees only. State Government Levy still applies	Per application	Council	Y	Fees negotiated
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Levies / Bonds

Building Administration Fund Levy (State Levy) (Applies to all building work over \$10,000)	Per application	Statutory	N	Value of work x 0.00128
Bond / Guarantee for Re-erection of buildings	Per application	Statutory	N	The lesser of the cost of the building work or \$5,000
Council Infrastructure (Asset) Protection Deposit	Per application	Council	N	\$783.00

Inspections

Additional Mandatory Inspections	Per occasion	Council	Y	\$213.00
Compliance Inspection	Per occasion	Council	Y	\$213.00

Compliance Inspections of Swimming Pool and Spa Barriers

- Includes compliance certificate – FORM 23 or FORM 24 (non-compliance)
- Excludes prescribed lodgements fees

First Inspection	Per occasion	Council	Y	\$339.00
Re-inspection	Per occasion	Council	Y	\$213.00

Swimming Pools and Spas (lodgement fees)

Swimming Pool / Spa registration fee	Per occasion	Statutory	N	2.15 fee units = \$36.10 (rounded)
Swimming Pool / Spa records search determination fee	Per occasion	Statutory	N	3.19 fee units = \$53.60 (rounded)
Lodging a certificate of pool and spa barrier non-compliance	Per occasion	Statutory	N	26 fee units = \$437.10 (rounded)
Lodging a certificate of pool and spa barrier compliance	Per occasion	Statutory	N	1.38 fee units = \$23.20 (rounded)
Pool/Spa Failure to Register – Construction before 1 November 2020	Per occasion	Statutory	N	2 penalty units = \$407.00 (rounded)
Pool/Spa Failure to Register – Construction on or after 1 November 2020	Per occasion	Statutory	N	2 penalty units = \$407.00 (rounded)
Relocatable Pool/Spa Failure to Register	Per occasion	Statutory	N	2 penalty units = \$407.00 (rounded)
Pool/Spa Failure to register after notice given	Per occasion	Statutory	N	2 penalty units = \$407.00 (rounded)
Pool/Spa Failure to pay at lodgement of Cert of Compliance	Per occasion	Statutory	N	2 penalty units = \$407.00 (rounded)
Pool/Spa Failure to lodge Cert of Compliance after alteration	Per occasion	Statutory	N	2 penalty units = \$407.00 (rounded)
Pool/Spa Failure to lodge Cert of Compliance	Per occasion	Statutory	N	2 penalty units = \$407.00 (rounded)

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Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Swimming Pools and Spas (lodgement fees) [continued]

Pool/Spa Failure to pay lodgement fee – Cert of Non Compliance	Per occasion	Statutory	N	2 penalty units = \$407.00 (rounded)
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Report and Consent

Application for report and consent – Siting	Per Regulation	Statutory	N	27.45 fee units = \$461.40 (rounded)
Application for report and consent – Projections	Per Regulation	Statutory	N	19.61 fee units = \$329.60 (rounded)
Application for report and consent – Protection of public	Per Regulation	Statutory	N	19.9 fee units = \$334.50 (rounded)
Application for report and consent – Building above or below certain public facilities	Per Regulation	Statutory	N	19.61 fee units = \$329.60 (rounded)
Application for report and consent – Septic systems	Per occasion	Statutory	N	19.61 fee units = \$329.60 (rounded)
Application for report and consent – To build over an easement vested in Council	Per occasion	Statutory	N	19.61 fee units = \$329.60 (rounded)
Application for report of Council – Location of point of stormwater discharge (LPOD)	Per occasion	Statutory	N	14.17 fee units = \$238.20 (rounded)
Application for report and consent – Flood prone	Per occasion	Statutory	N	19.61 fee units = \$329.60 (rounded)
Application for report and consent – Demolition of building	Per occasion	Statutory	N	5.75 fee units = \$96.70 (rounded)

Request for Information

Property Information Requests (Regulation 51(1), 51(2) and 51(3))	Per occasion	Statutory	N	3.19 fee units = \$52.10 (rounded)
Request for Professional Advice/Consultation – per hour	Per occasion	Council	Y	\$191.00

File Retrieval / Search

File Retrieval – Minor Document (for example, Copy of Building / Occupancy Permit/ Plans)	Per occasion	Council	N	\$53.50
File Retrieval / Search (for example, Permit History)	Per occasion	Council	N	\$135.00

Amended Building Permit

Amended Building Permit – Minor Alterations	Per occasion	Council	Y	\$197.00
Amended Building Permit – Major Alterations	Per occasion	Council	Y	\$317.00
Time Extension – Building Permit (first request)	Per occasion	Council	Y	\$328.00
Time Extension – Building Permit (second request)	Per occasion	Council	Y	\$371.00
Time Extension – Building Permit (third request)	Per occasion	Council	Y	\$422.00

Refunds

Refund only for inspections not carried out based on inspection fees at time of cancellation

Withdrawn Application – Permit Lodged Not Yet Assessed	Per occasion	Council	Y	\$404.00
Withdrawn Application – Permit Lodged Not Yet Issued	Per occasion	Council	Y	40% of fees (Minimum \$480.00)
Permit Cancellation – After Permit Issued	Per occasion	Council	Y	Permit Fees Retained
Permit Cancellation – After Permit Expired	Per occasion	Council	Y	No Refund

Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Lodgement Fee

Lodgement fee for Private Building Surveyors (Submission of Section 30, and 73)	Per occasion	Statutory	N	8.23 fee units = \$138.30 (rounded)
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Other

Place of Public Entertainment (POPE) Occupancy Permit	Per occasion	Council	N	\$447.00
Temporary Siting Approval or Temporary Structure Inspection	Per occasion	Council	N	\$291.00
Entertainment / Event Consideration, Notification, and Approval – No Permit Required	Per occasion	Council	N	\$27.50

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Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Waste and Recycling

Green Waste

Per cubic metre (level 6 x 4 trailer/ute load)	Per cubic metre	Council	Y	\$21.00
Car boot load	Per load	Council	Y	\$10.00
Contaminated Green Waste per cubic metre	Per cubic metre	Council	Y	\$42.00
Timber, pallets, timber furniture, tree trunks, root balls, large branches >10cm diameter	per m3, 6x4 trailer load, ute		Y	\$42.00

Hard Waste

Per cubic metre (level 6 x 4 trailer/ute load)	Per cubic metre	Council	Y	\$42.00
Car boot load	Per load	Council	Y	\$21.00
General household waste – 120 litre bin	Per item	Council	Y	\$12.00
General household waste – 240 litre bin	Per item	Council	Y	\$15.00

Tyres

Light – tyre only	Per item	Council	Y	\$15.00
Light – with rim	Per Item	Council	Y	\$24.00
Medium – tyre only	Per item	Council	Y	\$24.00
Medium – with rim	Per item	Council	Y	\$33.00
Heavy – tyre only	Per item	Council	Y	\$37.00
Heavy – with rim	Per item	Council	Y	\$77.00
Tractor – up to 1.5m diameter tyre only	Per item	Council	Y	\$158.00
Tractor – over 1.5m diameter tyre only	Per item	Council	Y	\$317.00

Other

Loads Concrete/Builders Rubble etc	Per cubic metre	Council	Y	\$55.00
Clean concrete	Per cubic metre	Council	Y	\$55.00
Recyclables (if sorted)	Per load	Council	Y	\$0.00
Mattresses/Couches	Per item	Council	Y	\$48.00
Prescribed waste (Asbestos – must be wrapped)	Per 10m ²	Council	Y	\$22.00
E-Waste	Per item	Council	Y	\$3.00
E-Waste – Screens	Per item	Council	Y	\$7.10
Fridges / Freezers / Air-cons (degassed with certificate)			Y	Free
Fridges / Freezers / Air-cons (not degassed, no certificate)	Each		Y	\$16.50
Gas cylinders / Fire extinguishers (empty only)			Y	Free

Kerbside Waste Collection Service

Urban 120 litre bin collection – annual charge – weekly collection	Yearly fee	Council	N	\$421.50
Rural 120 litre bin collection – annual charge – weekly collection	Yearly fee	Council	N	\$495.00
Commercial 240 litre bin collection – annual charge – weekly collection	Yearly fee	Council	N	\$651.00
Glass 120L - Annual Charge - Monthly	Yearly fee	Council	N	\$63.00

Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Replacement Bins

120 litre bin	Per bin	Council	N	\$85.00
240 litre bin	Per bin	Council	N	\$110.00
Lid Replacement (120/240L)	Each		N	\$15.00

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Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Childcare Fees

Childcare

6mth - 3-year-old childcare	Per day		N	\$135.00
3 - 5-year-old childcare	Per day		N	\$125.00
Kindergarten	Free		N	
Before Kindergarten care	Per session		N	\$8.00
After Kindergarten care	Per session		N	\$16.00
Late Fee	Per child per minute		N	\$1.00

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Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Cemetery Fees

Lawn Cemetery

Land - 2.4m x 1.22m	Each		N	\$960.00
Grave Digging Fees - 1.83m (6')			Y	\$1,027.62
Grave Digging Fees - 2.13m (7')	Each		Y	\$1,027.62
Grave Digging Fees - Child under 12	Each		Y	\$1,027.62
Grave Digging Fees - Stillborn	Each		Y	Subject to grave digging cost
Grave Digging Fees - Re-opening	Each		Y	Subject to grave digging cost
Grave Digging Fees - Administration Fee Internment 25% of grave digging fee	Each		Y	\$235.00
Internment of Ashes in Private Grave - Interment Fee Interment fee plus internment admin fee both apply	Each		Y	\$235.00
First Internment Plaque - Black, Brown Granite Desk, Flower insert - Kaniva & Lillimur Other additional works at stonemasons cost plus 10%	Each		Y	\$1,391.50
First Internment Plaque - Jet Black, Granite Desk, Flower insert - Edenhope & Goroke	Each		Y	\$1,379.99
Second Internment Plaque Additional works at Stonemasons Cost plus 10%	Each		Y	\$545.00

Monumental Section

Land 2.4m x 1.22m	Each		N	\$960.00
Grave Digging Fees - 1.83m (6')			Y	\$1,027.62
Grave Digging Fees - 2.13m (7')	Each		Y	\$1,027.62
Grave Digging Fees - Child under 12			Y	\$1,027.62
Grave Digging Fees - Stillborn	Each		Y	Subject to Grave Digging Cost
Grave Digging Fees - Re-opening			Y	Subject to Grave Digging Cost
Grave Digging Fees - Administration Fee Internment Administration fees for internment 25% of grave digging fee	Each		Y	\$235.00
Internment of Ashes in Private Grave - Interment Fee Interment fees plus admin internement fee	Each		Y	\$235.00

Niche Wall & Walkway

Memorial Niche Wall & Walkway - Include Internment Fee • Plaque - Stonemason costs plus 10% • Other additional works at Stonemason cost plus 10%	Each		Y	\$280.00
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Other Charges

Exhumation Fee (When Authorised)	Each		Y	Cost plus 25% administration charge
Administration Search Fee	Each		N	\$38.00
Memorial permit fee - installation - new works without existing foundation	Each		N	\$290.00

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Name	Basis	Nature of fee	GST	Year 26/27 Fee (incl. GST)
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Other Charges [continued]

Memorial permit fee - installation - minor work	Each		N	\$225.00
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Fee Name	Parent Name	Page
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Index of all Fees

1

1. An application for more than one class of permit set out in the above table: 2. An application to amend a permit in more than one class set out in the above table:	[Permit Applications for more than one Class]	13
120 litre bin	[Replacement Bins]	20

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240 litre bin	[Replacement Bins]	20
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3

3 - 5-year-old childcare	[Childcare]	21
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6

6mth - 3-year-old childcare	[Childcare]	21
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A

A1/A0 – Black & White Plan	[Photocopying]	4
A1/A0 – Colour Plan	[Photocopying]	4
A1/A0 – Full colour/greyscale image	[Photocopying]	4
A3 – black & white – double sided	[Photocopying]	4
A3 – black & white – double sided – multiple copies	[Photocopying]	4
A3 – black & white – single sided	[Photocopying]	4
A3 – black & white – single sided – multiple copies	[Photocopying]	4
A3 – colour	[Photocopying]	4
A4 – black & white – double sided	[Photocopying]	4
A4 – black & white – double sided – multiple copies	[Photocopying]	4
A4 – black & white – single sided	[Photocopying]	4
A4 – black & white – single sided – multiple copies	[Photocopying]	4
A4 – colour	[Photocopying]	4
Additional Mandatory Inspections	[Inspections]	16
Additional persons (adult & children)	[Two Bedroom deluxe accessible cabin (wheelchair friendly)]	5
Additional persons (adult & children)	[Three Bedroom deluxe family cabin]	5
Additional persons 6yrs & over	[Powered Site]	5
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Application for report and consent – Demolition of building	[Report and Consent]	17
Application for report and consent – Flood prone	[Report and Consent]	17
Application for report and consent – Projections	[Report and Consent]	17
Application for report and consent – Protection of public	[Report and Consent]	17
Application for report and consent – Septic systems	[Report and Consent]	17
Application for report and consent – Siting	[Report and Consent]	17
Application for report and consent – To build over an easement vested in Council	[Report and Consent]	17
Application for report of Council – Location of point of stormwater discharge (LPOD)	[Report and Consent]	17

B

Before Kindergarten care	[Childcare]	21
Bond / Guarantee for Re-erection of buildings	[Levies / Bonds]	16
Breach of a notice to comply	[Other]	10
Building Administration Fund Levy (State Levy) (Applies to all building work over \$10,000)	[Levies / Bonds]	16

Fee Name	Parent Name	Page
C		
Cabin	[Three Bedroom deluxe family cabin]	5
Cabin (wheelchair friendly)	[Two Bedroom deluxe accessible cabin (wheelchair friendly)]	5
Car boot load	[Green Waste]	19
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Caravan park registration – less than 25 sites (3 yearly registration fee)	[Public Health and Accommodation Businesses]	11
Caravan park registration 26-50 sites (3 yearly registration fee)	[Public Health and Accommodation Businesses]	11
Caravan park registration 51-100 sites (3 yearly registration fee)	[Public Health and Accommodation Businesses]	11
Caravan park transfer of proprietor	[Public Health and Accommodation Businesses]	11
Caravan, trailer or like vehicle, or tent or like construction – weekly fee	[Powered Site]	5
Caravan, trailer or like vehicle, or tent or like construction – weekly fee	[Unpowered Site]	5
Caravan, trailer or like vehicle, or tent or like construction – weekly fee	[Unoccupied – no tenants]	5
Category A – Maximum Fee	[Animal Registration Fees]	10
Category B – Maximum Fee Pensioner	[Animal Registration Fees]	10
Category C – Reduced Fee	[Animal Registration Fees]	10
Category C – Reduced Fee Pensioner	[Animal Registration Fees]	10
Class 1 Amendment to a permit to change the use of land allowed by the permit or allow a new use of land	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	13
Class 1 Change or allow a new use of the land	[Applications for Permits (Regulation 7)]	12
Class 1 Registration (Hospitals/aged care/child care)	[Health Registration Fees]	11
Class 10 Amendment to a class 10 permit *	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	14
Class 10 Up to \$100,000	[To develop land if the estimated cost of the development is:]	12
Class 10 Up to \$100,000 Native Vegetation Removal Only	[To develop land if the estimated cost of the development is:]	12
Class 11 \$100,000 to \$1 million	[To develop land if the estimated cost of the development is:]	12
Class 11 Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit * if the estimated cost of the additional development to be permitted by the amendment is \$100,000 or less	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	14
Class 12 \$1 million to \$5 million	[To develop land if the estimated cost of the development is:]	12
Class 12 Amendment to a class 12, class 13, class 14, class 15 or class 16 permit * if the estimated cost of any additional development to be permitted by the amendment is more than \$100,000 but not more than \$1,000,000	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	14
Class 13 \$5 million to \$15 million	[To develop land if the estimated cost of the development is:]	12
Class 13 Amendment to a class 11, class 12, class 13, class 14, class 15 or class 16 permit * if the estimated cost of any additional development to be permitted by the amendment is more than \$1,000,000	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	14
Class 14 \$15 million to \$50 million	[To develop land if the estimated cost of the development is:]	12
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Class 15 Amendment to a class 18 permit *	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	14
Class 15 More than \$50 million (to be charged at 50% until 13/10/2017)	[To develop land if the estimated cost of the development is:]	12
Class 16 Amendment to a class 19 permit *	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	14
Class 16 Subdivide an existing building	[To develop land if the estimated cost of the development is:]	12
Class 17 Amendment to a class 20 permit *	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	14
Class 17 Subdivide land into 2 lots	[To develop land if the estimated cost of the development is:]	12
Class 18 Amendment to a class 21 permit *	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	14
Class 18 Realignment of a common boundary between 2 lots or to consolidate 2 or more lots	[To develop land if the estimated cost of the development is:]	12
Class 19 Amendment to a class 22 permit	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	14
Class 19 To subdivide land (\$1,241 for each 100 lots created)	[To develop land if the estimated cost of the development is:]	12

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Fee Name	Parent Name	Page
C [continued]		
Class 2 Amendment to a permit (other than a permit to develop land for a single dwelling per lot or to use and develop land for a single dwelling per lot or to undertake development ancillary to the use of land for a single dwelling per lot) to change the statement of what the permit allows or to change any or all of the conditions which apply to the permit	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	13
Class 2 Registration (Restaurants/cafes/prep of food)	[Health Registration Fees]	11
Class 2 up to \$10,000	[To develop land, or to use and develop land for a single dwelling per lot, or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of the development is:]	12
Class 20 To create or vary or remove a restriction within the meaning of the Subdivision Act 1988; or to create or move a Right of Way; or to create, vary or remove an easement other than a right of way; or to vary or remove a condition of the nature of an easement other than a right of way in a Crown grant	[To develop land if the estimated cost of the development is:]	12
Class 21 A permit not otherwise provided for in this Regulation	[To develop land if the estimated cost of the development is:]	12
Class 3 \$10,000 to \$100,000	[To develop land, or to use and develop land for a single dwelling per lot, or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of the development is:]	12
Class 3 Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, * if the cost of any additional development permitted by the amendment is \$10,000 or less	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	13
Class 3 Registration (Low risk food prep/package food)	[Health Registration Fees]	11
Class 4 \$100,000 to \$500,000	[To develop land, or to use and develop land for a single dwelling per lot, or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of the development is:]	12
Class 4 Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, * if the cost of any additional development permitted by the amendment is more than \$10,000 but not more than \$100,000	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	13
Class 4 Registration (Newsagents)	[Health Registration Fees]	11
Class 5 \$500,000 to \$1 million	[To develop land, or to use and develop land for a single dwelling per lot, or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of the development is:]	12
Class 5 Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, * if the cost of any additional development permitted by the amendment is more than \$100,00 but not more than \$500,000	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	13
Class 6 \$1 million to \$2 million	[To develop land, or to use and develop land for a single dwelling per lot, or to undertake development ancillary to the use of the land for a single dwelling per lot if the estimated cost of the development is:]	12
Class 6 Amendment to a class 2, class 3, class 4, class 5 or class 6 permit, * if the cost of any additional development permitted by the amendment is more than \$500,000	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	13
Class 7 Amendment to a permit * that is the subject of VicSmart application, if the estimated cost of the additional development is \$10,000 or less	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	14
Class 7 Up to \$10,000	[A permit that is subject of a VicSmart application if the estimated cost of development is:]	12
Class 8 Amendment to a permit * that is the subject of VicSmart application, if the estimated cost of the additional development is more than \$10,000	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	14
Class 8 More than \$10,000	[A permit that is subject of a VicSmart application if the estimated cost of development is:]	12
Class 9 Amendment to a class 9 permit *	[Amendments to permits under section 72 of the Planning and Environment Act 1987]	14
Class 9 VicSmart application to subdivide or consolidate land	[A permit that is subject of a VicSmart application if the estimated cost of development is:]	12
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Community Group – up to 12 events p.a. (annual charge)	[Fee for temporary food permit]	11

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C [continued]

Community Group – up to 2 events p.a.	[Fee for temporary food permit]	11
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Contaminated Green Waste per cubic metre	[Green Waste]	19
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Council occupancy charges for individual rental agreements	[Other]	9

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Demolish / Remove Building – Domestic (shed / house)	[Miscellaneous – Building Permits]	15
Discount on Permit fees only. State Government Levy still applies	[Community Group (Not-for Profit) Building Works – Building Permits]	16
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E

E-Waste	[Other]	19
E-Waste – Screens	[Other]	19
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Evening 5pm – Midnight (7 hours)	[Function Room]	5
Evening 5pm – Midnight (7 hours)	[Meeting Room]	6
Evening 5pm – Midnight (7 hours)	[Kitchen]	6
Evening 5pm – Midnight (7 hours)	[Activity Space]	6
Evening 5pm – Midnight (7 hours)	[Function Room and Kitchen]	6
Evening 5pm – Midnight (7 hours)	[Meeting Room and Kitchen]	6
Evening 5pm – Midnight (7 hours)	[Activity Space and Kitchen]	6
Evening 5pm – Midnight (7 hours)	[Function Room and Activity Space]	6
Evening 5pm – Midnight (7 hours)	[Function Room, Activity Space and Kitchen]	6
Evening 5pm – Midnight (7 hours)	[Function Room, Meeting Room and Activity Space]	6
Evening 5pm – Midnight (7 hours)	[Function Room, Meeting Room, Activity Space and Kitchen]	7
Evening 5pm – Midnight (7 hours)	[Function Room]	7
Evening 5pm – Midnight (7 hours)	[Meeting Room]	7
Evening 5pm – Midnight (7 hours)	[Kitchen]	7
Evening 5pm – Midnight (7 hours)	[Activity Space]	7
Evening 5pm – Midnight (7 hours)	[Meeting Room and Kitchen]	7
Evening 5pm – Midnight (7 hours)	[Activity Space and Kitchen]	7
Evening 5pm – Midnight (7 hours)	[Function Room and Activity Space]	7
Evening 5pm – Midnight (7 hours)	[Function Room, Activity Space and Kitchen]	7
Evening 5pm – Midnight (7 hours)	[Function Room, Meeting Room and Activity Space]	8
Evening 5pm – Midnight (7 hours)	[Function Room, Meeting Room, Activity Space and Kitchen]	8
Evening 5pm – Midnight (7 hours)	[Function Room]	8
Evening 5pm – Midnight (7 hours)	[Meeting Room]	8
Evening 5pm – Midnight (7 hours)	[Kitchen]	8
Evening 5pm – Midnight (7 hours)	[Function Room and Kitchen]	8
Evening 5pm – Midnight (7 hours)	[Meeting Room and Kitchen]	8
Evening 5pm – Midnight (7 hours)	[Function Room, Meeting Room and Kitchen]	8
Evening 5pm – Midnight (7 hours)	[Function Room]	9
Evening 5pm – Midnight (7 hours)	[Meeting Room]	9
Evening 5pm – Midnight (7 hours)	[Kitchen]	9
Evening 5pm – Midnight (7 hours)	[Function Room and Kitchen]	9
Evening 5pm – Midnight (7 hours)	[Meeting Room and Kitchen]	9
Evening 5pm – Midnight (7 hours)	[Function Room, Meeting Room and Kitchen]	9
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F

Fee for full operations of Club or Community Organisation	[Health Registration Fees]	11
Fee for limited operation (operate less than 3 days or under 25 hours per week)	[Health Registration Fees]	11
Feral Cat	[Surrendered Animals]	10
File Retrieval – Minor Document (for example, Copy of Building / Occupancy Permit/ Plans)	[File Retrieval / Search]	17

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Fee Name	Parent Name	Page
F [continued]		
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First Internment Plaque - Black, Brown Granite Desk, Flower insert - Kaniva & Lillimur	[Lawn Cemetery]	22
First Internment Plaque - Jet Black, Granite Desk, Flower insert - Edenhope & Goroke	[Lawn Cemetery]	22
FOI Application Fee	[Freedom of Information (FOI)]	4
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Fridges / Freezers / Air-cons (not degassed, no certificate)	[Other]	19
Full Day 8am – 5pm (9 hours)	[Function Room]	5
Full Day 8am – 5pm (9 hours)	[Meeting Room]	6
Full Day 8am – 5pm (9 hours)	[Kitchen]	6
Full Day 8am – 5pm (9 hours)	[Activity Space]	6
Full Day 8am – 5pm (9 hours)	[Function Room and Kitchen]	6
Full Day 8am – 5pm (9 hours)	[Meeting Room and Kitchen]	6
Full Day 8am – 5pm (9 hours)	[Activity Space and Kitchen]	6
Full Day 8am – 5pm (9 hours)	[Function Room and Activity Space]	6
Full Day 8am – 5pm (9 hours)	[Function Room, Activity Space and Kitchen]	6
Full Day 8am – 5pm (9 hours)	[Function Room, Meeting Room and Activity Space]	6
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Full Day 8am – 5pm (9 hours)	[Function Room]	7
Full Day 8am – 5pm (9 hours)	[Meeting Room]	7
Full Day 8am – 5pm (9 hours)	[Kitchen]	7
Full Day 8am – 5pm (9 hours)	[Activity Space]	7
Full Day 8am – 5pm (9 hours)	[Meeting Room and Kitchen]	7
Full Day 8am – 5pm (9 hours)	[Activity Space and Kitchen]	7
Full Day 8am – 5pm (9 hours)	[Function Room and Activity Space]	7
Full Day 8am – 5pm (9 hours)	[Function Room, Activity Space and Kitchen]	7
Full Day 8am – 5pm (9 hours)	[Function Room, Meeting Room and Activity Space]	8
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Full Day 8am – 5pm (9 hours)	[Function Room]	8
Full Day 8am – 5pm (9 hours)	[Meeting Room]	8
Full Day 8am – 5pm (9 hours)	[Kitchen]	8
Full Day 8am – 5pm (9 hours)	[Function Room and Kitchen]	8
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Full Day 8am – 5pm (9 hours)	[Function Room]	9
Full Day 8am – 5pm (9 hours)	[Meeting Room]	9
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Full Day 8am – 5pm (9 hours)	[Meeting Room and Kitchen]	9
Full Day 8am – 5pm (9 hours)	[Function Room, Meeting Room and Kitchen]	9
G		
Garage, Car Port, Shed, Patio, Verandah, Pergola	[Miscellaneous – Building Permits]	15
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General Food Business – more than 12 events per year	[Fee for temporary food permit]	11
General Food Business – up to 12 events p.a. (annual charge)	[Fee for temporary food permit]	11
General Food Business – up to 2 events p.a. (per event charge)	[Fee for temporary food permit]	11
General household waste – 120 litre bin	[Hard Waste]	19
General household waste – 240 litre bin	[Hard Waste]	19
Glass 120L - Annual Charge - Monthly	[Kerbside Waste Collection Service]	19
Grave Digging Fees - 1.83m (6')	[Monumental Section]	22
Grave Digging Fees - 1.83m (6')	[Lawn Cemetery]	22
Grave Digging Fees - 2.13m (7')	[Lawn Cemetery]	22
Grave Digging Fees - 2.13m (7')	[Monumental Section]	22
Grave Digging Fees - Administration Fee Internment	[Monumental Section]	22
Grave Digging Fees - Administration Fee Internment	[Lawn Cemetery]	22
Grave Digging Fees - Child under 12	[Lawn Cemetery]	22
Grave Digging Fees - Child under 12	[Monumental Section]	22
Grave Digging Fees - Re-opening	[Lawn Cemetery]	22
Grave Digging Fees - Re-opening	[Monumental Section]	22
Grave Digging Fees - Stillborn	[Lawn Cemetery]	22

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Fee Name	Parent Name	Page
G [continued]		
Grave Digging Fees - Stillborn	[Monumental Section]	22
H		
Hair & Beauty premises	[Public Health and Accommodation Businesses]	11
Half Day (4 hours)	[Function Room]	5
Half Day (4 hours)	[Meeting Room]	6
Half Day (4 hours)	[Kitchen]	6
Half Day (4 hours)	[Activity Space]	6
Half Day (4 hours)	[Function Room and Kitchen]	6
Half Day (4 hours)	[Meeting Room and Kitchen]	6
Half Day (4 hours)	[Activity Space and Kitchen]	6
Half Day (4 hours)	[Function Room and Activity Space]	6
Half Day (4 hours)	[Function Room, Activity Space and Kitchen]	6
Half Day (4 hours)	[Function Room, Meeting Room and Activity Space]	6
Half Day (4 hours)	[Function Room, Meeting Room, Activity Space and Kitchen]	7
Half Day (4 hours)	[Function Room]	7
Half Day (4 hours)	[Meeting Room]	7
Half Day (4 hours)	[Kitchen]	7
Half Day (4 hours)	[Activity Space]	7
Half Day (4 hours)	[Meeting Room and Kitchen]	7
Half Day (4 hours)	[Activity Space and Kitchen]	7
Half Day (4 hours)	[Function Room and Activity Space]	7
Half Day (4 hours)	[Function Room, Activity Space and Kitchen]	7
Half Day (4 hours)	[Function Room, Meeting Room and Activity Space]	8
Half Day (4 hours)	[Function Room, Meeting Room, Activity Space and Kitchen]	8
Half Day (4 hours)	[Function Room]	8
Half Day (4 hours)	[Meeting Room]	8
Half Day (4 hours)	[Kitchen]	8
Half Day (4 hours)	[Function Room and Kitchen]	8
Half Day (4 hours)	[Meeting Room and Kitchen]	8
Half Day (4 hours)	[Function Room, Meeting Room and Kitchen]	8
Half Day (4 hours)	[Function Room]	9
Half Day (4 hours)	[Meeting Room]	9
Half Day (4 hours)	[Kitchen]	9
Half Day (4 hours)	[Function Room and Kitchen]	9
Half Day (4 hours)	[Meeting Room and Kitchen]	9
Half Day (4 hours)	[Function Room, Meeting Room and Kitchen]	9
Heavy – tyre only	[Tyres]	19
Heavy – with rim	[Tyres]	19
Hire Fee (Community Group only)	[Community Bus]	5
I		
i) Up to 10 Submissions	[Amendments to Planning Schemes]	13
ii) 11 to 20 submissions	[Amendments to Planning Schemes]	13
iii) More than 20 submissions	[Amendments to Planning Schemes]	13
Insurance – functions with or without alcohol	[Edenhope Community Centre Hire]	5
Insurance – functions with or without alcohol	[Kaniva Hall Hire]	8
Interment of Ashes in Private Grave - Interment Fee	[Lawn Cemetery]	22
Interment of Ashes in Private Grave - Interment Fee	[Monumental Section]	22
K		
Kindergarten	[Childcare]	21
L		
Land - 2.4m x 1.22m	[Lawn Cemetery]	22
Land 2.4m x 1.22m	[Monumental Section]	22
Land Information Certificate	[Freedom of Information (FOI)]	4
Late Fee	[Childcare]	21
Lid Replacement (120/240L)	[Replacement Bins]	20
Light – tyre only	[Tyres]	19
Light – with rim	[Tyres]	19
Livestock – Large Animal (cow or equivalent)	[Daily Food Fee]	10
Livestock – Small Animal (sheep or equivalent)	[Daily Food Fee]	10

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Fee Name	Parent Name	Page
L [continued]		
Loads Concrete/Builders Rubble etc	[Other]	19
Local Law Permit – excess animal numbers, alcohol permit for hotels for consumption of alcohol outside of hotel	[Other]	10
Lodgement fee for Private Building Surveyors (Submission of Section 30, and 73)	[Lodgement Fee]	18
Lodging a certificate of pool and spa barrier compliance	[Swimming Pools and Spas (lodgement fees)]	16
Lodging a certificate of pool and spa barrier non-compliance	[Swimming Pools and Spas (lodgement fees)]	16
M		
Mattresses/Couches	[Other]	19
Medium – tyre only	[Tyres]	19
Medium – with rim	[Tyres]	19
Memorial Niche Wall & Walkway - Include Internment Fee	[Niche Wall & Walkway]	22
Memorial permit fee - installation - minor work	[Other Charges]	23
Memorial permit fee - installation - new works without existing foundation	[Other Charges]	22
Minor alteration to OWMS	[On-site wastewater management systems (OWMS) permits]	11
Mobile Vendor on Council controlled land permit Annual fee	[Other]	10
Mobile Vendor on Council controlled land permit one off visit	[Other]	10
O		
Occupied – per night	[Powered Site]	5
Occupied – per night	[Unpowered Site]	5
P		
Penalty for late payment of Health Registration fees	[Other]	11
Per cubic metre (level 6 x 4 trailer/ute load)	[Green Waste]	19
Per cubic metre (level 6 x 4 trailer/ute load)	[Hard Waste]	19
Permit Cancellation – After Permit Expired	[Refunds]	17
Permit Cancellation – After Permit Issued	[Refunds]	17
Place of Public Entertainment (POPE) Occupancy Permit	[Other]	18
Pool/Spa Failure to lodge Cert of Compliance	[Swimming Pools and Spas (lodgement fees)]	16
Pool/Spa Failure to lodge Cert of Compliance after alteration	[Swimming Pools and Spas (lodgement fees)]	16
Pool/Spa Failure to pay at lodgement of Cert of Compliance	[Swimming Pools and Spas (lodgement fees)]	16
Pool/Spa Failure to pay lodgement fee – Cert of Non Compliance	[Swimming Pools and Spas (lodgement fees)]	17
Pool/Spa Failure to Register – Construction before 1 November 2020	[Swimming Pools and Spas (lodgement fees)]	16
Pool/Spa Failure to Register – Construction on or after 1 November 2020	[Swimming Pools and Spas (lodgement fees)]	16
Pool/Spa Failure to register after notice given	[Swimming Pools and Spas (lodgement fees)]	16
Pound Release Fees	[Pound Fees]	10
Pound Release Fees Registered dog/cat – within 12 months from first impoundment	[Pound Fees]	10
Prescribed Accommodation	[Public Health and Accommodation Businesses]	11
Prescribed waste (Asbestos – must be wrapped)	[Other]	19
Property Information Requests (Regulation 51(1), 51(2) and 51(3))	[Request for Information]	17
Public Aquatic Facilities	[Public Health and Accommodation Businesses]	11
R		
Re-inspection	[Compliance Inspections of Swimming Pool and Spa Barriers]	16
Recyclables (if sorted)	[Other]	19
Registered	[Surrendered Animals]	10
Regulation 10 For combined permit applications	[Other Fees]	14

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Fee Name	Parent Name	Page
R [continued]		
Regulation 12 Amend an application for a permit or an application to amend a permit	[Other Fees]	14
Regulation 13 For a combined application to amend permit	[Other Fees]	14
Regulation 14 For a combined permit and planning scheme amendment	[Other Fees]	14
Regulation 15 For a certificate of compliance	[Other Fees]	14
Regulation 16 For an agreement to a proposal to amend or end an agreement under section 173 of the Act	[Other Fees]	14
Regulation 17 For a planning certificate	[Other Fees]	14
Regulation 18 Where a planning scheme specifies that a matter must be done to the satisfaction of a responsible authority, Minister, public authority or municipal council	[Other Fees]	14
Regulation 7 For requesting the Minister to prepare an amendment to a planning scheme exempted from the requirements referred to in section 20(4) of the Act	[Other Fees]	14
Regulation 8 For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed under section 20A of the Act	[Other Fees]	14
Relocatable Pool/Spa Failure to Register	[Swimming Pools and Spas (lodgement fees)]	16
Renew a permit	[On-site wastewater management systems (OWMS) permits]	11
Request for Professional Advice/Consultation – per hour	[Request for Information]	17
Restumping (work must be performed by Registered Builder)	[Miscellaneous – Building Permits]	15
Roadside Grazing of livestock	[Other]	10
Rural 120 litre bin collection – annual charge – weekly collection	[Kerbside Waste Collection Service]	19
S		
Second Internment Plaque	[Lawn Cemetery]	22
Secondary Consent fee	[Other Fees]	14
Security deposit for licensed functions (refundable)	[Edenhope Community Centre Hire]	5
Security deposit for licensed functions (refundable)	[Kaniva Hall Hire]	8
Sound System (PA System & microphones) – Bond	[Kaniva Hall Hire]	8
Sounds System (Audio visual System & microphones) – Bond	[Edenhope Community Centre Hire]	5
Stage 1	[Amendments to Planning Schemes]	13
Stage 2	[Amendments to Planning Schemes]	13
Stage 3	[Amendments to Planning Schemes]	13
Stage 4	[Amendments to Planning Schemes]	13
stall as part of organised event	[Other]	10
Subsequent Pound Release Fee per cat/dog	[Pound Fees]	10
Swimming Pool (fence alterations only)	[Miscellaneous – Building Permits]	15
Swimming Pool (new fence only)	[Miscellaneous – Building Permits]	15
Swimming Pool / Spa records search determination fee	[Swimming Pools and Spas (lodgement fees)]	16
Swimming Pool / Spa registration fee	[Swimming Pools and Spas (lodgement fees)]	16
Swimming Pool and all fences	[Miscellaneous – Building Permits]	15
T		
Temporary Siting Approval or Temporary Structure Inspection	[Other]	18
Timber, pallets, timber furniture, tree trunks, root balls, large branches >10cm diameter	[Green Waste]	19
Time Extension – Building Permit (first request)	[Amended Building Permit]	17
Time Extension – Building Permit (second request)	[Amended Building Permit]	17
Time Extension – Building Permit (third request)	[Amended Building Permit]	17
Tractor – over 1.5m diameter tyre only	[Tyres]	19
Tractor – up to 1.5m diameter tyre only	[Tyres]	19
Transfer a permit	[On-site wastewater management systems (OWMS) permits]	11

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Fee Name	Parent Name	Page
T [continued]		
Transfer of registration (only for prescribed accommodation/hairdressing/beauty – not applicable to food businesses)	[Public Health and Accommodation Businesses]	11
U		
Unregistered	[Surrendered Animals]	10
Up to \$5,000	[Extension, Alterations]	15
Urban 120 litre bin collection – annual charge – weekly collection	[Kerbside Waste Collection Service]	19
V		
Value of Works > \$350,000*	[Extension, Alterations]	15
Value of Works > \$350,000*	[New Dwellings, Re-erection/Re-siting]	15
Value of Works > \$500,000 or (negotiated with Council)	[New Building, Extension, Alterations]	16
Value of Works \$10,001 – \$20,000	[Extension, Alterations]	15
Value of Works \$10,001 – \$50,000	[New Building, Extension, Alterations]	15
Value of Works \$100,001 – \$150,000	[Extension, Alterations]	15
Value of Works \$100,001 – \$150,000	[New Building, Extension, Alterations]	15
Value of Works \$150,001 – \$200,000	[Extension, Alterations]	15
Value of Works \$150,001 – \$200,000	[New Building, Extension, Alterations]	15
Value of Works \$20,001 – \$50,000	[Extension, Alterations]	15
Value of Works \$200,001 – \$250,000*	[Extension, Alterations]	15
Value of Works \$200,001 – \$250,000*	[New Dwellings, Re-erection/Re-siting]	15
Value of Works \$200,001 – \$250,000*	[New Building, Extension, Alterations]	16
Value of Works \$250,001 – \$300,000*	[Extension, Alterations]	15
Value of Works \$250,001 – \$300,000*	[New Building, Extension, Alterations]	16
Value of Works \$250,001 – \$350,000*	[New Dwellings, Re-erection/Re-siting]	15
Value of Works \$300,001 – \$350,000*	[Extension, Alterations]	15
Value of Works \$300,001 – \$500,000*	[New Building, Extension, Alterations]	16
Value of Works \$5,001 – \$10,000	[Extension, Alterations]	15
Value of Works \$50,001 – \$100,000	[Extension, Alterations]	15
Value of Works \$50,001 – \$100,000	[New Building, Extension, Alterations]	15
Value of Works Up to \$10,000	[New Building, Extension, Alterations]	15
Value of Works Up to \$200,000	[New Dwellings, Re-erection/Re-siting]	15
W		
Withdrawn Application – Permit Lodged Not Yet Assessed	[Refunds]	17
Withdrawn Application – Permit Lodged Not Yet Issued	[Refunds]	17



14 Corporate and Community Services

14.1 Election Period Policy

Directorate: Corporate and Community Services

Report Author: Governance Manager

Report Purpose: For Decision

Purpose

Council's Election Period Policy was adopted in November 2022 and is now due for review.

OFFICER RECOMMENDATION:

That Council adopts the Election Period Policy.

Moved: Cr Richard Hicks

Seconded: Cr Helen Hobbs

That Council adopts the Election Period Policy.

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest

No officer declared an interest under the *Local Government Act 2020 (LGA 2020)* in the preparation of this report.

Background

The *Local Government Act 2020* (the Act) requires Councils to include an election period policy in its Governance Rules. This policy was comprehensively reviewed and adopted in November 2022 with Council's Governance Rules.

Under Section 69 of the Act, an election period policy must prohibit any Council decision during the election period for a general election that:

(a) relates to the appointment or remuneration of the Chief Executive Officer but not to the appointment or remuneration of an Acting Chief Executive Officer.



(b) commits the Council to expenditure exceeding one per cent of the Council's income from general rates, municipal charges and service rates and charges in the preceding financial year.

(c) the Council considers could be reasonably deferred until the next Council is in place.

(d) the Council considers should not be made during an election period. An Election Period Policy must also prohibit any Council decision during the election period for a general election or by-election that would enable the use of Council resources in a way that is intended to influence, or is likely to influence voting at the election.

Section 123 of the Act (Misuse of Position) prescribes serious penalties for any Councillor who inappropriately makes use of their position or information obtained in their role, to gain an advantage, or disadvantage another.

Key amendments:

- Requirement to send Annual Report to the Minister no longer exists under the *Local Government Act 2020* and has therefore been deleted.
- Inclusion of Overarching Governance Principles under the *Local Government Act 2020*.
- Additional definition of electoral matter included as per the Act.
- Inclusion that official Council media statements will only be made by the Chief Executive Officer during the Election Period, including radio and television interviews.

Risk Management Implications

Risk identified:

There are no obvious risks for Council to mitigate or eliminate in regard to the proposal considered for funding support in this report.

Legislative Implications

The report complies with the requirements of the:
Local Government Act 2020

Environmental Implications

Nil

Financial and Budgetary Implications

Nil

Policy Implications



This report is supported by the following West Wimmera Shire Council Policy/s:

Not applicable

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2021 – 2025:

Goal 4 – Operational excellence

4.8 Improve organisational efficiency.

Communication Implications

No Communication Implications

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

A council must include an election period policy in its Governance Rules to govern decision making in the lead up to Council elections. The policy must be reviewed once during the council term to ensure it is current.

Attachments

1. DRAFT REVIEW June 26 WWSC Council Policy Election Period Policy - Adopted 22 November 2022 [**14.1.1** - 8 pages]



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WEST WIMMERA SHIRE COUNCIL

COUNCIL POLICY	
ELECTION PERIOD POLICY	Policy No:
	Adopted by Council: <i>16 November 2022</i>
	Next review date: <i>16 November 2025</i> <i>February 2030</i>
Senior Manager/Executive Director:	<i>Chief Executive Officer/Director Corporate and Community Services</i>
Responsible Officer:	<i>Director Corporate and Community Services/Governance Manager</i>
Functional Area:	<i>Corporate and Community Governance</i>
Introduction and Background	<p>Section 69 of the <i>Local Government Act 2020</i> requires all Councils to adopt and maintain an Election Period Policy to explain to their communities how they will conduct their business immediately prior to a general election.</p> <p>This Election Period Policy (the Policy) will ensure:</p> <ol style="list-style-type: none"> Council elections are not compromised by inappropriate electioneering by existing Councillors; actions and decisions which could be perceived as influencing voters are avoided; the authority of the incoming Council is not compromised by inappropriate decisions of the outgoing Council; all candidates are treated equally; and Council staff are provided with guidance on relevant matters.
Purpose and Objectives	<p>This The purpose of this Policy is to:</p> <ol style="list-style-type: none"> provide a framework for Councillors and staff and outline expected behaviours for the conduct of Council business during the lead-up to the a general election in 2024; and ensure that the election is conducted in a transparent and accountable manner, the highest standards of governance are achieved, and the statutory requirements of the Act and Regulations are met. <p>Council is committed to ensuring that:</p> <ol style="list-style-type: none"> the ordinary business of local government in West Wimmera continues throughout the <i>election period</i> in a responsible and transparent manner and in accordance with statutory requirements; the ongoing ordinary business of Council is kept separate from Councillors' activities which relate to the election; and public resources, including staff resources, are not used in

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	election campaigning or in a way that may improperly influence the result of an election, or improperly advantage existing Councillors as candidates in the election.
Response to the Overarching Governance Principles of the Local Government Act 2020	<p>Section 9 of the Local Government Act 2020 states that a Council must in the performance of its role give effect to the overarching governance principles.</p> <p>This policy is in response to the following overarching governance principle/s of the Local Government Act 2020:</p> <ul style="list-style-type: none"> • the community engagement principles (section 56) • the public transparency principles (section 58)
Definitions	<p>In this Policy, the following terms have the meaning indicated:</p> <p>a) <i>election period</i> means (in accordance with section 3(1) of the Act) the period that:</p> <ul style="list-style-type: none"> i. starts at the time that nominations close on nomination day; and ii. ends at 6:00 pm on election day. <p>ii.b) <i>electoral material</i> means an advertisement, handbill, pamphlet or notice that contains electoral matter, but does not include an advertisement in a newspaper that is only announcing the holding of a meeting.</p> <p>b)c) <i>electoral matter</i> means matter which is intended or likely to affect voting in an election but does not include any electoral material produced by or on behalf of the Victorian Electoral Commission or the Election Manager for the purposes of conducting the election. <i>Electoral matter</i> includes, but is not limited to, matter that is intended to or is likely to affect voting in an election if it contains an express or implicit reference to or comment on:</p> <ul style="list-style-type: none"> i. the election; ii. a candidate at the election; or iii. an issue submitted to or otherwise before the voters in connection with the election; and <p>e)d) <i>major decision</i> has the meaning set out in clause 5.3.</p>
Policy Details	
1.	General
	<p>The Policy addresses decision making, use of Council resources, Council publications and media and communications issues during the <i>election period</i>.</p> <p>All Councillors will be considered as being election candidates until the close of nominations.</p>
2.	Preventing Inappropriate Decisions and Misuse of Resources
	<p>Given the relatively short <i>election period</i>, Council will reschedule <i>major decisions</i> until after the new Council commences its term, or if that is not appropriate, bring decisions forward so they are determined before prior to the <i>election period</i>.</p> <p>Council will continue to hold Council meetings during the <i>election period</i>, however, the decisions described in clause 5.3 will not be made during the <i>election period</i>.</p>

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3.	<p>Major Decisions</p> <p>In accordance with section 69(2)(a) to (d) of the Act, the Council will not make <i>major decisions</i> which:</p> <ul style="list-style-type: none"> a) relate to the employment or remuneration of a Chief Executive Officer (CEO), other than a decision to appoint an acting CEO;¹ b) commit the Council to expenditure exceeding one per cent of the Council's income from general rates, municipal charges and service rates and charges in the preceding financial year;² c) the Council considers could reasonably be deferred until the next Council is in place; and d) the Council considers should not be made during an <i>election period</i>. <p>In addition to the statutory provisions, Council will not make decisions during an election period relating to:</p> <ul style="list-style-type: none"> a) the allocation of community grants or other forms of direct funding to community organisations; b) major planning scheme amendments; c) changes to strategic objectives or strategies in the Council Plan; d) the adoption of any strategic plans or policies required by legislation; or e) decisions of a significant nature, including but not limited to, significant financial commitments which would unnecessarily bind an incoming Council. <p>Papers prepared for Council meetings during the election period will be carefully vetted by the CEO to ensure that no agenda item is included that could potentially influence voters' intentions at the forthcoming election or could encourage Councillor candidates to use the item as part of their electioneering. Councillors will refrain from moving motions or raising matters at a meeting that could potentially influence voting at the election.</p> <p>¹ A Council decision made in contravention of section 69(2)(a) of the Act is invalid. ² A Council decision made in contravention of section 69(2)(b) of the Act is invalid.</p>
4.	<p>Legislative Provisions</p> <p>The Act provides that a Councillor or member of Council staff must not:</p> <ul style="list-style-type: none"> a) use Council resources in a way that is intended to or is likely to affect the result of an election under the Act. (Section 304{1}); or b) use Council resources to intentionally or recklessly print, publish or distribute or cause, permit or authorise to be printed, published or distributed any electoral material during the <i>election period</i> on behalf of, or purporting to be on behalf of, the Council unless the electoral material only contains information about the election process or is otherwise required in accordance with, or under, any Act or Regulation. (Section 304{2}). <p><i>Penalty: 60 penalty units.</i>³</p> <p>³ In 2022/23 a penalty unit is \$184.92. Penalty units are indexed annually on 1 July.</p>
	<p>Use of Council Resources</p> <p>Council resources must not be used in any way that would influence the way people vote</p>



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	<p>in elections or give Councillors any inappropriate real or perceived electoral advantage. The following guidelines will ensure that due propriety is observed in the use of and access to staff, property, equipment and other resources during the <i>election period</i>:</p> <ul style="list-style-type: none"> a) Councillors will continue to be provided with resources to continue to perform their elected role; and b) Council resources, including officers, support staff, email services, equipment (ie: computers, ipads, photocopiers, motor vehicles), branding and stationery, are only to be used for normal Council business and are not to be used for any election campaign activities. <p>Council logos, letterheads, uniforms or other Council branding will not be used for, or linked in any way to, a candidate's election campaign.</p> <p>Council staff must:</p> <ul style="list-style-type: none"> a) avoid assisting Councillors or other candidates in ways that are or could create a perception that they are providing information or assistance for electoral purposes; b) report any interest in being involved privately in the election campaign of any candidate to the CEO; c) not provide any information to any candidate or prospective candidate other than information that is available to the general public and will direct all election enquiries to the Election Manager; d) report to the CEO when the use of Council resources might be construed as being related to a candidate's election campaign; e) not make any public statement that relates to an election issue unless such statement has been approved by the CEO; or f) not act as a scrutineer for any candidate. <p>In addition, Council staff are discouraged from:</p> <ul style="list-style-type: none"> a) being involved in a candidate's election campaign; b) contributing financially to a candidate's election campaign; or c) promoting candidates in social media. <p>Councillors must:</p> <ul style="list-style-type: none"> a) not use Council resources for any election campaign activities. Such resources include, but are not limited to a Council provided motor vehicle, IT equipment, telephone and stationery; b) not use their position as an elected representative or their access to Council staff and other Council resources to gain media attention in support of an election campaign; c) not ask Council staff to undertake any tasks indirectly or directly connected with their election campaign; d) not exert undue influence over the timing of works or the delivery of Council services that may result in a benefit for electoral purposes; and e) comply with the provisions of the Act relating to misuse of position.
5.	<p>Public Consultation and Council Events</p> <ul style="list-style-type: none"> a) Council will not conduct community forums during the election period. b) Question time at Council meetings will not be held during the election period. c) Consultation is an integral part of Council's policy development process and operations. d) Consultation undertaken close to a general election may be perceived as an election issue and influence voting. e) Issues raised through the consultation and decisions that follow may also

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	<p>unreasonably bind the incoming Council.</p> <p>f) Accordingly, consultation will not take place during the election period unless in relation to a statutory requirement which cannot be deferred.</p> <p>g) Where Council auspiced community events are held and whether or not a Councillor is to make a speech, Councillors will be reminded that they are representing Council and are not to use the opportunity for electioneering.</p> <p>h) Functions or events for the purpose of electioneering must not be resourced or publicised by the Council.</p> <p>i) <u>Official Council media statements will only be made by the Chief Executive Officer during the Election Period, including radio and television interviews.</u></p>
6.	<p>Access to Council Information</p> <p>The following guidelines will ensure that due propriety is observed in the use of and access to information during the <i>election period</i>:</p> <p>a) Councillors may continue to access Council held documents during the <i>election period</i>, but only as is necessary for them to perform their elected role and functions, such as in relation to matters before the Council or likely to come before the Council; and</p> <p>b) information and briefing material prepared and provided to Councillors must be necessary to the carrying out of the Councillor's role and must not be used for election purposes.</p>
7.	<p>Council Publications</p> <p>The Act imposes limitations during the <i>election period</i> to ensure the Council does not publish material with public funds that may influence or be seen to influence people's voting decisions.</p> <p>Accordingly, Council staff will avoid all publication activity, including updated or new information added to the Council website during the <i>election period</i> except where printing, publishing or distributing a document is essential for the conduct of Council operations.</p>
8.	<p>Annual Report</p> <p>Council will produce its 2023-2024 Annual Report and submit it to the Minister for Local Government in accordance with the Act. The Annual Report may be published during the <i>election period</i> and will not contain any material that could be regarded as overt electioneering or that inappropriately promotes individual Councillors but will fulfil its statutory obligations on reporting matters.</p>
9.	<p>Other</p> <p>Electoral material, including pamphlets, posters and notices will not be visible or available at any Council premises, including libraries, during the election period, except for material issued by the Election Manager for the purpose of conducting the election.</p> <p>Councillors may use the title 'Councillor' in their election material as they continue to hold the position in the period, however to avoid confusion, Councillors must ensure that any election publication using the title Councillor clearly indicates that it is their own material and does not represent Council.</p> <p>Requests for information from candidates which would substantially and unreasonably divert Council resources in order to respond or which might be perceived to support an</p>



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	election campaign will be referred to the CEO for consideration.
10.	<p>Expenses Incurred by Councillors</p> <p>Claims for the reimbursement of expenses shall only relate to expenditure incurred whilst conducting Council business in accordance with the Council's Expenses Policy and not election activities.</p>
11.	<p>Media/Communications Issues</p> <p>During the <i>election period</i>, all official media releases will only be approved by the CEO.</p> <p>Media releases or other media statements will not refer to specific Councillors or feature any photograph, quotation or name of Councillors during the <i>election period</i>. Where it is necessary to make or clarify any public statement, comment on sensitive or political issues or identify a spokesperson in relation to an issue, the matter must be referred to and approved by the CEO.</p> <p>Media releases dealing with their election campaign must be issued by Councillors privately. Statements must be clearly communicated as personal opinion which do not represent the views of the Council.</p> <p>Any publication on social media sites which are auspiced by the Council is to be approved by the CEO.</p> <p>Council staff will monitor Council social media sites during the <i>election period</i> to ensure no electoral material is posted or if posted, is removed.</p>
12.	<p>Council Staff</p> <p>Council staff will not provide advice or assistance in the preparation of media releases or other media statements that contain electoral material.</p> <p>Council staff must not make any public statement that can be interpreted as a political comment or have an influence on the electoral process.</p>
13.	<p>Notices of Motion</p> <p>Notices of motion will not be considered during the <i>election period</i>.</p>
14.	<p>Council's Website</p> <p>Council's website:</p> <ol style="list-style-type: none"> will not be used to convey information that could be regarded as electoral material but will contain information about the election process; and will be checked at the start of the election period to ensure that any information that might be regarded as likely to influence how people vote will be removed, including photographs of Councillors at public events. Profiles of Councillors will also be removed but contact details and photographs will remain.
15.	<p>Responsibilities</p> <p>The CEO is responsible for overseeing adherence to the Policy.</p> <p>Councillors and staff are responsible for reporting any breach or suspected breach of this Policy to the CEO.</p>



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16.	<p>Penalties</p> <p>Section 304 of the Act provides:</p> <p>(1) A Councillor or member of Council staff must not use Council resources in a way that:</p> <p>(a) is intended to; or</p> <p>(b) is likely to</p> <p>affect the result of an election under this Act. (Penalty: 60 penalty units).⁴</p> <p>(2) A Councillor or member of Council staff must not use Council resources to intentionally or recklessly print, publish or distribute or cause, permit or authorise to be printed, published or distributed any electoral material during the election period on behalf of, or purporting to be on behalf of, the Council unless the electoral material only contains information about the election process or is otherwise required in accordance with, or under, any Act or regulation. (Penalty: 60 penalty units).</p> <p>⁴ See Footnote 3.</p>
17.	<p>Policy Access</p> <p>The Policy will be published on the Council's website and be available in hardcopy for public inspection. Copies will be made available to each Councillor on Docs on Tap.</p>
18.	<p>Policy Amendments</p> <p>Minor amendments to the Policy may be made by the CEO to reflect legislative or organisational changes. The CEO must notify the Councillors of any such amendments.</p>
19.	<p>Charter of Human Rights Compliance</p> <p>This Policy does not impact on any human rights identified in the <i>Charter of Human Rights & Responsibilities Act 2006</i>.</p>
20.	<p>Relevant Reference Material</p> <p>This Policy has been developed having regard to:</p> <p>a) the <i>Local Government Act 2020</i> (the Act);</p> <p>b) the <i>Local Government (Electoral) Regulations 2020</i>;</p> <p>c) the <i>Councillor Code of Conduct</i>; and</p> <p>d) the <i>Code of Conduct for Council staff</i>.</p>
21.	<p>Review</p> <p>Following the 2024-2028 General Election, Council will, in accordance with its <i>Community Engagement Policy</i>, review and update the Policy no later than 12 months before the 2028-2032 General eElection.</p>



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Policy Adopted:	Council Meeting on 16 November 2022	
Policy Reviewed:		

DRAFT



14.2 Community Sponsorship and Contributions Grant Applications

Directorate: Corporate and Community Services

Report Author: Community Development Manager

Report Purpose: For Decision

Purpose

The West Wimmera Shire Council Community Sponsorship and Contributions Grant provide communities with the opportunity to collaborate with Council to make their locality a better place to live. The Council provides Sponsorships and Contributions to address local needs and provide opportunities to support the community and enhance lifestyles of West Wimmera Shire Council residents. Sponsorship and Contributions may be via application for funds and/or Council for in-kind support.

OFFICER RECOMMENDATION:

That Council approves the following Community Sponsorship and Contribution Grants applications from:

- **Edenhope Tourism for \$8,837.00**
- **Apsley Alligators for \$5,000.00**
- **Kaniva Link Neighbourhood House for \$3,500.00**

Moved: Cr Richard Hicks

Seconded: Cr Jodie Pretlove

That Council approves the following Community Sponsorship and Contribution Grants applications from:

- **Edenhope Tourism for \$8,837.00**
- **Apsley Alligators for \$5,000.00**
- **Kaniva Link Neighbourhood House for \$3,500.00**

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest



No officer declared an interest under the *Local Government Act 2020 (LGA 2020)* in the preparation of this report.

Background

West Wimmera Shire Council Sponsorship and Contributions Grants are to support locally based groups and organisations that:

- Support community wellbeing
- Encourage community participation.
- Bring economic benefit to the West Wimmera Shire
- Assist in the recovery from catastrophic emergencies (funding to non-West Wimmera Shire groups may be considered i.e., Blazeaid)

Edenhope Tourism

Edenhope Tourism has applied for support to operate the Edenhope Tourist Information Centre and manage the former courthouse and old SES building. The Information Centre functions as the primary point for visitor enquiries in Edenhope and contributes to servicing the local visitor economy.

The application notes a plan to utilise the former SES building as a local museum for the community and the broader Shire.

Edenhope Tourism reports a decline in volunteer numbers and identifies constraints on its capacity to generate sufficient income to support ongoing operations and building maintenance. The application aligns with grant objectives focused on attracting visitors and supporting economic activity within the West Wimmera Shire, although two expenses identified within the application are outside the scope of the funding guidelines and have not been included in the recommended grant.

Apsley Alligators

Apsley Alligators has submitted an application to support the delivery of its pre-school program, including the engagement of qualified educators, the purchase of educational resources, and the delivery of presentations by allied health professionals such as occupational therapists, speech pathologists, and physiotherapists.

The Apsley Alligators program operates from Apsley Primary School and is facilitated by a qualified educator. It is designed to support children's transition into school while providing opportunities to develop age-appropriate skills in a familiar and supportive environment. The program provides access to integrated early childhood learning and health-related supports within the local community, contributing to service accessibility for families in Apsley.



Council currently supports the delivery of kindergarten services across the Shire in Kaniva, Edenhope, and Goroke. The Apsley program is delivered through a partnership between the local community and the primary school.

The application aligns with the grant program objectives of supporting community wellbeing and encouraging community participation.

Kaniva Link

Kaniva Link Neighbourhood House has submitted an application to support its general operations as a not-for-profit organisation, enabling the continued delivery of community services at low or no cost.

The organisation coordinates a range of community events throughout the year, including the Kaniva Town Garage Sale, Easter Sidewalk Sale, community lunches, a Christmas market with late-night shopping, and a Christmas Eve street party.

These activities contribute to community engagement and provide opportunities for local participation, while also supporting local businesses and fostering community connection within the West Wimmera Shire.

The application aligns with the grant program objectives of supporting community wellbeing, encouraging participation, and contributing to economic activity within the region.

Risk Management Implications

Risk identified:

There are no obvious risks for Council to mitigate or eliminate in regard to the proposal considered for funding support in this report.

Legislative Implications

Not Applicable

Environmental Implications

Nil

Financial and Budgetary Implications

Nil

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Council Grants Policy



Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2021 – 2025:

Goal 2 – Diverse and growing economy

2.4 Invest in tourism and arts and cultural development.

Communication Implications

No Communication Implications

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

All applications for the Sponsorship and Contributions Grants have been assessed by officers and are eligible for determination by Council.

Attachments

Nil



14.3 Application for waiving of fees - Kaniva Playgroup

Directorate: Corporate and Community Services
Report Author: Community Development Manager
Report Purpose: For Decision

Purpose

The purpose of this report is to seek Council approval to waive the Kaniva Shire Hall hire fees totaling \$290.00 for Kaniva Playgroup to hold KinderGym in support of the continuation and growth of this community-led early years initiative.

OFFICER RECOMMENDATION:

That Council approves waiving of Kaniva Hall Hire Fees for Kaniva Playgroup for the following dates:

- 23 July 2026
- 7 September 2026
- 19 October 2026
- 9 November 2026
- 30 November 2026

Moved: Cr Jodie Pretlove

Seconded: Cr Richard Hicks

That Council approves waiving of Kaniva Hall Hire Fees for Kaniva Playgroup for the following dates:

- 23 July 2026
- 7 September 2026
- 19 October 2026
- 9 November 2026
- 30 November 2026

CARRIED UNANIMOUSLY (5 / 0)



Declaration of Interest

No officer declared an interest under the *Local Government Act 2020 (LGA 2020)* in the preparation of this report.

Background

Kaniva KinderGym is a community-led early years initiative delivered in partnership with Kaniva Playgroup, designed to support the physical, social and emotional development of children aged 0–5 years through structured active play. The program provides a safe, inclusive indoor environment within the Kaniva Shire Hall, encouraging movement, exploration and social interaction, while also fostering connection and support networks among parents and caregivers. Demonstrated demand, with strong attendance at trial sessions and engagement from new families, highlights the program’s capacity to strengthen early years’ participation and community cohesion. The initiative aligns with Council’s strategic priority of fostering a healthy, inviting and connected community, and represents a low-impact, high-value use of Council facilities. Kaniva KinderGym is seeking support for hall hire and storage (by waiving fees to enable the continuation and growth of this initiative). As the program develops, there is potential for increased frequency and long-term sustainability, contributing to improved health, wellbeing, and social outcomes for local families.

Fees for the period detailed above are approximately \$290.00 based on the 2025-26 FY fees and charges.

Risk Management Implications

Risk identified:

There are no obvious risks for Council to mitigate or eliminate in regard to the proposal considered for funding support in this report.

Legislative Implications

Not Applicable

Environmental Implications

Nil

Financial and Budgetary Implications



Nil

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Council Grants Policy

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2021 – 2025:

Goal 2 – Diverse and growing economy

2.4 Invest in tourism and arts and cultural development.

Communication Implications

No Communication Implications

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

The Kaniva KinderGym initiative represents a valuable, community-driven program that delivers tangible benefits for young children and families, and Council's sponsorship will ensure its continued accessibility, growth, and contribution to a healthy, connected West Wimmera community. The waiving of hall fess will allow the group to run programs at low cost.

Attachments

Nil



15 Infrastructure Development and Works

15.1 Kaniva Structure Plan

Directorate: Infrastructure Development and Works

Report Author: Manager Planning and Environment

Report Purpose: For Decision

Purpose

To seek a resolution from Council to adopt the Kaniva Structure Plan and for officers to take necessary steps to incorporate the Kaniva Structure Plan into the West Wimmera Planning Scheme through a planning scheme amendment.

OFFICER RECOMMENDATION:

That Council:

- 1. Adopts the Kaniva Structure Plan 2026.**
- 2. Notes the submissions made to the draft Kaniva Structure Plan.**
- 3. Commences implementation of the Kaniva Structure Plan 2026 into the West Wimmera Planning Scheme through a planning scheme amendment.**
- 4. Requests under section 8A(2) and (3) of the *Planning and Environment Act 1987* that the Minister for Planning authorise Council to prepare Amendment C39wwim to the West Wimmera Planning Scheme.**
- 5. Authorises the CEO to make minor editorial changes to the Amendment documentation and fulfil any conditions of authorisation prior to public exhibition if required.**
- 6. When authorised by the Minister for Planning, exhibits Amendment C39wwim to the West Wimmera Scheme in accordance with notice requirements under section 19 of the *Planning and Environment Act 1987*.**



Moved: Cr Jodie Pretlove

Seconded: Cr Richard Hicks

That Council:

1. Adopts the Kaniva Structure Plan 2026.
2. Notes the submissions made to the draft Kaniva Structure Plan.
3. Commences implementation of the Kaniva Structure Plan 2026 into the West Wimmera Planning Scheme through a planning scheme amendment.
4. Requests under section 8A(2) and (3) of the *Planning and Environment Act 1987* that the Minister for Planning authorise Council to prepare Amendment C39wwim to the West Wimmera Planning Scheme.
5. Authorises the CEO to make minor editorial changes to the Amendment documentation and fulfil any conditions of authorisation prior to public exhibition if required.
6. When authorised by the Minister for Planning, exhibits Amendment C39wwim to the West Wimmera Scheme in accordance with notice requirements under section 19 of the *Planning and Environment Act 1987*.

CARRIED UNANIMOUSLY (5 / 0)

Declaration of Interest

No officer declared an interest under the Local Government Act 2020 (LGA 2020) in the preparation of this report.

Background

The review of the West Wimmera Planning Scheme that was completed in 2022 identified that targeted settlement plans for Harrow, Apsley, Goroke, Kavina and Edenhope that facilitate development, provide housing in response to community and Council preference, and coordinate infrastructure for these areas be prepared.

The Strategic Planning Work Plan, adopted by Council on 19 April 2023, identified Targeted Settlement Plans as Priority Three.



In April 2024, Council was successful in receiving funding from the Department of Transport and Planning to commence work of the targeted settlement plans identified in the Planning Scheme review. This work led to the completion of the Small Towns Plan, which was adopted by Council on 17 September 2025.

One of the recommendations contained in the Small Towns Plan is to prepare a Structure Plan for Kaniva. Structure Plans for Harrow, Goroke, and Edenhope are also recommended, and will be undertaken subsequently subject to funding availability.

The Kaniva Structure Plan Background Report provides evidence derived from existing and new studies and identifies issues and opportunities that will influence the development of the Structure Plan. The Background Report has highlighted a number of areas that the structure plan should address. Some of the key directions include, but are not limited to, promoting residential development within the town boundaries; review and monitor the need for additional industrial and commercial land; review the future use and zoning of the town's former airstrip; and facilitate increased tourism, short stay accommodation and more accommodation options to support key worker housing. More specific findings and directions are contained within the attached Kaniva Structure Plan Background Report.

The Kaniva Structure Plan aims to establish a revised town boundary and a preferred direction for future changes in land use, infrastructure, transport, development, the physical environment and town amenities and details how these changes will be facilitated.

Key recommendations in the Kaniva Structure Plan include new zones for the town, identification of locations suitable for residential development, and applying the Development Plan Overlay to ensure high quality development outcomes. The Kaniva Structure Plan also contains recommendations for advocacy and promotion to support the future development of Kaniva.

A Structure Plan will need to be adopted by Council before any rezonings can occur, as the Structure Plan will be the strategic justification for any rezoning. Without an adopted strategic justification, it is extremely unlikely that the Minister for Planning will authorise a Planning Scheme amendment to rezone land.

Risk Management Implications

Risk identified:

There are no obvious risks for Council to mitigate or eliminate in regard to the proposal considered for funding support in this report.

Legislative Implications

The report complies with the requirements of the:



Planning and Environment Act 1987

Environmental Implications

Environmental Risk rating has been assessed as: Low

Financial and Budgetary Implications

The financial risk rating has been assessed as: Low

Policy Implications

This report is supported by the following West Wimmera Shire Council Policy/s:

Not applicable

Council Plan Implications

This report supports the following sections of the West Wimmera Shire Council Plan 2021 – 2025:

Goal 1 – Liveable & Healthy Community

- 1.1 Create a healthy, active, and vibrant community.
- 1.3 Provide well planned and sustainable community infrastructure.
- 1.6 Support a prepared and resilient community.
- 1.7 Improve the liveability of the shire to assist in growing our population into the future.

Goal 2 – Diverse and Prosperous Economy

- 2.1 Encourage and support the establishment and expansion of innovative, creative and sustainable businesses.
- 2.3 Facilitate the development of the local economy and jobs.
- 2.4 Create vibrant and attractive town centres.

Goal 4 – Good Governance

- 4.2 Engage with the community in a timely and respectful way.

Goal 5 – Our Commitment Values

Innovation - We will proactively respond to change, are optimistic about our future and pursue continuous improvement in everything that we do.

Collaboration - We will actively and openly consult with you and work constructively with community organisations, agencies, the business community and other levels of government to our community's benefit.

Communication Implications



The Draft Kaniva Structure Plan and Background Report were exhibited for community consultation and circulated to relevant referral agencies for comment. The documents were made available for public review at Council offices and on Council's website, accompanied by an online survey to facilitate feedback. In addition, Council's Senior Planning Officer conducted two drop-in sessions at the Kaniva office, providing an opportunity for community members to discuss the draft plan and provide direct input.

A total of five submissions were received via the online portal, along with one submission by email and 13 attendees at the drop-in sessions. Six responses were also received from referral agencies. A summary of all submissions, together with officer responses and recommended actions, is included in the attachments to this report.

Equal Impact Assessment

No Equal Impact Assessment is required

Conclusion

The Kaniva Structure Plan 2026, supported by its Background Report, provides a clear and evidence-based framework to guide the future growth and development of Kaniva. It responds directly to the strategic direction established through the West Wimmera Planning Scheme Review and the Small Towns Plan, while incorporating valuable input from the community and key stakeholders. The plan identifies practical opportunities to strengthen housing supply, support economic development, enhance infrastructure planning, and improve the overall liveability of the township.

Adoption of the Structure Plan represents a critical step in ensuring that future land use and development decisions are coordinated, strategically justified, and aligned with Council's broader objectives for a liveable, resilient, and prosperous community. It will also provide the necessary foundation to progress planning scheme amendments, enabling implementation of key initiatives and facilitating sustainable growth.

Attachments

1. Kaniva SP Submissions Table - Council meeting [**15.1.1** - 39 pages]
2. Kaniva SP V 8 10062026 [**15.1.2** - 41 pages]
3. Kaniva Background Report V 7 10062026 [**15.1.3** - 69 pages]

Summary Response to Submissions - Table

Submissions received to the *Draft Kaniva Structure Plan*

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
1	Environmental Protection Authority (EPA)	Separation Distances	<p>Refer to EPA's Separation Distance Guideline, August 2024.</p> <p>Where sensitive uses (NRZ) are proposed adjacent to industrial zones (IN3Z), this suggests potential amenity and human health risks may arise.</p> <p>Council to:</p> <ul style="list-style-type: none"> review nearby existing industry and identify recommended separation distances in accordance with the Guideline. consider including reference to this publication in the Structure Plan to support decision-making transparency. 	<ul style="list-style-type: none"> The Kaniva Background Report Figure 29 – Issues and Opportunities for Kaniva already includes an indicative buffer of 500m from the sewage treatment plant. Added text Background Report page 34 reference to the Separation Distance Guideline, August 2024 and Clause 53.10. Added separation distances for industries and a decision-making framework where a proposed rezoning may encroach on an industry's recommended separation distance Background Report p32. <p>In the NRZ and the IN3Z:</p> <ul style="list-style-type: none"> Review nearby existing industry and identify recommended separation distances in accordance with the Guideline – included in Implications for

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
				<p>the Structure Plan the Background Report p34.</p> <ul style="list-style-type: none"> Reference included to the Guideline in the Structure Plan p18 to support decision-making transparency.
1	Environmental Protection Authority (EPA)	Wastewater Treatment Plant	<p>The Structure Plan shows an existing wastewater treatment plant (WTP) with a 500m buffer and anticipates that this plant may increase in capacity in the future.</p> <p>It is not clear to EPA how this buffer has been derived, nor whether it accounts for the anticipated intensification of the WTP associated with population growth.</p> <p>This raises a question as to whether the buffer appropriately reflects potential future off-site amenity impacts associated with expanded operations. EPA suggests any WTP buffer be informed by the Guideline and consider the implications of future intensification. Refer to Appendix B of the Guideline for the calculations of WTP separation distance.</p>	<ul style="list-style-type: none"> A63 already identifies the need for a buffer area around the WTP and that this would be part of further strategic work required. The buffer area could be used as a precautionary land use buffer and has now been added to the framework plan.
1	Environmental Protection Authority (EPA)	Transfer station and closed landfill.	<p>EPA notes that an existing transfer station is located north of the WTP which, according to VicUnearthed, it also identified as a closed landfill.</p> <p>Identify:</p> <ul style="list-style-type: none"> The separation distance to the transfer station in accordance with the Guideline The relevant buffer(s) for the closed landfill. 	<p>The WTP and closed landfill site now identified Structure Plan in the Issues and Opportunities Map.</p> <ul style="list-style-type: none"> A63 updated to identify further strategic work required. This will include any separation distances in

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
				<p>accordance with the Guideline.</p> <ul style="list-style-type: none"> • Buffers for closed landfill site now included in the Structure Plan on the Issues and Opportunities Map Figure 3 - P11.
1	Environmental Protection Authority (EPA)	Nhill Shotgun Range	Sensitive uses (LDRZ) are proposed in proximity to the Nhill Shotgun Range. The Structure Plan does not appear to have clearly identified the shotgun range. Clarify the location, nature of operations and potential noise impacts associated with the range.	<ul style="list-style-type: none"> • The referenced LDRZ land uses already exist. Rezoning to LDRZ is just a clean up to more accurately reflect the land uses in a more appropriate zone. • Note - The range is proposed to be located outside the town boundary. • Nhill Shotgun range now identified in the Structure Plan on the Issues and Opportunities Map. • Action 58 included - to Manage the offsite impacts of the Nhill Shotgun Range ensuring any new sensitive land uses are adequately separated.
1	Environmental Protection Authority (EPA)	Noise and air quality impacts from railway and roads.	Sensitive uses are proposed adjacent to the Western Highway and the Dimboola Serviceton Rail line (both of which are part of the Principal Freight network). Identify:	Amendment C37wwim will update Clause 18.02-4L Roads – West Wimmera to include new strategies to address these issues with the following strategies:

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			<ul style="list-style-type: none"> Noise impacts from these major transport routes. Air quality impacts from the highway and potentially the rail line. 	<p>Ensure that use and development does not prejudice the levels of service, safety and amenity of the Western Highway.</p> <p>Minimise adverse effects of noise from traffic using the Western Highway on adjacent sensitive uses.</p>
1	Environmental Protection Authority (EPA)	Potentially Contaminated Land.	<p>The Structure Plan recommends rezoning land to allow sensitive uses, including:</p> <ul style="list-style-type: none"> rezoning part of FZ land to NRZ and LDRZ sensitive uses in NRZ adjacent to industrial zones rezoning part of a former airstrip to LDRZ, which may present a risk of PFAS and other contamination associated with firefighting activities. This suggests a potential risk to human health where land may be affected by contamination. <p>Consider:</p> <ul style="list-style-type: none"> Planning Practice Note 30 – Potentially contaminated land (PPN30) for any investigation or support for rezoning land that would allow sensitive and/or ‘other land uses’ where the land is potentially contaminated including reference to PPN30 within the Structure Plan. 	<p>Background Report p18 - includes new reference to PPN30 Potentially contaminated land to ensure no impact to sensitive uses from possible contamination on the former airstrip site from PFAS or other contamination associated with firefighting activities.</p> <p>Background Report p18 now includes text - Undertake preliminary risk assessment is also recommended.</p> <p>Structure Plan p19 new Action 22 Undertake a preliminary risk assessment using PPN30 for the former Airstrip Site prior to the establishment of any housing or sensitive land uses on the site.</p>
2	Department of Energy Environment and Climate Action (DEECA)	DEECA have provided a map and list of Crown land reserves within the study area for the Kaniva Structure Plan.	<p>Crown land sites within the study area are:</p> <ol style="list-style-type: none"> A small number of unreserved and unoccupied Crown land parcels under the direct management of the DEECA. A small number of Crown land parcels, directly managed by DEECA, and held under licence for specified purposes (ie. Grazing). 	<p>Figure 26 in the Kaniva Background Report already depicts the Crown land parcels in the study area.</p>

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			<ol style="list-style-type: none"> 3. A small number of Crown land parcels, directly managed by DEECA, and held under licence for various public/community purposes (ie. the Kaniva Bowling and Croquet Club). 4. A small number of Crown land reserves held under the management of DEECA appointed land managers (ie. committees of management and local council), including: <ul style="list-style-type: none"> o The Old Kaniva Racecourse Reserve (managed by West Wimmera Shire Council) o The Kaniva Showgrounds and Recreation Reserve (managed by West Wimmera Shire Council). 5. Portions of the Melbourne-Adelaide railway held under the management of Victorian Rail Track (VicTrack). 6. A small number of Crown land reserves managed by other authorities (ie. The Kaniva State School, managed by the Department of Education). 	
2	Department of Energy Environment and Climate Action (DEECA)	DEECA supports preparation of Structure Plan; provides in-principal support for all the suggested land rezoning and development and upgrade works on Crown land that may be identified as part of that process-noting the important environmental, recreational, and community values and facilities that these Crown land sites provide.	Proposals to undertake works on Crown land must obtain consent from DEECA (and/or the applicable land manager) prior to such works commencing. Review and assessment under the <i>Native Title Act 1993</i> and/or the <i>Traditional Owner Settlement Act 2010</i> may be required to facilitate the provision of Landowner Consent (LOC) and/or Public Land Manager (PLM) Consent for any development and/or upgrade proposal to proceed.	Noted

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			Table 9 in the Background Report, <i>Potential Upgrades and Improvements for Kaniva Open Space and Sporting Facilities</i> , provides an indication of some of the upgrades and improvements that may be proposed on areas of Crown land within the study area in the future.	
3	Department of Transport and Planning (DTP Transport)	All actions which identify DTP (Head TfV), as a key partner or have the potential to impact the state transport network require further discussion with DTP (Head TfV), prior to finalisation.	DTP (Head TfV) requests the opportunity to discuss their submission and the Movement and Transport actions which identify DTP as a Partner prior to the finalisation of the Draft Kaniva Structure Plan.	Noted.
3	Department of Transport and Planning (DTP Transport)	Definition of the town centre.	Draft Kaniva SP Section p4: 1. Introduction, 6. Local Economy and Land Use, 8. Urban Design, Built Form and Heritage. To avoid confusion, please update paragraphs in these sections that define the town centre to the following: "Kaniva town centre extends along the Western Highway but is principally located between Madden Street and Baker Street."	Structure Plan P4 and P17 Updated text clarify location of town centre: Kaniva town centre extends along the Western Highway but is principally located between Madden Street and Baker Street.
3	Department of Transport and Planning (DTP Transport)	Urban Design and Built form feedback.	Draft Kaniva SP p22 Section: Urban Design, Built Form and Heritage. Continued improvements to rest areas and wayfinding are supported. This should be expanded to cover fatigue management and the different types of road users stopping. i.e. semis, caravans etc. Any proposed new/upgraded rest area facilities must consider the geometry required to accommodate High Productivity Freight Vehicles (HPFV) as prescribed in the Performance Based Standards (PBS) (https://www.nhvr.gov.au/road-	Background Report P38 new text added: Fatigue management and the different types of road users stopping. i.e. semis, caravans etc Background Report p42 new text added: There are a large number of freight vehicles operating on the Western Highway which will require specifically designed rest areas to accommodate them

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			access/performance-based standards), as there is a high proportion of these freight vehicles operating on the Western Highway.	Structure Plan p26: New Action A37 included to work with DTP to design rest areas that can accommodate the large number of freight vehicles that operate along the Western Highway.
3	Department of Transport and Planning (DTP Transport)	Movement and Transport Feedback.	Draft Kaniva SP p24 Section: 9. Movement and Transport Note that both the Western Highway and railway line are 24 hour corridors, with significant movements occurring late at night. This can have amenity impacts (noise) and safety impacts.	Background Report p42 text included - Both the Western Highway and railway line are 24 hour freight corridors, with significant movements occurring late at night. This can have potential amenity (noise) and safety impacts for the local residents. Also included as an implication for the Structure Plan Page 43
3	Department of Transport and Planning (DTP Transport)	Movement and Transport feedback A36.	Draft Kaniva SP p25 Section: 9.Movement and Transport – Action A36 It is unclear what is meant by ‘trailers’ under this action. Noting the other proposed functions of Dungey Street and its intersection with the Western Highway, further engagement with DTP is required to determine a suitable location for caravan and trailer parking that minimises modal conflicts.	A37 updated to - Work with DTP to determine a suitable location for caravan and trailer parking that minimises modal conflicts.
3	Department of Transport and Planning (DTP Transport)	Movement and Transport feedback A38.	Draft Kaniva SP p25 Section: 9. Movement and Transport – Action A38 Well-designed crossings with advance warning / signalling on Commercial Street (Western Highway) may be supported subject to DTP approval.	A39 text added - while ensuring the strategic freight function and PFN status is maintained.

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			However, raised platform crossings must be avoided on this corridor due to its strategic freight function and PFN status.	
3	Department of Transport and Planning (DTP Transport)	Movement and Transport feedback A40.	Draft Kaniva SP p25 Section: 9. Movement and Transport – Action A40 Potential speed reductions to improve safety and amenity for pedestrians and cyclists will require further engagement and are subject to DTP approval.	A41 text added - Engage and seek approval from DTP.
3	Department of Transport and Planning (DTP Transport)	Movement and Transport feedback A41, A42 & A46	Draft Kaniva SP p25 Section: 9. Movement and Transport – Actions A41, A42 & A46 Safety and amenity improvements to level crossings in Kaniva will require further engagement. Any upgrades or works at level crossings will require approval from VicTrack.	A42, A43 and A47 now include approval from VicTrack as the asset owner and network manager.
3	Department of Transport and Planning (DTP Transport)	Movement and Transport – Action A47	Draft Kaniva SP p25 Section: 9. Movement and Transport – Action A47 Improved vehicle access between the industrial estate and the Western Highway will require further engagement and are subject to DTP approval	A48 updated to include further engagement with DTP.
3	Department of Transport and Planning (DTP Transport)	Public Realm and accessibility improvements.	The draft Kaniva Structure Plan needs to recognise the need for future development, public realm and accessibility improvements to manage the interface with, and protect the function of, the Western Highway and Rail Corridor.	Text included in the Background Report p38 and p41 and Structure Plan p23 new Urban Design and Built Form Strategy. The need for future development, public realm and accessibility improvements to manage the interface with, and protect the function of, the Western Highway and Rail Corridor.

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4	DTP (Barwon South West Grampians RPS)	Population targets and growth scenarios – Background Report page 22	Targets in Background Report has decreased to 265, however this is still above the West Wimmera housing targets of 200. Edenhope is identified as a district town in the Wimmera Southern Mallee Settlement Framework at clause 11, and it would therefore be anticipated that Edenhope would cater for some of that growth.	<p>See p.14 of Structure Plan - The forecast given for the growth scenarios in the background report is planning for Scenario 3 to allow the town to grow over the next 20-30 years.</p> <p>The structure plan is set up to reverse the declining population in the town and to create opportunities for growth on multiple fronts to ensure that growth happens over time in the town.</p> <p>Victoria in Future (VIF) is forecasting Scenario 1 to occur. Based on the work that has been undertaken for the structure plan, Scenario 2 has been occurring to date, with around 3 dwellings being built per year in the town for the last decade.</p> <p>Council would like Scenario 3 to occur to allow the town to grow. With more active interventions by Council and other partners, Scenario 3 is possible over the medium to longer term and is possible to achieve within the town boundary. Page 24 of the Background Report (implications for the SP) will be</p>

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				<p>adjusted to refer to Scenario 3 being planned for over the life of the SP.</p> <p>Background Report P22 and P25 Additional text has been included to clarify that Scenario 3 is being planned for within the 20-30 year horizon of the structure plan.</p>
4	DTP (Barwon South West Grampians RPS)	Low Housing Density outside the proposed settlement boundary. Background Report Page 22 Figure 10	Page 22 Figure 10 - The map shows 'low density housing' outside of the proposed settlement boundary. Although not shown in the SP itself, consideration should be given as to whether it is shown in the background report and whether it may cause confusion about the intention for the land.	<p>Site 2 is purposely not in the town boundary largely due to bushfire hazards and recent development. Site 2 has been listed on the map to provide another housing option near the town but outside the town boundary.</p> <p>This relates to Action 9, page 15 in the Structure Plan.</p> <p>Label changed from low density housing to existing rural residential housing (Figure 10).</p>
4	DTP (Barwon South West Grampians RPS)	Background Report Error on page 19	Error on page 19 at Section 3.1 (title).	Error to be corrected in the document.
4	DTP (Barwon South West Grampians RPS)	Growth scenarios in the Structure Plan.	Which growth scenario is being used for the Structure Plan? This remains unclear and is an important factor unpinning the proposed changes to the SP.	See p.14 of Structure Plan - The forecast given for the growth scenarios in the background report is planning for Scenario 3 to allow the town to grow over the next 20-30 years.

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				<p>The structure plan aims to reverse the declining population in the town and to create opportunities for development to ensure that growth happens over time in the town.</p> <p>Victoria in Future (VIF) is forecasting Scenario 1 to occur. Based on the work that has been undertaken for the structure plan, Scenario 2 has been occurring to date, with around 3 dwellings being built per year in the town for the last decade.</p> <p>Council would like Scenario 3 to occur to allow the town to grow. With more active interventions by Council and other partners, Scenario 3 is possible over the medium to longer term. Page 24 of the Background Report (implications for the SP) will be adjusted to refer to Scenario 3 being planned for over the life of the SP.</p> <p>Text added to page14 to clarify which Scenario is being planned for (Scenario 3).</p>
4	DTP (Barwon South West Grampians RPS)	Wastewater treatment plant capacity.	Page 4 mentions that: <i>The capacity of the town's wastewater treatment plant will need to be increased to support future growth.</i> What is the position of the Grampians Wimmera Mallee Water	Technical issues have been clarified with GWM Water and the Structure Plan has been updated.

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			(GWMW) regarding upgrades to the treatment plant required to support population growth?	<p>Clarifications made to the Background Report and updates plans to ensure alignment with text.</p> <p>Updated the SP and associated plans to align with feedback from GWM Water.</p>
4	DTP (Barwon South West Grampians RPS)	Justification for the additional NRZ to the west of the Kaniva College.	Page 33, Figure 5 - Unclear on justification for the additional NRZ land to the west of the Kaniva College. Noting this is listed in Statutory Implementation as proponent led subject to demonstrated demand, however it is shown in the zone changes map and is inside the proposed settlement boundary.	<p>The area west of Kaniva College has been removed from the town boundary with the structure plan updated to show this change.</p> <p>Background Report and housing capacity will be revised with updated plans.</p> <p>Updated the Background Report and the capacity numbers, showing the removal of area 6 west of Kaniva College from the town boundary with plans updated.</p>
4	DTP (Barwon South West Grampians RPS).	LDRZ over the airstrip does not follow a property boundary.	LDRZ over the airstrip does not follow a property boundary and will therefore create a lot in two zones. Should there be something written around needing a S96A subdivision at the time of development?	<p>The proposed LDRZ to FZ boundary does not follow the cadastral boundary which reflects the existing TZ and FZ boundary on the former airstrip land.</p> <p>The former airstrip site is Council owned land. Council has resolved to discontinue the current use of the airstrip.</p> <p>An action included for subdivision to be undertaken and supported to</p>

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
				align the cadastral boundary to the zone boundary. Action A1 revised to include support of associated subdivision of the former airstrip land to reflect zone boundaries.
4	DTP (Barwon South West Grampians RPS)	Forecast reduced population – VIF information	Page 14 – discusses that the forecast reduced population will not necessarily be replicated in Kaniva, however there is a lack of evidence for that statement. Kaniva shows decline in the VIF information in Fig 7 in the Background Report.	Population and demographic issues are explained and outlined in the Background Report (pp. 19-22). The Structure Plan on p. 14 provides a summary of this information. For example: demographic changes and population decline as forecast in VIF are likely to still require an increase in the number of dwellings in the town through to 2036 as explained on p. 14 of the Structure Plan. Population and demographic issues are adequately explained and outlined in the Background Report and Structure Plan.
4	DTP (Barwon South West Grampians RPS)	Land supply and demand data.	Page 15 - A1, A2, A3 and A4 not clearly justified regarding land supply and demand data. Rezoning will require consideration of matters including environmental risk constraints (i.e. bushfire, flood), biodiversity constraints, infrastructure constraints, land use conflicts	The Background Report deals comprehensively with all of these issues in an integrated way and the actions are the result of the strategic analysis and work that has already been undertaken.

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				<p>Many rezonings are simply replacing existing less specific zones such as the Township Zone and applying a Neighbourhood Residential Zone to clearly articulate that housing is expected in these areas of the town rather than multiple potential uses allowed under the Township Zone.</p> <p>The actions captured in A1-A3 are largely fix up rezonings, that will have no impacts on the town's existing housing capacity.</p> <p>Land supply and demand issues are sufficiently justified in the Background Report and Structure Plan so no further changes are needed to Actions A1-A3.</p>
4	DTP (Barwon South West Grampians RPS).	Role of DTP.	A14 on page 18 lists DTP as partner, however it is unclear what DTP's role would be in this action.	<p>The partners are designed to be a list of stakeholders who would work closely with Council and support them to achieve the listed actions in the Structure Plan.</p> <p>Removed DTP as a partner in Action A14.</p>
4	DTP (Barwon South West Grampians RPS).	Use of the BAO.	Page 28. A62 – May be beneficial to reword to suggest the use of BAO rather than be explicit that it would be applied. The application of the BAO is not being contemplated through the implementation of this SP.	Action A63 details a potential action to be applied to land around the Waste Water Treatment Plant. This is a medium term action that falls within the water authority's domain.

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			DTP - This comment is based on the publicly available version of the structure plan on council's website in which A62 and A63 both refer to the BAO:	<p>A64 refers to a Buffer Area Overlay in the correct manner and no further changes are required.</p> <p>Action A63 updated to state that the Buffer Area Overlay (BAO) could – potentially be applied to the identified area following future strategic work.</p> <p>No further changes are required to Action A64.</p>
4	DTP (Barwon South West Grampians RPS)	Proponent led amendments.	<p>Page 29 – Statutory Implementation: Outlines proponent led amendments, being NRZ adjoining Kavina College, and potential LDRZ outside of settlement boundary. However, only the proposed NRZ is shown on the framework plan. What is the difference in the consideration of these two?</p>	<p>Agreed that the area west of Kaniva College should be removed from the town boundary with the structure plan updated to show this change.</p> <p>Rezoning of the land north of Kelly St and east of Paterson St to the Low Density Residential Zone should be proponent led so that assessment of connection to sewer can be undertaken as appropriate.</p> <p>Removed area 6 west of Kaniva College from the town boundary and retained in a Farming Zone with plans updated.</p>

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4	DTP (Barwon South West Grampians RPS)	10 Kelly St rezoning.	Page 29 Lists that 10 Kelly St would be rezoned to NRZ, however the plans show it would be rezoned to LDRZ.	<p>Agree. 10 Kelly St should not be rezoned to Neighbourhood Residential Zone and has now been included in the rezoning of 21-33 Paterson Street to the Low Density Residential Zone (p. 29 of the Structure Plan).</p> <p>Update Figure 5 – Proposed Zone Changes Plan</p> <p>Updated the land at 10 Kelly Street to be rezoned to the Low Density Residential Zone.</p>
4	DTP (Barwon South West Grampians RPS)	Proponent led amendments	Page 29 'Subject to demonstrated demand support proponent led amendments.' This should also be subject to considerations listed in dot point 6	<p>The suggested work has already been undertaken as part of the Background Report work and the role of the Structure Plan is to provide short, sharp and clear strategic directions for the town's future. All of the assessments that have been listed (apart from potential contamination assessments) have been undertaken in the Background Report and the Structure Plan so it is unnecessary in our view to list them again on p. 29 as it would be repetitive and superfluous. Any need for additional information or assessments (such as in relation to potential land contamination) can be dealt with</p>

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				<p>through the planning permit stage if required.</p> <p>Planning scheme amendment(s) to implement the Structure Plan will need to articulate all the other relevant planning matters that have been considered and that provide strategic justification for rezoning of land in the town. This is the purpose of the explanatory report that will accompany a future amendment to implement the structure plan and will require all of these issues to be summarised and addressed.</p> <p>Additional text is not required to be added as this would repeat what is already included earlier in the structure plan.</p>
4	DTP (Barwon South West Grampians RPS).	Use of Rural Living Zone and CFA concerns.	<p>Regarding the consideration of RLZ – its noted that CFA stated concerns re RLZ in the bushfire training. Additionally, any RLZ would need to be justified (refer considerations above in dot point 6)</p> <p>DTP - There are considerations listed in dot point 6 above. I note that RLZ is not proposed by or justified in the structure plan and that council would be undertaking a subsequent strategic planning project to investigate the appropriateness of applying RLZ.</p>	<p>The need for rural living zone land has been flagged as a further area for Council to investigate through further strategic work in the preparation of a rural land strategy.</p> <p>Any issues related to bushfire risk and future rural living zoned land can be addressed by this future strategic work.</p>

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				No further changes are needed to the structure plan or proposed further strategic work in relation to the preparation of a rural land strategy.
4	DTP (Barwon South West Grampians RPS)	PPN99	Through PPN99, settlement boundaries must now be called a Strategic Settlement Boundary.	PPN99 was only released on 16th April 2026, following consultation of the structure plan. This requested update will require a change to all the maps in the Background Report and the Structure Plan. Updated all of the maps in the Background Report and the Structure Plan to reflect the term 'strategic settlement boundary.'
4	DTP (Barwon South West Grampians RPS)	DTP vs DTP- T	For clarity, it may be useful to differentiate between DTP and DTP-T when listed for partnering on actions	This has been included as a generic department name in the Structure Plan and we are confident that the different functions of the Department can be determined and who is responsible for which action at a later date. No further changes are needed to actions to differentiate between the different functions of DTP.
4	DTP – RRP Additional Commentary		RPP supports the above commentary and as project partner, kindly requests that the above commentary be reviewed and actioned by council and the consultant.	Noted, all of the above issues have been consistently responded to throughout the project and continue to be appropriately responded to.

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				No further changes are needed other than as identified earlier.
	DTP - RPP	Updates to bushfire section.	<p>We also provide the following comments for action: Review and update the Background Report Bushfire section to more directly address: Landscape considerations including Landscape Type (1-4) alternative locations for development (i.e. need to discuss growth in other settlements and why growth in Kaniva is justified from a bushfire perspective) availability and access to safe areas site-based exposure (verifying land already below and capable of being below 12.5kw/m2 exposure) bushfire mitigation recommendations from the report (e.g. perimeter roads, vegetation requirements, the location of sensitive uses), and how these will be implemented</p>	<p>The Background Report (p. 35) covers these issues and Figure 19 shows the most suitable to least suitable areas for future development from a bushfire perspective which have been addressed in the Structure Plan.</p> <p>The Small Towns Plan outlines other towns that are considered more bushfire prone than Kaniva and addresses settlement issues at the municipal level. Kaniva was deemed more suitable for increased housing and development due to lower bushfire risk.</p> <p>The study area matches the higher hazard Type 2 landscape, with some elements of Type 1 for the following reasons: The landscape scale fire hazard potential is restricted to grassfire and extreme bushfire behaviour is not credible. The type and extent of vegetation located more than 150m from the site is not likely to result in neighbourhood destruction.</p>

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				<p>Access is readily available to the urban area in the centre of Kaniva. The CFA has requested that perimeter roads be added to the framework plan which will be addressed.</p> <p>Background Report Page 35 updated to include the relevant landscape types from the Terramatrix Bushfire Risk Assessment report.</p> <p>An indicative perimeter road along the proposed town boundary for areas of development to the west and north has been added to the Framework Plan.</p>
4	DTP – RPP	Rezoning.	<p>Proposed zonings</p> <p>a. The proposed NRZ area appears to be productive agricultural land and therefore rezoning this area would not be in accordance with policy at clause 14.01-; The NRZ area to the west of the school should remain as farming land outside the township boundary.</p> <p>b. Review landownership and application of public zones surrounding Kaniva College. Application of PUZ2 to part of Parcel 2\LP129452 is not appropriate given private landownership. Council to review ownership of Parcel</p>	<p>a. Agreed that the area west of Kaniva College should be removed from the town boundary with the structure plan updated to show this change.</p> <p>b. Land ownership has been reviewed. The land parcel at 66 Farmers street was not supposed to be included in the PUZ and land west of the school used as an experimental agriculture plot will be retained outside the town boundary and</p>

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			<p>1\LP129452, noting that this is also identified for rezoning to PUZ2.</p> <p>c. The reason for applying the SUZ to the Kaniva recreation reserve is unclear, consider PPRZ as an alternative given public ownership.</p> <p>d. The reason for applying the NRZ to 76 Madden Street is unclear given location on settlement periphery and adjacent LDRZ area on former Kaniva Airstrip land. Consider LDRZ as an alternative.</p>	<p>as Farming Zone. Label the agricultural plot on plans. The Minister of Education and Kaniva College own the land where Kaniva College resides. Agricultural lot is in private ownership.</p> <p>c. The Kaniva Recreation Reserve Strategic Master Plan has just been prepared and given this, a Public Park and Recreation Zone rather than a Special Use Zone, would be the most appropriate zone for this site.</p> <p>d. The land at 76 Madden Street is currently within the town boundary as Township Zone so therefore should be translated to the Neighbourhood Residential Zone, rather than the Low Density Residential Zone.</p> <p>Remove area 6 west of Kaniva College from the town boundary and retain in a Farming Zone with plans updated.</p> <p>Retain land at 66 Farmers Street in the Farming Zone on the zoning map (Figure 5, p. 33).</p> <p>Rezone the Kaniva Recreation Reserve to the Public Park and</p>

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
				<p>Recreation Zone rather than the Special Use Zone.</p> <p>Include an action in the Structure Plan to implement the Kaniva Recreation Reserve Strategic Master Plan.</p> <p>Retain the rezoning of 76 Madden Street to the Neighbourhood Residential Zone.</p>
Email (5)	Your Say (5) Submission	<ul style="list-style-type: none"> Feedback on Playgrounds. Drinking water is it potable or not? List of agencies consulted for feedback - CFA, CFS, Vic Pol, SA Pol, AV and SES. List of heritage listed buildings. Bus service options. 	<p>page 4 paragraph 6 - mention there is more than one playground.</p> <p>page 4 paragraph 10 - This paragraph states that Kaniva now has potable drinking water, Grampians Wimmera Mallee Water is still advising customers that the water is not yet potable.</p> <p>page 5 paragraph 2 - Would like to see consultation with other agencies - CFA, CFS, Vic Pol, SA Pol, AV and SES</p> <p>page 7 heritage listed building - Include Kaniva historical museum and delete the word former from the Kaniva Shire Hall.</p> <p>page 14 - Would like to see a Future Emergency Services Precinct in the undeveloped crown land bounded by Victoria St, Madden St & Champness St.</p>	<p>Page 4 paragraph 6 -changed playground to playgrounds.</p> <p>Page 4 paragraph 10 -update reference to the potential availability of potable water through the Wimmera Mallee Pipeline to the town.</p> <p>Page 5 paragraph 2, CFA, CFS, Vic Pol, SA Pol, AV and SES, although Council have consulted with some of these organisations separately.</p> <p>Page 7 heritage listed building, Change Former Kaniva Shire Hall to Kaniva Shire Hall. Include the Kaniva historical museum.</p> <p>Page 14 Comment noted.</p>

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			<p>page 14 - This page also repeats that Kaniva is connected to potable water.</p> <p>page 15 A2 - Rezone land at corner of Commercial St & Douglas St from FZ to NRZ to reflect existing. These streets do not intersect as Douglas St does not extend south past the railway.</p> <p>page 17 paragraph 1 - States that Kaniva has the western-most painted silo in Victoria. This is now false as the silo in Serviceton has now been painted.</p> <p>page 17 paragraph 7 - States that there is a triangular lot between Broughton Road and Famers St that is within the settlement boundary. This is also incorrect as Broughton Road is out of the existing settlement boundary and is even outside of the study area as shown on the map on page 8.</p> <p>Page 20 paragraph 3 - This is the only mention of fire management and suppression in the whole document and it is only as a note about declining volunteerism, I along with several other experienced CFA volunteers have trained a dozen or more new volunteers in the last year alone with another dozen currently at different stages of training.</p> <p>Page 22, paragraph 12 - This paragraph again mentions the Shire Hall as the Former Kaniva Shire Hall and still doesn't mention the museum.</p>	<p>Page 14 update potable water status – see above.</p> <p>Page 15 A2, Noted</p> <p>Page 17 paragraph 1, At the time of preparing this report Kaniva had the western-most painted silo in Victoria reference has now been updated.</p> <p>Page 17 paragraph 7, the land is within the current settlement boundary. Updated text to clarify.</p> <p>Page 20 paragraph 3, Noted and will update text.</p> <p>Page 22, paragraph 12, Change Former Kaniva Shire Hall to Kaniva Shire Hall. Include the Kaniva historical museum – text has been updated in the Structure Plan and the Background Report page26.</p>

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			<p>Page 24, paragraph 2 - States that Kaniva’s only form of public transport is a weekly bus to Horsham, but there is also a daily bus service in both directions along the Western Highway all the way through to Adelaide or Melbourne as well as daily return options.</p> <p>Page 25, A35 - Encourage more electric vehicle charging station providers to provide additional charging stations in Kaniva.</p> <p>Page 28, paragraph 3 - Again states that we have potable water available.</p> <p>Page 32, Figure 4 - The map shows the silo art at the location of the Kaniva Fire Station.</p> <p>Include the following: A place of last resort in the event of a natural disaster Emergency Housing Alternative truck route through town.</p>	<p>Page 24, paragraph 2, text updated to include the daily bus service in both directions along the Western Highway all the way through to Adelaide or Melbourne.</p> <p>Page 25, A36, noted.</p> <p>Page 28, paragraph 3, updated regarding potable water.</p> <p>Page 32, Figure 4, location of the silo art has been updated on all maps.</p> <p>Kaniva doesn’t currently have a place of last resort. Apsley, Edenhope, Dergholm and Goroke are the closest towns that have a place of last resort in the event of a natural disaster</p> <p>Emergency housing is generally covered under housing and encouraging all forms of housing.</p> <p>An alternative truck route through town wasn’t put as part of the structure plan and even though freight is a big issue through town we haven't proposed a by-pass route at this point. It would be costly and a</p>

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				tricky alignment with the railway having to be traversed at some point or points in the network.
Drop in Sessions (6)	Community Consultation Drop in Sessions	<p>13 people attended the drop in sessions, which is a good turn out for a town the size of Kaniva.</p> <p>The feedback was generally positive.</p>	<p>Key points discussed include: -</p> <ol style="list-style-type: none"> 1. Have a wood lot for local people to obtain firewood. 2. Have a new multi-agency emergency services depot (this comes through in the online submissions as well) 3. Have a 5km long walking/running track around the town 4. The roundabout on the highway is too small. 5. Having a business locate in the industrial precinct that is an employer for the town would be good. <p>Resident didn't like the term "former airfield" as they want it reopened as an airfield.</p>	<ol style="list-style-type: none"> 1. Outside the scope of the Structure Plan. 2. Noted – added action to Community facilities A59. 3. Noted 4. Noted 5. Noted <p>Comments re airfield have been noted. Council commenced formal steps to decommission the Kaniva Aeordrome as an Authorised Landing Area under relevant Civil Aviation Safety Authority process at the Council meeting 15 October 2025. Council are investigating the provision of a helicopter landing site within or near Kaniva township in consultation with Ambulance Victoria and other emergency service providers.</p>
Have your say (7)	Kaniva Resident – Community Group Representative CFA volunteer.	2 nd submission from Kaniva Resident	Update the existing emergency services and facilities for the CFA, SES and Ambulance for the town.	Noted – see response in Your Say Submission (5).

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
Have your say (8)	A Kaniva resident, Community group representative, Business owner	Focus on providing support and facilities to the emergency services. Question about access to safe drinking water.	<ol style="list-style-type: none"> 1. Emergency services precinct. 2. We have an application in to obtain funding for SES, Ambulance and CFA in one building on a new site. WWS are aware of this proposal we just need funding and the land to build on. 3. SES are landlocked and need new premises. Ambulance would like to have sleeping facilities for our paramedic. Please add this to planning going forward. 4. We don't have potable water yet - do we? 	<ol style="list-style-type: none"> 1. Noted. Action added. A59 2. Noted 3. Noted 4. Reference to potable water to be updated.
Have your say (9)	A Kaniva resident	Focus on providing support and facilities to the emergency services.	<p>Poor town needs a new multi agency building for the CFA, SES and Ambulance crews to work out of.</p> <p>Think local and about our hard-working volunteers.</p>	Noted – could be a good idea for Kaniva. Added as an action in the Structure Plan page 28 A59.
Have your say (10)	A Kaniva resident	Comments relating to reuse of the former airfield site and the Gun Club. Housing proposal for the racecourse site.	<p>Fine to make more room for housing, but to take away infrastructure such as an Airfield that has been part of our community for all our lives is so sad. My Husband used this field for 30years to fly his ultralight and bought Sandy Goldsworthy's Hanger when he sold his Cessna and Piper aircraft that he operated Over many years, you will find that the Helicopter that comes twice a year to check the power lines lands there. There have been many aircraft over the years that have landed safely but as the maintenance of the strips become zero people sadly felt it was not safe any more, hence vert few planes using it. You are taking away that opportunity to any young person that may want to go down that path to be a pilot, Yes the runways are short but plenty long enough for ultralights to use if the</p>	<p>Council have made a decision to decommission the airfield. See comment above.</p> <p>Kaniva Rifle Range added to maps and proposal to be fenced off from other uses. The Kaniva Recreation Reserve Masterplan identifies the shot gun club be relocated to the rifle range. Added as an action in the Structure Plan.</p>

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			<p>runways are kept graded which sadly hasn't been the case in later years.</p> <p>The Gun Club need to enjoy their corner without fear of hurting other people. and as for planting a crop on there, just imagine if a fire got going with a strong north wind it would burn half the town out. By the way just wondering, how many aircraft movements are there at the Edenhope airfield in a year?</p> <p>As for housing on it what is wrong with the racecourse it could do with something done with it</p>	
Have your say (11)	A Kaniva resident	Focus is on housing and the provision of new housing for the town and key worker housing.	<ol style="list-style-type: none"> 1. Don't think Kaniva needs to build 3 new homes a year. The reports even acknowledge the significant cost difference between new build and existing build. 2. Most existing homes have only two or three bedrooms, so they are already small. Existing homes should be refurbished to accommodate transient and short term workers - the tiny units opposite the swimming pool and the small Dungey Street Units, when they become available, should be bought by the Council/State Government, refurbished and used for this purpose. 3. There was a time when the school owned homes for this purpose. The caravan park, and the units there, are fantastic and at least one more unit should be built. There is enough existing accommodation in the motels and hotels, but they do need renovating. A priority is building the new aged care accommodation/nursing home. This will become more critical in a short period of time. 	<ol style="list-style-type: none"> 1. Noted but the evidence from the background work shows that this is how many homes on average per annum are being built in the town. 2. The Structure plan is designed to help facilitate and encourage ageing in place and a variety of housing through the framework plan. Supports infill development and the development of smaller than 2-3 bedroom homes. 3. Noted. Structure plan supports all these actions.

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			<p>Subdividing a few residential blocks, for older residents, like the units in the Arthur Vivian Close Hostel and at 50 Paterson St, would be appropriate, but large blocks are what attracts people to rural areas, it is a lifestyle choice - if they want to live within touching distance of their neighbours, they would choose a larger town with more services. I can't see the population doing anything more positive than remaining stable.</p>	
<p>Have your say (11)</p>	<p>A Kaniva resident</p>	<ul style="list-style-type: none"> • Short Stay Accommodation. • Public Housing provision. 	<p>Short term accommodation is the bane of residents worldwide. Other countries/governments are severely restricting their operation. They take away living options from residents and make the cost of accommodation more expensive. Kaniva should not be encouraging this. People looking for this type of accommodation can use the units at the caravan park and the hotel/motels. A look at the rate of rental and house price increases since Covid in Kaniva, without a corresponding increase in incomes (keeping in mind that incomes are lower in Kaniva than in city areas), has made Kaniva a less attractive place to live (in terms of cost of living and relocation/housing costs). Pre-Covid, the significantly lower housing/living costs in Kaniva made it a good choice for lower or no-income people (remembering that these people who spend more of their money, save less, and are less likely to spend money outside of town - are a win for the local economy and social fabric of the town).</p> <p>More State Government owned public housing would increase the money spent in town. Increasing Council owned social housing would attract low</p>	<p>Noted. The structure plan seeks to encourage a range of housing types to meet differing community needs, including for temporary and permanent accommodation.</p>

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			income and insecure income workers like casual workers in aged care and hospitality workers. Increasing Council owned housing would also give them another income source and improve their asset base. A co-working space for locals and people travelling though would be an excellent addition to the town, allowing people to pursue their own business ventures and access business resources/equipment to further existing businesses	
Have your say (11)	A Kaniva resident	<ul style="list-style-type: none"> Increased greening for Kaniva. Waste Water Treatment Plant upgrade. Water recycling. Kaniva should maintain its tiny town character. 	<p>I like the idea of more greenery. Lawns are extremely inviting and cool the environment in summer (as opposed to hard, man made surfaces). More lawns visible as people drive into town, and obvious and easy places to park near those lawns and trees, would encourage more people to stop.</p> <p>The upgrade to the waste water treatment plant sounds like it should be a priority. As is a water recycling plant. Given Kaniva's location, climate change, and a lifetime spent watching how much water is in the tanks, water recycling should be a priority. Kaniva is not a city. It is not a large town, it is not even a small town. It should retain its tiny town character, it is what attracts people to live here. Kaniva can never compete with the likes of Horsham or other major urban centres. It should retain its rural character - and farm land should remain farm land</p>	Noted and the structure plan supports the elements of this submission.
Have your say (11)	A Kaniva resident	<ul style="list-style-type: none"> Create more footpaths. Township Zone Former Airstrip site. Implement a Microgrid. 	<ol style="list-style-type: none"> More footpaths are needed around commercial buildings, especially the block around the hospital and medical centre. The township zone does not need to be expanded. The airstrip site should remain just that. 	<ol style="list-style-type: none"> Noted. A45 supports the further development of footpaths. Council have previously made a decision to decommission the airstrip.

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
		<ul style="list-style-type: none"> • Heritage assets including the rotunda, station building. • Refurbish the Court House. • Relocate the SES building. • Wayfinding signage. 	<ol style="list-style-type: none"> 3. A microgrid/power station, would be great for the town. It would provide employment and apprenticeship opportunities as well as a source of electricity that could make Kaniva self sufficient from the main grid - and the town's location says it should be making significant use of solar technology/power. Community ownership of this, like the roadhouse, would be even better. 4. Heritage is very important. Kaniva has some beautiful homes and commercial properties, but most of them are in very poor condition. More should be done to prevent those buildings being demolished and replaced. 5. Improving existing facilities and resources should be prioritised over building new things. The court house needs to be returned to its former glory. 6. The SES building would be better located in a street where it has a two lane road in front of it, and more space. The tennis courts, bowling club, golf club, show grounds, swimming pool and the various commercial buildings can all be upgraded and promoted more widely for use by locals. I like the idea of mini parklets in the main street. 7. There needs to be better signage to the caravan park and swimming pool for people driving to know where to stop. 	<p>Some minor additions are required to the town to support its growth, partly on the former airstrip land. Council have agreed to progress planning and subdivision of the southern portion of the site (already zoned township zone) to enable the proposed residential development at Kelly Street, Kaniva when funding becomes available. Council have agreed to amend leasing arrangements to reflect current interest in cropping, while excluding the portion of land identified for potential housing development within the next three years.</p> <ol style="list-style-type: none"> 3. A microgrid is a great idea to improve the town's resilience and could emerge in the future through infrastructure upgrades and actions such as A26 in relation to protecting infrastructure from climate change impacts.

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			<ol style="list-style-type: none"> 8. In terms of urban design, Kaniva is a tiny rural town. We should embrace that, not try to make it something it is not, and will never be. At the moment when you enter the town, it looks like a quaint, inviting, interesting community - we should keep it that way. 9. More signage for the Overland museum and town museum (and opening times) would encourage people to stop. 	<ol style="list-style-type: none"> 4. Heritage and character of the town is a key objective in the structure plan. 5. Noted. 6. Noted. 7. Wayfinding signage upgrades has been mentioned in the Structure Plan at A15. 8. Noted. 9. Noted.
Have your say (11)	A Kaniva resident	<ul style="list-style-type: none"> • Autonomous/self-driving electric vehicles. • Train service between Serviceton and Horsham and Ararat. • Footpaths • Transport. • Reinstate the train stopping at Kaniva and then through to Melbourne. 	<ol style="list-style-type: none"> 1. When autonomous/self-driving electric vehicles become safer and more widely used, the Council should buy them for locals to use to get around town like a taxi - it would also encourage older people to stop driving as they would be still be able to have their independence and get around to, and when, they wanted. 2. We should be strongly encouraging the return of that little train that travelled through the region - a twice day, return service, between Serviceton and Horsham (or maybe Ararat where it could meet up with the V/Line train), would be a huge boost to the liveability of the region - prams, walkers, mobility scooters, shopping, can all be accommodated on trains far more easily than a bus. 3. While I do agree that more footpaths are needed, walking along a street without one 	<ol style="list-style-type: none"> 1. Noted and a great future idea. 2. Noted and is part of an advocacy action 3. Noted 4. Noted and agreed. 5. Noted, this is part of an advocacy action.

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			<p>really does feel like rural living and there is something very appealing about that.</p> <ol style="list-style-type: none"> 4. Transport out of, and to, Kaniva is a key issue. Kaniva is a great place to live, but you need to be able to leave and return easily to make it feasible for those who like to travel, who have family in far off places (including in other parts of Australia), who have medical needs that have to be met elsewhere, and those with business, social and entertainment needs to be met. 5. The train station should be rebuilt as a replica version of the one that was burnt down (with modern facilities and CCTV to catch anyone thinking of burning it down or scribbling on it. 	
Have your say (11)	A Kaniva resident	<ul style="list-style-type: none"> • Refurbish Community Infrastructure. • Town Hall upgrades. • Kaniva dog park. • Library to increase its operating hours. • Kindergarten expansion. 	<ol style="list-style-type: none"> 1. There is plenty of community infrastructure. Some of it needs refurbishment. 2. The Hub is an excellent and well used community resource. The Town Hall is beautiful and has a lot of potential, so long as protection of its heritage significance is a priority. 3. The upgrades mention in 'Table 9: Potential Upgrades and Improvements for Kaniva Open space and Sporting Facilities' all sound good, although I am not sure about the dog park. 4. The library is an excellent local resource and could be an even better one if it increased its opening hours, resources and services. 5. I don't necessarily agree that the kindergarten needs to be expanded, but if it 	<ol style="list-style-type: none"> 1. Noted, and the structure plan supports refurbishment of community infrastructure. 2. Noted, and the structure plan supports this. 3. Noted. 4. Noted, this is an operational issue for Council to consider separately 5. Noted.

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			does, the school site would be a good one, and the existing site of the kindergarten would make a good location for a co-working site	
Have your say (11)	A Kaniva resident	<ul style="list-style-type: none"> Upgrading the Waste Water System. Ageing in Place. Potable water and drinking water. Water recycling facility Microgrid/solar power station. 	<ol style="list-style-type: none"> Upgrading the waste water system appears to be something that needs to be urgently addressed. Kaniva is a tiny rural town - we do not need or want medium density housing (aside for a small number for the few people who want to downsize as they age). There is a large amount of rezoning proposed in the plans/reports - this is unnecessary and expensive. Potable drinking water is not yet available - the water is still not clear – As part of the waste water treatment plant upgrade, a water recycling facility should also be built. While I do like gas cooking, the location of the town means that it should be making full use of solar power supply possibilities. A microgrid or some kind of local solar power station would be beneficial to all locals and attract people to the town. While I don't agree with expanding the township boundary, I think the supply of 'town' or piped water and sewage systems should extend out of town as far as possible (as should rubbish collection). The current farm land that runs along Budjik Street, opposite the caravan park should remain as it and unbuilt up. It is a 	<ol style="list-style-type: none"> Noted and submission by GWM Water has identified areas where upgrades may be required to service the town. Noted, but housing diversity related to the town context is needed. Noted, but many of these rezonings are fix ups to reduce planning regulation and imposts. Noted. Noted and is a future possibility that GWM Water could consider. Noted. Noted. Noted and will be removed from the structure plan.

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			beautiful and peaceful outlook from the caravan park - a unique feature that sets the Kaniva caravan park apart from others on the Western Highway. There is no need for any residential or other buildings to exist on the other side of Budjik Street (except for the school and sports and recreation areas).	
Have your say (11)	A Kaniva resident	<p>There is a large amount of excessive, unnecessary and expensive rezoning included in the plan - 99% of that should be abandoned.</p> <p>Focus on</p> <ul style="list-style-type: none"> • Rezoning • Aged care accommodation. • Key worker housing. • Update the existing housing stock. 	<ol style="list-style-type: none"> 1. "High quality development" is expensive in major towns and cities - in remote rural communities, like Kaniva, it is prohibitively expensive . 2. High and medium density residential properties are in low demand and should have a correspondingly low priority. 3. Aged care accommodation is in high demand and should have a corresponding high priority. Workers in this aged care sector should have permanent, full time jobs - with initial accommodation options provided by their employer - the tiny units opposite the swimming pool, and the Dungey Street small units (when they become available), after refurbishment, would give these workers a taste of very small town living and give them the opportunity to test the viability of living long term in Kaniva (with a permanent , full-time job). 4. The focus should be on making what we have better. Refurbishing the homes we have. Making the jobs we have more attractive and it more feasible for people 	<ol style="list-style-type: none"> 1. Noted. 2. Noted, but some further housing diversity and development is needed for the local community. 3. Noted and agreed. 4. Noted and agreed, however A structure plan can't make land owners refurbish homes.

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			who would need to move long distances and away from family and services to live and work in Kaniva (people are less likely to do that for contract or casual jobs and expensive housing)	
Have your say (11)	A Kaniva resident	Keep the character of a tiny rural town. Protect the Heritage Features.	The overall plan and background report were very informative and, while I don't agree with all the suggestions, I am mostly in agreement with them.	Noted.
12	GWM Water	GWMWater has reviewed the Draft Kaniva Structure Plan and is comfortable with the direction proposed.	<p>Within urban districts, there is the expectation that all lots are serviced with sewer and water. Current infrastructure is generally adequate and capable of future demand, but without knowing the specific land use and development density of respective areas, we cannot provide any specific advice regarding capacity</p> <p>These comments are given as high level, indicative advice only, and further consultation with GWMWater would be required before works could progress.</p> <p>With regard to the water infrastructure, again, without understanding the land use and proposed density, we can't provide any specific advice about capacity. Development occurring in highlighted areas have the ability to extend from existing water infrastructure</p>	Noted.
12	GWM Water	<p>Sewer and infrastructure capacity for:</p> <ul style="list-style-type: none"> Budjik Street 	Budjik Street , adjacent to the college, will struggle to be serviced by the existing sewer infrastructure given the land falls to the south west. This and the broader area east of South Kaniva Road would	Kaniva Background Report page 51 updated to reflect the state of the sewer in Budjik Street, Paterson

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
		<ul style="list-style-type: none"> Paterson Street and Kelly Street West of South Kaniva Road 	<p>require new sewer mains that flow to the south west towards the southern sewer treatment plant.</p> <p>Roach Street and Progress Street: further development east, as highlighted, will likely struggle to be serviced by gravity sewer given the fall of the land. Servicing would require further consultation with GWMWater.</p> <p>Paterson Street and Kelly Street: The fall of land is favourable for gravity sewer reticulation, making this particular development easier to service by sewer. Sewer could be designed to connect to infrastructure in Broughton Road.</p> <p>West of South Kaniva Road: Servicing of this land is partially feasible by gravity in line with the fall of the land, but would require further consultation with GWMWater to determine technical options. Given the proximity to the sewer treatment plant, there is also considerations regarding planning buffers that would impact development. However, the impact this will have, and the necessary augmentations and contributions triggers by this, will be dependant on the demand being added.</p>	<p>Street and Kelly Street and land west of South Kaniva Road.</p> <p>Budjil St requires new sewer mains that flow to the south west towards the southern sewer treatment plant.</p> <p>Roach Street and Progress Street: further development east, as highlighted will likely struggle to be serviced by gravity sewer given the fall of the land. Servicing would require further consultation with GWMWater.</p> <p>Paterson Street and Kelly Street is suitable for gravity sewer reticulation. Sewer could be designed to connect to infrastructure in Broughton Road.</p> <p>West of South Kaniva Road Servicing of this land is partially feasible by gravity in line with the fall of the land, but would require further consultation with GWM Water to determine technical options.</p>
12	GWM Water	Buffer areas for the sewer treatment plant	Given the proximity to the sewer treatment plant, there is also considerations regarding planning buffers that would impact development. However, the impact this will have and the necessary	Kaniva Background Report Figure 29 – Issues and Opportunities for Kaniva includes an indicative buffer of 500m from the sewage treatment plant.

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			augmentations and contributions triggers by this, will be dependant on the demand being added.	
13	CFA	CFA largely agrees with the landscape description and risk assessments within the Bushfire Report, however there are sections of the Bushfire Report that have not been included within the Structure Plan.	<p>The content of the Structure Plan should be updated to include and elevate the bushfire policy response and create a clearer link to bushfire policy and requirements for the plan.</p> <p>Consistent with the Design Guidelines Settlement Planning at the Bushfire Interface (DELWP 2020) and the Bushfire Report at Section 4.2 The settlement interface and shown on Map 5 Low threat setbacks from classified vegetation to achieve BAL-12.5 and BAL-LOW within the study area (northern section) and 6 Low threat setbacks from classified vegetation to achieve BAL-12.5 and BAL-LOW within the study area (southern section), policy requirements for future development to meet radiant heat exposure requirements, by including setbacks and perimeter roads are to be included within the Structure Plan.</p>	<p>The Structure Plan has been updated to include and elevate the bushfire policy response and create a clearer link to bushfire policy and requirements for the plan.</p> <p>The Background Report provides a bushfire risk assessment and addresses the settlement interface and provides a site based hazard assessment as well as maps that outline growth suitability ranking maps for the town.</p>
13	CFA	Further description and discussion of the bushfire hazard in the broader landscape is required.	<p>A description of the bushfire hazard in the broader landscape ie: what hazards are found at the landscape scale, the slope of the land, how the land is used, etc. Additionally, why this location is appropriate for growth from a bushfire perspective.</p> <p>A description of the bushfire hazard at the local/neighbourhood scale including any identification of areas that should be avoided within the town or areas that may need vegetation to be managed.</p>	<p>The Background Report p36 now includes further description about what hazards are found at the landscape scale, the slope of the land, how the land is used. Explains why this location is appropriate for growth from a bushfire perspective.</p> <p>Background Report p36 now includes a description of the bushfire hazard at the local/neighbourhood scale including any identification of areas</p>

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
			<p>Discuss within the Structure Plan why the proposed changes to the zones at Chapter 12 Kaniva Framework Plan and the areas shown on Figure 5 Proposed Zoning Changes Map are acceptable to be rezoned from a bushfire perspective.</p> <p>Generally, objectives and strategies should be included within the Structure Plan to give effect to the bushfire protection measures that are being relied upon to support the changes to the settlement boundary and rezoning of land proposed within the Structure Plan.</p> <p>We have concerns about the settlement edge for Kaniva and it is unclear within the Structure Plan as to whether the future growth areas of the town will be designed to give effect to bushfire policy and ensure a bushfire cannot penetrate within the town, particularly the land to the north, west and south.</p> <p>CFA is unlikely to support recommendations for areas to be rezoned without a perimeter road.</p>	<p>that should be avoided within the town or areas that may need vegetation to be managed.</p> <p>Structure plan sets out how development can meet the requirements of Clause 53.02. Proposed rezoning seeks to more accurately support existing land uses rather than facilitate new ones.</p> <p>Included strategies and actions to give effect to the bushfire protection measures that are being relied upon to support the changes to the settlement boundary and rezoning of land proposed within the Structure Plan.</p> <p>Included further information about the settlement edge for the town and some information about the future growth areas and how they will be designed to give effect to bushfire policy and ensure that a bushfire cannot penetrate within the town, particularly the land to the north, west and south in the Background Report.</p> <p>An option for a perimeter road to the north and west of the town has been</p>

Sub No.	Submitter and site location (if provided)	Submission Summary	Submission Overview	Proposed Response and Recommendations
				<p>added to the Background Report page 40 and added to the Issues and Opportunities Map Fig 3 in the Structure Plan. The Framework Plan now includes the requirement for a perimeter road around the edges of the town.</p>



KANIVA STRUCTURE PLAN

FINAL
JUNE 2026



PLAN2
PLACE



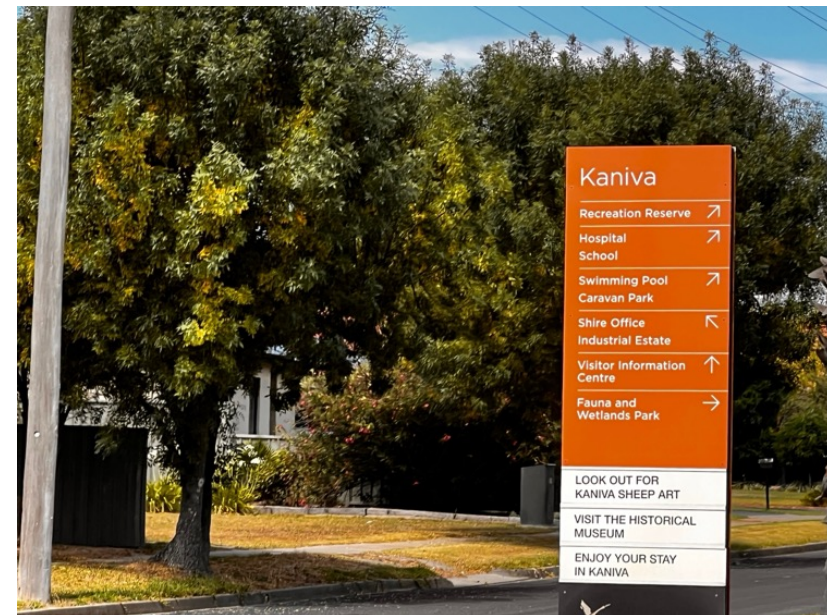
This report is the Background Report for the Kaniva Structure Plan (v7) for the Department of Transport and Planning and West Wimmera Shire Council. It has been prepared with expertise, advice and inputs from the consultant team of Plan2Place Consulting, Tim Nott Economics and Wayfarer Consulting, using background reports and information provided by Council and from other government sources. The report issue date is 10 June 2026.

Every reasonable effort has been made to validate information provided by the client, Department staff, Council staff, stakeholders and other participants in the preparation of this report throughout the project during 2024/2025/2026.

The report has been prepared in conjunction with the West Wimmera Shire Council and Department of Planning and Transport and is based upon up-to-date information provided at the time of report preparation and finalisation.

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Version	Date	Notes
V1	13 February 2025	Draft 1 Prepared for Officer Review
V2	21 August 2025	Draft 2 Prepared for Officer Review
V3	24 October 2025	Draft 3 Prepared for Officer Review
V4	13 November 2025	Draft 4 Prepared for Council Review
V5	23 January 2026	Draft 5 Prepared for Councillor Review
V6	5 February 2026	Draft 6 for Community Consultation
V7	25 May 2026	Draft 7 Prepared for Councillor consideration
V8	10 June 2026	Draft 8 Prepared for Councillor consideration



Signage, Commercial Street W, Kaniva

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ABBREVIATIONS AND LEGISLATION

Abbreviations

BAL	Bushfire Attack Level
BAO	Buffer Area Overlay
BMO	Bushfire Management Overlay
BGLC	Barengi Gadjin Land Council
C	Council Amendment
C1Z	Commercial 1 Zone
Council	West Wimmera Shire Council
DEECA	Department of Energy Environment and Climate Change
DELWP	Department of Land, Environment, Water and Planning
DTP	Department of Transport and Planning
DDO	Design and Development Overlay
EPAV	Environment Protection Authority Victoria
ESO	Environmental Significance Overlay
ESD	Environmentally Sustainable Development
FZ	Farming Zone
FO	Flooding Overlay
HO	Heritage Overlay
IN1Z	Industrial 1 Zone
IN3Z	Industrial 3 Zone
LSIO	Land Subject to Inundation Overlay
LDRZ	Low Density Residential Zone
MPS	Municipal Planning Strategy
NRZ	Neighbourhood Residential Zone
PCRZ	Public Conservation and Resource Zone
PPF	Planning Policy Framework
PUZ	Public Use Zone
RRV	Regional Roads Victoria
TZ	Township Zone
TRZ	Transport Zone
VC	Victorian and Council Amendment
VIF2023	Victoria in Future 2023
VPP	Victoria Planning Provisions
WWPS	West Wimmera Planning Scheme

Numeric Abbreviations

ha	hectares
%	percent
m ²	metres squared
kms	kilometres
sqm	square metres

Related Legislation and Regulations

Planning and Environment Act 1987 (P&E Act)

1. INTRODUCTION

Kaniva is the largest town in the north of the West Wimmera Shire. Located on the Western Highway and the Melbourne-Adelaide Railway, it is surrounded by agricultural land and the Little Desert National Park to the south. Kaniva is approximately 422 km north west of Melbourne, 312 km south east of Adelaide and is 25 km from the South Australian border.

Pastoralists arrived in the area in the 1860s and the Kaniva post office opened in April 1882. Kaniva was gazetted as a town in 1885 and benefited further from the arrival of the railway in 1886. Kaniva lies on the traditional lands of the Wotjobaluk Peoples. Today the town is home to 683 people.

The town is bisected by the Western Highway which runs through the centre of town. The topography is relatively flat, reflecting the large amount of agricultural land surrounding the township. The Kaniva town centre extends along the Western Highway but is principally located between Madden Street and Baker Street.

Kaniva's location on the Western Highway provides significant strategic advantages relating to economic growth, land use and development. It has a wide range of community infrastructure to support its population, including sport and recreation facilities. The economy is anchored by agriculture, local demand and passing highway traffic. Kaniva is also on the Silo Art Trail.

Kaniva functions both as a service centre for the surrounding agricultural area and as a rest stop for travellers on the way to regional destinations and Adelaide. The commercial area is centrally located along the highway, putting it in a prime position to capture tourism, freight and logistics-oriented activity. The local community sees the location of the town on the Western Highway and the railway as a major asset and its location has significantly contributed to the formation of the town's character.

The town provides services to the surrounding farm districts and to travellers on the Western Highway. It contains facilities such as the Kaniva College (a P-12 School), Kaniva Kindergarten and Childcare Centre as well as an extensive Recreation Reserve that caters for a range of sports. Kaniva also has a swimming pool, playgrounds and a skate park.

There are two hotels in the town centre, catering to residents and visitors. The eastern end of the centre around Baker Street has several civic functions including the Kaniva Shire Hall, Council offices, library and police station. There are a limited number of professional services.

The centre has a service station/café which is a community run enterprise, as well as a selection of locally owned shops. The Windmill Café and tourist information provider has recently reopened after a major renovation. There are also several former commercial buildings that appear to have been repurposed for housing. The post office provides the only banking service for the town. Extensive visitor parking can be found on the service roads as well as in Madden Street North where there are public toilets.

Residential areas comprise mostly single storey dwellings on a range of lot sizes.

Kaniva has been identified as a location for future growth. Improvements to water infrastructure support this growth with potable drinking water soon to be available to the town. The capacity of the town's wastewater treatment plant will need to be increased to support future growth. The key elements of Kaniva and its regional context are shown in **Figure 1**.



Commercial Street E, Kaniva

2. THE STRUCTURE PLAN

2.1 Role and Function of the Plan

The Kaniva Structure Plan aims to establish a revised settlement boundary and a preferred direction for future changes in land use, infrastructure, transport, development, the physical environment and town amenities and details how these changes will be facilitated.

This is a long term plan which follows on from the Small Towns Plan that was developed in consultation with the community, stakeholders and government agencies. The Kaniva Structure Plan provides a land use and development framework for the future of the town.

2.2 Strategic Context

The West Wimmera Municipal Planning Strategy (MPS) at Clause 02.03-1 outlines that Kaniva functions both as a service centre for the surrounding agricultural area and as a rest stop for travellers on the way to regional destinations and Adelaide. The commercial area is centrally located along the Western Highway, placing it in a prime position to capture freight and logistics-oriented activity.

The West Wimmera Planning Scheme (WWPS), through Clause 11.01-1R seeks to support the role of Horsham as the key population and employment centre for the region. Kaniva is identified as providing local and some sub-regional services. Easy access to housing, education, employment and community facilities is to be provided particularly in Horsham and district towns along with an ongoing supply of infill and greenfield residential land.

Clause 11.01-1L-02 of the WWPS provides the existing settlement framework for the town. Strategies to the clause seek to encourage development of the Kaniva Industrial Estate that is mindful of residential growth in the town and to retain community and commercial facilities in the town. The structure plan addresses these requirements.

The structure plan has also been prepared consistent with State and Regional planning policy and guidelines including the Urban Design Guidelines for Victoria. Relevant Council Strategies considered are listed and described in **Table 1**.

Table 1: Relevant Council Strategies

Relevant Council Strategy	Strategic Purpose
West Wimmera Council Plan, 2021 - 2025	Sets out a roadmap for the Shire outlining where the municipality is heading and what is needed to get there.
Wimmera Southern Mallee Regional Economic Development Strategy, 2022 (REDS)	Designed to communicate innovative capacity in the region, now and in the future, support collaboration with government to better understand regional strengths, challenges and opportunities and attract investment to the region based on clearly identified strategic priorities.
West Wimmera Economic Development Strategy 2024-2029 (WWEDS)	Sets out the community's vision for the municipal economy along with strategies and actions to achieve that vision.
West Wimmera Small Towns Plan, September 2025	Designed to update the local settlement policies and guide detailed planning for each of the five towns of Kaniva, Edenhope, Goroke, Harrow and Apsley and confirm the Municipal Settlement Strategy.
West Wimmera Recreational Trails Strategy, 2018	Provides a 10 year plan to guide decisions about the management of, and investment in, trails and to provide a vision of what the trail network across West Wimmera will look like in the future.

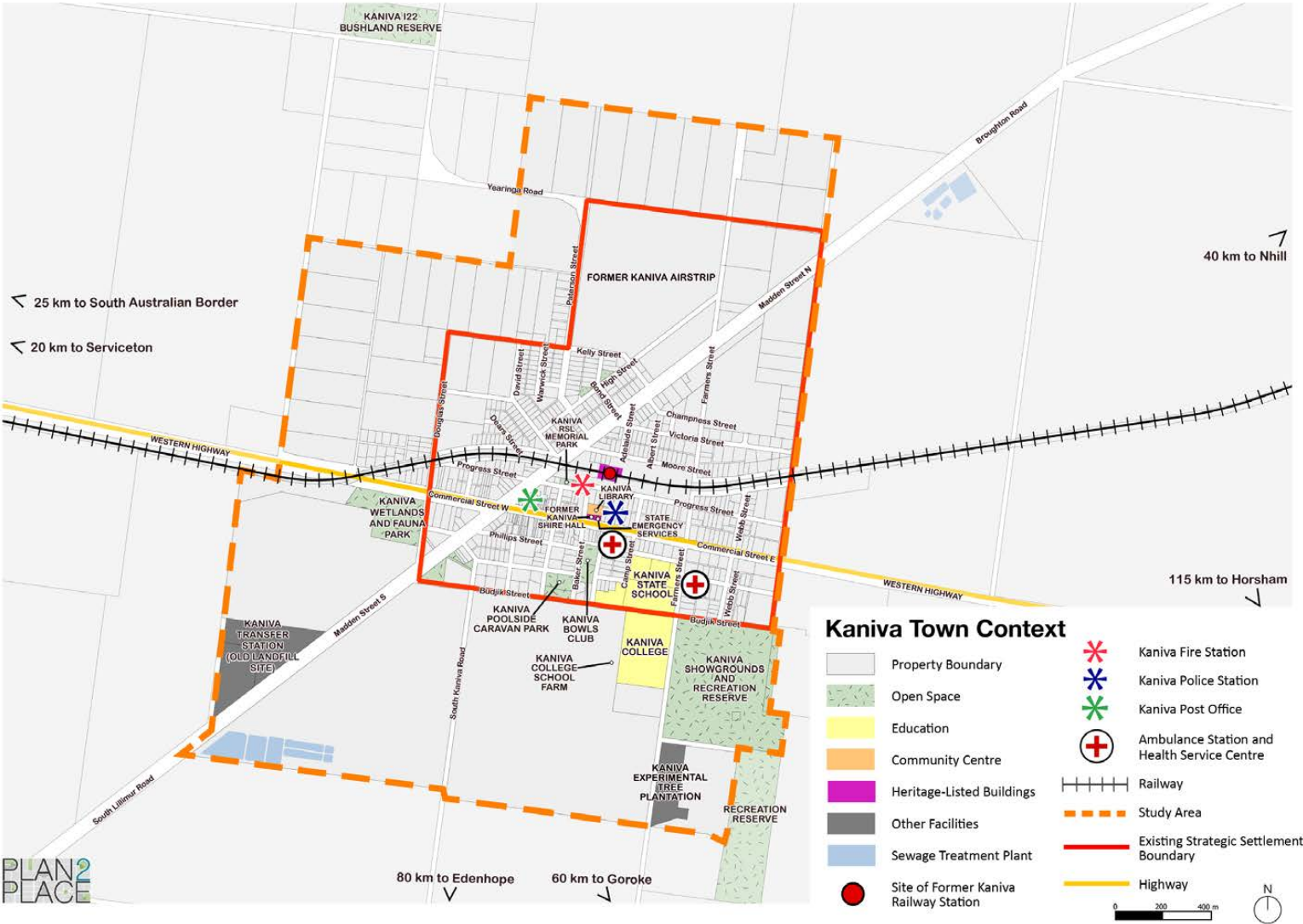


Figure 1: Kaniva Context Map

The existing planning controls over the town include the:

- Township Zone (TZ) applying over most of Kaniva.
- Industrial 1 Zone (IN1Z) applying to industrial land in the east of the town.
- Industrial 3 Zone (IN3Z) applying to industrial land that is south of the IN1Z land.
- Transport Zone 1 (TRZ1) applying to the railway reserve land and the Transport Zone 2 (TRZ2) applying to Commercial Street.

The existing planning controls surrounding the town include the:

- Farming Zone (FZ) applying to agricultural land to the north, east, south and west of the town.
- Environmental Significance Overlay – Schedule 2 Red-tailed Black Cockatoo Habitat Areas (ESO2) which applies to land at the southern end of Kaniva to ensure that development is compatible with identified environmental values.

The existing overlay controls over the town includes the:

- Heritage Overlay (HO) applied to several sites within Kaniva being the:
 - Former Kaniva Station building which has since burnt down.
 - Former Courthouse which is now the State Emergency Services building on Commercial Street and the Kaniva Shire Hall and Municipal Offices on the corner of Commercial Street and Baker Street.
- Design and Development Overlay – Schedule 2 Kaniva Industrial Estate (DDO2) which applies to land in the Kaniva Industrial Estate to identify areas which have specific requirements relating to the design and built form of new development.

Current planning scheme controls are shown in **Figure 2**.

An assessment of the township boundary has been undertaken in the Kaniva Structure Plan Background Report November 2024 (Background Report). These boundaries provide the foundation for the town boundaries in this structure plan. The current township boundary is defined in Clause 11.01-1L 02 Kaniva of the WWPS.

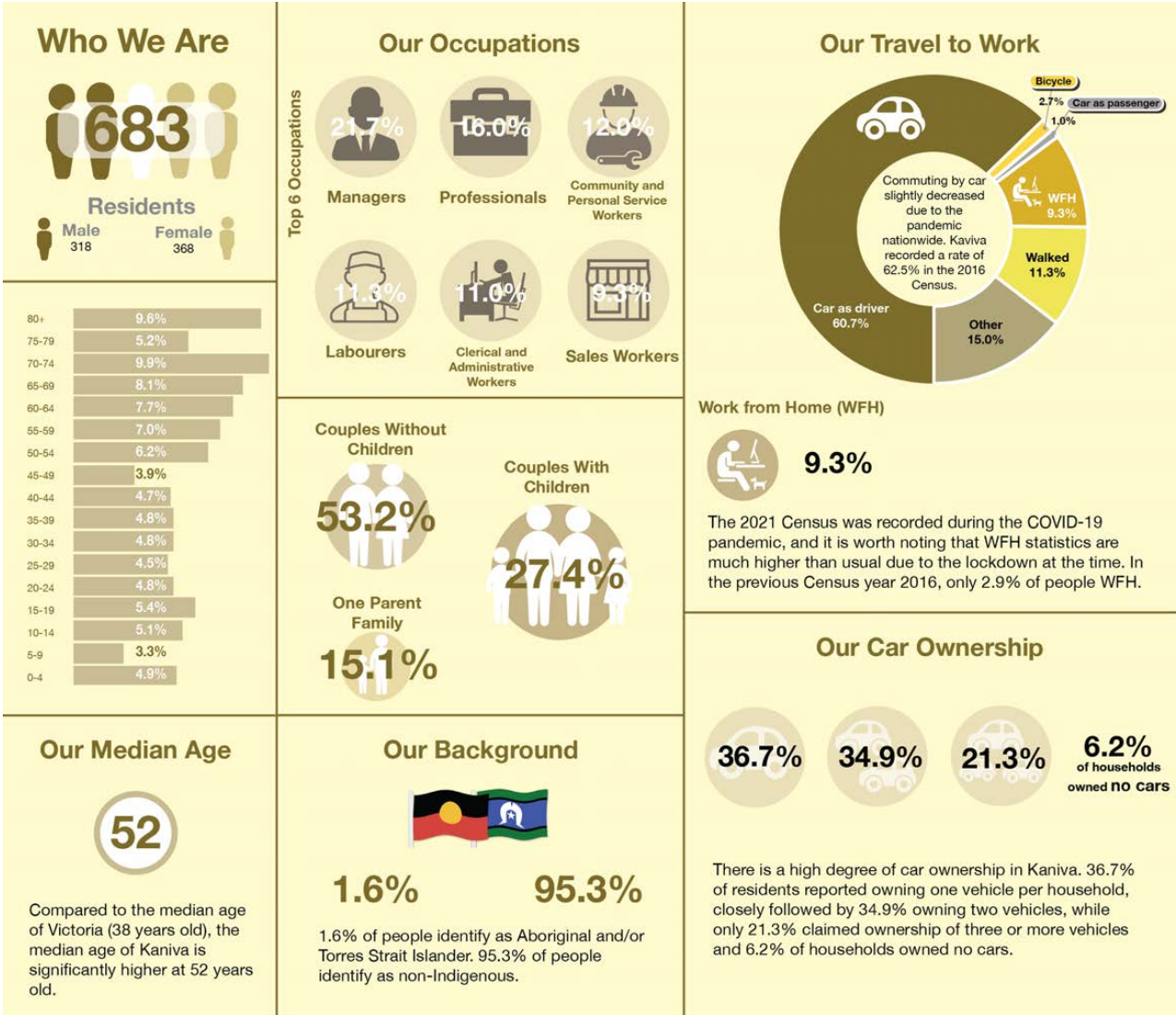


Kaniva Wetlands and Fauna Park



Figure 2: Current Planning Scheme Controls in Kaniva

2.3 Population and Community Profile



Source – Census Data 2021

2.4 Issues and Opportunities

The issues and opportunities facing Kaniva were explored in the Background Report. A summary of the issues and opportunities impacting the town is shown in **Figure 3**. They are also discussed further in Chapter 5.

Some of the issues highlighted include:

- The need to revise the existing zones applied to land in the town.
- Key worker housing and a diversity of housing stock remain a key issue that needs to be resolved to allow the town's population to grow.
- The need to address the ageing population and projections for a further reduced population.
- Poor public transport links to surrounding towns.
- Need for sensitive management in areas of Aboriginal cultural heritage sensitivity.

There are many opportunities for Kaniva including:

- Growing the ecotourism market.
- Working more closely with the Barengi Gadjin Land Council (BGLC).
- Incorporating existing residential areas into the settlement boundary.
- Changing planning zones to reduce unnecessary planning permit triggers.
- Reviewing the location of the township boundary to create greater opportunities for housing diversity and stimulate the local housing market.
- Maximising reticulated sewage for the town to support growth.
- Expanding and upgrade the overnight accommodation offerings to attract more tourists and visitors.
- Creating spaces for young people to meet and socialise.
- Taking action to reverse the declining population and the effects of an ageing population on the town.



Silo Art – Kaniva

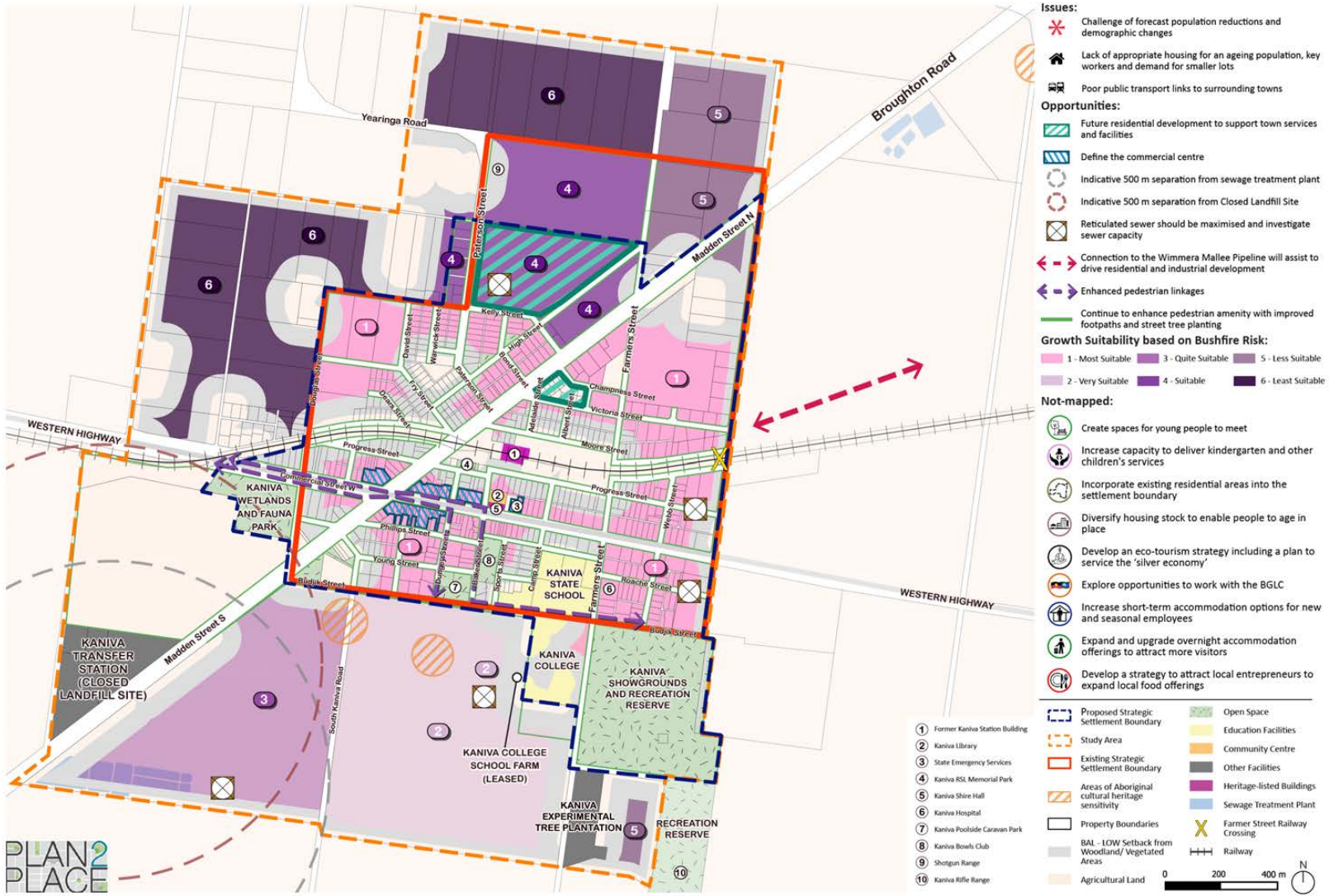


Figure 3: Issues and Opportunities for Kaniva

3. THE VISION

The structure plan includes the following vision:

Kaniva is a thriving, welcoming, and resilient rural community that offers diverse and affordable housing, supports a vibrant mix of land uses, and celebrates its unique character and natural setting. Through thoughtful planning and investment, Kaniva will enhance its community infrastructure, improve safe and accessible connections, and protect its environment while preparing for environmental challenges. We envision a town where residents and visitors alike enjoy a high quality of life, supported by strong community spirit, attractive amenities, transport options and opportunities for future growth. We welcome visitors to our town providing services and facilities to make their visit enjoyable and memorable.



Street Art - Kaniva

4. OBJECTIVES AND STRATEGIES

The Structure Plan specifies a detailed vision to guide the future of Kaniva over the next 15-20 years and establishes the objectives and strategies with supporting actions that will realise that vision. Objectives, strategies and actions are detailed under each theme.

As the structure plan is a Council document, many of the actions will be Council led (or sponsored) but rely on community involvement and partnerships with other organisations. Each action includes an estimate of priority and suggested partners to help deliver the action, particularly given that Council does not control many aspects around implementation of the structure plan.

The objectives are:

- To increase housing choices and provide additional housing stock that is affordable and meets the needs of the community.
- To provide a mix of land uses and activities to support the role and function of Kaniva.
- To improve and enhance the landscape and environmental attributes of the town's setting.
- To maintain and enhance the character of Kaniva to attract new residents and tourists to the town.
- To improve movement connections in and around the town so that they are equitable, safe and accessible.
- To ensure that community facilities and infrastructure support a healthy, resilient and cohesive community.
- To provide the physical infrastructure and services necessary to meet the current and future growth needs of Kaniva.



51 Commercial Street E, Kaniva

5. POPULATION AND HOUSING

Housing is critical to Kaniva's continued success providing accommodation for people to live in the town and the workforce for the region's businesses, industries and agricultural needs. According to demographic data the population is forecast to reduce overall. This is largely trend based and can be reversed through an interventionist, proactive and coordinated settlement planning approach. Based on existing projections, the town will need to accommodate some growth in the number of dwellings of up to 3 additional dwellings per year. This would need to be increased if forecast population reductions were reversed. Changes in regional industries and infrastructure provision represent opportunities that can be leveraged to help generate this change.

There is an existing and potential supply of housing lots within and adjacent to the current settlement boundary. This includes:

- Existing subdivided house lots that are empty, of which there are currently 20-25. These are generally in the 800-1,500 sqm range and could accommodate single houses or multi-unit developments.
- Undeveloped Crown land bounded by Victoria Street, Madden Street and Champness Street.
- Unsubdivided land in the TZ on the fringes of the town including the former airstrip site which is owned by Council.
- Land that is adjacent to the existing township boundary on the west side of Paterson Street to provide lower density lifestyle blocks, reflecting their existing lot sizes and development.
- Land on the southern edge of the town adjacent to Kaniva College to provide more well-located housing for families.
- Removal of the FZ land from the township boundary as this site is deemed less suitable for housing from a bushfire risk perspective as it has an expansive northern frontage.
- Lower density residential land could be provided within distinct areas inside the settlement boundary on the northern section of the town to provide for existing farming owners to downsize from their farms but remain in the region on smaller lots.

There will be a combination of private and public land that could be developed but this would be through incremental infill development. The timing of when the

privately owned land will be available for development is uncertain. Therefore, a variety of housing and development opportunities should be provided throughout the town to maximise housing options.

The demand for new dwellings is likely to be for older age groups and families. Many of these people will prefer to be in smaller homes close to the services of the hospital, the school and the town centre. There are some vacant lots among the existing development where there is potential to encourage redevelopment at higher densities.

The town is connected to sewer and is in the process of being connected to secure potable water. The attraction of secure potable water for commercial and domestic uses through this new infrastructure may facilitate investment in housing and other business and industry activities in the town. This is a significant factor that impacts the town's future planning.

The population in the wider Kaniva district has been falling and demographic forecasts show this trend will continue unless interventions to arrest this decline are enacted. A decline of 121 people to 2036 is forecast through Victoria in Future (VIF, 2023). However, the number of dwellings is forecast to grow by around 41 to 2036. This apparent contradiction is a result of a decline in the number of people per household and an increase in the vacancy rate.

The Victorian Government's housing targets for West Wimmera are for an additional 200 dwellings in the Shire to 2051. Approximately 90 of these dwellings are expected to be located in the town of Kaniva. The remainder of these dwellings are expected in Edenhope and other towns or rural areas. In planning for Kaniva's future residential growth, three scenarios were outlined in the Background Report. Applying the municipal housing targets to Kaniva would result in a likely dwelling forecast between scenarios 2 and 3. While the VIF estimate and housing capacity is well within the structure plan's planning horizons, Council has a realistic forecast but is aspiring to see more development in the town. On this basis, the structure plan is aspiring to deliver Scenario 3.

There are many complicated housing industry and market factors that influence the Kaniva housing and development market resulting in it not being conventional. This points to several options being needed, so that housing can actually be delivered in the town.

Future housing is likely to be infill development on vacant land or sites containing existing dwellings, surplus government land or the redevelopment of the former airfield. The delivery of some unencumbered greenfield land on the former airfield would provide another option that is well located and enables a different product to be delivered. As the land is owned by Council, Council can release this land if and when the market requires and facilitate its development.

A Development Plan Overlay (DPO) should ideally be used to coordinate infrastructure provision, open space building design and siting requirements, range of lot sizes and staging for new housing.

Rural living zoned land could also be considered outside of the town to provide another type of residential land supply to meet housing needs and to reflect areas of existing development. However, planning for this type of residential development is outside the scope of the structure plan and should be considered separately by Council as part of a Rural Land Use Strategy, potentially with a municipal approach.

More Information: See Chapter 3 of the Background Report.

Objective:

- To increase housing choices and provide additional housing stock that is affordable and meets the needs of the community.

Strategies:

- Facilitate additional housing in Kaniva on underutilised land.
- Facilitate more key worker housing to attract additional workers to the town.
- Promote a greater range of housing options to accommodate residents over all life stages such as ageing in place, farmers wishing to relocate to town and new housing builds for contemporary family needs.
- Provide more affordable housing options by facilitating a range of smaller lots in key locations where this housing form can be accommodated within the established character of the town.
- Manage housing growth and land supply within the established settlement boundary.
- Provide a range of development fronts to future proof the town.

Actions	Priority	Partners
A1 Rezone residential land in the town from TZ to NRZ to provide greater development certainty within the settlement boundary and support associated subdivision of the former airstrip to reflect zoning boundaries.	High	DTP
A2 Rezone land at the corner of Commercial Street and Douglas Street from FZ to NRZ to reflect existing residential use on small lots on the western edge of Kaniva and bring this land into the settlement boundary.	High	DTP
A3 Support proponent led rezoning of land north of Kelly Street (west of Paterson St) from FZ to LDRZ to reflect already existing residential uses and bring this land into the settlement boundary.	Medium	Landowners
A4 Bring Council owned land to market to support housing growth requirements for additional affordable and key worker housing as required.	Ongoing	Infrastructure Providers
A5 Encourage housing diversity such as one and two bedroom dwellings on smaller lots to allow people to age in place through updates to local policy.	High	DTP
A6 Encourage key worker housing to address the housing shortage in Kaniva through updates to local policy.	High	DTP
A7 Explore options to work with Council and a housing provider to provide low cost and affordable housing in Kaniva.	High	Housing providers
A8 Advocate to relevant organisations for a workforce training program that provides employment training opportunities in fields of workforce need.	Medium	Local employers, BGLC
A9 Consider undertaking a Rural Land Use Strategy to understand the need for housing outside the settlement boundary.	Medium	DTP
A10 Undertake a preliminary risk assessment using PPN30 for the former Airstrip Site prior to the establishment of any housing or sensitive land uses on the site.	High	EPA



Housing, Rogerson Street, Kaniva



Housing, Madden Street N, Kaniva

6. LOCAL ECONOMY AND LAND USE

Kaniva is located closer to Adelaide, but is roughly midway between Adelaide (3 hours and 20 minutes) and Melbourne (4 hours and 40 minutes). The town is a convenient place to stop or rest on the journey between the two cities. There is a well established local visitor services industry that comprises cafés, hotels and a service station in the town centre as well as two motels and a caravan park located in town. Kaniva provides places to rest, including the Madden Street car-park and the Wetlands and Fauna Park on the western edge of the town. The town is also on the Silo Art Trail, providing one of the western-most painted silos in Victoria.

The Kaniva town centre extends along the Western Highway but is principally located between Madden Street and Baker Street. Kaniva services around 2,820 people in the broader region. Kaniva at present has a slowly falling residential catchment but there is growth in the demand for visitor services as traffic on the Western Highway continues to increase where these visitor services can be further enhanced.

Kaniva plays an important role in supporting surrounding agricultural uses and other services such as health and council services. Visitors stop in Kaniva as part of the Silo Art Trail and there are also opportunities for eco-tourism in Kaniva including the Kaniva Wetlands and Fauna Park. There are opportunities to expand the tourism offering to service the 'silver economy' with specialised recreation and travel catering to this expanding market.

Accommodation is important to support and grow the local tourism market. There is a lack of local accommodation available to support the tourist market, itinerant workers and house seasonal workers in Kaniva. This needs to be increased and addressed to allow the local tourism and eco-tourism market to grow and to attract more seasonal workers to support industry. More local food offerings would also attract additional visitors to the town. There are also opportunities to encourage rural industry and other industries in the town's industrial areas.

Retail spending in Kaniva is high considering the relatively small retail offering of the centre and the distance to alternative shopping centres. Over time, the base case population change scenario would likely see a slight decline in demand for

activity space in the town centre over the period to 2041. A stable population in the Kaniva trade area (including some growth in the Kaniva township) would generate a small increase in demand for new retailing and potentially some office and other activities. There is likely to be some shift from functions that serve the local community to catering for more to tourists and visitors over time.

The Kaniva Industrial Precinct is located at the north east edge of the town. The precinct includes an area of around 22.9 hectares, of which about 5 hectares is occupied and 17.9 hectares is vacant. The zoning of most of the land for industry in the precinct is reflected with industrial zones but a depot along Farmers Street is included in the TZ. This allows housing to be interspersed with industrial activities which may impact people living close by. Agricultural supplies, storage and works depots are currently the principal activities in the precinct. Industrial activities that operate elsewhere in the TZ land should be facilitated into the industrial precinct over time, noting that they have existing use rights to operate. Improved vehicle access to the highway would be an advantage for the Industrial Estate. The availability of potable water to the industrial estate will also present a new opportunity to expand the range of suitable activities.

A triangular lot between Broughton Road and Farmer Street is currently within the settlement boundary, sitting in two zones with a dwelling, rural industry and farming activities. Two zones should not be applied to land. The TZ land should be rezoned to FZ to continue to allow the current use. This also enables Farmers Road to provide a much more logical boundary for the settlement.

It is forecast that no further industrial zoned land will be required to accommodate expected development over the period to 2041 in Kaniva. In the event that there is unexpected demand that the existing stock of industrial land cannot accommodate, a location adjacent to the existing industrial precinct should be preferred in order to restrict off-site impacts and to make use of the existing industrial infrastructure. This may require investigating and rezoning farmland to the east of the existing precinct in coming decades.

The town centre represented by existing commercial activities should be rezoned to Commercial 1 Zone - currently zoned TZ. This will provide a clearer land use and development framework and reduce permit requirements. With only one

vacant parcel of land in the main centre it is prudent to allow some room for minimal growth. The commercial zone should extend:

- East from the roundabout on Commercial Street East to include vacant land to the east of the police station and the land at 85 Commercial Street East (on the north side) and to Baker Street (on the south side) and associated commercial land fronting Philips Street.
- West from the roundabout on Commercial Street to include land for the Commercial Hotel and 33 and 35 Commercial Street West.

Objective:

- To provide a mix of land uses and activities to support the role and function of Kaniva.

Strategies:

- Promote Kaniva as the gateway to Victoria.
- Attract more tourists and visitors to Kaniva.
- Direct commercial and tourism activities to the commercial centre of Kaniva.
- Support the growth of industrial activity in the Kaniva Industrial Park and in industrial areas of the town.

Actions	Priority	Partners
A11 Rezone land along Commercial Street E/W (north side: from 33 to 85 and south side from 18 to 86 with associated land fronting Philips Street) to the C1Z.	High	DTP
A12 Rezone the two parcels of land at the corner of Madden Street and Farmers Street from TZ to IN3Z to allow for the current industrial uses on the sites.	High	DTP
A13 Rezone the triangular lot between Broughton Road and Farmer Street to FZ to allow for the current use and remove from the settlement boundary.	High	DTP, DEECA
A14 Explore locations for more wi-fi zones, playgrounds with shade, picnic spots and parking for cars, caravans and coaches.	Medium	-
A15 Improve the existing wayfinding signage to better identify the Kaniva Wetlands and Fauna Park and to other key visitor assets such as the caravan park and swimming pool.	Medium	-

Actions	Priority	Partners
A16 Explore the increased promotion of the local ecotourism market including bird watching and other local activities.	High	Local Business
A17 Promote the creation of more short-term accommodation options for new and seasonal employees in the town.	High	Local business owners, Caravan Park Manager
A18 Investigate further upgrading and expanding the caravan park accommodation to provide more accommodation options for the town.	High	Caravan Park Manager
A19 Develop a strategy to encourage business operators to upgrade and expand existing local accommodation motels, hotels and caravan parks	Medium	landowners
A20 Develop a strategy to attract local entrepreneurs to Kaniva to expand the local food offerings.	Medium	Traders
A21 Advocate for the BGLC and other employment providers to facilitate apprenticeships and employment training opportunities for locals in fields of local workforce need.	Medium	BGLC
A22 Minimise potential amenity and human health risks through appropriate separation distances between residential development and industry using tools such as the <i>EPA Separation Distance Guidelines 2024</i> and Clause 53.10 to define buffer distances from industrial uses.	High	EPA, Land owners



Commercial Street W, Kaniva

7. LANDSCAPE AND ENVIRONMENT

Kaniva is located in the Wimmera Bioregion and is typified by flat to gently undulating plains in the east with black and grey cracking clay soils. The vegetation is plains woodland, plains grassy woodland, plains grassland, red gum wetland and grassy woodlands.

Kaniva has limited overland flow issues that are, mainly related to stormwater. Increasing tree canopy cover in the town and along roadsides has an important role in supporting a pleasant urban environment and providing increased cooling and greening for the town.

Planning scheme amendments are required to address any future impacts of a changing climate. Kaniva is at risk of climate variability impacts especially to infrastructure such as roads and rail. Changes in weather conditions in the wider region are driving changes to farming practices. Future vulnerabilities, including larger landholdings managed by consortiums and serviced by contractors, is likely to lead to reduced population across the Shire including in Kaniva. This demographic, combined with an ageing population, has seen previously robust rural communities being replaced by smaller, older more vulnerable communities isolated from services. The shift in population could potentially lead to delayed fire management suppression activities in the area through declining volunteerism.

The Bushfire Assessment identifies that Kaniva matches the higher hazard Type 2 landscape characteristics, with some elements of Type 1. This is based on the landscape scale fire hazard potential being restricted to grassfire and less likely to be extreme bushfire behaviour; the type and extent of vegetation located more than 150 m from the site not being likely to result in neighbourhood-scale destruction; and access being readily available to the urban area in the centre of Kaniva. The most suitable locations for future development are areas within, or immediately adjacent to, the main township area. They have the following beneficial bushfire risk attributes (or advantages) as shown in **Figure 3**.

- Largely already zoned as TZ.
- Away from higher risk interfaces typically associated with bushfire approach on days of elevated fire danger (i.e. directly to the north, west and south-west). These areas have highly modified vegetation and are most at risk of fast moving grass fires.

- Surrounded by existing or potential perimeter roads.
- Either non-Bushfire Prone Area (BPA) locations or land immediately adjacent, which could become eligible for excision from the BPA as it is developed.
- Wholly or largely low threat land without classifiable Grassland or Woodland.
- Immediate access to places of relative safety from bushfire, within the area or immediately abutting areas.

It is noted that growth opportunities in the 'most suitable' ranked areas may be limited to infill development, or to three other locations to the north-west, west and south of the existing township/residential area.

Perimeter roads are a useful bushfire protection measure to provide a firm edge to the urban area and to facilitate property protection and fire fighting. New developments will need to utilise existing and future roads along their boundary to act as a perimeter road. Kelly Street, Douglas Street and Budjik Street all demonstrate how perimeter roads can be used around an existing urban area to provide setbacks from classified vegetation.

The edges of the town are located in the designated Bushfire Prone Area. The Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP, 2020) establishes good practice for settlement design in bushfire prone areas. The Guidelines recommend an average lot size of 1,000 sqm as optimal for the urban-bushland interface. Small lot sizes can offer bushfire safety advantages if the lot size is small enough that it creates a dense urban area that contains only low threat vegetation and non-vegetated areas with the limited potential for bushfire to spread through it. Lot sizes between 800sqm and 1,200sqm provide a balance between the risk of larger lots retaining more vegetation in an urban area and small lots providing an increased risk of building to building ignitions or increased house losses from ember attack.

Objective:

- To improve and enhance the landscape and environmental attributes of the town's setting.

Strategies:

- Direct growth of the town to where bushfire risk is lowest and biodiversity and storm water constraints are minimal.
- Protect and enhance trees, vegetation and wetlands for their aesthetic, biodiversity and other benefits.
- Ensure that infill development supports the retention of existing vegetation.
- Implement good practices for settlement design in bushfire prone areas.

Actions	Priority	Partners
A23 Develop a mitigation strategy to protect the wetlands from any potential pollution from industry runoff.	High	Landowners
A24 Protect areas of environmental significance in new development areas.	High	DEECA
A25 Design development to achieve the requirements of Clause 53.02 of the West Wimmera Planning Scheme including appropriate setbacks, perimeter roads, fire fighting measures and locating vulnerable uses outside the BPA.	High	DTP, CFA, landowners
A26 Develop mitigation strategies to protect infrastructure from potential climate change impacts.	Medium	-



Commercial Street E, Kaniva



Intersection of Farmers Street and Madden Street N, Kaniva

8. URBAN DESIGN, BUILT FORM AND HERITAGE

The Kaniva town centre extends along the Western Highway but is principally concentrated in the area from just east of the intersection with Baker Street to just west of the intersection with Madden Street. Commercial activities on the northern and southern side of the road are accessed via two service roads, each separated from the Highway by a median strip. The highway and associated traffic movement create a barrier between the two sides of the main street.

Kaniva's commercial area is characterised by predominantly single storey brick buildings, with single frontages to Commercial Street. Two storey buildings demarcate the extent of the commercial area, with the Commercial Hotel and former Bank of New South Wales building to the west and Kaniva Shire Hall and Municipal Offices to the east.

Kaniva's residential areas are characterised by low scale single storey weatherboard residential development interspersed with occasional commercial and community buildings. Garden areas consist of low level shrubs and grass with some canopy trees. Lot sizes within the town are predominantly between 1,000 – 2,000 sqm.

The application of the Neighbourhood Residential Zone (NRZ) to residential areas will provide clearer direction and assist with retaining the low scale nature of development in Kaniva and reflects the single and two storey development throughout the town.

Applying the Development Plan Overlay (DPO) over areas identified for residential development will ensure the orderly development of this land

The entrance into Kaniva and other notable streets are lined with an avenue of trees that provide useful shade and amenity benefits. Street tree planting could be expanded along the whole length of the of commercial centre of town. This would include proposed tree bays and outstands to cater for large canopy trees in the streetscape.

The town centre has had extensive landscape treatments including planting of vines on verandas and paving as well as some public art in the form of decorated grazing sheep scattered throughout. Town vibrancy is important in attracting people to the town centre There is a small shady park on church land at the corner of the Highway and Baker Street. In improving Kaniva as a rest stop for travellers,

the provision of shade and rest areas will be increasingly important. When upgrading the streetscape of the town centre, consideration should be given to the planting of shade trees, street furniture as well as extending verandas for the length of the pedestrian strip (particularly on the north side). Continuing the streetscape improvements in Kaniva and implementing these upgrades subject to budgetary considerations is important. Managing the interface with and protecting the function of the Western Highway and the rail corridor will require consideration in the design of future development, public realm and accessibility improvements in their vicinity.

Wayfinding is important for travellers and tourists who stop off in Kaniva as a rest stop. Wayfinding and signage for the Kaniva Wetlands and Fauna Park could be increased to encourage visitors to spend more time in Kaniva.

Kaniva lies on the traditional lands of the Wotjobaluk Peoples. Historically Wotjobaluk Peoples have been trailblazers in the advancement of their communities and self-determination. They were the first clan in Victoria to acquire Native Title (immediately after the Mabo High Court decision) in the early 2000s - a testament to the tireless hard work and determination of Wotjobaluk People throughout the early 1990s.

The Barengi Gadjin Land Council (BGLC) have committed to a number of actions. These include, re-engaging with Community, creating strategies to better manage their land and water, looking after historical cultural sites and maintaining their cultural practices. There are a number of Aboriginal Cultural Heritage Sites identified in and around Kaniva as shown in **Figure 3**.

There are several heritage sites in Kaniva protected by the Heritage Overlay in the WWPS including the former Kaniva Station Building which has since burnt down, the former Courthouse (which is now the State Emergency Services building on Commercial Street) and the Kaniva Shire Hall, Kaniva Historical Museum and Municipal Offices on the corner of Commercial Street and Baker Street. These existing heritage buildings should continue to be maintained and utilised as part of the town's character, recognising their important contribution to the sense of place in the town.

Objective:

- To maintain and enhance the character of Kaniva to attract new residents and tourists to the town.

Strategies:

- Ensure that any new development is designed to enhance the character of Kaniva.
- Ensure that any new development areas are integrated into the existing town and enhance the existing town structure.
- Support well designed buildings that strengthen the identity and appearance of the town.
- Continue to implement the Kaniva Streetscape Concept Plan.
- Protect and maintain Kaniva’s First Nations and European (post contact) cultural heritage places.



Commercial Street E, Kaniva

Actions	Priority	Partners
A27 Rezone residential land from TZ to NRZ to reflect the low scale nature of development.	High	DTP
A28 Introduce a Development Plan Overlay over new development areas to ensure the orderly provision of infrastructure, open space, environmental considerations, a range of lot sizes and high quality design and development outcomes are achieved.	High	DTP
A29 Advocate for external grant funding to implement the Kaniva streetscape improvement strategy while continuing to gradually implement identified improvements.	Medium	State and Commonwealth Governments
A30 Plant more trees in the town centre to create more shade in line with the previous streetscape planning report undertaken by Council.	Ongoing	-
A31 Work with the BGLC to explore options to provide cultural interpretive signage for place names and wayfinding signage in language for Kaniva.	Low	BGLC
A32 Investigate opportunities to further explore Aboriginal and European (post contact) cultural heritage sites of significance and support their enhancement and activation.	Medium	BGLC, Land owners
A33 Investigate options to support the long-term growth and establishment of street trees.	Medium	-

9. MOVEMENT AND TRANSPORT

Kaniva residents rely on private vehicles as a primary mode of transport due to very limited public transport services. According to the 2021 Census, 60.7 per cent of residents drive to work, 1 per cent were car passengers, 11.3 per cent walked to work and 2.7 per cent rode a bicycle. Car ownership rates were high with 36.7 per cent of households owning one vehicle, 34.9 per cent owning two vehicles and 21.3 per cent owning three or more vehicles. There were 6.2 per cent of residents who reported not owning a car.

Kaniva is on the Western Highway and has an infrequent bus service to Horsham that runs once a week. A daily bus service also runs in both directions along the Western Highway all the way through to Adelaide and Melbourne. While there are train services between Melbourne and Adelaide, these do not stop at Kaniva. V/Line have no current plans to construct a new station and reinstate passenger services. This leaves the community reliant on private vehicles for transport to and from the town. Local community transport services could be further investigated to allow people who do not drive to be able to access schools, shops, health and community facilities.

The Western Highway and the rail line are part of the Principal Road and Rail Freight Network that runs through Kaniva. The highway is the main truck route between Melbourne and Adelaide through to Perth with significant movements and volume of freight. The train line is part of the main freight network across Australia linking Melbourne to Perth. The road and rail line facilitates the movement of a significant volume of freight across Australia. This presents an opportunity for Kaniva to act as the halfway point and rest stop between Melbourne and Adelaide providing overnight accommodation and food options. However, the rail line and truck route also act as barriers to movement for people in Kaniva especially when accessing the north and south of the town across the train line and across Commercial Street in the town centre.

The railway crossing on Farmer Street is one of the main north-south connections for the town. It is not well-constructed for industrial traffic and should be upgraded over time. It is important to integrate convenient walking, cycling and public transport routes to local destinations and provide opportunities for planned and incidental physical activity in and around Kaniva especially via the north-south linkages for the town. This will allow more school aged children and their carers to walk and ride safely to school which can also have a positive impact

on health outcomes, through increased physical activity. The use of mobility scooters is also an option for people who do not drive to get around. This also requires the provision of footpaths and safe pedestrian road crossings.

There are opportunities to provide better pedestrian linkages in and around Kaniva to allow people to walk between the health and wellbeing precinct, the recreation reserve and Kaniva College. These areas can be connected back to the town centre via a pedestrian network which would include more footpaths and safe pedestrian crossings. There are opportunities to upgrade the pedestrian crossings across the rail line at Farmers Street and Madden Street in the centre of town to provide better north-south access for pedestrians and cyclists.

Objective:

- To improve movement connections in and around the town so that they are equitable, safe and accessible.

Strategies:

- Reduce the need to drive to access schools and other local amenities such as shops and services through alternative transport modal options.
- Improve the north/south movement network through the town so that people can easily walk or cycle to the town centre, schools, health precinct and other facilities and services.
- Ensure appropriate road infrastructure to support the Kaniva Industrial Park.
- Ensure appropriate movement and access infrastructure to support visitors and tourists to Kaniva.

	Actions	Priority	Partners
A34	Advocate to DTP to investigate the potential provision of a local bus service to key services within Kaniva and to other nearby towns such as Bordertown, Horsham, Nhill and Edenhope.	Medium	DTP
A35	Advocate to DTP to increase bus service frequency to and from Kaniva	High	DTP

Actions	Priority	Partners
A36 Encourage electric vehicle charging station providers to provide additional charging stations in Kaniva.	High	Electric vehicle charging providers
A37 Work with DTP to determine a suitable location for caravan and trailer parking that minimises modal conflicts.	Medium	DTP
A38 Augment the north/south pedestrian network to allow more people to walk in and around Kaniva.	Medium	-
A39 Enhance pedestrian safety across Commercial Street at the Farmers Street and Dungey Street intersections by creating a safe pedestrian crossing while ensuring the strategic freight function and PFN status is maintained.	High	DTP
A40 Ensure new road linkages through development sites connect to the existing road network and enhance permeability for pedestrians and cyclists.	High	-
A41 Engage and seek approval from DTP to reduce road speed through the town centre to improve safety and amenity for pedestrians and cyclists.	High	DTP
A42 Work with DTP and VicTrack to assess and upgrade the railway crossing on Farmer Street for industrial traffic.	Medium	DTP and VicTrack
A43 Work with DTP and VicTrack to improve safety for pedestrians across the rail line at both Madden Street and Farmers Street rail crossings.	Medium	DTP and VicTrack
A44 Continue to construct footpaths throughout the town prioritising the links between the health and wellbeing precinct, school and the recreation reserve to the town centre.	Medium	-
A45 Support better connections between public and local transport.	Low	DTP
A46 Investigate improvements to the cycling network to support	Low	DTP

Actions	Priority	Partners
infrastructure and safety for cyclists in the town.		
A47 Advocate to DTP and VicTrack for upgrades to the rail line crossings at Farmers Street and Madden Street to provide better north-south connectivity in Kaniva.	High	DTP and VicTrack
A48 Engage with DTP and seek approval on options for improved vehicle access to the highway from the Industrial Estate.	Medium	DTP
A49 Work with DTP to design rest areas that can accommodate the large number of freight vehicles that operate along the Western Highway.	Medium	DTP



Roundabout, Commercial Street (E and W) and Madden Street (N and S), Kaniva

10. COMMUNITY INFRASTRUCTURE

Kaniva has community infrastructure in close proximity to the residential and commercial centre serving the local community and region. The Kaniva hospital provides urgent care, acute care, residential aged care and community health services.

The Kaniva Kindergarten provides pre-school education services. The current kindergarten facilities are not large enough to deliver on the upcoming kindergarten reforms and there is limited room for expansion. Childcare services provide an important service for families, community and the local economy. Access to suitable childcare provides an opportunity for parents and carers to work and helps maintain the local economy. It also acts as an attractor for parents with young children to live in the region. Moving the kindergarten to the school site would allow for kindergarten expansion and has the potential to keep the school numbers to a viable level.

Kaniva College is a Prep to year-12 Government school serving children from across the district. Maintaining and potentially increasing the town's population will continue to support the school and its education offering to students and families. While Kaniva has a skate park, there is a lack of designated youth space. While this demographic is not growing, there were 65 young people living in town at the time of the last census. Providing facilities that are interesting and accessible for young people will reduce the need to travel for some activities. The exact nature of the facilities needs to be developed in consultation with local young people.

The Kaniva Wetlands and Fauna Park is a popular spot with both locals and visitors. The Wetlands and Fauna Park was upgraded in 2018/19 as part of a community partnership project instigated by the Kaniva & District Progress Association. Council has recently upgraded the Kaniva Town Walk, a town discovery and fitness loop, starting at the Kaniva Fauna Wetlands Park and connecting back to the town centre.

Sport and active recreation is an integral part of the community in Kaniva. It is essential for health, physical and mental wellbeing as well as the sense of belonging and connection to each other. Sport and active recreation contributes significantly to the liveability of Kaniva and is underpinned by a network of local facilities, opportunities to participate and a strong volunteer culture. There is a

Recreation Reserve that houses active sports groups including cricket, hockey football and netball. There is also a tennis club, bowls club, a gun club and a rifle range. The Kaniva swimming pool will soon be upgraded to include a splash park. The Kaniva Recreation Reserve Strategic Masterplan has recently been completed and adopted by Council.

The application of the appropriate zone to the following community facilities should be reviewed:

- The Council depot is currently located in the Township Zone and should be rezoned to a Public Use Zone – Schedule 6 (PUZ6).
- The Kaniva Wetlands and Fauna Park and Kaniva College are all currently in the Farming Zone and should be rezoned to Public Park and Recreation Zone (PPRZ) and brought into the town boundary.
- The Kaniva Showgrounds and Recreation Reserve is currently in the Farming Zone and should be rezoned to Public Park and Recreation Zone (PPRZ) to provide for a range of specialised opportunities guided by a masterplan.
- The Shire Hall, Kindergarten and Council offices are currently in the Township Zone and should be rezoned to a Public Use Zone – Schedule 6 (PUZ6).
- The Kaniva Police Station and Ambulance Station are currently in the Township Zone and should be rezoned to a Public Use Zone – Schedule 7 (PUZ7).

Despite a range of social infrastructure that supports smaller communities outside of Kaniva, many local people travel away from Kaniva to access social infrastructure, including to Horsham and Nhill.

Objective:

- To ensure that community infrastructure and facilities support a healthy, resilient and cohesive community.

Strategies:

- Provide and maintain community facilities and infrastructure that meets the needs of the local community.
- Encourage the ongoing development of shared community and recreational facilities.
- Ensure community facilities are zoned appropriately reflecting their intended uses.

Actions	Priority	Partners
A50 Undertake the following rezonings to bring public land into the correct zone in the WWPS: <ul style="list-style-type: none"> Rezone the Council Depot from TZ to PUZ6. Rezone the Kaniva College land and the Kaniva State School land from TZ and FZ to PUZ2 to reflect the existing land use. Rezone the land at 1-7 Roache Street from TZ to PUZ3 to reflect the existing land use of the Kaniva Hospital. Rezone the Caravan Park site at 2 Baker Street and the Kaniva Bowls Club on Sports Street from TZ to PPRZ to reflect the existing land use. Rezone the Kaniva Police Station and Ambulance Service to PUZ7 to reflect the existing land use. Rezone the Shire Hall, Council offices, kindergarten and offices to PUZ6 to reflect the existing land use and public ownership. 	High	DTP, public land managers
A51 Bring the Kaniva College land into the settlement boundary.	High	DTP
A52 Rezone Kaniva Showgrounds and Recreation Reserve from FZ to PPRZ to facilitate a wide range of activities within the site.	High	DTP
A53 Rezone the Kaniva Wetlands and Fauna Park from the FZ to PPRZ and bring it into the settlement boundary.	High	DTP
A54 Work with the Victorian Government to deliver additional capacity for kindergarten and other children's services.	Medium	DET
A55 Create spaces for young people to socialise.	Medium	Service providers
A56 Locate more toilets near play spaces in Kaniva making them more usable and increase the time families spend at play facilities.	Medium	-
A57 Expand tourist information signage to include the Kaniva Wetlands and Fauna Park.	Medium	-
A58 Manage the offsite impacts of the Shotgun Range ensuring any new sensitive land uses are adequately separated.	Low	EPA

Actions	Priority	Partners
A59 Investigate the provision of a new multi agency building to house the CFA, SES and Ambulance crews.	Medium	CFA, SES, AV
A60 Implement the Kaniva Recreation Reserve Strategic Master Plan.	High	Shotgun Club
A61 Relocate the shot gun club to the rifle range as per the Kaniva Recreation Reserve Masterplan.	Low	GWMW



Playground, Kaniva Wetlands and Fauna Park

11. PHYSICAL INFRASTRUCTURE

Natural gas is unavailable in Kaniva but household LPG gas bottles are available. New residential development and most new commercial development are not permitted to connect to reticulated gas. This means that the town will need to rely on electricity for power.

Access to the NBN is available in Kaniva but is extremely unreliable and could be greatly improved.

Potable drinking water is soon to be available in Kaniva via a new pipeline from Nhill via the Wimmera Mallee Pipeline. This is a potential “game changer” for the town’s residential, commercial and industrial areas and in defending the town better from bushfire. Opportunities for water to be used in the industrial land uses should be utilised.

There is a gravity sewer system in Kaniva to treat waste water. However, the capacity of the waste water treatment plants may need to be increased to support growth in the town. Some homes remain on septic tanks and are not connected to the sewage treatment system. The treatment plants should be protected from residential encroachment.

Council has an Onsite Wastewater Management Plan (OWMP) to assist with the efficient and effective regulation of onsite wastewater management (OWM) within the Shire.

Infrastructure that responds to climate variability impacts such as the management of stormwater runoff can be further explored through Water Sensitive Urban Design. This would include the use of raingardens and detention basins to help clean stormwater runoff and slowly release it back into the environment at a controlled rate to prevent flooding downstream.

The use of microgrids could be a viable option for Kaniva to provide energy generation and storage at a local level. It can also incorporate renewable energy generation from solar panels or wind turbines as well as battery energy storage.

Objective:

- To provide the physical infrastructure and services necessary to meet the current and future growth needs of Kaniva.

Strategies:

- Facilitate all land parcels in Kaniva including residential, commercial and industrial zoned land to connect to the reticulated sewer system.
- Facilitate ongoing residential, commercial and industrial development in Kaniva through the provision of reticulated water

Actions	Priority	Partners
A62 Require all land parcels within the sewer district of Kaniva including residential, commercial and industrial zoned land to connect to the reticulated sewage system when new development occurs.	High	GWMW
A63 Work with Grampians Wimmera Mallee Water (GWMW) and the EPA to identify the buffer area required around the Waste Water Treatment Plant and potentially apply the Buffer Area Overlay to the identified area following further strategic work.	Medium	GWMW and EPA
A64 Incorporate any finalised buffer areas for the town infrastructure into the WWPS via the appropriate overlay such as the Buffer Area Overlay.	Medium	GWMW
A65 Explore new opportunities for the industrial estate that utilise potable water.	Medium	GWMW
A66 Explore options to fund infrastructure in new developments including a DPO and opportunities for Council owned land to be leveraged to encourage investment.	High	Developers
A67 Explore opportunities for Water Sensitive Urban Design.	Low	-

12. KANIVA FRAMEWORK PLAN

The Framework Plan at **Figure 4** establishes the overarching framework plan for Kaniva and includes the key strategic directions and initiatives.

12.1 Implementation

Implementing the Structure Plan will require a range of statutory and non-statutory measures to ensure that the vision is realised. Actions are detailed through the Structure Plan and included in the table in **Appendix 1**.

Statutory Implementation:

The implementation of the Structure Plan will involve the preparation of a planning scheme amendment to implement the statutory actions outlined into the WWPS. The MPS and local planning policies should be revised and be consistent with **Appendix 1**.

The proposed changes to the zones to be led by Council include¹:

- Rezoning residential land to the from the TZ to NRZ to reflect proposed new residential development and a range of lot sizes serviced by the sewer.
- Applying the Commercial 1 Zone to the commercial area on Commercial Street and associated land fronting Philips Street.
- Rezoning the Kaniva Showgrounds and Recreation Reserve from FZ to PPRZ to reflect the existing land uses.
- Rezoning the Kaniva College and the Kaniva State School from TZ and FZ to PUZ2 to reflect the existing land use.
- Rezoning the Crown Land on the corner of Champness Street and Farmers Street from TZ to PUZ6 to reflect the current use as a Council Depot.
- Rezoning the land bounded by Commercial Street, Progress Street and the rail line from FZ to NRZ to reflect the existing residential land use.
- Rezoning TZ land at the corner of Madden Street and Farmers Street to IN3Z to reflect existing land uses.
- Rezoning FZ land at 17-19 Paterson Street to NRZ.

¹ The decision on the most appropriate zones and overlays to use to implement the plan follows review against the Ministerial Direction on Form and Content of Planning Schemes and the Practitioners Guide.

- Rezoning FZ land at 21-33 Paterson Street and 10 Kelly Street to LDRZ.
- Rezoning TZ land at 119 and 137 Broughton Road to FZ to reflect existing land uses.
- Rezoning land at 1-7 Roache Street from TZ to PUZ3 to reflect the existing land use of the Kaniva Hospital.
- Rezoning the Caravan Park site at 2 Baker Street and the Kaniva Bowls Club and Kaniva Community Tennis on Sports Street from TZ to PPRZ to reflect the existing land use.
- Rezoning the Shire Hall, kindergarten and Council offices on Commercial Street and Baker Street to the PUZ6.
- Rezoning the Kaniva Police Station and Ambulance Station to PUZ7.

Subject to demonstrated demand support proponent led amendments to rezone the following (potentially as a combined amendment/application):

- Rezoning the FZ land north of Kelly Street and east of Paterson Street into the LDRZ at a minimum lot size of 0.2ha connected to sewer.

The proposed changes to overlays include:

- Applying the DPO to new development areas to ensure high quality development outcomes that respect and enhance the existing character of Kaniva and any areas of environmental significance delivering coordinated and sequenced development as well as infrastructure provision.

The Structure Plan should be included as a policy document in local planning policies and as a background document in the Schedule to Clause 72.08.

Council should investigate whether Rural Living Zone land needs to be provided on land outside the settlement boundary to facilitate a different type of housing not currently provided in Kaniva as part of the preparation of a Rural Land Strategy.

Other revisions should also be made to the WWPS consistent with Chapter 12.

Non-Statutory Implementation:

The Structure Plan identifies a wide range of non-statutory implementation actions necessary to deliver the vision for Kaniva subject to Council budget cycles and priorities.

Council should advocate to the Victorian Government to improve public and community transport options and enhance safety and visitor facilities along the Western Highway and safe movement across the railway. Public realm improvements such as footpaths, minor streetscape works and tree planting can be staged and will involve both Council and Victorian Government agencies. Council can leverage its own land assets to assist with the provision of additional housing to support key workers.



Club Hotel, Commercial Street, Kaniva

13. MONITORING AND REVIEW

While the Structure Plan has a 15-20 year timeframe, regular review and updating is required. A progress report on the implementation of the Structure Plan and the uptake of development will form a chapter in the four yearly review of the West Wimmera Planning Scheme that is a requirement of Section 12B of the Planning and Environment Act 1987. This will include an audit of the actions, commencing from when the Structure Plan is approved.

Council can use the four yearly progress report to adjust the implementation program to ensure that the plan is achieving the vision. The review cycle will ensure the Structure Plan remains relevant and consistent with Council's strategic directions and policies, MPS and the Council Plan, and to identify any changes required to respond to new trends, policies, strategies or changing circumstances. A wholistic revisiting of the Plan should commence in 10-15 years from the approval of the Plan by Council.



Commercial Hotel, Commercial Street W, Kaniva



Commercial Street E, Kaniva

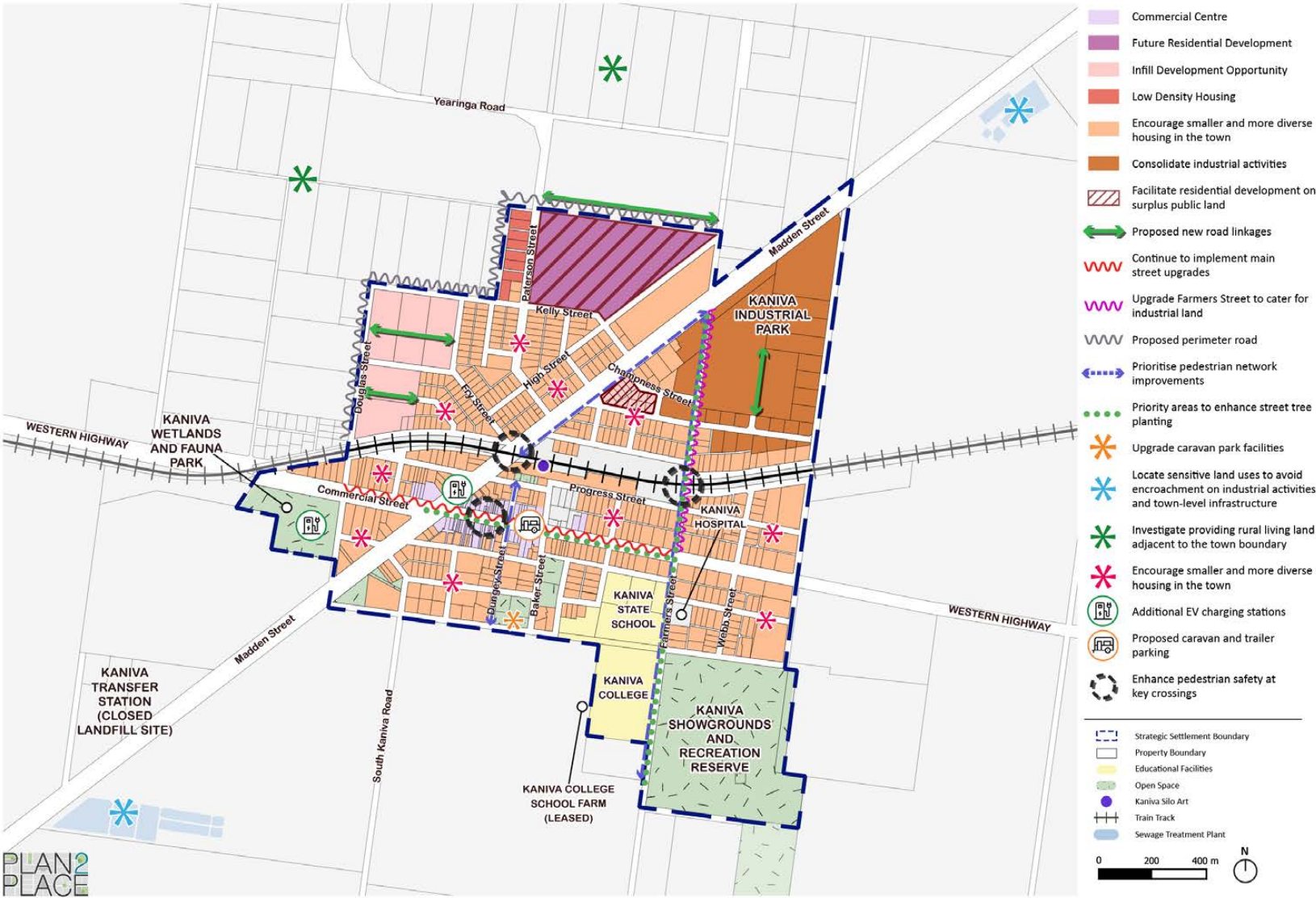


Figure 4: Kaniva Framework Plan

Kaniva Structure Plan, Draft, V8



Figure 5: Proposed Zoning Changes - Map



Figure 6: Proposed Overlay Changes - Map

Appendix 1 - Draft Planning Scheme Policy and Provisions

To give greater certainty to the implementation of the vision for Kaniva, key elements are proposed to be included in the WWPS.

Update the MPS to reflect the role and function of Kaniva.

The vision and objectives should be embedded in the local policies integrated into the Planning Policy Framework (PPF). This should be through local planning policies which could include:

- Clause 11.01-1L- 02 Kaniva to complement Clauses 11.01-1S Settlement and 11.01-1R. This will include the relevant objective(s), strategies and the township framework plan to guide land use and development.
- Clause 16.01-1L Kaniva housing and include the relevant objective and strategies to complement Clause 16.01-1S – Housing supply.
- Clause 17.02-1L Kaniva business and include the relevant objective and strategies to complement Clause 17.02-1S – Business.
- Clause 18.01-3L Kaniva transport and include the relevant objective and strategies to complement Clause 18.01-1-3S Sustainable and Safe Transport.
- Clause 19.02-4L Kaniva social and cultural infrastructure and include the relevant objective and strategies to complement Clause 19.02-4S – Social and Cultural Infrastructure.

A range of changes to zones, overlays and other provisions could include:

- Rezoning residential land to the from the TZ to NRZ to reflect proposed new residential development and a range of lot sizes serviced by the sewer.
- Applying the Commercial 1 Zone to the commercial area on Commercial Street and associated land fronting Philips Street.
- Rezoning the Kaniva Showgrounds and Recreation Reserve from FZ to PPRZ to reflect the existing land uses.
- Rezoning the Kaniva College and the Kaniva State School from TZ and FZ to PUZ2 to reflect the existing land use.

- Rezoning the Crown Land on the corner of Champness Street and Farmers Street from TZ to PUZ6 to reflect the current use as a Council Depot.
- Rezoning the land bounded by Commercial Street, Progress Street and the rail line from FZ to NRZ to reflect the existing residential land use.
- Rezoning TZ land at the corner of Madden Street and Farmers Street to IN3Z to reflect existing land uses.
- Rezoning FZ land at 17-19 Paterson Street to NRZ.
- Rezoning FZ land at 21-33 Paterson Street and 10 Kelly Street to LDRZ.
- Rezoning TZ land at 119 and 137 Broughton Road to FZ to reflect existing land uses.
- Rezoning land at 1-7 Roache Street from TZ to PUZ3 to reflect the existing land use of the Kaniva Hospital.
- Rezoning the Caravan Park site at 2 Baker Street and the Kaniva Bowls Club and Kaniva Community Tennis on Sports Street from TZ to PPRZ to reflect the existing land use.
- Rezoning the Shire Hall, kindergarten and Council offices on Commercial Street and Baker Street to the PUZ6.
- Rezoning the Kaniva Police Station and Ambulance Station to PUZ7.
- The structure plan should be included as a policy document in relevant local planning policies and as a background document at the schedule to Clause 72.08.
- The schedule to Clause 74.02 – Further strategic work should be updated a result of the strategic directions from the structure plan.

The Development Plan Overlay should be drafted to include requirements for future residential development including:

- Objectives to guide residential subdivision and buildings and works and the provision of infrastructure based on those included in the Kaniva Structure Plan.
- The ability to issue a permit prior to the approval of a development plan for use and development of land for farming or agricultural activities and existing development or that otherwise satisfies the objectives and strategies of the Kaniva Structure Plan to the satisfaction of the responsible authority.

- Conditions and requirements on a permit for the provision of electricity, reticulated water, reticulated sewer, drainage, telecommunications, roads, pedestrian/ cycling paths and street landscaping to new residential land that is linked into the existing town.
- Conditions and requirements on a permit for building setbacks that mitigate bushfire risk to an acceptable level and for a bushfire hazard management plan to be provided.
- Conditions and requirements on a permit for a traffic report to be provided.
- Conditions and requirements on a permit for an infrastructure delivery and staging plan to be provided.
- A section 173 agreement under the Planning and Environment Act 1987 to be prepared and entered into to require development contributions to be provided for these matters.
- The following requirements that must be specified in a development plan:
 - The staging of use and development.
 - The relationship of the land to existing or proposed land uses on adjoining land.
 - The number of lots and dwellings that will be provided.
 - The provision of electricity, reticulated water, reticulated sewer, drainage, telecommunications, roads, pedestrian/cycling paths and street landscaping for new residential development.
 - A range of lot sizes of between 800 and 2,000 square metres.
 - A diversity of dwelling types and sizes.
 - The new residential land connected into the existing town structure.
 - Building setbacks and perimeter roads that mitigate bushfire risk to an acceptable level based on AS3959-2018 Construction of Buildings in Bushfire prone Areas (Standards Australia, 2018).
 - The location of open space areas fronted by roads and pedestrian/cycling paths as part of an open space network.
 - An overall landscape concept for roads, pedestrian/cycling paths and open space areas.
 - The coordination of infrastructure provision and the design and siting requirements for new residential development as outlined in the Kaniva Structure Plan.



Kaniva Shire Hall, Commercial Street E, Kaniva

	Action	Statutory/Non - Statutory	Timing/ Commenced	Duration	Council Role	Priority	Partners	Stakeholder Engagement
A1	Rezone residential land in the town from TZ to NRZ to provide greater development certainty within the settlement boundary and support associated subdivision of the former airstrip to reflect zoning boundaries.	Statutory	Year 1	12-18 months	Implement	High	DTP	Yes
A2	Rezone land at the corner of Commercial Street and Douglas Street from FZ to NRZ to reflect existing residential use on small lots on the western edge of Kaniva and bring this land into the settlement boundary.	Statutory	Year 1	12-18 months	Implement	High	DTP	Yes
A3	Support proponent led rezoning of land north of Kelly Street (west of Paterson St) from FZ to LDRZ to reflect already existing residential uses and bring this land into the settlement boundary.	Statutory	As requested	TBC	Facilitate	Medium	Landowner	Yes
A4	Bring Council owned land to market to support housing growth requirements for additional affordable and key worker housing as required.	Non - Statutory	As needed	Ongoing	Implement	Ongoing	Infrastructure Providers	Yes
A5	Encourage housing diversity such as one and two bedroom dwellings on smaller lots to allow people to age in place through updates to local policy.	Statutory	Year 2	Ongoing	Implement	High	DTP	Yes
A6	Encourage key worker housing to address the housing shortage in Kaniva through updates to local policy.	Statutory	Year 2	Ongoing	Facilitate	High	DTP	Yes
A7	Explore options to work with Council and a housing provider to provide low cost and affordable housing in Kaniva.	Non - Statutory	Year 1	12-24 months	Facilitate	High	Housing providers	Yes
A8	Advocate to relevant organisations for a workforce training program that provides employment training opportunities in fields of workforce need.	Non - Statutory	As required	Ongoing	Facilitate	Medium	Local employers, BGLC	Yes
A9	Consider undertaking a Rural Land Use Strategy to understand the need for housing outside the settlement boundary.	Non - Statutory	Year 2	24-36 months	Investigate /Implement	Medium	DTP	Yes
A10	Undertake a preliminary risk assessment using PPN30 for the former Airstrip Site prior to the establishment of any housing or sensitive land uses on the site.	Non - Statutory	As required	Ongoing	Facilitate	High	EPA	Yes
A11	Rezone land along Commercial Street E/W (north side: from 33 to 85 and south side from 18 to 86 with associated land fronting Philips Street) to the C1Z.	Statutory	Year 1	12-18 months	Implement	High	DTP	Yes
A12	Rezone the two parcels of land at the corner of Madden Street and Farmers Street from TZ to IN3Z to allow for the current industrial uses on the sites.	Statutory	Year 1	12-18 months	Implement	High	DTP	Yes
A13	Rezone the triangular lot between Broughton Road and Farmer Street to FZ to allow for the current use and remove from the settlement boundary.	Statutory	Year 1	12-18 months	Implement	High	DTP, DEECA	Yes
A14	Explore locations for more wi-fi zones, playgrounds with shade, picnic spots and parking for cars, caravans and coaches.	Non - Statutory	Year 2	12-18 months	Investigate	Medium	-	Yes
A15	Improve the existing wayfinding signage to better identify the Kaniva Wetlands and Fauna Park and to other key visitor assets such as the caravan park and swimming pool.	Non - Statutory	Year 1	12 months	Implement	Medium	-	Yes
A16	Explore the increased promotion of the local ecotourism market including bird watching and other local activities.	Non - Statutory	Year 2	12-24 months	Investigate	High	Local Business	Yes
A17	Promote the creation of more short-term accommodation options for new and seasonal employees in the town.	Non - Statutory	Ongoing	Ongoing	Facilitate	High	Local business owners, Caravan Park	Yes

	Action	Statutory/Non - Statutory	Timing/ Commenced	Duration	Council Role	Priority	Partners	Stakeholder Engagement
							Manager	
A18	Investigate further upgrading and expanding the caravan park accommodation to provide more accommodation options for the town.	Non - Statutory	Year 1	Ongoing	Investigate	High	Caravan Park Manager	Yes
A19	Develop a strategy to encourage business operators to upgrade and expand existing local accommodation motels, hotels and caravan parks.	Non - Statutory	Year 2	12-24 months	Implement	Medium	landowners	Yes
A20	Develop a strategy to attract local entrepreneurs to Kaniva to expand the local food offerings.	Non - Statutory	Year 3	24-36 months	Implement	Medium	Traders	Yes
A21	Advocate for the BGLC and other employment providers to facilitate apprenticeships and employment training opportunities for locals in fields of local workforce need.	Non - Statutory	Year 1	Ongoing	Investigate	Medium	BGLC	Yes
A22	Minimise potential amenity and human health risks through appropriate separation distances between residential development and industry using tools such as the EPA Separation Distance Guidelines 2024 and Clause 53.10 to define buffer distances from industrial uses.	Statutory	Ongoing	Ongoing	Implement	High	EPA, Land owners	Yes
A23	Develop a mitigation strategy to protect the wetlands from any potential pollution from industry runoff.	Non - Statutory	Year 2	12-18 months	Implement	High	Landowners	Yes
A24	Protect areas of environmental significance in new development areas.	Statutory	Ongoing	Ongoing	Implement	High	DEECA	Yes
A25	Design development to achieve the requirements of Clause 53.02 of the West Wimmera Planning Scheme including appropriate setbacks, perimeter roads, fire fighting measures and locating vulnerable uses outside the BPA.	Statutory	Ongoing	Ongoing	Implement	High	DTP, CFA, landowners	Yes
A26	Develop mitigation strategies to protect infrastructure from potential climate change impacts.	Non - Statutory	Ongoing	Ongoing	Investigate	Medium	-	No
A27	Rezoning residential land from TZ to NRZ to reflect the low scale nature of development.	Statutory	Year 1	12-18 months	Implement	High	DTP	Yes
A28	Introduce a Development Plan Overlay over new development areas to ensure the orderly provision of infrastructure, open space, environmental considerations, a range of lot sizes and high quality design and development outcomes are achieved.	Statutory	Year 1	12-18 months	Implement	High	DTP	Yes
A29	Advocate for external grant funding to implement the Kaniva streetscape improvement strategy while continuing to gradually implement identified improvements.	Non - Statutory	Year 1	Ongoing	Facilitate	Medium	State and Commonwealth Governments	Yes
A30	Plant more trees in the town centre to create more shade in line with the previous streetscape planning report undertaken by Council.	Non - Statutory	Ongoing	Ongoing	Implement	Ongoing	-	No
A31	Work with the BGLC to explore options to provide cultural interpretive signage for place names and wayfinding signage in language for Kaniva.	Non - Statutory	Year 3	36-48 months	Facilitate	Low	BGLC	Yes
A32	Investigate opportunities to further explore Aboriginal and European (post contact) cultural heritage sites of significance and support their enhancement and activation	Non - Statutory	Year 2	Ongoing	Facilitate	Medium	BGLC, Land owners	Yes
A33	Investigate options to support the long-term growth and establishment of street trees.	Non - Statutory	Ongoing	Ongoing	Investigate	Medium	-	Yes
A34	Advocate to DTP to investigate the potential provision of a local bus service to key services within Kaniva and to other nearby towns such as Bordertown, Horsham, Nhill and Edenhope.	Non - Statutory	Year 2	24-36 months	Facilitate	Medium	DTP	Yes

	Action	Statutory/Non - Statutory	Timing/ Commenced	Duration	Council Role	Priority	Partners	Stakeholder Engagement
A35	Advocate to DTP to increase bus service frequency to and from Kaniva.	Non - Statutory	Year 2	24 months	Facilitate	High	DTP	Yes
A36	Encourage electric vehicle charging station providers to provide additional charging stations in Kaniva.	Non - Statutory	Ongoing	Ongoing	Facilitate	High	Electric vehicle charging providers	Yes
A37	Work with DTP to determine a suitable location for caravan and trailer parking that minimises modal conflicts.	Non - Statutory	Year 2	24 months	Investigate	Medium	DTP	Yes
A38	Augment the north/south pedestrian network to allow more people to walk in and around Kaniva.	Non - Statutory	Year 2	24-36 months	Facilitate	Medium	-	No
A39	Enhance pedestrian safety across Commercial Street at the Farmers Street and Dungey Street intersections by creating a safe pedestrian crossing while ensuring the strategic freight function and PFN status is maintained.	Non - Statutory	Year 1	12-18 months	Facilitate	High	DTP	Yes
A40	Ensure new road linkages through development sites connect to the existing road network and enhance permeability for pedestrians and cyclists.	Non - Statutory	Ongoing	Ongoing	Investigate /Implement	High	-	Yes
A41	Engage and seek approval from DTP to reduce road speed through the town centre to improve safety and amenity for pedestrians and cyclists.	Non - Statutory	Year 1	12-18 months	Investigate /Implement	High	DTP	Yes
A42	Work with DTP and VicTrack to assess and upgrade the railway crossing on Farmer Street for industrial traffic.	Non - Statutory	Year 3	36-48 months	Investigate /Implement	Medium	DTP and VicTrack	Yes
A43	Work with DTP and VicTrack to improve safety for pedestrians across the rail line at both Madden Street and Farmers Street rail crossings.	Non - Statutory	Year 2	24-36 months	Investigate /Implement	Medium	DTP and VicTrack	Yes
A44	Continue to construct footpaths throughout the town prioritising the links between the health and wellbeing precinct, school and the recreation reserve to the town centre.	Non - Statutory	Ongoing	Ongoing	Investigate /Implement	Medium	-	Yes
A45	Support better connections between public and local transport.	Non - Statutory	Ongoing	Ongoing	Investigate /Implement	Low	DTP	Yes
A46	Investigate improvements to the cycling network to support infrastructure and safety for cyclists in the town.	Non - Statutory	Year 1	Ongoing	Investigate /Implement	Low	DTP	Yes
A47	Advocate to DTP and VicTrack for upgrades to the rail line crossings at Farmers Street and Madden Street to provide better north-south connectivity in Kaniva.	Non - Statutory	Year 1	12-18 months	Investigate /Implement	High	DTP and VicTrack	Yes
A48	Engage with DTP and seek approval on options for improved vehicle access to the highway from the Industrial Estate.	Non - Statutory	Year 2	24-36 months	Investigate /Implement	Medium	DTP	Yes
A49	Work with DTP to design rest areas that can accommodate the large number of freight vehicles that operate along the Western Highway.	Non - Statutory	Year 2	24-36 months	Investigate /Implement	Medium	DTP	Yes
A50	Undertake the following rezonings to bring public land into the correct zone in the WWPS: <ul style="list-style-type: none"> Rezone the Council Depot from TZ to PUZ6. Rezone the Kaniva College land and the Kaniva State School land from TZ and FZ to PUZ2 to reflect the existing land use. Rezone the land at 1-7 Roache Street from TZ to PUZ3 to reflect the existing land use of the Kaniva Hospital. 	Statutory	Year 1	12-18 months	Facilitate	High	DTP, public land managers	Yes

	Action	Statutory/Non - Statutory	Timing/ Commenced	Duration	Council Role	Priority	Partners	Stakeholder Engagement
	<ul style="list-style-type: none"> Rezone the Caravan Park site at 2 Baker Street and the Kaniva Bowls Club on Sports Street from TZ to PPRZ to reflect the existing land use. Rezone the Kaniva Police Station and Ambulance Service to PUZ7 to reflect the existing land use. Rezone the Shire Hall, Council offices, kindergarten and offices to PUZ6 to reflect the existing land use and public ownership. 							
A51	Bring the Kaniva College land into the settlement boundary.	Statutory	Year 1	12-18 months	Facilitate	High	DTP	Yes
A52	Rezone Kaniva Showgrounds and Recreation Reserve from FZ to PPRZ to facilitate a wide range of activities within the site.	Statutory	Year 1	12-18 months	Facilitate	High	DTP	Yes
A53	Rezone the Kaniva Wetlands and Fauna Park from the FZ to PPRZ and bring it into the settlement boundary.	Statutory	Year 1	12-18 months	Facilitate	High	DTP	Yes
A54	Work with the Victorian Government to deliver additional capacity for kindergarten and other children's services.	Non - Statutory	Ongoing	Ongoing	Facilitate	Medium	DET	Yes
A55	Create spaces for young people to socialise.	Non - Statutory	Year 3	Ongoing	Facilitate	Medium	Service providers	Yes
A56	Locate more toilets near play spaces in Kaniva making them more usable and increase the time families spend at play facilities.	Non - Statutory	Year 3	36-48 months	Facilitate	Medium	-	Yes
A57	Expand tourist information signage to include the Kaniva Wetlands and Fauna Park	Non - Statutory	Year 1	12-18 months	Facilitate	High	-	Yes
A58	Manage the offsite impacts of the Shotgun Range ensuring any new sensitive land uses are adequately separated.	Non - Statutory	Ongoing	Ongoing	Investigate /Implement	Low	EPA	Yes
A59	Investigate the provision of a new multi agency building to house the CFA, SES and Ambulance crews.	Non - Statutory	Year 2	24-36 months	Investigate	Medium	CFA, SES, AV	Yes
A60	Implement the Kaniva Recreation Reserve Strategic Master Plan	Non - Statutory	Year 1	10 years	Implement	-	CoM	Yes
A61	Relocate the shot gun club to the rifle range as per the Kaniva Recreation Reserve Masterplan.	Non - Statutory	Year 3	36-48 months	Facilitate	Low	Shotgun Club	Yes
A62	Require all land parcels within the sewerage district of Kaniva including residential, commercial and industrial zoned land to connect to the reticulated sewage system when new development occurs.	Statutory	Ongoing	Ongoing	Implement	High	GWMW	Yes
A63	Work with Grampians Wimmera Mallee Water (GWMW) and the EPA to identify the buffer area required around the Waste Water Treatment Plant and potentially apply the Buffer Area Overlay to the identified area following further strategic work.	Statutory	Year 3	36-48 months	Investigate /Implement	Medium	GWMW and EPA	Yes
A64	Incorporate any finalised buffer areas for the town infrastructure into the WWPS via the appropriate overlay such as the Buffer Area Overlay.	Statutory	Year 4	48-60 months	Implement	Medium	GWMW	Yes
A65	Explore new opportunities for the industrial estate that utilise potable water.	Non - Statutory	Ongoing	Ongoing	Investigate	Medium	GWMW	Yes
A66	Explore options to fund infrastructure in new developments including a DPO and opportunities for Council owned land to be leveraged to encourage investment.	Statutory	Ongoing	Ongoing	Investigate	High	Developers	Yes
A67	Explore opportunities for Water Sensitive Urban Design.	Non - Statutory	Ongoing	Ongoing	Investigate	Low	-	Yes

West Wimmera Shire Council respectfully acknowledges the Traditional Custodians
of the land, and pays respects to their elders, past, present and emerging.



Credit: Plan2Place Consulting

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ACKNOWLEDGEMENT

We respectfully acknowledge that every project enabled or assisted by Plan2Place Consulting in Victoria exists on traditional aboriginal lands which have been sustained for thousands of years.

We honour their ongoing connection to these lands and seek to respectfully acknowledge the traditional custodians in our work.



KANIVA
STRUCTURE PLAN
BACKGROUND REPORT
FINAL
JUNE 2026

PLAN2
PLACE



This report is the Background Report for the Kaniva Structure Plan (v6) for the Department of Transport and Planning and West Wimmera Shire Council. It has been prepared with expertise, advice and inputs from the consultant team of Plan2Place Consulting, Tim Nott Economics and Wayfarer Consulting, using background reports and information provided by Council and from other government sources. The report issue date is 25 May 2026.

Every reasonable effort has been made to validate information provided by the client, Department staff, Council staff, stakeholders and other participants in the preparation of this report throughout the project.

The report has been prepared in conjunction with the West Wimmera Shire Council and Department of Planning and Transport and is based upon up-to-date information provided at the time of report preparation and finalisation.

No part of the report can be replicated or reproduced in part or whole (other than by the West Wimmera Shire Council, Department of Transport and Planning or the consultant team) without the permission of Plan2Place Consulting – see www.plan2place.com.au.



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Version	Date	Notes
V1	20 December 2024	Draft 1 Prepared for Council and DTP Officer Review
V2	21 August 2025	Draft 2 Prepared following Council and DTP Officer Review
V3	24 October 2025	Draft 3 Prepared following Council and DTP Officer Review
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ABBREVIATIONS AND LEGISLATION

Abbreviations

ARTC	Australian Rail Track Corporation
BAL	Bushfire Attack Level
BAO	Buffer Area Overlay
BMO	Bushfire Management Overlay
BGLC	Barengi Gadjin Land Council
C	Council Amendment
C1Z	Commercial 1 Zone
Council	West Wimmera Shire Council
DEECA	Department of Energy Environment and Climate Change
DELWP	Department of Land, Environment, Water and Planning
DTP	Department of Transport and Planning
DDO	Design and Development Overlay
EPAV	Environment Protection Authority Victoria
EPBC	Environmental Protection and Biodiversity Act
ESO	Environmental Significance Overlay
FZ	Farming Zone
FFG	Flora and Fauna Guarantee Act 1988
FO	Flooding Overlay
GRZ	General Residential Zone
GWMW	Grampians Wimmera Mallee Water
HO	Heritage Overlay
IN1Z	Industrial 1 Zone
IN3Z	Industrial 3 Zone
LSIO	Land Subject to Inundation Overlay
LDRZ	Low Density Residential Zone
MPS	Municipal Planning Strategy
OWM	Onsite Wastewater Management
OWMP	Onsite Wastewater Management Plan
PCRZ	Public Conservation and Resource Zone
PPF	Planning Policy Framework
PSP	Precinct Structure Plan
PUZ	Public Use Zone
RRV	Regional Roads Victoria
TZ	Township Zone
TRZ	Transport Zone
VC	Victorian and Council Amendment
VIF2023	Victoria in Future 2023
VPP	Victoria Planning Provisions
WWPS	West Wimmera Planning Scheme

Numeric Abbreviations

ha	hectares
%	percent
m ²	metres squared
kms	kilometres
sqm	square metres

Related Legislation and Regulations

Planning and Environment Act 1987 (P&E Act)

EXECUTIVE SUMMARY

This Background Report supports the development of a new Structure Plan for Kaniva. It provides the background and evidence leveraging existing and new studies and identifies issues and opportunities that will influence the development of the Structure Plan. These are presented under a number of themes that will translate into the Plan.

The Structure Plan aims to recognise growth aspirations, provide detailed land use guidance, and identify strategic guidelines and infrastructure requirements for future development. It will provide a vision, objectives and a series of actions to be delivered over the coming decade. These will include both statutory actions through the West Wimmera Planning Scheme and non-statutory actions such as funding or advocacy to be achieved by Council, the community and stakeholders.

The development of the Background Report has highlighted a number of areas that the structure plan should address. In summary, key directions include: promoting residential development within the town boundaries; review and monitor the need for additional industrial and commercial land; review the future use and zoning of the town's former airstrip; and facilitate increased tourism, short stay accommodation and more accommodation options to support key worker housing.

More specific key findings from this background report include the following:

Policy and Planning Scheme Context

- The Housing target for the West Wimmera Shire set out in Plan for Victoria is 200 net new dwellings to 2051. .
- Freight volumes in regional Victoria are forecast to grow.
- Kaniva is a key local service centre and policy encourages the provision of a range of services appropriate for the local community.
- Kaniva should facilitate infill residential development within the town boundaries.
- The potential for Rural Living Zone land adjacent to the town should be investigated through the preparation of a Rural Strategy.

Population and Housing

- According to demographic data, the population in Kaniva is forecast to decline.
- Despite this projected decline in population, housing scenarios suggest that the town is likely to require more dwellings to meet the needs of the community due to an ageing population and demographic changes.
- Kaniva will be expected to accommodate a significant share of the Shire's target.
- There is a shortage of key worker housing in the town which is impacting the ability of the town to attract staff.
- There is limited short term or long term rental accommodation available.
- The median housing purchase price is \$200,000; however, a new build has been costed at \$350,000 (excluding land)(Victorian Valuer General, 2024).
- There is an opportunity for a small local construction industry to provide new housing in the town.
- Land banking is an issue.
- Council and State owned land could be utilised to encourage investment by affordable housing providers and/or to engage in direct housing and infrastructure provision; this could also help alleviate the lack of key worker housing and allow people to age in place.

Local Economy and Land Use

- The accommodation offering is important to facilitate and grow the local tourism market.
- There is a lack of local accommodation available to support the tourist market and house seasonal workers in Kaniva. This needs to be increased and addressed to allow the local tourism and eco-tourism market to grow and to attract more seasonal workers.
- There are opportunities for eco-tourism in Kaniva including the Kaniva Wetlands and Fauna Park.
- There are opportunities to expand the tourism offerings to service the 'silver economy' with specialised recreation and travel catering to this expanding market.

- Tourists stop in Kaniva as part of the Silo Art Trail.
- Other than reflecting existing industrial activities, no further industrial zoned land will be required to accommodate expected development over the period to 2041.
- The Barengi Gadjin Land Council BGLC (the local Registered Aboriginal Party) would like to work with Council to provide skills training programs for the local community to support a local construction industry for housing.

Landscape and Environment

- Kaniva is vulnerable to climate change, and already experiences significant climate variability, including exposure to extremes in rainfall, winds and drought. This will also see an increase in bushfires in the Shire.
- The entire municipality is categorised as bushfire prone land and as observed bushfires can impact areas where no BMO applies.
- There are areas of environmental significance and high value habitat that need to be protected and preserved for habitat of endangered flora and fauna such as the Red-tailed Black cockatoo (ES02) and other environmental considerations.
- Kaniva is affected by overland flow of stormwater.

Urban Design, Built Form and Heritage

- The town centre of Kaniva has had extensive landscape treatment including planting of vines on verandas and paving as well as some public art.
- Streetscape Concept Plans were prepared for Council in 2021 to upgrade the town centre (refer to Appendix A).
- Kaniva needs more shade trees to reduce heat impacts for residents and visitors.
- Kaniva has a strong First Nations Heritage.
- The Barengi Gadjin Land Council (BGLC – the local Registered Aboriginal Party) would like to work with Council to provide skills training programs for the local community to support a local construction industry for housing.
- There is an opportunity to work with the BGLC to produce cultural interpretive signage for place names, wayfinding signage and signage in local language.

Movement and Transport

- Supporting additional provision of electric vehicle charging stations would be beneficial for increasing visitation and encouraging travellers to stop in Kaniva.
- Council could consider improving and expanding trailer and caravan parking spaces.
- Public transport is very limited within Kaniva which reduces the capacity of people to travel to access services and activities.
- The train no longer stops in Kaniva, and there is insufficient public transport available for the town with residents reliant on private transport.
- The pedestrian network could be further strengthened to encourage more people to walk.
- The Principal Freight Network for road and rail runs through Kaniva.

Community Infrastructure

- Community infrastructure refers to places and spaces that provide for service delivery, social and community activities, sports, education and emergency relief. Community infrastructure facilitates opportunities to develop and build community relationships and cohesion.
- Kaniva has a supply of community infrastructure some of which is no longer fit for purpose.
- The existing community infrastructure is limited by its single-use – it is not flexible and adaptive and limits the types of activities that can occur.
- Places to meet in town are an essential part of community life and maintaining their accessibility for an ageing population will be important.
- Kaniva has excellent sporting facilities; the hub is a key facility and the usage of this should be maintained.
- Groups and associations are finding it difficult to maintain the physical asset base, to attract and retain volunteers, and to provide their members with the facilities and access they expect.
- There is a strong base of community leaders who are focussed, determined and passionate, but who are facing increasing pressures relating to volunteer decline, limited funding, and increasing workloads and accountability.
- The Kaniva Shire Hall is a priority project to upgrade and enhance the existing facilities, including flexible meeting spaces for community use.

- There are limited places for young people to meet; Kaniva has a skate park but there is a lack of designated youth space.

Physical Infrastructure

- Potable drinking water is soon to be available for the town via a connection to the Wimmera Mallee Pipeline.
- The town has a gravity reticulated sewerage system. Enhancements to the wastewater treatment plants may be required to support growth of the town.
- Reticulated gas is not available which means that residents of the town will continue to be reliant on electricity for their future energy needs.

Implications for the structure plan

There are a range of issues and opportunities that the structure plan should resolve as explored throughout this report including:

- Land within the current town boundary provides for township growth but some land may not be available due to landowner intentions or environmental risks. Several rezonings are suggested to provide greater choice and direction for the local development industry.
- Vacant, underutilised blocks within the town boundary should be encouraged to provide for medium density housing to meet the needs of an ageing population and to address key worker housing shortages. This can be achieved through clearer direction in the MPS and local policy as well as public education and engagement with land owners.
- A variety of land offerings tailored for different markets are needed and will require the current township boundary to be altered to meet this demand.
- Kaniva could promote itself further as the gateway to Victoria offering services and facilities to visitors and tourists between Melbourne and Adelaide.
- No additional industrial zoned land will be required to accommodate expected development over the period to 2041.
- There is an opportunity to rezone commercial and residential land to more specific zones to consolidate activity and provide greater development certainty for landowners.
- The NRZ would be appropriate for existing residential areas given the pattern, character and nature of development.
- The C1Z would be appropriate for the commercial core of Kaniva along the Western Highway given existing uses, built form and location.

1. INTRODUCTION

1.1 Background Report Overview

This Background Report supports the development of the new Structure Plan for Kaniva. The preparation of the Kaniva Structure Plan seeks to consider the future of Kaniva from first planning principles.

The Structure Plan should:

- Recognise the growth aspirations, as well as considerations for the wider development of Kaniva.
- Seek to leverage existing information and studies that have already been prepared in relation to the previous amendments.
- Provide more granular detail relating to the land previously identified by the Regional Growth Plan.
- Identify strategic guidelines, the phasing of future growth, and the key delivery infrastructure requirements to enable future development.

The Background Report consists of nine chapters covering the following themes:

- Policy and Planning Scheme Context.
- Demographics and Population.
- Housing Supply.
- Local Economy and Land use.
- Landscape and Environment.
- Urban Design Built Form and Heritage.
- Movement and Transport.
- Community Infrastructure.
- Physical infrastructure.

1.2 What is a Structure Plan?

A structure plan is a long-term plan developed with the community and stakeholders to manage the future of a specific area through a development framework. A structure plan guides the future of land uses and activities, infrastructure, transport, development, physical environment and amenity in a town.

The purpose and function of the Kaniva Structure Plan is to plan for the future of Kaniva by protecting the distinctive positive elements of the town and building upon its opportunities. This will guide the physical and natural environment, amenity and activities of the town and its growth.

The structure plan is required to provide direction to manage sustainable development of the town by defining its unique character, facilitating orderly growth, enlivening the town centre, strengthening the local economy, protecting unique environmental qualities and building community resilience.

1.3 Kaniva Today

Kaniva is the largest town in the north of the West Wimmera Shire (the Shire). It is located on the Western Highway and the Melbourne-Adelaide Railway, and lies between the Little Desert National Park and the Big Desert Wilderness. The town provides services to the surrounding farm districts and to travellers on the Western Highway.

Kaniva is a small but robust community and economy. Its location on the Western Highway provides significant strategic advantages relating to economic growth and land use. It has a wide range of community infrastructure to support its population, including sport and recreation facilities. Its economy is anchored in agriculture and the town is adjacent to Little Desert National Park, a major tourist attraction in the wider region.

Kaniva functions both as a service centre for residents and visitors in the surrounding agricultural area and as a rest stop for travellers on the way to regional destinations and Adelaide. The commercial area is centrally located along the Western Highway, putting it in a prime position to capture freight and logistics-oriented activity. The local community sees the location of the town on the Western Highway and the railway as a major asset and its location has significantly contributed to the formation of the town's character. The town context map is shown in **Figure 1**.

1.4 Stakeholder Engagement

Many key stakeholders and agencies have been consulted in the development of this Background Report. These include:

- West Wimmera Shire Council officers
- Department of Transport and Planning (DTP),
- Department of Energy, Environment and Climate Action
- Barengi Gadjin Land Council
- Country Fire Authority
- Regional Development Victoria
- Wimmera Catchment Management Authority
- Glenelg Hopkins Catchment Management Authority
- Grampians Wimmera Mallee Water
- EPA Victoria
- VicTrack.

1.5 Additional Background Reports

Three reports were commissioned to inform the Kaniva Structure Plan Background Report including the:

- Kaniva Structure Plan – Social and Community Infrastructure Analysis (Wayfarer Consulting).
- Kaniva Structure Plan – Economic Inputs (Tim Nott Consulting).
- Bushfire Hazard Analysis Report – Terramatrix.

The evidence and findings of these reports have been included in the Kaniva Structure Plan Background Report.

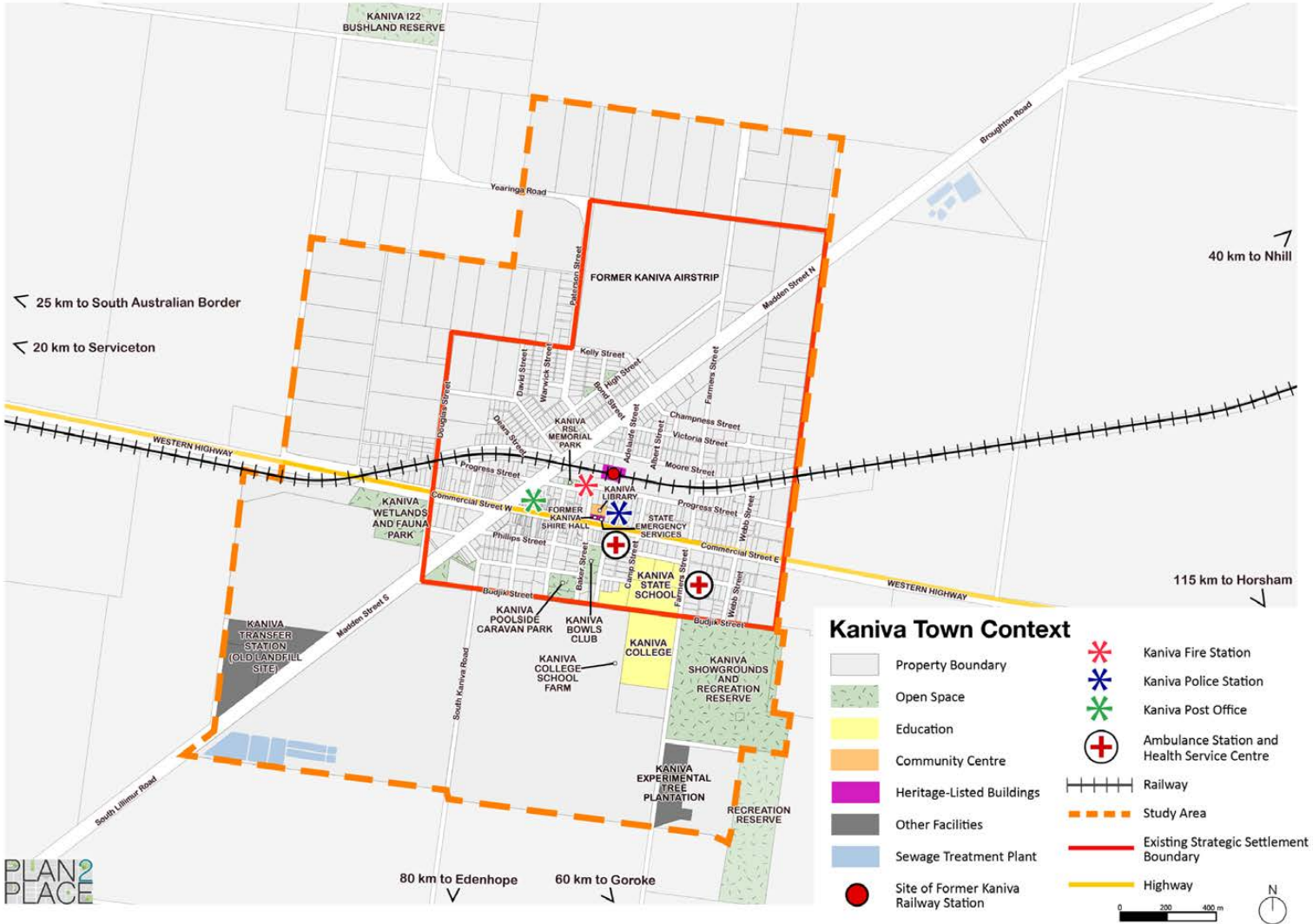


Figure 1: Kaniva Context Map

2. POLICY AND PLANNING SCHEME CONTEXT

Key Findings

- The Housing target for the West Wimmera Shire set out in Plan for Victoria is 200 net new dwellings to 2051
- Freight volumes in regional Victoria are forecast to grow.
- Kaniva is a key local service centre and policy encourages the provision of a range of services appropriate for the local community.
- Kaniva should facilitate infill residential development within the town boundaries.
- The potential for Rural Living Zone land adjacent to the town should be investigated through the preparation of a Rural Strategy.

2.1 State Policy

Plan for Victoria

Plan for Victoria was released in 2025 and is structured around five pillars which are:

- Self-determination and caring for Country: underpinning and informing the other pillars.
- Housing for all Victorians: delivering sufficient affordable homes for all Victorians.
- Accessible jobs and services: making sure you have good access to facilities and good jobs.
- Great places, suburbs and towns: creating thriving places that are attractive, safe and welcoming for everyone.
- Sustainable environments: preserving the natural values of Victoria and addressing climate change.

This plan sets out housing targets for every local government area across Victoria, specifying their share of the extra 2.24 million homes that are forecast. The housing targets that have been set for West Wimmera are for an additional 200 dwellings to 2051.

The plan seeks to deliver more jobs near homes by planning for, protecting and readying commercial and industrial land for development in locations well-served with jobs, shops, public transport and community facilities and services.

As part the 2.24 million homes needed in Victoria by 2051, the Victorian Government has set a target to build 425,600 of those homes across the regions. There is a new \$1 billion Regional Housing Fund to deliver more than 1,300 new homes across regional Victoria. The new homes will include a mix of social and affordable housing. There is also a \$150 million Regional Worker Accommodation Fund to provide new housing options for regional communities where key workers are struggling to find affordable places to live. The package will make regional workers' jobs more secure and make it easier for businesses to find and keep staff.

Plan for Victoria was implemented state-wide through Amendment VC283.

Delivering the Goods: Victorian Freight Plan 2018

Delivering the Goods outlines key priorities to support Victoria's freight and logistics infrastructure amidst significant growth, driven by rising demand, global trends, and technological advancements. Freight volumes in regional Victoria are forecast to grow at an annual average rate of 1.5 per cent each year between 2014 and 2051. Towns such as Kaniva are on the Principal Freight Network for both Road and Rail which will mean more trucks on the Shire's roads.

Victoria's Housing Statement, 2023

Victoria's Housing Statement has placed housing provision as one of the key challenges of the decade ahead. It aims to refresh Victoria's housing policy settings with a series of initiatives that respond to short-term issues of affordability and supply while still promoting long term economic growth.

The housing statement is supported by Amendments VC242, VC243, VC253, VC267, VC276 and VC282 which aim to facilitate well-located, integrated and diverse housing that meets community needs and supports the delivery of housing in Victoria.

Amendment VC242 introduced two new particular provisions to facilitate significant residential development and significant economic development through clauses 53.22 and 53.23 with the Minister for Planning as the responsible authority.

Amendment VC243 introduced state-wide changes to all planning schemes to codify residential development standards, implement the Future Homes project across Victoria, remove permit requirements for single dwellings on lots of 300 square metres or more and introduce VicSmart permits for single dwellings on lots less than 300 square metres.

Amendment VC253 introduced a new land use term and siting, design and amenity requirements for a 'small second dwelling' into a range of residential and rural zones across Victoria including the Low Density Residential Zone (LDRZ), Township Zone (TZ) and Farming Zone (FZ). This replaced the land use term 'dependent person's unit' and made the planning provisions more consistent and easier to build a small second dwelling of 60 square metres (sqm) or less that meets specified requirements.

In March 2025, Amendment VC267 implemented new residential development planning assessment provisions to boost housing construction to meet future housing needs. Deemed to comply provisions were included in the residential standards at Clause 55 of the VPP and planning schemes statewide for the assessment of multi-residential developments of three storeys or less. If the deemed to comply standards are met for an application, it will benefit from a faster and more certain permit process exempt from a third party appeal.

Amendment VC276 then removed most local variations from residential zone schedules across planning schemes state-wide.

Amendment VC282 introduced state-wide changes to all planning schemes to codify residential development standards for single dwellings on lots less than 300 square metres.

2.2 Regional Policy

Wimmera Southern Mallee Settlement Framework

The Wimmera Southern Mallee Settlement Framework covers the municipalities of Hindmarsh, Horsham, Northern Grampians, West Wimmera and Yarriambiack. The plan provides broad direction for regional land use and development in the region.

Horsham is the major centre and provides a wide range of services to the whole region and adjoining areas. Kaniva is recognised as a key local service centre with the designation of town.

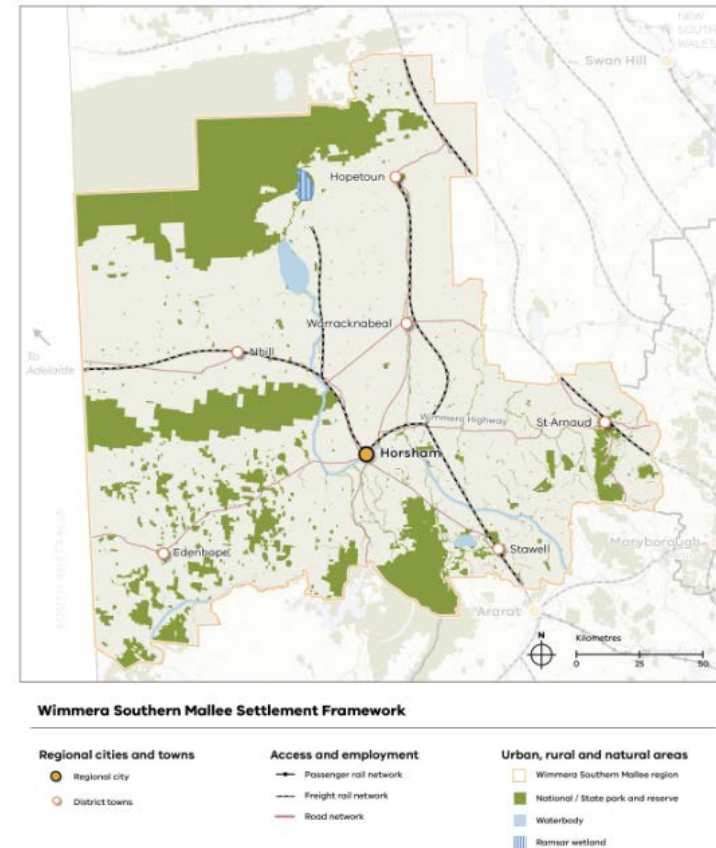


Figure 2: Wimmera Southern Mallee Settlement Framework

2.3 Council Strategies

West Wimmera Council Plan, 2025 - 2029

The *West Wimmera Council Plan* sets out a roadmap for the Shire, outlining where the municipality is heading and what is needed to get there. The Council Plan is a legislated requirement that is required to be prepared every four years and incorporates the Municipal Public Health and Wellbeing Plan.

The Community Vision and future directions outlined in the Council Plan and Community Plan provide a strong platform for the development of the STP as outlined below.

In 2041 West Wimmera is a great place to live, work and play. We are growing and we are known for our natural environment, resilience and sense of community. We are proud of our heritage and are building new economic capacity based on innovation and tourism, which is creating local employment. Our towns are vibrant and welcoming, offering the services and facilities that meet the needs of our community and visitors. We are a confident community and will empower everyone to be part of our future.

Future Directions

Active, healthy and safe – supporting our community to live full and rewarding lives.

Access to the right services – working confidently with partners to ensure health, education and digital services meet our needs.

The natural environment – valuing the time our community and visitors spend enjoying the natural environment.

Our roads – a safe and sustainable road network supporting businesses, our community and visitors.

Attractive and viable town centres – great places to live, visit and do business.

Thriving economy – taking advantage of our strengths in farming, business and tourism to generate employment and share our prosperity.

Sport and recreation – facilities that encourage participation in physical activity and add to community life.

West Wimmera Recreational Trails Strategy, 2018

The *West Wimmera Recreational Trails Strategy* provides a ten year plan to guide decisions about the management of, and investment in, trails and to provide a vision of what the trail network across the Shire will look like in the future. The Strategy aims to encourage and support active lifestyles in a positive way and address challenges faced by the Shire's residents. This includes issues related to

high rates of physical inactivity and overweight, obese and preventable mortality compared to the average across Victoria and other Australian districts. The opportunity to grow the visitor economy is also recognised.

The Strategy identifies a range of opportunities available to grow the trail network across the municipality and within the towns. This aims to build on proximity to international and national tourism features, the Shire's natural attributes, landscapes and features, location between Melbourne and Adelaide and diversity of environments.

There are a range of initiatives identified to elevate the quality and extent of trails within Kaniva.

West Wimmera Economic Development Strategy 2024-2029 (WWEDS)

The WWEDS sets out the Shire's community vision for the municipal economy along with strategies and actions to achieve that vision. It is aligned to the Regional Economic Development Strategy (REDS) for the Wimmera Southern Mallee Region of Victoria, which is the umbrella economic development strategy prepared by the Victorian State Government. The WWEDS is an overarching framework that will be used to guide economic development in the municipality and articulates the role, priorities, and approach. It provides the rationale for engaging with identified priority sectors and delivering outcomes through implementation plans. There are three pillars in the Strategy that will drive the economy which are:

- Continuing to support the growth of the agricultural sector throughout the municipality.
- Enhancing liveability to increase amenity and grow the appeal of the municipality's towns.
- Supporting small business growth.

There are a range of initiatives outlined for Kaniva including:

- The preparation of town settlement plans to facilitate development (particularly for key workers).
- Promoting industrial estates in Kaniva.
- Advocating for road improvements.
- Mainstreet activation plans.
- Supporting development of business hubs.

- Formalising caravan and trailer parking in Kaniva's main street.
- Upgrading holiday visitor parks.

West Wimmera Small Towns Plan 2025

The West Wimmera Small Towns Plan (STP) was developed to guide the role, function and purpose of the five largest towns in the Shire of Apsley, Edenhope, Goroke, Harrow and Kaniva and confirm the Municipal Settlement Strategy for West Wimmera.

Key findings and recommendations for Kaniva include:

- Prepare and implement a Structure Plan for Kaniva.
- Advocate for increased public transport to and from Kaniva.
- Facilitate key worker housing and increase quality of housing.
- Explore options to provide more places for childcare for residents in the town and the staff to facilitate places.
- Improve wayfinding signage to attract more visitors to the Kaniva Wetlands and Fauna Park.
- Work with the BGLC to provide signage of local plants and animals in language.
- Explore opportunities to grow bird watching and eco-tourism.
- Promote Kaniva as the gateway to Victoria encouraging people to stop and stay on the way to Adelaide.
- Expand and upgrade overnight accommodation offerings to attract more tourists and visitors to the area.
- Explore options to work with a housing provider to provide low cost and affordable housing in the town.
- Explore options to diversify the housing stock to enable people to age in place.
- Explore opportunities for apprenticeships for local people to upskill in building and construction.
- Ensure that there is sufficient serviced and available land for commercial, industrial and residential development.
- Facilitate more electric vehicle charging stations.
- Consider the provision of improved trailer and caravan parking spaces.

- Leverage opportunities associated with being part of the Silo Art Trail.
- Explore adaptive reuse of civic buildings.

2.4 Related documents

Wimmera Southern Mallee Regional Economic Development Strategy, 2022 (REDS)

The REDS was developed by the (former) Department of Jobs, Precincts and Regions for the regional partnership area of West Wimmera Mallee. The REDS should be used to drive strategic, whole of government activity in the region, informed by a contemporary understanding of economic performance.

The document is designed to communicate innovative capacity in the region, now and in the future, support collaboration with government to better understand regional strengths, challenges and opportunities and attract investment to the region based on clearly identified strategic priorities. There are four strategic directions defined for economic development of the region which are:

- Strengthen agriculture and food product manufacturing through diversification.
- Promote growth and development of the visitor economy, leveraging natural assets and Aboriginal heritage.
- Support and expand economic opportunities in growing sectors (health and social services).
- Position the region to benefit from emerging growth opportunities in natural resources.

2.5 Victoria Planning Provisions

This section provides an overview of the current clauses within the Victoria Planning Provisions relating to strategic directions, policies, zones, overlays and particular provisions applicable to Kaniva in the West Wimmera Planning Scheme (WWPS). State 'S', regional (R) and local 'L' planning provisions are included and discussed. State and regional policies are developed and implemented by state and local governments while local policies are developed by local municipalities, providing greater local direction in addition to state policy where warranted.

The most relevant provisions in Council's Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) are as follows. Further background on the Victoria Planning Provisions is provided in **Appendix A**.

Municipal Planning Strategy

Clause 02.03-1 Settlement outlines that Kaniva functions both as a service centre for the surrounding agricultural area and as a rest stop for travellers on the way to regional destinations and Adelaide. The commercial area is centrally located along the Western Highway, putting it in a prime position to capture freight and logistics-oriented activity. The local community sees the location of the town on the Western Highway and the railway as a major asset, and its location has significantly contributed to the formation of the town's character. Strategic directions related to Kaniva include to:

- Provide sufficient land and direct growth to the major townships of Edenhope, Kaniva, Goroke, Apsley, and Harrow.
- Enhance the roles of the major townships of Edenhope, Kaniva, Goroke, Apsley, and Harrow as the service and business centres for the Shire and as focal points for communities.
- Minimise any detrimental impact of development on the landscape, the environment and existing character.
- Avoid encroachment of residential development on industry.
- Promote Kaniva as a key service centre in the northern part of the Shire for the local and surrounding rural community.

Clause 02.04 Strategic Framework Plan identifies the hierarchy of settlement in West Wimmera, identifying Kaniva as a town within this hierarchy.

Clause 11 Settlement

Clause 11.01-1S – Settlement promotes the sustainable growth and development of Victoria to deliver choice and opportunity through a network of settlements. Regions are planned to reinforce settlement boundaries and provide for population growth and development of facilities and services. Growth is directed into existing settlements supported by a network of major and neighbourhood activity centres and townships of varying size, role and function. Urban consolidation is encouraged with density that supports sustainable transport and retail, office-based employment and community facilities and services.

Clause 11.01-1R – Settlement – Regional Victoria provides high-level strategies to guide settlements in regional Victoria. Strategies include delivering networks of high-quality integrated regional settlements by building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments, balancing strategic objectives to achieve

improved land use and development outcomes at a regional, catchment and local level and providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs.

Clause 11.01-1R – Settlement – Wimmera Southern Mallee identifies the hierarchy of towns in the Wimmera Southern Mallee sub-region and provides directions to guide development of towns. Strategies relevant to Kaniva under this clause include communicating the role of Nhill as a key service hub and providing local and some sub-regional services in Kaniva.

Clause 11.01-1L-02 Settlement – Kaniva provides the existing settlement framework for the town. Strategies to the clause seek to encourage development of the Kaniva Industrial Estate that is mindful of residential growth in the town and to retain community and commercial facilities in the town. The Clause 11.01-1L-02 settlement framework for Kaniva is shown in **Figure 3**.

Clause 12 Environmental and Landscape Values

Clause 12.01-1L – Protection of biodiversity – West Wimmera – seeks to protect the Red Tailed Black Cockatoo and Jumping Jack Wattle habitat within the Shire through clear delineation of boundaries and protection from incursion by adjacent land uses. Planting of native species and management of weeds is encouraged. This clause provides direction on how biodiversity will need to be addressed in Kaniva.

Clause 12.01-2S – Native vegetation management aims to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation by avoiding the removal, destruction or lopping of native vegetation, minimising impacts where vegetation removal cannot be avoided and providing offsets to compensate for biodiversity impacts where vegetation removal is required.

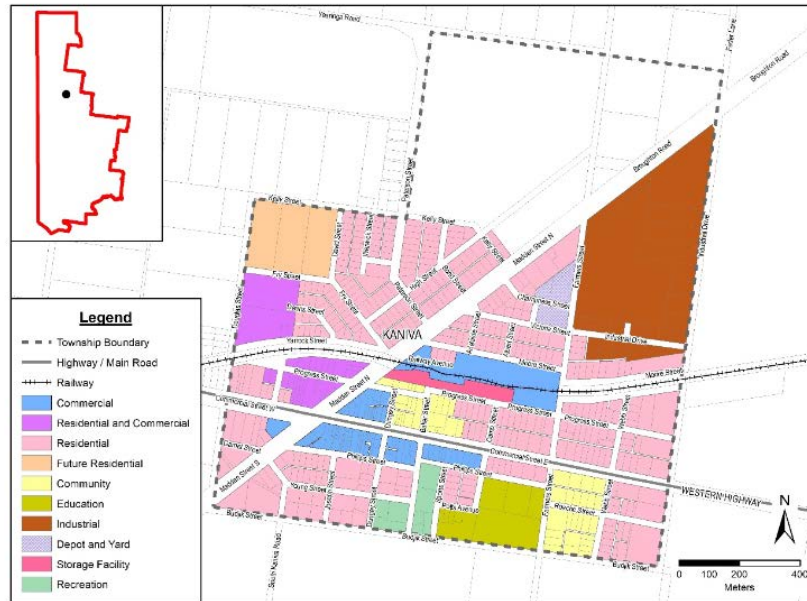


Figure 3: Kaniva Framework Plan at Clause 11.01-1L-02

Clause 13 Environmental Risks and Amenity

Clause 13.02-1S – Bushfire planning prioritises the protection of human life over all other policy considerations, directing growth to low risk locations. It identifies and assesses bushfire hazard, applying the Bushfire Management Overlay and considering bushfire hazard on the basis of the site, neighbourhood and local conditions. Strategies promote future land use and development that will not result in increased bushfire risk to existing and future communities. Any new development in Kaniva must be directed to areas of low bushfire risk.

Clause 14 Natural Resource Management

Clause 14.01-1S – Protection of agricultural land aims to protect the state’s agricultural base by preserving productive farmland. Strategies seek to identify areas of productive agricultural land, including land for primary production and intensive agriculture. This land should be protected from incompatible uses or loss due to changes in land use without considering the economic importance of the land for agricultural production. New housing in rural areas should be avoided by directing housing growth into existing settlements and discouraging

development in isolated small lots in rural zones. Agricultural land use, subdivision or development should assess land capability and compatibility between the proposed development and the existing use of surrounding land.

Clause 14.01-1L – Protection of agricultural land – West Wimmera seeks to consolidate land holdings in the Farming Zone to increase economies of scale and ensure viability of farms and ensure a clear link between the need for a dwelling and the agricultural use of the land.

Clause 16 Housing

Clause 16.01-1S – Housing supply aims to ensure an appropriate quantity, quality and mix of housing types and lot sizes are provided, with an increased portion of housing provided in established urban areas that are well served by jobs, services and public transport. Development should provide well designed housing that provides a high level of amenity and provides an adaptable internal design.

Clause 17 Economic Development

Clause 17.01-1S – Diversified economy aims to diversify the economy by protecting existing and planned new employment areas and facilitate regional relationships to harness emerging economic opportunities. Growth is to be facilitated by building on the emerging and existing strengths of the region. Improving access to jobs and supporting rural economies to grow and diversify is also supported.

Clause 17.01-1R – Diversified economy – West Wimmera aims to capitalise on the municipality’s opportunities including agriculture, energy, mining and tourism. Facilitating the use of secure water supplies to develop the economy is also encouraged.

Clause 19 Infrastructure

Clause 19.02- 4S – Social and cultural infrastructure aims to ensure a fair distribution of, and access to, social and cultural infrastructure. The clause seeks to identify and address gaps in facilities, encouraging their location in activity centres, and ensuring they are accessible. It emphasises early delivery of social infrastructure in growth areas, adaptable design of community buildings to accommodate changing populations, and innovative service delivery in areas with limited growth.

2.6 Zones

Relevant zones within the WWPS affecting Kaniva are shown in **Figure 4** and are summarised below.

Clause 32.05 Township Zone (TZ)

The Township Zone (TZ) is applied to small towns with no specific structure of residential, commercial, industrial and public uses. Development should be connected to reticulated sewerage unless an alternative potable water supply is provided to the satisfaction of Council. The TZ applies to most land within Kaniva. This zone does not provide clear land use direction based on the types of land use and development that are encouraged. The structure plan should provide a clearer land use and development framework where permit requirements are reduced by applying appropriate zones to particular areas for intended outcomes.

Clause 33.01 Industrial 1 Zone (IN1Z)

The Industrial 1 Zone (IN1Z) is applied to land where the industrial land uses and associated commercial uses are promoted. Other than a caretaker's house, all other forms of accommodation are prohibited. The IN1Z applies to land on the east side of the town, south of Madden Street within the existing township boundary. There are some activities on the west side of Farmers Street that appear to be industrial activities however are located in the Township Zone. The zone that is applied to these properties should be reviewed through the preparation of the structure plan.

Clause 33.03 Industrial 3 Zone (IN3Z)

The Industrial 3 Zone (IN3Z) serves as a transitional buffer between industrial and residential areas, addressing issues such as industrial traffic, noise and emissions. It is applied in industrial zones needing special attention to minimise conflicts and promote less hazardous uses. The zone includes amenity standards based on specified separation distances. A schedule restricts maximum office floor space, shops and supermarkets outside the Melbourne Urban Growth Boundary (UGB) and accommodation and hospitals are prohibited uses. The IN3Z applies to land adjoining the IN1Z behind some residential housing that abuts the railway line.

Clause 35.07 Farming Zone (FZ)

The Farming Zone (FZ) is applied to encourage the retention of productive agricultural land and employment and population to support rural communities. The FZ is a rural zone that is applied in rural areas. The FZ has no role inside the Kaniva town boundary in either its current or proposed expanded form. The zone

provides a minimum lot size of 40 hectares unless an alternative is specified in a schedule to the zone. The creation of smaller lots is allowed under particular circumstances. The FZ applies to land to the north within the town boundary and to agricultural land surrounding the town boundaries. There are low density residential land uses on the west side of Paterson Street that are located in the FZ. The zone that is applied to these properties should be reviewed through the preparation of the structure plan. The Kaniva College is also located in the FZ and outside the current town boundary and this should be reviewed.

Clause 36.04 Transport Zone (TRZ)

The Transport Zone (TRZ) is applied to land for declared roads, railways and other important transportation infrastructure representing state and local designations. The TRZ1 is applied to railway land and the TRZ2 is applied to main roads. The TRZ applies to land for declared roads, railways and other important transportation infrastructure representing state and local designations. The TRZ1 is applied to railway reserve land and the TRZ2 is applied to Commercial Street E.

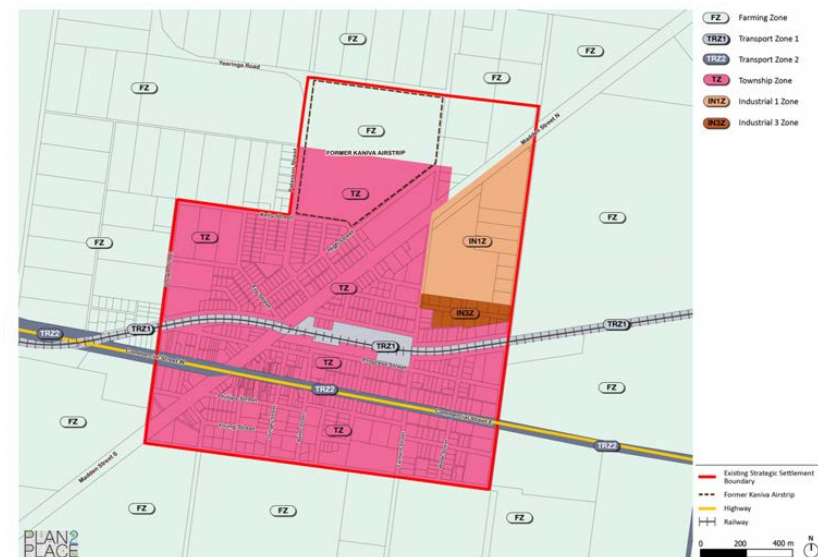


Figure 4: Kaniva - Existing Zones

Land in two zones

There are a number of sites that are currently located in two zones including the former Kaniva Airstrip and sites on the corner of Madden Street and Farmers Street. Although the zones only apply to the land where it is mapped, this situation creates less clarity for permit requirements. The structure plan should review the zones applied to these sites. Ensuring no impact to sensitive uses from possible contamination on the former airstrip site from PFAS or other contamination associated with firefighting activities will also be important.

2.7 Overlays

Relevant overlays within the WWPS affecting Kaniva are shown in **Figure 5** and are summarised below.

Clause 42.01 Environmental Significance Overlay (ESO)

The Environmental Significance Overlay (ESO) is applied to areas where the development of land may be affected by either environmental constraints such as the effects from noise or industrial buffer areas or issued related to the significance of the natural environment. ESO2 relates to the protection of the Red-tailed black cockatoo habitat. The ESO2 applies to land at the southern end of Kaniva to ensure that development is compatible with identified environmental values.

Clause 43.01 Heritage Overlay (HO)

The Heritage Overlay (HO) is applied to a heritage place with a recognised citation identified through the Victorian Heritage Register or in a local heritage study. A heritage place should include a statement of significance, establishing the importance of the place, and can affect land, buildings, trees and/or vegetation. The HO applies to several sites within Kaniva such as the former Kaniva Railway Station Building which has since burnt down. The HO also applies to the former Courthouse on Commercial Street (which is now the State Emergency Services building) and the Kaniva Shire Hall and Municipal Offices on the corner of Commercial Street and Baker Street.

Clause 43.02 Design and Development Overlay (DDO)

The Design and Development Overlay (DDO) manages built form and the built environment through building height and setback provisions. DDO – Schedule 2 (DDO2) is applied to the Kaniva Industrial Precinct to ensure high quality development. A DDO2 applies to land to the south of Madden Street North to

identify areas which are affected by specific requirements relating to the design and built form of new development.



Figure 5: Kaniva - Existing Overlays

2.8 Key Implications for the structure plan

- Kaniva is designated as a Town in the Wimmera Southern Mallee Regional Growth Plan and a key service centre in the West Wimmera MPS (confirmed in the draft Small Towns Plan). The structure plan should plan for this outcome.
- The town should continue to provide services for its local community of interest which includes small rural settlements such as Lillimur, Miram, Serviceton and Telopea Downs.
- There are opportunities to improve land use direction in the town through a clearer land use framework and changes to the zones applied to land.
- Undertake a preliminary risk assessment using PPN30 for the former Airstrip Site.

3. POPULATION AND HOUSING

Key Findings

- According to demographic data, the population in Kaniva is forecast to decline.
- A reduction of 121 people to 2036 is forecast through Victoria in Future (VIF, 2023).
- Despite this projected decline in population, housing scenarios suggest that the town is likely to require more dwellings to meet the needs of the community due to an ageing population and demographic changes.
- Kaniva will be expected to accommodate a significant share of the Shire’s target.
- There is a shortage of key worker housing in the town which is impacting the ability of the town to attract staff.
- There is limited short term or long term rental accommodation available.
- The median housing purchase price is \$200,000; however, a new build has been costed at \$350,000 (excluding land) (Victorian Valuer General, 2024).
- There is an opportunity for a small local construction industry to provide new housing in the town.
- Land banking is an issue.
- Council and State owned land could be utilised to encourage investment by affordable housing providers and/or to engage in direct housing and infrastructure provision; this could also help alleviate the lack of key worker housing and allow people to age in place.

This section looks at the trends and forecasts for population and housing in Kaniva and its district. It provides scenarios for change to help understand the likely demand for housing lots and residential land.

3.1 Recent Population Change

The population count for Kaniva at the last ABS Census of Population and Housing in 2021 was 683. The changing population in the town is shown in **Figure 6**. The population of the township has grown in every inter-censal period except between 2011 and 2016, when there was a significant decline.

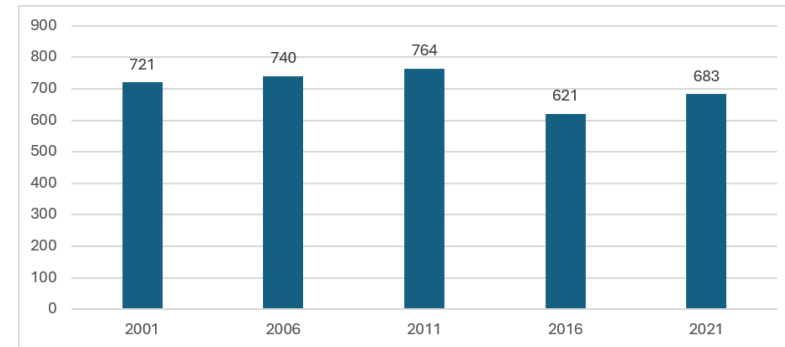


Figure 6: Population count in the Kaniva Urban Centre, 2001 to 2021

Source: ABS, Census of Population and Housing, various dates

3.2 Forecast Population and Housing

There is no official forecast for population in the Kaniva township. However, the Victorian Government (Victoria in Future, 2023) has produced a recent forecast for the change in population and housing in the Kaniva district (the northern-most third of West Wimmera Shire – the area between the Big Desert and the Little Desert National Parks). This forecast is reproduced in **Figure 7**.

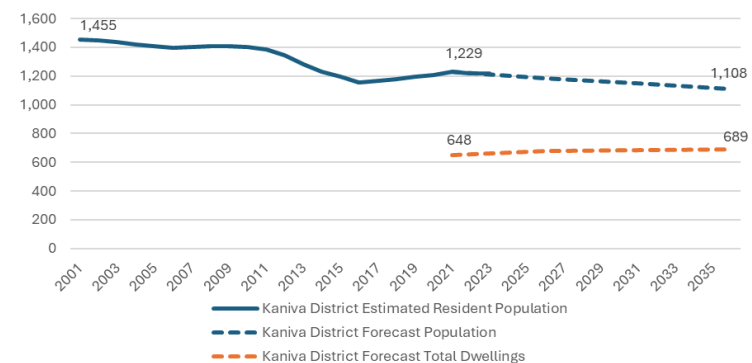


Figure 7: Forecast population and housing, Kaniva district, to 2036

Source: State Government of Victoria, Victoria in Future 2023

The population in the wider Kaniva district has generally been declining and the State Government forecast this trend to continue at a rate of 0.7 per cent per year in the period from 2021 to 2036 with the loss of 121 people over that time. The number of dwellings is forecast to grow by 41 at an annual average growth rate of 0.4 per cent per year or 2.7 per year. This apparent contradiction is a result of a decline in the number of people per household and an increase in the housing vacancy rate.

This forecast for population decline in the wider district will not necessarily be replicated in the township. It is possible for the town to grow even while farm amalgamations and mechanisation reduce the numbers of people in the rural areas. A range of outcomes is possible and these are explored below through three different scenarios.

3.3 Scenarios for Change

The future demand for housing in Kaniva will depend on a wide range of factors including the following:

- Ongoing farm amalgamation and mechanisation in the district could lead to a reduction in the rural population which is replicated in the town.
- Agricultural products and practices in the district could require more town-based labour.
- The arrival of potable water to Kaniva via the GWM pipeline may persuade more residents to stay and invest in additional tourism infrastructure such as new cafés and new or updated accommodation, requiring additional workers.
- The provision of affordable worker's accommodation, currently in short supply, may allow the operation of expanded services such as child care and aged care, encouraging other workers to relocate to Kaniva.
- "Silver economy" services for older age groups may find a home in the town, and this could include specialist health, financial planning, specialist travel. These services could attract the growing cohort of older people in the Shire.
- The construction of smaller dwellings or purpose-built retirement units may encourage more people to retire into the town.
- Improving services may lead to relocation of more professional service workers seeking a country lifestyle where they can work remotely.

- Large mining and infrastructure projects in the wider Wimmera may generate demand for housing across the region, which Kaniva can benefit from.

In Plan for Victoria, the Victorian Government sets out a housing target of 200 dwellings for West Wimmera by 2051. The local construction workforce will need to be expanded to meet new housing development demands. Given that Kaniva and Edenhope are the main service centres, Kaniva could absorb a significant proportion of the targeted growth - perhaps 90 dwellings by 2051. A role of the Structure Plan is to identify locations within the town to accommodate this growth in line with Plan for Victoria targets which would require planning for scenario 1 for the town to 2051.

Despite targets and policies for social and economic development, there are many other influences on housing demand, which may reinforce or hinder desired outcomes. In a situation of uncertainty, a commonly used tool is to develop scenarios. The following scenarios for population and housing have been developed for Kaniva.

Scenario 1: Population decline

This scenario uses the Victoria in Future forecast for the wider Kaniva district as a base. In this scenario, the population is anticipated to decline by 0.7 per cent per year on average in line with the forecast for the district. Extending the forecast to 2041, the town's population will decline to 595, a loss of 88 people compared with 2021. As Kaniva is the only significant town in the district, the scenario makes the reasonable assumption that 80 per cent of all forecast additions to the housing stock will take place in the town. Because of a decline in household size and growing vacancy rate, by 2041, the number of dwellings is forecast to increase by 33, compared with 2021, to a total of 413 dwellings (shown in **Figure 8**).

Scenario 2: Stable population

Economic circumstances and local policies may serve to stabilise the population in the Kaniva township. In this scenario, the population in 2041 remains around 683 people. Assuming that other factors such as the declining household size and growing vacancy rate remain the same as in scenario 1, the number of dwellings would grow by 71 over the period from 2021 to 2041. This is equivalent to 3.7 dwellings per year.

Scenario 3: Growing population

In this scenario, successful social and economic development policies enable the town to grow to 740 people, at a rate of 0.4 per cent per year on average over the 20 years to 2041. This would most likely result in the number of dwellings growing by 117 over the period, an average of 5.8 dwellings per year.

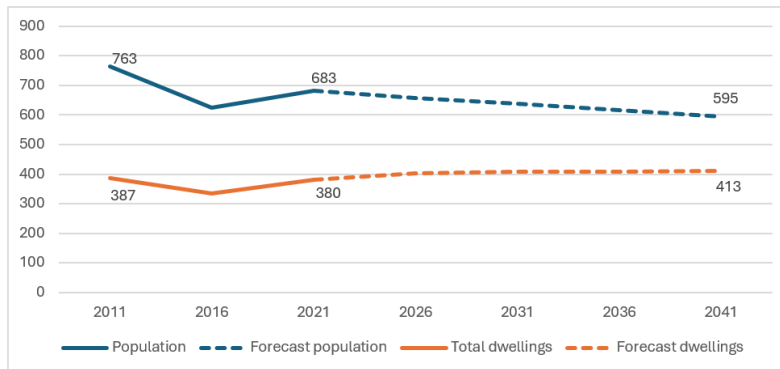


Figure 8: Recent and forecast population and housing in Kaniva, Base Case

Source State Government of Victoria, 2023; Tim Nott

Note: The figures for 2021 are based on the Census taken during the COVID19 pandemic and should be treated with some caution in guiding future trends because of the extraordinary population movements at the time.

Figure 9 illustrates what these population scenarios will mean for housing demand in the township over the period to 2041, assuming that other factors such as the declining household size and occupancy rate remain the same as in the State Government forecast.

Whichever of these three scenarios is most accurate, it appears likely that there will be at least some housing growth. Given the aspirations of the community and Council, as well as the housing targets of State Government, it is prudent to plan for higher levels of housing demand and the infrastructure required to support that demand so that improvements in local economic conditions can be accommodated if required.

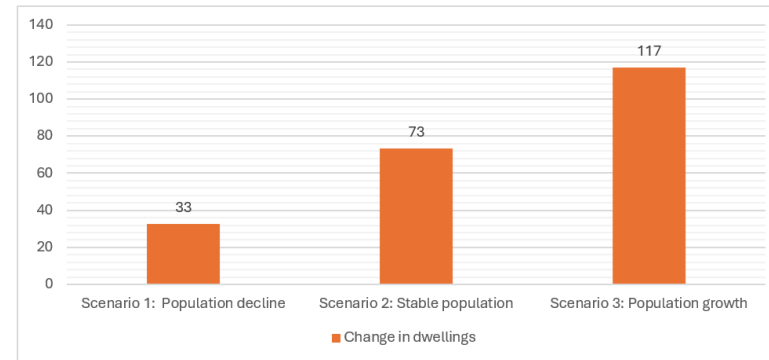


Figure 9: Net addition to housing stock - scenarios for Kaniva, 2021 to 2041

Source: Tim Nott, Economic Inputs to the Kaniva Structure Plan, 2025

3.4 Housing Supply and Capacity for Growth

Currently, around 98 per cent of occupied dwellings in Kaniva are separate houses, mostly on blocks of between 700 to 2,000 sqm, with 1,000 sqm being the most common size. The remaining 2 per cent of dwellings are townhouses or apartments – most of which are in a single development. The majority of current dwellings are owner-occupied, with only 18 per cent being rented or occupied with some other type of tenure.

There is an existing and potential supply of housing lots within and adjacent to the current town boundary. These comprise:

- Existing sub-divided house lots that are empty, of which there are currently 20-25; these are generally in the 800-1,500 sqm size range and could accommodate single houses or multi-unit developments.
- Unsubdivided land in Township Zoning on the fringes of the township including land occupied by the former airstrip owned by the Council.
- Undeveloped Crown land bounded by Victoria Street, Madden Street and Champness Street.
- Land that is adjacent to the existing town boundary in the north west of the town on Paterson Street and land on the southern edge of town adjacent to Kaniva College.

The larger parcels are shown in the diagram below **Figure 10**.



Figure 10: Sites for Future Residential Development in Kaniva

It is not clear whether the individual vacant lots or the unsubdivided land on the fringe are available for development. Nevertheless, it is prudent to identify a range of possible development fronts around the town in order to prevent monopolisation of the available land.

Table 1 provides an estimate of the total development capacity of the town, using some assumptions about the average lot size for new developments and allowing for roads and open space provision in the larger parcels.

The calculation of notional lot capacity assumes that the average size of lots in the Township Zone parcels and the parcel adjacent to the school will be 1,000 sqm. This is in keeping with the existing housing lot pattern of the town, although even more lots could be produced if the average size was reduced to, say, 800 sqm.

The land north of Kelly Street and west of Paterson Street is assumed to have a lot size of 2,000 sqm, in keeping with other housing lots in the immediate area. These larger rural residential lots would provide a degree of choice for new

residents and may be especially attractive for those moving into town from surrounding rural areas.

The notional development capacity of the town – 265 lots – exceeds the anticipated demand under the housing growth scenarios outlined in the previous section – demand for 117 lots over the period to 2041 under the most optimistic growth scenario. The development capacity would be increased further if average lot sizes were decreased and/or if multi-unit development was encouraged to provide multiple smaller dwellings on some lots that would be suitable for smaller or temporary households.

Providing increased housing supply in Kaniva is complex and will be difficult to deliver. Current available lots have so far remained undeveloped as shown in Figure 10. In this figure, sites 4 and 5 have already been subdivided and require roads to be constructed to provide access to any new lots. Site 2 is constrained due to existing housing and recent battleaxe subdivisions on the site making it less likely that further subdivision and development will occur in the short to medium term. Site 7 is already subdivided into 13 lots that range in area from 699sqm to 1,010sqm, with supporting infrastructure already in place.

There is a need to provide a variety of development fronts in addition to infill development given there are different subsets of the housing market that require different housing products to cater for different types of households and community needs. There are also current issues with supply of building materials that is increasing costs and difficulty in attracting local staff, making some forms of housing development economically unviable.

This means that what might appear to be a large amount of housing capacity over the next 10-20 years is much more constrained and less likely to be readily developed. The total number of lots for the seven sites shown in Figure 10 have been calculated based on varying average net developable area and lot size resulting in approximately 265 lots. It is highly unlikely for the reasons stated above that these total number of lots will be realised within the foreseeable future and that growth opportunities should be maximised. To allow the town to grown over time, Scenario 3 (Growing Population) needs to be implemented. Scenario 3 is possible over the medium to longer term with more active interventions by Council and other partners and will support growth within the town over the 20-30 year horizon of the structure plan.

Table 1: Estimated housing development capacity in Kaniva, 2025

Land Parcel	Gross Developable Area (sqm)	Share of land required for roads, open space and infrastructure	Net developable area	Average Lot Size (sqm)	Total Lots
Individual infill lots				1,000	20+
1	125,482	40%	75,000	2,000	37
2	60,518	30%	42,400	2,000	21
3	102,771	20%	82,200	1,000	82
4	29,121	0%	29,100	1,000	29
5	22,984	0%	23,000	1,000	23
6	12,000	0%	12,000	1,000	13
Total	352,876		263,700		225

Source: Plan2Place Consulting, Tim Nott

These sites equate to 40.9 hectares of gross developable land, with sites 2 and 6 not being inside the existing settlement boundary and including 11.7 hectares of land. This is more than offset by the amount of land that is proposed to be removed from the settlement boundary north of Broughton Road and the northern half of the former airstrip land which totals 30.3 hectares.

Sites 1, 3, 4, 5, and 6, have merit and should be considered for future development. Site 6 being adjacent to the school and close to the town centre would also provide a net community benefit. Site 2 is largely constrained and fragmented and does not easily lend itself to further development.

Table 2 shows that a net increase in urban land of 6.6ha is proposed for the settlement boundary of Kaniva. This is a slight decrease in land proposed for residential activities, noting that a significant amount of Farming Zone land will be removed from the boundary. Most of the proposed increase in land area within the settlement boundary relates to the inclusion of PPRZ and PUZ land which was previously outside the boundary and the inclusion of Commercial 1 Zone land in place of land that is currently zoned township.

Table 2: Land Size by Zone within the Current and Proposed Settlement Boundaries

Zones	Number of Hectares (ha) in each Zone	
	Current Settlement Boundary	Proposed Settlement Boundary
FZ	30.7	0
PPRZ	0	29.66
PUZ	0	13.5
IN1Z	21.9	21.9
IN3Z	4	5.5
TZ	152.2	0
C1Z	0	3.9
NRZ	0	125
LDRZ	0	15.2
Total	208.0	214.6

Source: Plan2Place Consulting

A key issue in providing new housing is likely to be economic feasibility. In a town where the cost of constructing a new family home is likely to be at least \$350,000, excluding the land, but the median house sale price is only \$200,000 (Victorian Valuer General, 2024), it may be difficult for a prospective household to obtain a loan or to trade up from an existing house. In addition, there are few local builders so the lack of availability of trades people also adds to the cost. Builders will be traveling from nearby towns such as Horsham and Naracoorte which will add to the cost of the build. Exploring options for offsite builds will also be important to reduce construction costs.

The following actions may be helpful in addressing the cost issues:

- Encouraging increased density in the redevelopment of existing house lots in order to reduce costs per dwelling.
- Using Council-owned land to leverage investment in housing, including by housing associations that can provide affordable or key worker housing.
- Direct investment by Council to provide key worker housing for rent or sale.
- Subdivision and servicing of housing lots by Council, with costs recouped over the long term (as Council has often done with industrial land, for example).
- Use of good quality prefabricated houses which are not so reliant on the availability of local labour.

- Spot purchase and renovation of poor quality homes for rent or resale using a revolving purchase fund. Renovation could use local trades people or “sweat equity” of tenants.
- Council partnering with other agencies to provide dwellings for rent.

In summary, Kaniva has sufficient housing land to meet the likely scenarios for growth. Bringing that land to market may rely on Council leveraging its ownership of land in the north of the town which is currently mostly vacant and grazing land. Planning for development of existing housing lots in the town would need to encourage the provision of smaller homes to accommodate the growing demand from older singles and retirees. Unlocking various areas of future supply for housing will be important moving forward to ensure an adequate supply of land if some areas don't develop as quickly as others and if land banking occurs.

Implications for the Structure Plan:

- Kaniva has sufficient land within the current settlement boundary to meet the likely scenarios for growth, however some existing land may not be available for immediate or timely release for development. Several rezonings are suggested here to provide choice in the local housing market and to maximise growth opportunities being realised, some of which may occur over the medium to long term.
- Infill development should be directed to vacant, underutilised blocks within the town boundary.
- A variety of land offerings tailored for different markets will be required to allow the town to expand beyond the current township boundary.
- There is a need to support medium density housing to meet the needs of an ageing population and to address the key worker housing shortage.
- Encourage smaller lots and two lot subdivisions in the town centre to accommodate an ageing population and demand for smaller lots with good access to services.
- Explore options to work with a housing provider which manages or develops housing for others with the goal of providing affordable or social housing to provide low cost and affordable housing that is priced appropriately for low to moderate income households in the town.
- Explore options to diversify the housing stock and provide townhouses and smaller units to enable people to age in place. This will allow people who wish to downsize from farms to relocate to smaller land holdings close to the town centre while also providing some lower density options.

- Implement Scenario 3 (Growing Population) to allow the town to grow over time.
- Council should investigate the opportunity to develop a workforce training program to support the local industry and community.



Painted Sheep in Kaniva

4. LOCAL ECONOMY AND LAND USE

Key Findings:

- The accommodation offering is important to facilitate and grow the local tourism market.
- There is a lack of local accommodation available to support the tourist market and house seasonal workers in Kaniva. This needs to be increased and addressed to allow the local tourism and eco-tourism market to grow and to attract more seasonal workers.
- There are opportunities for eco-tourism in Kaniva including the Kaniva Wetlands and Fauna Park.
- There are opportunities to expand the tourism offerings to service the 'silver economy' with specialised recreation and travel catering to this expanding market.
- Tourists stop in Kaniva as part of the Silo Art Trail
- Other than reflecting existing industrial activities, no further industrial zoned land will be required to accommodate expected development over the period to 2041.
- The Barengi Gadjin Land Council BGLC (the local Registered Aboriginal Party) would like to work with Council to provide skills training programs for the local community to support a local construction industry for housing.

4.1 Town Location and Offerings

Kaniva is midway between Adelaide (3 hours and 20 minutes) and Melbourne (4 hours and 40 minutes) and is a convenient place to stop or rest on the journey. This has given rise to a local visitor services industry that comprises cafés, pubs and a service station in the town centre as well as two motels and a caravan park elsewhere in town. Kaniva provides places to rest, including the Madden Street car-park and the Wetlands and Fauna Park on the western edge of the town. The town is also on the Silo Art Trail, providing the western-most painted silo in Victoria.

While the number of travellers on the Western Highway will continue to grow, Kaniva faces competition for visitor expenditure from the nearby towns of Nhill and Dimboola which are slightly larger and with more services. In the case of

Dimboola, there is direct access to the Wimmera River and the Little Desert National Park.

The town has a commercial services centre on the main highway. The main food and grocery outlet is a small IGA supermarket of approximately 650 sqm. There is a small selection of speciality retailers, including cafés, a butcher, pharmacy, hardware and agricultural supplies, hairdresser, thrift shop and puppet seller.

There are two hotels in the town centre, catering to residents and visitors which also provide overnight parking for RVs. The eastern end of the centre around Baker Street has several civic functions including the Kaniva Shire Hall, Council offices, library and police station. There is also a historical museum located on Commercial Street E. There are a limited number of professional services. The centre has a service station and café which is a run community enterprise, saved from closure by residents of the town.

The central commercial strip has some vacancies. There are also several former commercial buildings that appear to have been repurposed for housing. There is no bank, although there is a post office which has some banking facilities.

There are limited local food offerings in Kaniva. The local food offerings could be further expanded to include farm gate offerings for fresh produce and local farmers markets by working with local food producers. Kaniva has a slowly declining residential catchment but there is growth in the demand for visitor services as traffic on the Western Highway continues to increase. Visitor services could include wi-fi zones, playgrounds with shade, picnic spots and parking for cars, caravans and coaches. There is also an opportunity to remove clutter on the footpaths encourage more outdoor seating for dining and ensure that toilets are well maintained. A consistent farming and agricultural theme could also be considered for the town.

4.2 Public Land

VicTrack owns land around the Kaniva Railway Station. Kaniva is on the Serviceton line and the rail corridor is under lease to the Australian Rail Track Corporation (ARTC). There is vacant land within the VicTrack and Crown Land holdings as seen in **Figure 11** in dashed dark blue. The Council or the community could put forward a case for some of this land to be activated, sold or leased if a need arises. **Figure 12** shows the crown land in yellow.

The VicTrack land remains challenging for some uses as it will require further investigation to check for any potential contamination on the site. Some of the VicTrack land is currently leased for an agricultural storage facility containing grain silos. This area is cordoned off for biosecurity purposes and is not conducive to other uses at this time.



Figure 11: Station Precinct with VicTrack Boundaries and Vacant Land



Figure 12: Yellow Crown Land in the Station Precinct

4.3 Town Centre

The purpose of reviewing the town centre activity is to determine whether the supply of commercial space is likely to be sufficient to meet future demand and whether new space or land will be required. This type of analysis usually focuses on retailing as the most dynamic of the town centre activities and for which demand is a function of population and income. Demand for other activities is estimated through a variety of means including discussion with service providers.

The retail assessment steps used here are:

- Identify the existing commercial floorspace in the town centre.
- Estimate the retail sales using industry standard sales per square metre (adjusted for local conditions).
- Identify the trade area for the centre and estimate its current and future population based on existing population forecasts and scenarios.
- Estimate the average retail spending per local resident and the total spending now and in the future.
- Estimate the share of resident spending that flows to the Kaniva town centre.
- Estimate the visitor spending enjoyed by the town centre.
- Using conservative assumptions about how spending patterns will change in the future, project forward spending in the town centre.
- Translate spending to retail floorspace.

This is commonly used in planning for activity centres throughout Victoria.

4.4 Town Centre Activity

As discussed, there is no C1Z covering the town centre. However the centre is reasonably well defined and for the purposes of this project, the town centre precinct is shown in **Figure 13**.



Figure 13: Kaniva Town Centre Precinct

Source: base map from Google Maps

The Kaniva town centre extends along the Western Highway but is principally concentrated in the area from just east of the intersection with Baker Street to just west of the intersection with Madden Street. Observation of the centre reveals the following points:

- The Western Highway is a major through route and the commercial activities on the northern and southern side of the road are accessed via two service roads, each separated from the Highway by a median strip. This creates a barrier between the two sides of the main street.
- The main food and grocery outlet is a small IGA supermarket of approximately 630 sqm.
- There is a small selection of speciality retailers including cafés, a butcher, pharmacy, hardware/agricultural supplies, hairdresser, clothing stores and puppet seller.
- There are two hotels in the town centre catering to residents and visitors.
- The eastern end of the centre around Baker Street has several civic functions including the Kaniva Shire Hall, Council offices, library and police station.
- There are a limited number of professional services.
- The centre has a service station/café which is a community enterprise, saved from closure by residents of the town.
- There are also several former commercial buildings that appear to have been repurposed for housing.
- There is no bank although there is a Post Office which has some banking facilities.
- There is extensive visitor parking on the service roads as well as in Madden Street North where there are public toilets and electric car charging stations.

The core of the centre has had extensive landscape treatment including planting of vines on verandas and paving as well as some public art in the form of decorated grazing sheep scattered throughout. There is a small shady park on church land at the corner of the Highway and Baker Street.

The non-residential activities within this boundary are summarised in **Table 3** which shows:

- Retail floorspace is approximately 2,800 sqm, including a 630 sqm supermarket.
- Community services space is approximately 3,500 sqm including the Shire Hall, municipal offices, child care, emergency services and senior citizens' centre.
- The centre has some workshops and light industrial activity, mainly on the eastern and western fringes of the centre.
- Vacant space is 7 per cent of total activity floorspace but is around 18 per cent of shop floorspace.

Table 3: Estimated Activity Floorspace Kaniva Town Centre

Activity	Floorspace (sqm)	Share (%)
Food, groceries and liquor	630	
Other retail	2,190	
Total retail	2,820	19%
Wholesale	1,200	8%
Professional services	110	1%
Health services	50	0%
Community services	3,500	24%
Religious buildings	920	6%
Hotel and accommodation	2,310	16%
Arts workshop	250	2%
Workshop/ industry	1,950	13%
Other	360	2%
Vacant	1,040	7%
Total	14,510	100%

(Source: Tim Natt – survey undertaken 14 October 2024)

4.5 Retail Sales

For the purposes of this report, retail activity comprises the following categories:

- **Food, groceries and liquor** – comprises supermarkets, general stores, liquor outlets, specialty food outlets (butchers, bakers, greengrocers etc)
- **Other retailing**, comprising:
 - Food catering – cafes, restaurants and take-away food outlets.
 - Clothing – clothes, shoes, Manchester.
 - Household goods – homeware, hardware, furniture, floor coverings, curtains and blinds, electronic goods, etc.
 - Recreational goods – sporting goods, toys, bookshops, newsagents
 - Other goods – chemists, florists, jewellers, second-hand goods, etc.
 - Retail services – hairdressers, beauty parlours, video rental, clothing and household goods repairs.

Table 4 provides a calculation of retail sales in the town centre using an estimate of sales per square metre that is achieved by the stores at the centre. This estimate is based on industry standards and adjusted for local conditions and the type of stores that are present.

Table 4: Estimate of Retail Sales in Kaniva Town Centre, 2024

	Floorspace sqm	Sales/sqm \$/sqm	Retail sales \$M
Food, groceries and liquor	630	\$8,000	\$5.0
Other retail	2,190	\$2,500	\$5.5
Total retail	2,820	\$3,729	\$10.5

(Source: Tim Nott Kaniva Economic Inputs Report 2024)

Total retail sales in the town centre for 2024 are estimated at \$10.5 million.

4.6 Trade Area

The trade area of an activity centre or town centre is the area from which residents naturally visit the centre to obtain particular goods and services. At the boundary of the trade area, residents may choose from two or more equidistant centres that provide equivalent services. The extent of a trade area is influenced mainly by the location of competing centres and the travel patterns of residents.

The precise boundaries are usually set by the analyst to coincide with convenient statistical areas.

In this case, the trade area has been set with reference to the location of surrounding centres that have supermarkets of at least 500 sqm and the boundaries of relevant statistical areas (in this case SA1s). **Figure 14** shows the Kaniva statistical trade area in relation to the surrounding centres, including Bordertown, Naracoorte, Edenhope and Nhill (SA2).

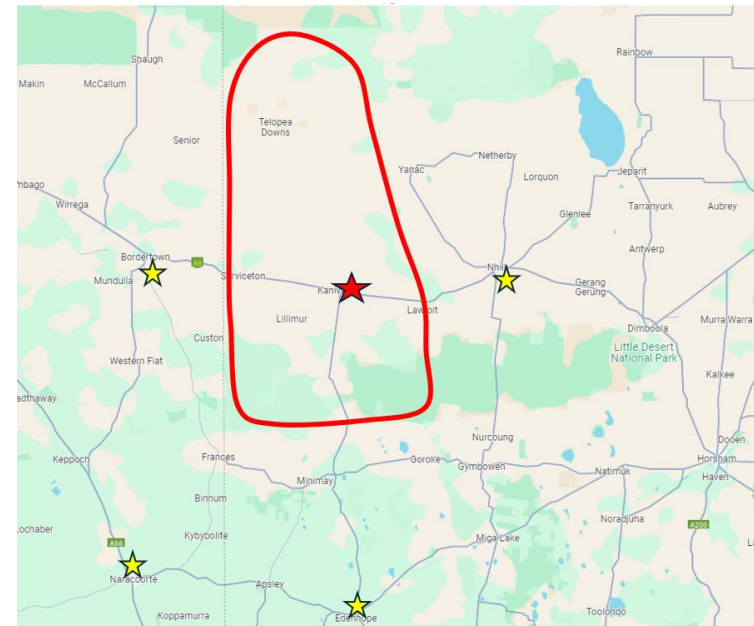


Figure 14: Kaniva Trade Area

Source: Base map from Google Maps

The population of this trade area is currently estimated at 2,820. The current forecast for the SA2 of which the Kaniva trade area forms a part is for a decline in population at a consistent rate of around 0.7 per cent per year over the forecast period. This is considered the base case. There is potential for the township to have a stable or growing population, as discussed in Chapter 3. Due to the economic pressures facing farming, it is most likely that the rural areas will

continue to decline, even if the township grows slightly. The second scenario for the trade area population is therefore for a steady population overall. This would accommodate the township growth scenario presented in Chapter 3.

4.7 Retail Spending by Trade Area Residents

Table 5 provides an estimate of the total retail spending by trade area residents in 2024. Estimates for country Victoria have been sourced from the Census of Population and Housing and the Household Expenditure Survey (ABS, 2022 and 2017 respectively) and adjusted for Kaniva based on the difference in household income per person and allowing for the higher costs in Kaniva compared with much of the State.

Residents of the Kaniva trade area (SA1) are estimated to spend \$16.9 million on retail goods and services this year. Not all of this spending is made in shops, nor is it all made in the trade area. A substantial proportion of spending by residents flows to centres outside the trade area mainly to larger centres that have a wider range of goods and services – larger supermarkets, clothing stores, recreational goods stores and so on that are present in substantial centres such as Horsham, Ballarat, Bendigo, Naracoorte, Murray Bridge or Adelaide. In addition, internet retailing is taking a growing share of retail spending. Some of this is fulfilled in local street-front shops but most is organised through large warehouses in industrial precincts away from town centres. In August this year, online retailing accounted for 11 per cent of all retail sales Australia-wide, up from 6 per cent in August 2019 (ABS, 2024a). Internet retailing is forecast by most commentators to continue to expand its share of the market.

Table 5: Estimate of Annual Retail Spending, Kaniva Trade Area Residents, 2024

Annual Retail Spending per person (\$)	Country Victoria	Kaniva trade area	Total retail spending by trade area residents
Food, groceries and liquor	\$6,700	\$6,500	\$7.8 million
Other retailing	\$7,600	\$7,500	\$9.0 million
Total retailing	\$14,300	\$14,000	\$16.9 million

(Source: Tim Nott Kaniva Economic Inputs Report 2024)

The estimated balance of retail spending in Kaniva is shown in **Table 6**. Sales to visitors from outside the trade area are estimated at 39 per cent of the total for the centre. This is a high proportion, reflecting the role of the town as a service centre for travellers on the Western Highway. The support of the centre by

visitors means that residents benefit from a wider range of services than would otherwise be provided.

Table 6: Estimate of current balance of retail spending in Kaniva

	Retail sales in Kaniva (\$M)	Share to visitors %	Sales to visitors \$M	Sales to residents \$M	Total spending by residents \$M	Spending retained locally %
Food, groceries and liquor	\$5.0	20%	\$1.0	\$4.0	\$7.8	51%
Other retail	\$5.5	55%	\$3.0	\$2.5	\$9.0	27%
Total retail	\$10.5		\$4.1	\$6.5	\$16.9	38%

(Source: Tim Nott Kaniva Economic Inputs Report 2024)

The share of retail spending retained in Kaniva by trade area residents is estimated at 38 per cent. This is also high considering the relatively small retail offering of the centre and reflects the distance to alternative shopping centres and the time and cost required to access them.

4.8 Future Retail Floorspace Scenarios

Using the trade area population analysis and making a series of further assumptions, it is possible to develop scenarios for the future demand for retail floorspace in the Kaniva centre. The further assumptions include:

- The share of retail spending by trade area residents flowing to Kaniva will decline slightly over the period with a decline of around 0.5 per cent per year - reflecting the ongoing growth of online shopping.
- The share of sales to visitors will grow by around 0.75 per cent per year, reflecting a steady growth in traffic along the Western Highway.
- The population of the town will vary as in the scenarios described in Section 1. The population of the rural parts of the trade area will decline by 0.7 per cent as per the forecasts of the Victorian Government.
- Other factors, such as retail spending per person, sales per square metre and the balance of spending on different retail types, will remain the same over the period (or balance each other out).

This gives rise to three scenarios:

Scenario 1- population decline, in which the population of the trade area declines by 0.7 per cent per year on average through the forecast period.

Scenario 2- stable town, in which the population of the town remains stable but the population in the rural parts of the trade area decline as per the Victorian Government forecast.

Scenario 3 - town growth, in which the population of the town grows by 0.4 per cent per year but the population in the rural parts of the trade area continue to decline as per the Victorian Government forecast.

The consequences of these various assumptions for the retail floorspace in the town are shown in the following **Figure 15**.

The demand for retail floorspace under the base case population scenario is forecast here to decline by nearly 300 sqm over the period from 2024 to 2041. With a stable population in the town, retail floorspace demand is expected to decline more slowly, with a decline in demand of around 100 sqm. Population growth in the town will more or less, balance any decline in the rural parts of the trade area and this will lead to a steady overall demand for retail floorspace, with a growth trajectory at the end of the period as visitor spending continues to grow.

Despite these scenarios for a steady or declining overall retail demand, there may still be new shops catering for particular needs, because existing shop buildings are not suitable or because of growth in particular markets such as the need to cater for visitors.

Overall, given the existing vacant shop space of over 1,000 sqm, there is unlikely to be a need for further space for retail buildings in Kaniva under these scenarios.

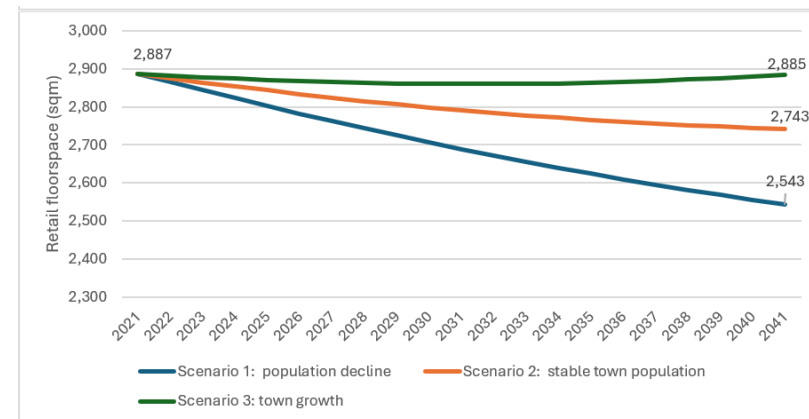


Figure 15: Future Retail Floorspace Demand Scenarios, Kaniva Town Centre, 2021 to 2041

(Source: Tim Nott Kaniva Economic Inputs Report 2024)

4.9 Non-Retail Development

Non-retail development comprises the majority of activity-space in the Kaniva centre as shown in **Table 7**. Each of the activities will have its own demand characteristics. Most are reliant to some degree on the size of the population catchment, although some are more reliant on the willingness of entrepreneurs to invest. The following points highlight some of the demand factors for non-retail activities over the period to 2041:

- Discussions with Council suggest that there is unlikely to be further demand for civic spaces beyond the existing footprint of Council-owned land over coming years.
- More offices to host “silver economy” services – financial and legal advice, allied health, specialist recreation services, etc may be required if the town can attract a significant number of newly retired residents. However given the size of the catchment, any such provision is likely to be small.
- There may be potential for co-working spaces or shared office accommodation to allow visiting professionals to collaborate or for local professionals to access collective services not available at their home.
- Provision of additional accommodation on the main street seems unlikely given the through traffic, although there may be potential to expand

existing outlets with potable water being provided to the town. New guest houses or holiday rentals are more likely to be in the quieter streets elsewhere in the town.

- Additional industrial activity on the main street is a possibility but Council may wish to direct this to the purpose-zoned land in the northeast of the town.
- There may be potential for a destination activity to seek to locate in the centre. This could include a wide range of possibilities, for example a large regional produce outlet or a regional gallery or a brewery. There are one or two vacant sites in the centre and also some buildings that could be repurposed or redeveloped.

The demand for additional non-retail activity in the Kaniva town centre appears likely to be subdued.

4.10 Town Centre Summary

The base case population change scenario would likely see a slight decline in demand for activity space in the town centre over the period to 2041. A growing population in the Kaniva township would provide for a stable retail demand and potentially some office and other activities. Under any scenario, there is likely to be some shift from functions serving the local population to those serving visitors.

These changes are very likely to be accommodated within the existing vacant and under-utilised space in the centre and there is value in concentrating commercial activity into the town centre by creating a walkable centre, capitalising on existing infrastructure, and improving the level of foot-traffic for all businesses. If a significant new activity does wish to locate in the centre, there are two vacant sites that may be utilised (if available), or premises that could be redeveloped such as old churches and other civic or underutilised buildings.

The town centre is reasonably well defined. If this is to be differentiated from residential areas, there would be value in setting the town centre in a C1Z to direct all relevant activity to locate within it. This would encourage a walkable centre, creating economies of scale and scope for all activities in the centre with lesser planning restrictions. The boundary of the centre could be subject to further community consultation but a starting point for discussion would be the boundary identified in **Figure 13**.

The residential and commercial areas of the town are currently covered by a TZ. If more appropriate zones were to be introduced, it would be a straightforward matter to identify an appropriate area for the C1Z to cover the town centre to reflect existing commercial activities.

4.11 Industrial Land

Kaniva has an industrial precinct located at the north east edge of the town. This comprises:

- Approximately 18.8 hectares of IN1Z land which is mostly vacant apart from three businesses on lots of 0.4 hectares or less.
- Approximately 3 hectares of IN3Z land on an adjacent site of which about 2 hectares is vacant.
- Approximately 2.7 hectares of adjacent land being used for industrial purposes in the TZ.

The zoning of land for industry in the precinct is somewhat problematic, with the TZ in particular, which allows housing to be interspersed with industrial activities. There may be some scope to reform the town's zoning to ensure that existing and future housing is kept separate from the industrial activity and to support industrial activities. The area of industrial land should be ample for likely future investment over the forecast period.

Agricultural supplies, storage and works depots are currently the principal activities in the precinct. Separation distances for industries and a decision making framework where a proposed rezoning may encroach on an industry will be explored as part of the Structure Plan with reference to Clause 53.10.

Figure 14 shows the industrially zoned land in the north-east of the Kaniva township. The industrial precinct has been developed by Council over the past decade to provide employment and investment options for the town. The precinct also includes industrial activity on land zoned Township adjacent to the land zoned Industrial.

The activities currently in the industrial precinct include:

- A livestock dealer.
- Agricultural supplies sales and storage.
- Shire works depot.

- Farm freight operator.
- Overland museum.
- GWM Water treatment facility.
- Carters Dynamic Diggers.

An estimate of the occupied and vacant industrial land is provided in **Table 7**.

Table 7: Estimated Area of Industrial Land, Kaniva, 2024 (hectares)

	Occupied	Vacant	Total
Industrial 1 Zone	0.4	15.4	15.8
Industrial 3 Zone	0.9	2.3	3.2
Adjacent industrial land in Township Zone	3.7	0.2	3.9
Total industrial land	5.0	17.9	22.9

Source: Tim Nott, survey 2024

The precinct has an estimated 22.9 hectares, of which about 5 hectares is occupied and 17.9 hectares is vacant.

Kaniva's industrial precinct is generally well-positioned, with the competitive advantage of being close to the Western Highway. However, there are two factors that may hinder its success.

- There is potential for housing to intrude into the precinct via the TZ and this is already happening. It would be best to exclude housing in order to allow freedom of operation for the industrial activities as much as possible. One solution would be to rezone the adjacent lots that already have industrial activities to the IN3Z. This would include the areas identified in green on Figure 14.
- The railway crossing on Farmer Street provides direct access from the precinct to the Western Highway. Unfortunately, this crossing is not well-constructed for industrial traffic, being a little narrow and with a rather steep road surface over the railway tracks. Further investment in this crossing is required to fully encourage industrial activity into the precinct.

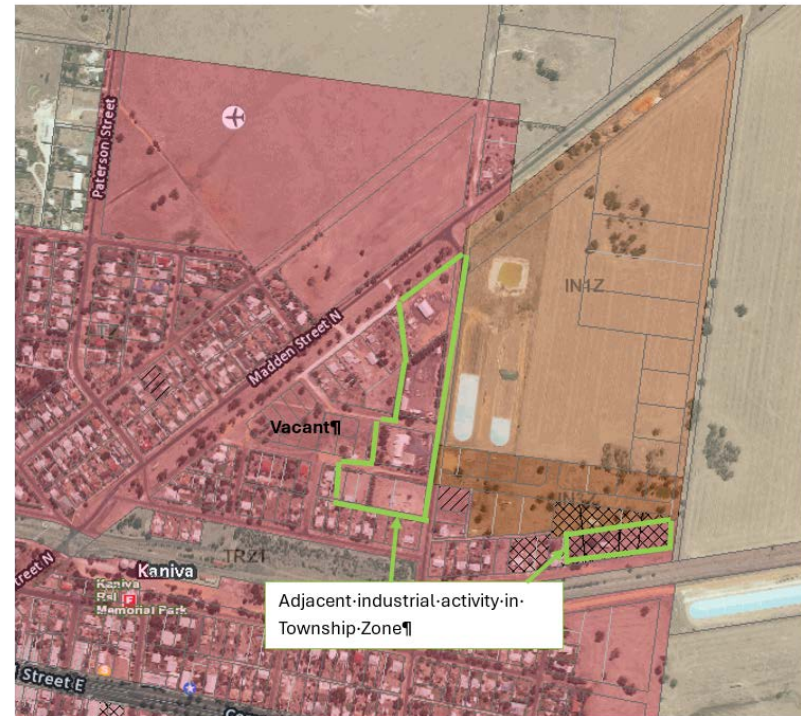


Figure 16: Industrial Precinct, Kaniva

Source: Base map from VicPlan; aerial photo from approximately 2016

4.12 Future Industrial Demand

Future demand for industrial land in Kaniva is difficult to judge with confidence. There are factors serving both to slow and accelerate industrial development as shown in **Table 8**.

In the absence of strong evidence indicating the level of demand, it is prudent to allow for the rate of industrial land take-up that has occurred in the past to continue, and to make allowances for a more significant industrial user should one choose to invest in Kaniva. From these calculations it appears that no further industrial zoned land will be required to accommodate expected development over the period to 2041.

Table 8: Factors Serving to Slow and Accelerate Industrial Development

Factors accelerating industrial development	Factors slowing industrial development
<ul style="list-style-type: none"> • Retailing increasingly requires warehousing and order fulfillment in industrial precincts. 	<ul style="list-style-type: none"> • Manufacturing and industrial services continue to be affected by automation, requiring fewer workers and, in some cases, less space.
<ul style="list-style-type: none"> • Recycling and repurposing of materials is becoming more urgent and will require materials aggregators on industrial land. 	<ul style="list-style-type: none"> • The advent of electric vehicles is likely to reduce, or at least concentrate, repairs and servicing. Such activities are more likely to be in large centres, although there may be opportunities in Kaniva.
<ul style="list-style-type: none"> • Industrial land is accessible by an increasingly wide set of activities, including churches, recreational centres and professional services as well as the traditional industrial activities. 	<ul style="list-style-type: none"> • Industrial activities are increasingly concentrated into the large metropolitan and regional industrial precincts with access to a wide range of services and skilled labour.

In the event that there is unexpected demand that the existing stock of industrial land cannot accommodate, a location adjacent to the existing industrial precinct should be preferred in order to restrict off-site impacts and to make use of the existing industrial infrastructure. This may require investigating and rezoning farmland to the east of the existing precinct.

The Environment Protection Authority of Victoria (EPAV) have also prepared guidelines related to landfills and industrial activity emissions (EPA publications 1518 and 788.3) and are now subject to new legislation in the EP Act 2017. The EPA 2024 guidelines provide advice on recommended separation distances between industrial land uses that emit odour or dust and sensitive land uses. They include new separation distances and risk management approaches for a range of uses, including landfills.

Implications for the Structure Plan

- The town centre is reasonably well defined. If this is to be differentiated from residential areas, there would be value in setting the town centre in a C1Z to direct all relevant activity to locate within it.

- The boundary of the centre is subject to further community consultation but a starting point for discussion would be the boundary identified in Figure 13: Kaniva Town Centre Precinct Map.
- An eco-tourism strategy could be developed for Kaniva including a plan to service the ‘silver economy’.
- The Kaniva Wetlands and Fauna Park is a great attraction for tourists and could be better signposted and promoted to attract more visitors.
- Bird watching and ecotourism could be a major attraction for tourists and should be explored further.
- Kaniva could promote itself further as the gateway to Victoria.
- Promote and encourage business operators to upgrade and expand existing local accommodation offerings.
- Create more short-term accommodation options for new and seasonal employees in the town.
- Investigate options for on-farm accommodation for farm workers.
- Investigate upgrading and expanding caravan park accommodation to provide more accommodation options.
- Overnight accommodation offerings could be expanded and upgraded to attract more tourists and visitors to the town.
- Develop a strategy to attract local entrepreneurs to Kaniva to expand the local food offerings.
- No further industrial zoned land will be required to accommodate expected development over the period to 2041.
- In the event that there is unexpected demand that the existing stock of industrial land cannot accommodate, a location adjacent to the existing industrial precinct should be preferred in order to restrict off-site impacts and to make use of the existing industrial infrastructure. This may require investigating and rezoning farmland to the east of the existing precinct.
- The railway crossing on Farmer Street is not well-constructed for industrial traffic or pedestrians this should be investigated further.
- Review nearby existing industry and identify recommended separation distances in accordance with the EPA Separation Distance Guidelines 2024 in the NRZ and IN3Z.

5. LANDSCAPE AND ENVIRONMENT

Key Findings:

- Kaniva is vulnerable to climate change, and already experiences significant climate variability, including exposure to extremes in rainfall, winds and drought. This will also see an increase in bushfires in the Shire.
- The entire municipality is categorised as bushfire prone land and as observed bushfires can impact areas where no BMO applies.
- There are areas of environmental significance and high value habitat that need to be protected and preserved for habitat of endangered flora and fauna such as the Red-tailed Black cockatoo (ESO2) and other environmental considerations.
- Kaniva is affected by overland flow of stormwater.

5.1 Bushfire Risk Assessment

Terramatrix has prepared a bushfire assessment to consider the ability of the study area and locations within it to meet key settlement planning safety thresholds in the WWPS for Bushfire Attack Level and Radiant Heat Flux exposure based on development setbacks from hazardous vegetation. Analysis of safety thresholds are based on the following settlement planning strategies in Clause 13.02-1S:

- 'Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under AS 3959- 2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018).
- Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018) where human life can be better protected from the effects of bushfire.
- Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under AS 3959-2018 Construction of

Buildings in Bushfire-prone Areas (Standards Australia, 2018)' (West Wimmera Planning Scheme, Cl. 13.02-1S).

No part of the study area is covered by the BMO. The nearest BMO coverage is 7 km to the south in Little Desert National Park and scattered patches of bushland to the north and east, which further indicates the moderate nature of bushfire risk to Kaniva, which could experience no more than a grassfire hazard at the landscape scale.

The only significant historical fires to have occurred within 20 km of the site were in the Little Desert National Park 7 km to the south, however, there was a grassfire in the 2023 fire season that affected 25 hectares of land approximately 15 km to the north.

There is a risk of the town being impacted by grassfire that could interact with small patches of Woodland within and adjacent to the study area. These would generate localised patches of flaming, ember attack and radiant heat, but are unlikely to change the overall character of grassfire in the landscape.

Safer areas that may provide refuge from bushfire attack are available in the central areas of the township, including those not in a designated BPA (non-BPA land). The study area matches the higher hazard Type 2 landscape, with some elements of Type 1 based on the following reasons:

- The landscape scale fire hazard potential is restricted to grassfire and extreme bushfire behaviour is not likely.
- The type and extent of vegetation located more than 150m from the site is not likely to result in neighbourhood destruction.
- Access is readily available to the urban area in the centre of Kaniva.

The results are shown in **Figures 17 and 18** as the following two layers:

1. Potential 'low risk' areas where BAL-12.5 development could occur, that is, where RHF is calculated to not exceed 12.5 kW/m² i.e. at least 33 m from Woodland and 19 m from Grassland in the 150 m assessment zone around the study area.
2. Potential BAL-LOW areas where human life may be better protected from the effects of bushfire i.e. land at least 50 m from Grassland and 100 m from Woodland. Note that these areas have been defined as buffers (setbacks) from the potentially classifiable vegetation identified. This does not include

Grassland within the study area, as it assumed under a future development/growth scenario, Grassland within the study area can be rendered low threat or non-vegetated by development.

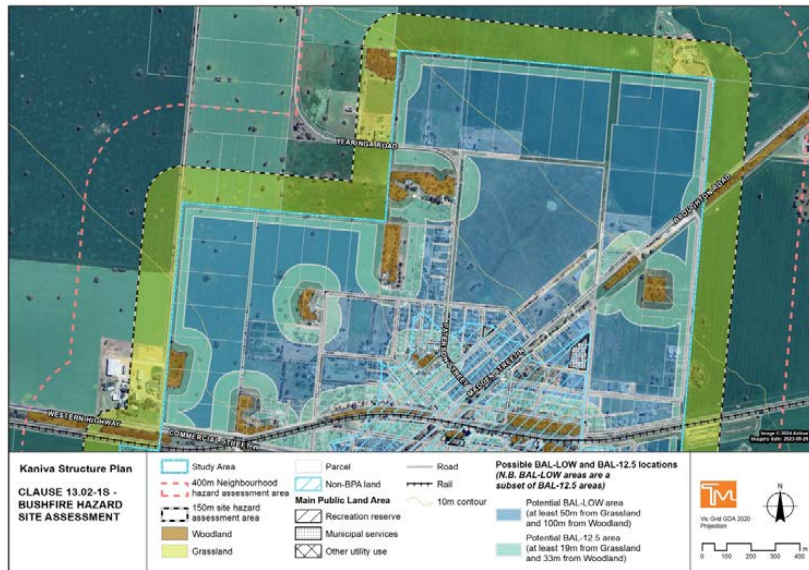


Figure 17: Northern Study Area Clause 13.02-1S Site-based Hazard Assessment

From a bushfire perspective, a beneficial growth and development principle is to minimise the edge to area ratio of any new development area (e.g. avoid complex and/or long interfaces with a hazard) and consolidate and ‘harden’ development edges/subdivisions. This should be achieved with bushfire protection features such as roads and reticulated hydrant systems, BAL construction standards for buildings, good lot layout and sizes including ensuring low threat or non-vegetated land will be created (including streetscapes, sports/active recreation parks and reserves). **Figures 19 and 20** depict the study areas growth suitability ranking.

At the settlement level, Kaniva is one of the least impacted towns from extreme bushfire risk in the municipality.

The ‘most suitable’ locations where future development in Kaniva should be preferentially directed, are areas within, or immediately adjacent to, the main

township area. They have the following beneficial bushfire risk attributes (advantages):

- Largely already zoned as Township Zone (TZ).
- Away from higher risk interfaces typically associated with bushfire approach on days of elevated fire danger i.e. the north, west and south-west.
- Surrounded by existing or potential perimeter roads.
- Either non-Bushfire Prone Area (BPA) locations or land immediately adjacent, which could become eligible for excision from the BPA as it is developed.
- Wholly or largely low threat land without classifiable Grassland or Woodland.
- Immediate access to places of relative safety from bushfire, within the area or immediately abutting areas.

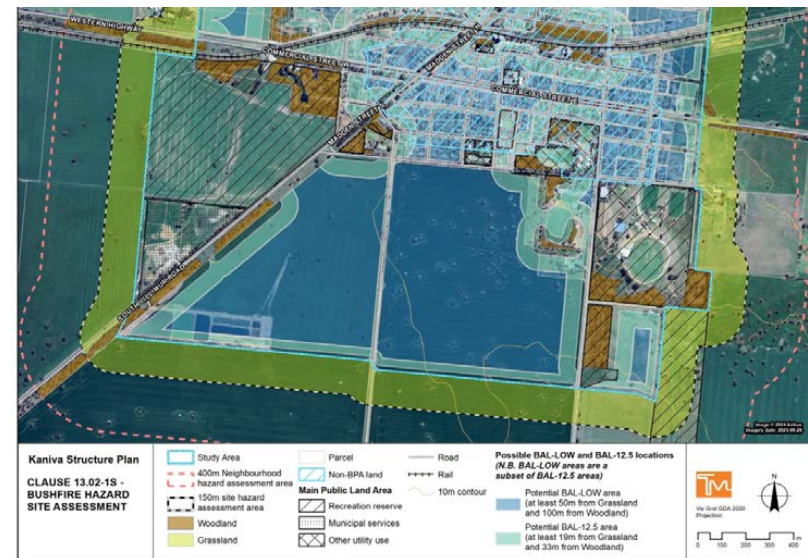


Figure 18: Southern Study Area Clause 13.02-1S Site-based Hazard Assessment

It is noted that growth opportunities in the ‘most suitable’ ranked areas may be limited to infill development, or to three other locations to the north-west, north-east and south of the existing township/residential area.

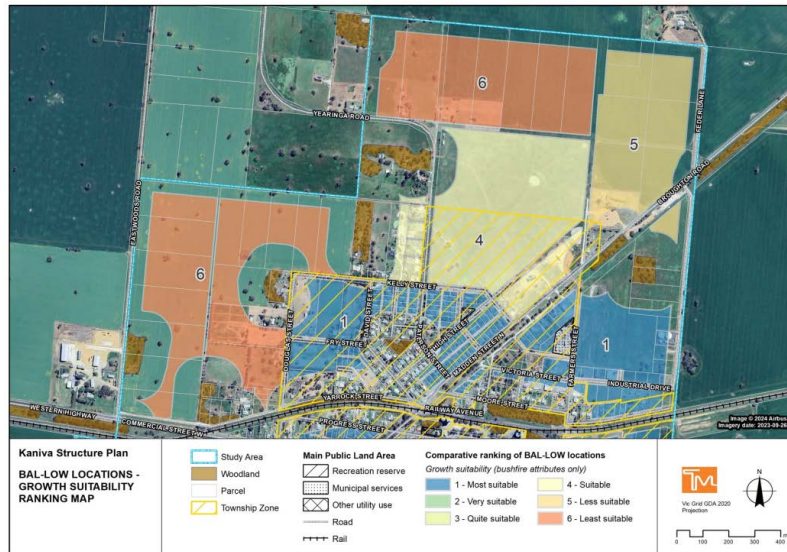


Figure 19: Northern Study Areas Growth Suitability Ranking Map

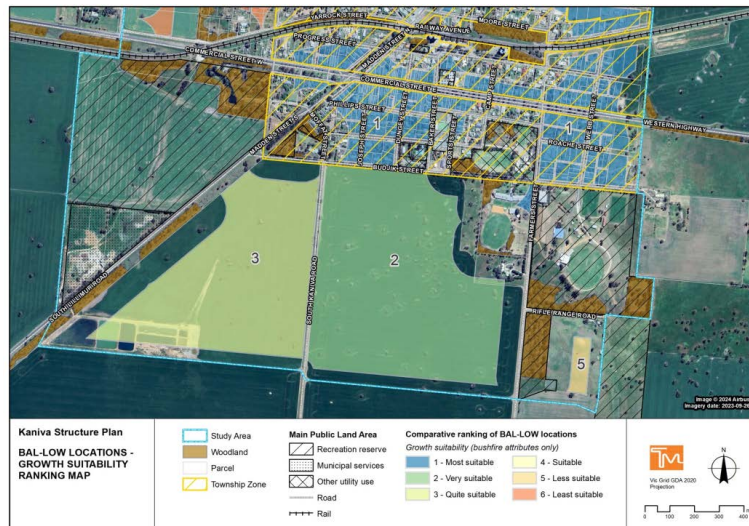


Figure 20: Southern Study Areas Growth Suitability Ranking Map

5.2 Stormwater

Kaniva has limited overland flow issues, mainly from stormwater. Kaniva sits on land that was once a retreated ancient sea and there is a limestone aquifer which sits under Kaniva.

However, extreme short-duration ‘rain bursts’ are becoming more intense and more frequent especially during summer when thunderstorm rainfall is increasing due to climate change. Existing infrastructure was not designed to cope with these unnatural extremes and overland flow of stormwater is set to be a growing issue for infrastructure such as roads and railway lines. Future infrastructure in Kaniva will need to be delivered and assessed to determine its ability to withstand and recover from flash flooding and climate change impacts.

5.3 Biodiversity

Kaniva is located in the Wimmera bioregion in the far west of the central Victoria, typified by flat to gently undulating plains in the east, with black and grey cracking clay soils (Vertosols). Plains Woodland, Plains Grassy Woodland, Plains Grassland, Red Gum Wetland and Grassy Woodland are the dominant ecosystems.

Kaniva contains a number of Flora and Fauna Guarantee Act (FFG) listed species including the Grey Box Buloke, Grassy Woodland and the Red Gum Swamp. The Growling Grass Frog (FFG and Environmental Protection and Biodiversity Conservation Act (EPBC) listed) has been identified in Kaniva and there are historic records of the Bearded Dragon and a range of waterbird species in the area. High quality remnant vegetation remains on the roadsides of Kaniva. The Kaniva Bushland Reserve (outside the town boundary) contains remnants of Buloke which is on the FFG critically endangered list. Vegetation on Crown Land acts as a refuge and is an important stepping stone in a cleared landscape providing connectivity for vegetation. There are records of Red-tailed Black Cockatoos in the wider area. If these protected species are found on sites within the town boundary, legislation including the FFG and the EPBC Act will be triggered.

Kaniva sits just north of the Little Desert National Park and south of the Big Desert State Forest. More than 670 species of native plants have been recorded in the Little Desert, representing about one fifth of Victoria's indigenous flora. The eastern block contains extensive heathlands, with banksia, tea-tree and sheoak, and many spring flowering species. Woodlands of Yellow and Red Gum with

Slender Cypress-pines, and swamps and clay flats of Buloke and melaleuca are of particular interest in this area. Some twelve plant species are considered to be rare or significant. In terms of birds, nearly 230 species have been recorded.

Figure 21 below from NaturePrint identifies areas of biodiversity in Kaniva with areas of the highest value in the darkest green.

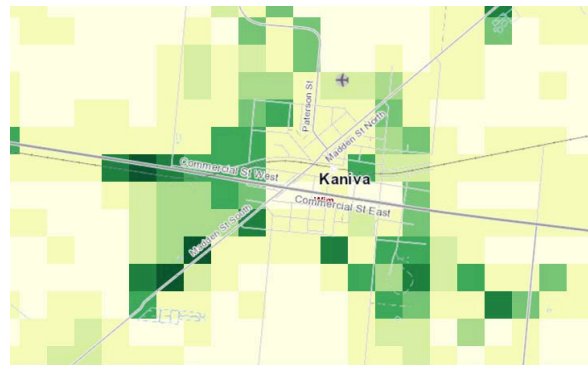


Figure 21: NaturePrint Biodiversity Areas in Kaniva

Further to this tree canopy cover in and around Kaniva is shown in **Figure 22**. **Figure 23** depicts areas of biodiversity in and around the town with Plains Grasslands and Chenopod Shrublands (Clays soils) in magenta to the south-west of Kaniva. The central orange area shows Lower slopes/Hills Woodlands (seasonally inundated, shrubby areas). The purple areas depict Mallee Sandstone Ridges and Rises.



Figure 22: Tree Canopy in and around Kaniva



Figure 23: Biodiversity Areas in and around Kaniva

5.4 Climate

Kaniva already experiences significant climate variability, including exposure to extremes in rainfall, winds and drought. The Shire is expected to also see an increase in bushfires. Infrastructure, such as roads and rail is at risk of exposure to increases in frequency and intensity of extreme weather events.

Infrastructure in Kaniva is at risk of climate variability, such as extreme heat, fire and rainfall.

Changes in climate and weather patterns in the wider region are driving changes to farming practices. Larger landholdings managed by consortiums and serviced by contractors, will continue to contribute to a declining population in Kaniva.

Implications for the Structure Plan:

- Kaniva has stormwater management issues.
- New development should comply with stormwater management requirements as set out in the VPPs.
- Industry runoff into the wetlands could be a potential pollution problem.
- Housing should be directed away from areas subject to the overland flow of stormwater.
- Areas of environmental significance need to be better understood and should be protected from future development.
- At the settlement level, Kaniva is one of the least impacted towns from extreme bushfire risk in the municipality.
- Bushfire risks have been mapped for the town and housing must be directed away from areas at high risk of bushfire.
- The 'most suitable' locations where future development should be preferentially directed are areas within, or immediately adjacent to, the main township area.
- Kaniva is subject to increased climate variability and will need to develop mitigation strategies and improved infrastructure to improve resilience.
- Investigate options for a perimeter road to the north and west of the town.

6. URBAN DESIGN BUILT FORM AND HERITAGE

Key Findings

- The town centre of Kaniva has had extensive landscape treatment including planting of vines on verandas and paving as well as some public art.
- Streetscape Concept Plans were prepared for Council in 2021 to upgrade the town centre (refer to Appendix A).
- Kaniva needs more shade trees to reduce heat impacts for residents and visitors.
- Kaniva has a strong First Nations Heritage.
- The Barengi Gadjin Land Council (BGLC - the local Registered Aboriginal Party) would like to work with Council to provide skills training programs for the local community to support a local construction industry for housing.
- There is an opportunity to work with the BGLC to produce cultural interpretive signage for place names, wayfinding signage and signage in local language.

6.1 Town Centre Attractiveness

The Kaniva town centre extends along the Western Highway but is principally concentrated in the area from just east of the intersection with Baker Street to just west of the intersection with Madden Street.

Town vibrancy is important in attracting people to the town centre. Vibrant neighbourhoods that have a well-distributed network of natural areas, as well as walkable and attractive public open spaces will attract more people. Continuing the streetscape improvements in Kaniva and implementing this program subject to budgetary considerations will be an important piece of work moving forwards (See Appendix B: Kaniva Streetscape Concept Plans).

The town centre has had extensive landscape treatment including planting of vines on verandas and paving as well as some public art in the form of decorated grazing sheep scattered throughout. There is a small shady park on church land at the corner of the Highway and Baker Street. In improving Kaniva as a rest stop for travellers. Fatigue management and the different types of road users stopping including semi trailers and caravans are important considerations along with the provision of shade.

When upgrading the streetscape of the town centre, consideration should be given to the planting of additional shade trees, as well as extending verandas for the length of the pedestrian strip (particularly on the north side). As the town sits adjacent to the Western Highway and the rail corridor, it is important to recognise the need for future development, public realm and accessibility improvements to manage the interface with the highway and the rail corridor and to protect their function.

6.2 Built Form

Kaniva has a compact and contiguous built form and is contained within the TZ. Kaniva's built form is characterised by low scale single storey weatherboard residential development interspersed with occasional commercial and community buildings. Garden areas consist of low level shrubs and grass with some canopy trees.

The application of the NRZ to residential areas will provide clearer direction and assist with retaining the low scale nature of development in Kaniva and reflects the single and two storey development throughout the town.

Kaniva's commercial area is characterised by predominantly single storey brick buildings, with single frontages to Commercial Street. Two storey buildings define the extent of the commercial area, with the Commercial Hotel and former Bank of New South Wales building to the west and Kaniva Shire Hall and Municipal Offices to the east.

Lot sizes are predominantly between 1,000 – 2,000 sqm, but range from 344 sqm to 37,755 sqm.



Weatherboard House in Kaniva

The Western Highway is a major through-route and the commercial activities on the northern and southern side of the road are accessed via two service roads, each separated from the Highway by a median strip. This acts as a barrier between the two sides of the main street.



Weatherboard House in Kaniva

6.3 First Nations Heritage

Kaniva lies on the traditional lands of the Wotjobaluk Peoples. Historically Wotjobaluk Peoples have been trailblazers in the advancement of their communities and self-determination. They were the first clan in Victoria to acquire Native Title (immediately after Mabo) in the early 2000s - a testament to the tireless hard work and determination of Wotjobaluk People throughout the early 1990s. Sites of Aboriginal Cultural Heritage Sensitivity identified in and around Kaniva are shown in **Figure 24**.

The Barengi Gadjin Land Council (BGLC) have committed to a number of actions. These include, re-engaging with Community, creating strategies to better manage their land and water, looking after historical cultural sites, and maintaining their cultural practices.

People have been living in the Wimmera for at least 40,000 years, in interconnected local groups, each of which was associated with a particular tract of the Country. A person belonged and shared rights to the resources of the local group of their father; however, the groups were part of a shared cultural system. People enjoyed social connections and access to resources beyond their local group.

The availability of particular foods across the land encouraged people to move from season to season. Wirrengren Plain in the Mallee and Lake Buloke in the Wimmera were important areas for large gatherings and for trade of items such as stone axes, spears and possum skin rugs. Interaction with surrounding groups took place and firm connections were established through trade, marriage and kinship.

Water was essential and the Barringgi Gadyin (Wimmera River) provided abundant food. Small sources of water were important too, such as soaks, clay pans, rock holes and the roots of different kinds of Mallee eucalypts and Hakeas. Plants were used for food, medicine and for trade, and supplemented a diet of birds, fish and mammals.



(Source VicPlan – Aboriginal Cultural Heritage Sites)

Figure 24: Aboriginal Cultural Heritage Sensitivity and Heritage Overlay sites in Kaniva

Fire was traditionally used as a tool to manage and look after Country. The cultural use of fire assisted people with hunting, the gathering of edible tubers and roots and helped ease movement through densely vegetated areas. The

mosaic of burnt and un-burnt areas that arose from cultural burning practices also minimised the spread of damaging wildfires and promoted diversity in the landscape.

The taking of lands by pastoralists brought rapid and devastating changes to the Wotjobaluk Peoples. Their ancestors sought refuge at ‘friendly’ pastoral runs, where a familiar sense of local-group life was maintained. People moved around, but could be associated with particular runs and families. Through these associations many of their ancestors took on the European family names of these pastoral families.

6.4 European Settlement (Post Contact) Heritage

The first township in the area was Lawloit which developed in the 1860s. The first selector arrived in 1875 and many others followed, particularly from 1879. They established wheat farms and 'mullenised' the land, which is to say it was cleared with a red-gum roller invented by a South Australian named Mullens. Three metres long and one metre in diameter, it was hauled over the land by a team of 10 bullocks. This process squashed the mallee trees, after which the land was burnt and then ploughed.

The township of Lillimur South developed in the late 1870s and was soon followed by Lillimur North. Another settlement, initially named 'Budjik', (meaning stone axe) as it was situated on Budjik Hill, began to develop when a flour mill and grain shed was built there in 1881. The opening of a post office on the site in April 1882 saw the town officially change its name to Kaniva.

The word's origins are uncertain. The name Kaniva was conferred to the locality in 1881 by the Post Master General, after the name of a shepherd's hut on the old station which recalled Kinnivie, near Durham, England. Several stores, two hotels, a mechanics institute, a school, a Wesleyan church and numerous businesses soon followed. A thriving country town quickly developed while Lawloit and the two Lillimurs went into decline, much to the resentment of their inhabitants. Kaniva was gazetted in 1885 and benefited further from the arrival of the railway in 1886.

Acknowledgement of Country

Kaniva is located on the lands of the Wotjobaluk, Jaadwa, Jadawadjali, Wergaia and Jupagalk Peoples (WJJWJ Peoples). They are acknowledged as the Traditional Owners of their traditional lands and waters.

A Recognition and Settlement Agreement has been signed between the Victorian Government and the Barengi Gadjin Land Council (BGLC) on behalf of the Wotjobaluk Nation. The State is to facilitate relationships between local government and the BGLC under this agreement.

6.5 Heritage Places

Some heritage places in Kaniva are protected by the Heritage Overlay in the WWPS including the former Kaniva Station building, the former Courthouse (which is now the State Emergency Services building on Commercial Street) and the former Kaniva Shire Hall and Municipal Offices on the corner of Commercial Street and Baker Street.



Kaniva Historical Museum

Implications for the Structure Plan:

- Advocate for external grant funding for streetscape improvements while continuing to gradually implement identified improvements.
- Plant more trees in the town centre to create shade.
- Continue to build footpaths throughout the town.
- Work with the BGLC to explore options to provide cultural interpretive signage of local plants and animals in language for Kaniva.
- Work with the BGLC to explore options for apprenticeships for local people to upskill in building and construction.
- Investigate opportunities to further explore post contact and Aboriginal heritage sites of significance.
- Design future development, public realm and accessibility improvements to manage the interface with and protect the function of the Western Highway and the rail corridor.

7. MOVEMENT AND TRANSPORT

Key Findings

- Supporting additional provision of electric vehicle charging stations would be beneficial for increasing visitation and encouraging travellers to stop in Kaniva.
- Council could consider improving and expanding trailer and caravan parking spaces.
- Public transport is very limited within Kaniva which reduces the capacity of people to travel to access services and activities.
- The train no longer stops in Kaniva and there is insufficient public transport available for the town with residents reliant on private transport.
- The pedestrian network could be further strengthened to encourage more people to walk.
- The Principal Freight Network for road and rail runs through Kaniva.

Good movement networks allow people to travel safely and conveniently between home, work, school and other important destinations within and between towns. It is important to integrate convenient walking, cycling and public transport routes to local destinations and provide opportunities for planned and incidental physical activity.

Movement networks within a town and connecting out to surrounding towns need to be accessible, safe and reliable. Public transport is very limited within Kaniva which reduces the capacity of people to travel to access services and activities. The primary mode of transport for residents, workers and visitors to Kaniva is via private vehicle. There is an EV charging station on Madden Street North.

7.1 Public Transport

Kaniva is on the Western Highway and has an infrequent bus service to Horsham that runs once a week. A daily bus service also runs in both directions along the Western Highway all the way through to Adelaide and Melbourne. Kaniva is on the Serviceton line, between Melbourne and Adelaide however the train no longer stops at Kaniva. Despite community interest in reinstating a railway

station, the Victorian Government has indicated no intention to construct a new station. This leaves the community largely reliant on private vehicles for transport to and from the town.

Local and community transport services support people that may have difficulty accessing the public transport system, or where there is no or limited public transport available in their community. Both the Victorian and Commonwealth Governments support community transport through part funding and coordination support for those unable to use public transport.

DTP has a role to support better connections between public and local transport to improve access particularly for those in rural areas. Improving access includes for education and employment purposes, social access as well as health care needs and enabling ageing in place. Community transport services and increased public transport service provision should be advocated for in the structure plan as public transport is not currently a viable option for residents in Kaniva.

7.2 Freight

The Principal Road and Rail Freight Network runs through Kaniva. The Western Highway is the main truck route between Melbourne and Adelaide through to Perth. The train line is part of the main freight network across Australia linking Melbourne through to Perth. The road and rail line facilitates the movement of a significant volume of freight across Australia...Both the Western Highway and railway line are 24 hour freight corridors, with significant movements occurring late at night. This can have potential amenity (noise) and safety impacts for the local residents. There are a large number of freight vehicles operating on the Western Highway which will require specifically designed rest areas to accommodate them. The rail crossing at Farmers Street needs to be improved to allow for easier freight access.

7.3 Pedestrians

There are opportunities to provide better pedestrian linkages in and around Kaniva to allow people to walk between the health and wellbeing precinct, the recreation reserve and Kaniva College. These areas then need to connect back to the town centre via a pedestrian network.



Shared Footway Signage Kaniva

Implications for the Structure Plan:

- Investigate the ability to provide local bus service to key services within Kaniva and to other nearby towns such as Horsham, Nhill and Edenhope.
- Advocate to the State Government for increased public transport to and from Kaniva.
- Identify suitable locations for the provision of electric vehicle charging stations.
- Consider upgrading and expanding trailer and caravan parking spaces to encourage people travelling through Kaniva to stop.
- Upgrade footpaths to allow more people to walk in and around Kaniva.
- Consider how to minimise the impacts of the freight movements through the Kaniva commercial and civic centre.
- Improve rail crossings to improve safety and to encourage further uptake of land in the industrial precinct.
- Investigate specifically designed rest areas that can accommodate freight vehicles that operate on the Western Highway.

8. COMMUNITY INFRASTRUCTURE

Key Findings:

- Community infrastructure refers to places and spaces that provide for service delivery, social and community activities, sports, education and emergency relief. Community infrastructure facilitates opportunities to develop and build community relationships and cohesion.
- Kaniva has a supply of community infrastructure some of which is no longer fit for purpose.
- The existing community infrastructure is limited by its single-use – it is not flexible and adaptive and limits the types of activities that can occur.
- Places to meet in town are an essential part of community life and maintaining their accessibility for an ageing population will be important.
- Kaniva has excellent sporting facilities; the hub is a key facility and the usage of this should be maintained.
- Groups and associations are finding it difficult to maintain the physical asset base, to attract and retain volunteers, and to provide their members with the facilities and access they expect.
- There is a strong base of community leaders who are focussed, determined and passionate, but who are facing increasing pressures relating to volunteer decline, limited funding, and increasing workloads and accountability.
- The Kaniva Shire Hall is a priority project to upgrade and enhance the existing facilities, including flexible meeting spaces for community use.
- There are limited places for young people to meet; Kaniva has a skate park but there is a lack of designated youth space.

8.1 Town Centre Facilities

Kaniva has community infrastructure in close proximity to the residential and commercial centre. Community infrastructure supports smaller communities outside of Kaniva, but many local people travel away from Kaniva to access community infrastructure, including to Horsham and Nhill. The Kaniva hospital provides urgent care, acute care, residential aged care and community health services and is located at 7 Roache St.

Kaniva has a skate park but there is a lack of designated youth space. While this demographic is not growing, there were 65 young people living in town at the time of the last census. Providing facilities that are interesting and accessible for young people will reduce the need to travel for some activities. The exact nature of the facilities needs to be developed in consultation with local young people.

A number of community facilities should be rezoned to reflect their public ownership including the Shire Hall, Council offices and the kindergarten.

8.2 Early Year Education

The Kaniva Kindergarten provides pre-school education services and is located at 23 Baker St. The current kindergarten facilities are not large enough to deliver on the upcoming kindergarten reforms and there is limited room for expansion. Moving the kindergarten to the school site would allow for kindergarten expansion and has the potential to keep the school numbers to a viable level. This would also free up space in the current facilities for additional childcare and playgroups to support young families. The Victorian Government supports kindergartens on or adjacent to school sites but funding would be required to build a new facility.

8.3 Education

Kaniva College is a P-12 Government school located at 2 Farmers Street and one of three P-12 schools in the Shire. The school would benefit from being brought into the settlement boundary, appropriately zoned and having some additional housing nearby. This would provide housing for families that could then easily access the school via walking or cycling well accessed by other services and facilities. This would better embed the school into the town.

8.4 Open Space

The Kaniva Wetlands and Fauna Park is a popular spot with locals and visitors. The Wetlands and Fauna Park was upgraded in 2018/19 as part of a community partnership project instigated by Kaniva & District Progress Association. Council has proposed to upgrade the Kaniva Town Walk, a town discovery and fitness loop, starting at the Kaniva Fauna Wetlands Park and connecting back to the town centre. See the Kaniva Trail Network Concept Plan in **Figure 25**.

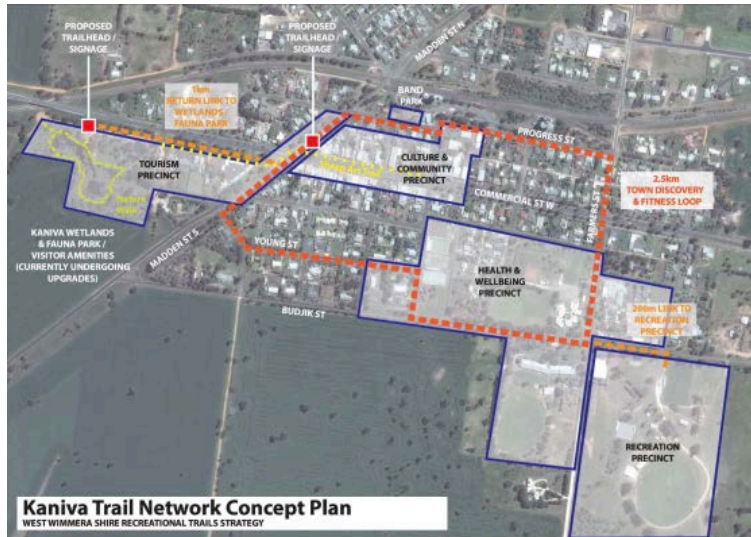


Figure 25: Land Tenure and Management, Sport and Recreation facilities, Kaniva
(Source: West Wimmera Recreational Trail Strategy – Volume 1: The Strategy November 2018)

8.5 Sport and Active Recreation

Sport and active recreation is an integral part of the community in Kaniva. It is essential for health, physical and mental wellbeing, the sense of belonging and connection to each other. Sport and active recreation contributes significantly to the liveability of Kaniva and is underpinned by a network of local facilities, opportunities to participate and a strong volunteer culture.

There is a Recreation Reserve that houses active sports groups including cricket, hockey, football and netball. There is also a tennis club, bowls club and a rifle range. The Kaniva swimming pool should soon be upgraded to include a splash park subject to funding. The Gun Club is located in the north west corner of the airstrip. The Kaniva Recreation Reserve Strategic Masterplan has recently been completed and adopted by Council. This will guide the future management of this key asset in the town.



Kaniva Recreation Reserve

Table 9 includes a list of potential upgrades and improvements for Kaniva that have been consolidated from existing strategies and community feedback as part of the WWSC Sport and Active Recreation Strategy 2024-2034. Many of these will benefit not only residents of the town but also the region and visitors.

The many open spaces and sports and recreation facilities throughout the town should be rezoned to reflect their current ongoing uses and minimise unnecessary permit requirements.

Figure 26 depicts Crown Land in Kaniva.

Table 9: Potential Upgrades and Improvements for Kaniva Open space and Sporting Facilities

Facility	Potential Upgrades and Improvements	Current Status
Band Park play space	<ul style="list-style-type: none"> Upgrade play equipment 	<ul style="list-style-type: none"> Play equipment not yet funded. There have been upgrades to the toilet facilities, fencing and paths. Funding announced to cover both projects.
Kaniva bowls and croquet green	<ul style="list-style-type: none"> Upgrade bowling green Upgrade facility to be accessible for all Upgraded lights for green 	<ul style="list-style-type: none"> Not yet funded.
Kaniva Community Indoor Sporting Complex	<ul style="list-style-type: none"> Review management of stadium Upgrade gymnasium equipment Upgrade energy efficiency (heating & cooling) Upgrade mezzanine floor and railing to current safety standards 	<ul style="list-style-type: none"> Not yet funded
Kaniva Golf Course	<ul style="list-style-type: none"> Upgrade building to be accessible for all and energy efficient. Improvements to water system to save power costs 	<ul style="list-style-type: none"> Not yet funded
Kaniva Gun Club	<ul style="list-style-type: none"> Upgraded facilities and trap house infrastructure 	<ul style="list-style-type: none"> Not yet funded
Kaniva Memorial Swimming Pool	<ul style="list-style-type: none"> Develop splash park Upgrade changerooms to all accessibility Improve access to pool Upgrade filtration and water & energy management system 	<ul style="list-style-type: none"> Not yet funded
Kaniva tennis courts	<ul style="list-style-type: none"> Upgrade Court surfacing Amenity upgrades Lighting upgrades 	<ul style="list-style-type: none"> Not yet funded
Kaniva Recreation Reserve	<ul style="list-style-type: none"> Update Master plan for the Kaniva Recreation Reserve Design and install lighting for hockey fields Design and construct hockey change room facility Upgrade Hockey field surfaces and fencing Upgrade netball courts and lighting Upgrade public toilets Design & construct netball change rooms, possibly including tennis Construct junior footy oval Design and construct cricket training nets 	<ul style="list-style-type: none"> Master plan completed .
Kaniva Wetlands & Fauna Park	<ul style="list-style-type: none"> Additional play equipment Extend walking trail Review long term management of fauna park 	<ul style="list-style-type: none"> Not yet funded
Rogerson Street Playground	<ul style="list-style-type: none"> Install toilet Install BBQ and shelter 	<ul style="list-style-type: none"> Not yet funded
Location Yet to Be Determined	<ul style="list-style-type: none"> Construct a specialised pump track for cycling, skateboarding, scootering, and other wheeled sports. Construct a dog park Construct a Changing Places Facilities and specialised accessible toilet facility. 	<ul style="list-style-type: none"> Pump track being included in the Recreation Reserve Masterplan, not yet funded for track itself. Dog park funded, and is proposed to be located at the Kaniva Wetlands and Fauna Park. Changing Places Facilities still in concept stage no funding received



Figure 26: Crown Land in and around Kaniva



(Source: WWSC Sport and Active Recreation Strategy 2024-2034)

Kaniva Bowling and Croquet Club

Implications for the Structure Plan:

- Explore increasing the capacity of facilities to deliver kindergarten and other children's services.
- Explore creating spaces for young people to meet to avoid having to leave the town for social activities.
- Explore opportunities to co-locate play spaces and toilets, making them more usable and increasing the time families and visitors spend there.
- Minimise potential off site impacts from recreation facilities onto sensitive uses and future residential encroachment.
- Consider expanding the township boundary to include the school and the recreation reserve and consider applying appropriate zones to reflect the ongoing use of these sites.
- Implement the Kaniva Recreation Reserve Strategic Masterplan.

9. PHYSICAL INFRASTRUCTURE

Key Findings

- Potable drinking water is to be available soon for the town via a connection to the Wimmera Mallee Pipeline.
- The town has a gravity reticulated sewerage system. Enhancements to the wastewater treatment plants may be required to support growth of the town.
- Reticulated gas is not available which means that residents of the town will continue to be reliant on electricity for their future energy needs.

9.1 Infrastructure Services

Reticulated gas is unavailable in Kaniva but household LPG gas bottles are available. The Victorian Government's announcement in 2024 that no new developments will be connected to gas means the town's residents will need to rely on electricity to meet their energy needs. Opportunities for microgrids and community batteries could be explored.

The Victorian Government is supporting and developing microgrids. A microgrid is a small 'subset' of the electricity grid that provides energy generation and storage to properties at a local level. It can incorporate renewable energy generation from solar panels or wind turbines as well as battery energy storage.

Some microgrids can operate independently of the grid during power outages (also referred to as islanding), which can be particularly helpful for communities in regional and rural settings. A community battery is another option for Kaniva that could be explored further in a suitable location. This could provide an electricity storage system that would enable Kaniva to generate, store and consume its own renewable energy, increasing the town's resilience.

Access to the NBN is available in Kaniva but could be significantly improved.

9.2 Water

Drinking water will soon be made available for the town via a new Wimmera Mallee Pipeline from Nhill. Water is available for industrial uses however industrial customers need to pay a fee to meet the building code's requirements.

9.3 Wastewater Disposal

There is a gravity sewer system in Kaniva to treat wastewater. However, the capacity of the wastewater treatment plants needs to be increased to support growth in the town. Some homes remain on septic tanks and are not connected to the sewage treatment system. Sewer and infrastructure for the various land parcels are outlined below.

- Budjik Street, adjacent to the College, will struggle to be serviced by the existing sewer infrastructure given the land falls to the south-west. This and the broader area east of South Kaniva Road would require new sewer mains that flow to the south-west towards the southern sewer treatment plant.
- Roach Street and Progress Street and further development east will likely struggle to be serviced by gravity sewer given the fall of the land. Servicing would require further consultation with GWMWater.
- At Paterson Street and Kelly Street, the fall of land is favourable for gravity sewer reticulation, making this particular development easier to service by sewer. Sewer could be designed to connect to infrastructure in Broughton Road.
- West of South Kaniva Road, servicing of this land is partially feasible by gravity in line with the fall of the land, but would require further consultation with GWMWater to determine technical options. Given the proximity to the sewer treatment plant, there are also considerations regarding planning buffers that would impact development. However, the impact this will have, and the necessary augmentations and contributions triggered by this, will be dependent on the demand being added.

Council developed an Onsite Wastewater Management Plan (OWMP) to assist with the efficient and effective regulation of onsite wastewater management (OWM) within the Shire to minimise the potential risk posed by effluent upon public health, the physical environment and local receiving environments.

Several key issues have been identified in the OWMP:

- Failing OWM systems having the potential to be harmful to the health of residents and can pollute the environment.
- Small lots and poorly draining clay soils limiting the effectiveness of OWM systems in townships.

- Many larger operations (pubs, restaurants, etc.) have insufficient area to treat wastewater within their property boundaries.
- There is a trend of split wastewater treatment with greywater treatment and discharge to street drainage or onsite irrigation.
- Physical environments may limit the effectiveness of OWM systems within the Shire and therefore many systems may require a high level of design and management to ensure each OWM system is sustainable.

Figure 27 shows land parcels in Kaniva that are sewered and **Figure 28** shows the sewer and urban water mains in Kaniva.

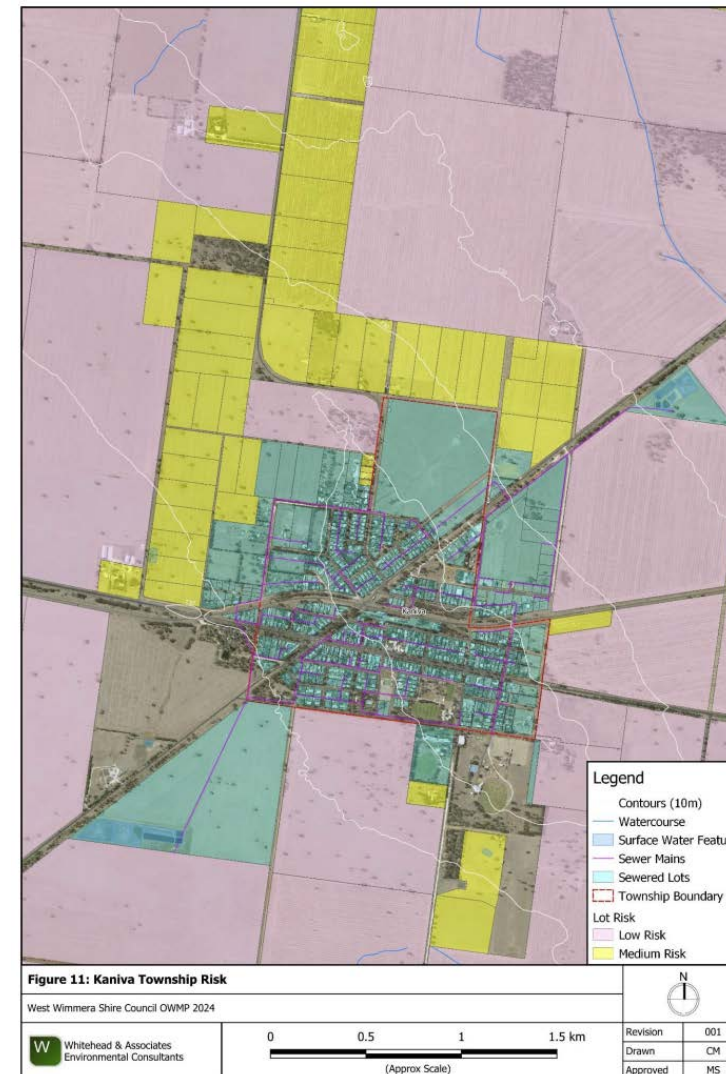


Figure 27: Sewered Land in Kaniva

(Source - West Wimmera Shire Council Onsite Wastewater Management Plan 2024)

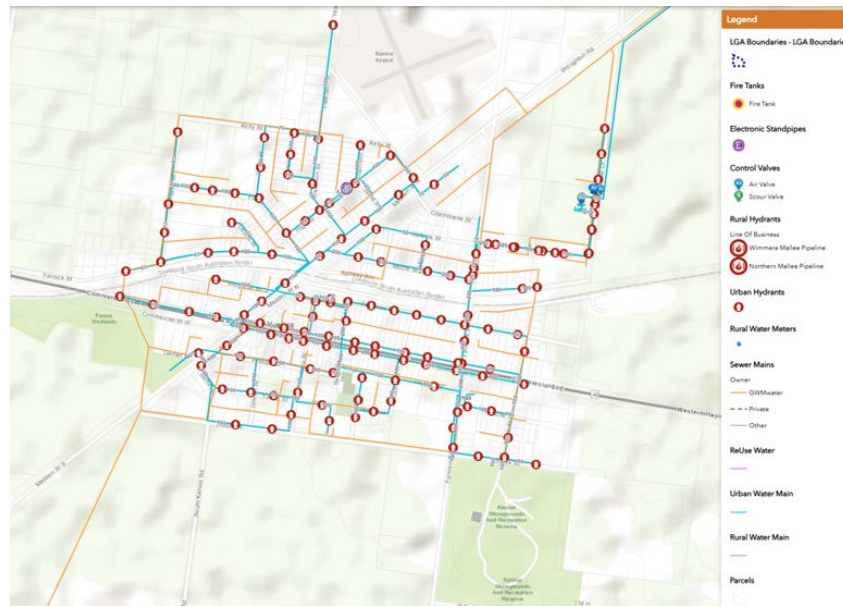


Figure 28: Urban Water and Sewer Mains in Kaniva

(Source – Interactive Map of GMMWater Assets)

Implications for the Structure Plan

- Plan for the growth opportunities provided by potable water which may attract further industrial and commercial investment and residential development in the town.
- All land parcels in Kaniva including residential, commercial and industrial zoned land should be connected to the reticulated sewage system.
- Work with Grampians Wimmera Mallee Water (GMMW) to identify the buffer area required around the Sewage Treatment Plants in conjunction with the EPAV to ensure this outcome feeds into the final Kaniva Structure Plan.
- Ensure the finalised buffer areas are incorporated into the West Wimmera Planning Scheme via appropriate planning overlays such as the Buffer Area Overlay (BAO).
- Continue to work with GMMW to service growth into the south of the town through a dedicated sewerage pump station and rising main back and determine if this requires land to be reserved for this purpose.

10. ISSUES AND OPPORTUNITIES

10.1 Issues and Opportunities for Kaniva

The key implications for the Structure Plan are as follows:

Policy and Planning Scheme Context

- Kaniva is designated as a Town in the Wimmera Southern Mallee Regional Growth Plan and a key service centre in the West Wimmera MPS (confirmed in the draft Small Towns Plan). The structure plan should plan for this outcome.
- The town should continue to provide services for its local community of interest which includes small rural settlements such as Lillimur, Miram, Serviceton and Telopea Downs.
- There are opportunities to improve land use direction in the town through a clearer land use framework and changes to the zones applied to land.
- Undertake a preliminary risk assessment using PPN30 for the former Airstrip Site

Population and Housing

- Kaniva has sufficient land within the current town boundary to meet the likely scenarios for growth, however some existing land may not be available for immediate or timely release for development. Several rezonings are suggested here to provide choice in the local housing market and to maximise growth opportunities being realised, some of which may occur over the medium to long term.
- Infill development should be directed to vacant, underutilised blocks within the town boundary.
- A variety of land offerings tailored for different markets will be required to allow the town to expand beyond the current township boundary.
- There is a need to support medium density housing to meet the needs of an ageing population and to address the key worker housing shortage.
- Encourage smaller lots and two lot subdivisions in the town centre to accommodate an ageing population and demand for smaller lots with good access to services.

- Consider housing recommendations identified in the Housing Blueprint developed by the Wimmera Development Association, 2022 that may be applicable to Kaniva.
- Explore options to work with a housing provider which manages or develops housing for others with the goal of providing affordable or social housing to provide low cost and affordable housing that is priced appropriately for low to moderate income households in the town.
- Explore options to diversify the housing stock and provide townhouses and smaller units to enable people to age in place. This will allow people who wish to downsize from farms to relocate to smaller land holdings close to the town centre while also providing some lower density options.
- Implement Scenario 3 (Growing Population) to allow the town to grow over time.
- Council should investigate the opportunity to develop a workforce training program to support the local industry and community.

Local Economy and Land Use

- The town centre is reasonably well defined. If this is to be differentiated from residential areas, there would be value in setting the town centre in a C1Z to direct all relevant activity to locate within it.
- The boundary of the centre is subject to further community consultation but a starting point for discussion would be the boundary identified in Figure 13: Kaniva Town Centre Precinct Map.
- An eco-tourism strategy could be developed for Kaniva including a plan to service the 'silver economy'.
- The Kaniva Wetlands and Fauna Park is a great attraction for tourists and could be better signposted and promoted to attract more visitors.
- Bird watching and ecotourism could be a major attraction for tourists and should be explored further.
- Kaniva could promote itself further as the gateway to Victoria.
- Promote and encourage business operators to upgrade and expand existing local accommodation offerings.

- Create more short-term accommodation options for new and seasonal employees in the town.
- Investigate options for on-farm accommodation for farm workers.
- Investigate upgrading and expanding caravan park accommodation to provide more accommodation options.
- Overnight accommodation offerings could be expanded and upgraded to attract more tourists and visitors to the town.
- Develop a strategy to attract local entrepreneurs to Kaniva to expand the local food offerings.
- No further industrial zoned land will be required to accommodate expected development over the period to 2041.
- In the event that there is unexpected demand that the existing stock of industrial land cannot accommodate, a location adjacent to the existing industrial precinct should be preferred in order to restrict off-site impacts and to make use of the existing industrial infrastructure. This may require investigating and rezoning farmland to the east of the existing precinct.
- The railway crossing on Farmer Street is not well-constructed for industrial traffic or pedestrians and this should be investigated further.
- Review nearby existing industry and identify recommended separation distances in accordance with the EPA Separation Distance Guidelines 2024 in the NRZ and IN3Z.

Landscape and Environment

- Kaniva has limited stormwater management issues.
- New development should comply with stormwater management requirements as set out in the VPPs.
- Industry runoff into the wetlands could be a potential pollution problem.
- Housing should be directed away from areas subject to the overland flow of stormwater.
- Areas of environmental significance need to be better understood and should be protected from future development.
- Bushfire risks have been mapped for the town and housing must be directed away from areas at high risk of bushfire.

- The 'most suitable' locations where future development should be preferentially directed are areas within, or immediately adjacent to, the main township area.
- Kaniva is subject to increased climate variability and will need to develop mitigation strategies and improved infrastructure to improve resilience.
- Investigate options for a perimeter road to the north and west of the town.

Urban Design Built Form and Heritage

- Advocate for external grant funding for streetscape improvements while continuing to gradually implement identified improvements.
- Plant more trees in the town centre to create shade.
- Continue to build footpaths throughout the town.
- Work with the BGLC to explore options to provide cultural interpretive signage of local plants and animals in language for Kaniva.
- Work with the BGLC to explore options for apprenticeships for local people to upskill in building and construction.
- Investigate opportunities to further explore post contact and Aboriginal heritage sites of significance.
- Design future development, public realm and accessibility improvements to manage the interface with and protect the function of the Western Highway and the rail corridor.

Movement and Transport

- Investigate the ability to provide a local bus service to key services within Kaniva and to other nearby towns such as Horsham, Nhill and Edenhope.
- Advocate to the State Government for increased public transport to and from Kaniva.
- Identify suitable locations for the provision of electric vehicle charging stations.
- Consider upgrading and expanding trailer and caravan parking spaces to encourage people travelling through Kaniva to stop.
- Upgrade footpaths to allow more people to walk in and around Kaniva.
- Consider how to minimise the impacts of the freight movements through the Kaniva commercial and civic centre.

- Improve rail crossings to improve safety and to encourage further uptake of land in the industrial precinct.
- Investigate specifically designed rest areas that can accommodate freight vehicles that operate on the Western Highway.
- Both the Western Highway and railway line are 24 hour corridors, with significant movements occurring late at night. This can have amenity impacts (noise) and safety impacts.

Community Infrastructure

- Explore increasing the capacity of facilities to deliver kindergarten and other children's services.
- Explore creating spaces for young people to meet, to avoid having to leave the town for social activities.
- Explore opportunities to co-locate play spaces and toilets making them more usable and increasing the time families and visitors spend there.
- Minimise potential off site impacts from recreation facilities onto sensitive uses and future residential encroachment.
- Consider expanding the township boundary to include the school and the recreation reserve and consider applying an appropriate zone to reflect the ongoing use of these sites.
- Implement the Kaniva Recreation Reserve Strategic Masterplan.

Physical Infrastructure

- Plan for the growth opportunities provided by potable water, which may attract further industrial and commercial investment and residential development in the town.
- All land parcels in Kaniva including residential, commercial and industrial zoned land should be connected to the reticulated sewage system.
- Work with Grampians Wimmera Mallee Water (GWMW) to identify the buffer area required around the Sewage Treatment Plant in conjunction with the EPAV to ensure this outcome feeds into the final Kaniva Structure Plan.
- Ensure the finalised buffer areas are incorporated into the West Wimmera Planning Scheme via appropriate planning overlays such as the Buffer Area Overlay (BAO).

- Continue to work with GWMW to service growth into the south of the town through a dedicated sewerage pump station and rising main back and determine if this requires land to be reserved for this purpose.

The findings from this background report can be distilled into key issues and opportunities for Kaniva as summarised in **Figure 29**.

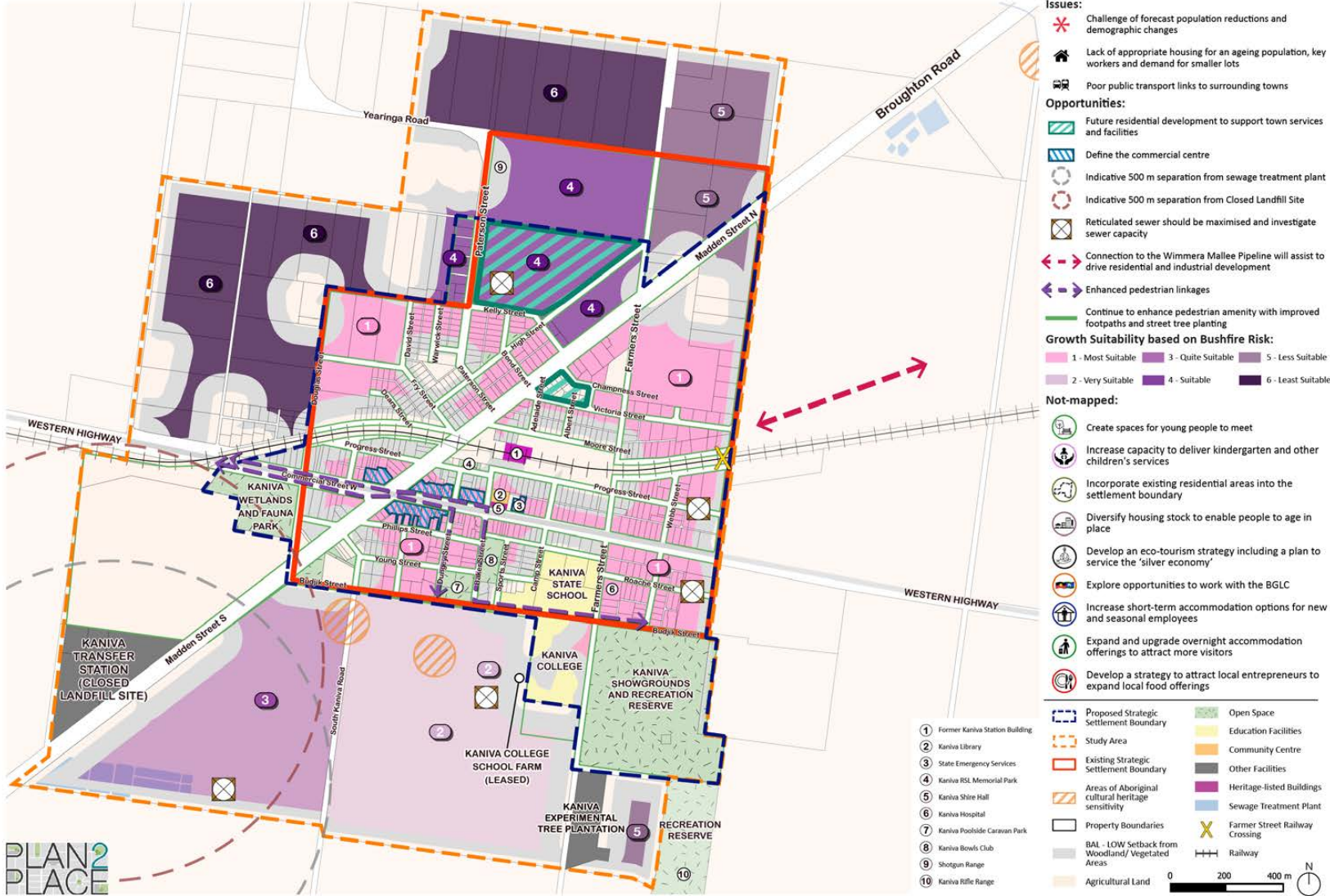


Figure 29: Issues and Opportunities for Kaniva

11. BOUNDARY ASSESSMENT

Kaniva Boundary Assessment

Defining the extent of the township is a key task in the development of a structure plan and should be guided by an assessment undertaken against the criteria set out by the Victorian Government.

Planning Practice Note 58 - Structure Planning for Activity Centres (PPN58) sets out criteria to be used to determine an activity centre boundary in a structure plan. This has been adapted to the township context for this town structure plan. **Table 10** provides an analysis of the township boundary assessed against guidelines in PPN58. The spatial outcome of this assessment is shown in **Figure 30** with a proposed township boundary including any areas proposed for inclusion or removal from the town boundary.

Table 10: Township Boundary Assessment

Boundary Criteria:	Assessment/Response:
<i>Consider the following issues in determining the potential location of a township boundary:</i>	
The location of existing commercial areas and land uses	There is a commercial area along Commercial Street, between Madden Street and Baker Street. These uses in this area are centrally located within Kaniva, within the existing town boundary. Kaniva is predominantly zoned TZ with zoned industrial areas to the north-east.
The location of existing government and institutional areas and land uses	Kaniva has one educational institution being the Kaniva College (a P-12 Government school) located at 2 Farmers Street, The Kaniva hospital provides urgent care, acute care, residential aged care and community health services and is located at 7 Roache St. These land uses should be retained in the town boundary as they are needed for the local community. The township boundary should be extended to include the Kaniva College parcel of land. There are council services including a hall, library, kindergarten and early learning centre located on the corner of Commercial Street and Baker Street. These facilities are near the centre of the town and are well-located. The Kaniva CFA, Victoria State Emergency Services Annex, Police Station and three churches are also located near the council buildings.
The location of existing areas of public open space	The Kaniva Wetlands and Fauna Park is a popular spot with locals and visitors and should be included in the town boundary to recognise its important recreation and tourism role. The Kaniva Showgrounds and Recreation Reserve provides an important community function and is currently outside the town boundary and should be included.
Commercial and residential needs	<p>The town centre is reasonably well defined. If the TZ is to be differentiated, there would be value in setting the town centre in a Commercial 1 Zone (C1Z) to direct all relevant activity to locate within it. This would encourage a walkable centre, creating economies of scale and scope for all activities in the centre with a zone that supports this.</p> <p>The residential and commercial areas of the town are currently zoned TZ. If more appropriate zones were to be introduced, it would be a straightforward matter to identify an appropriate area for the C1Z to cover the town centre.</p> <p>There is one vacant parcel of land in the main commercial centre and multiple building vacancies. To allow room for growth, a commercial zone could be extended to include vacant land to the east of the police station as far as 85 Commercial Street.</p> <p>There are retail and commercial services in Kaniva along Commercial Street. No further industrial zoned land will be required to accommodate expected development over the period to 2041. There is potential for housing to intrude into the precinct via the TZ and this is already happening. It would be best to exclude housing in order to allow freedom of operation for the industrial activities as much as possible. One solution would be to rezone the adjacent allotments that already have industrial activities to IN3Z.</p>
Environmental and stormwater constraints	Kaniva has limited overland flow of stormwater. Industrial runoff into the wetlands could be a potential pollution problem. Kaniva has no flood overlays.

Boundary Criteria:	Assessment/Response:
	<p>Areas of environmental significance should be protected from future development. Areas of environmental significance adjacent to the town boundary need to be better understood.</p> <p>Bushfire risks have been mapped for the town in the report prepared by Terramatrix. Housing must be directed to areas at low risk of bushfire. The 'most suitable' locations where future development should be preferentially directed, in areas within or immediately adjacent to the main township area. It is noted that growth opportunities in the 'most suitable' ranked areas may be limited to infill development, or to three other locations to the north-west, north-east and south of the existing township/residential area. The area to the north of the town is identified as least suitable from a bushfire perspective and should be removed from the town boundary. It is also agricultural land.</p>
Heritage constraints	The Heritage Overlay is applied to three sites in Kaniva and has limited implications for the township boundary.
Availability of strategic redevelopment sites, both existing and potential	<p>Assessment has revealed that no further industrial zoned land will be required to accommodate expected development over the period to 2041. In the event that there is an unexpected demand that the existing stock of industrial land cannot accommodate, a location adjacent to the existing industrial precinct should be preferred in order to restrict off-site impacts and to make use of the existing industrial infrastructure. Land surrounding the rail corridor is presently under-utilised and may be available for redevelopment, subject to engagement with the Victorian Government.</p> <p>Land bounded by Victoria Street, Champness Street and Madden Street North is a strategic site that is ready for redevelopment.</p> <p>It is not clear whether the individual vacant lots or the unsubdivided land on the fringe are available for development. Nevertheless, it is prudent to identify a range of possible development fronts around the town in order to prevent monopolisation of the available land.</p> <p>The calculation of notional lot capacity assumes that the average size of lots in the Township Zone parcels will be 1,000 sqm. This is in keeping with the existing housing lot pattern of the town, although even more lots could be produced if the average size was reduced to, say, 800 sqm.</p> <p>The land north of Kelly Street and west of Paterson Street is assumed to have a lot size of 2,000 sqm, in keeping with other housing lots in the immediate area. These larger rural residential lots would provide a degree of choice for new residents and may be especially attractive for those moving into town from surrounding rural areas.</p> <p>The notional development capacity of the town – 225 lots - exceeds the anticipated demand under the housing growth scenarios– demand for 117 lots over the period to 2041 under the most optimistic growth scenario. The development capacity would be increased further if average lot sizes were decreased and/or if multi-unit development was encouraged to provide multiple smaller dwellings on some lots that would be suitable for smaller or temporary households. Given that no guarantees exist that any or all of these sites will be made available for development, they exist as options to pursue, which will be further refined by subsequent reviews of the West Wimmera Planning Scheme and this Structure Plan.</p> <p>Kaniva has sufficient housing land to meet the likely scenarios for growth. Bringing that land to market may rely on Council leveraging its ownership of land in the north of the town which was formerly used as an airstrip. Planning for development of existing housing lots in the town would need to encourage the provision of smaller homes to accommodate the growing demand from older singles and retirees. Several rezonings are suggested to provide choice in the local housing market.</p> <ul style="list-style-type: none"> • Infill development should be directed to vacant, underutilised blocks within the town boundary. • A variety of land offerings tailored for different markets will be required to allow the town to expand beyond the current township boundary. • There is a need to support medium density housing to meet the needs of an ageing population and to address the key worker housing shortage.

Boundary Criteria:	Assessment/Response:
<p>The location of residential areas, including whether they provide significant redevelopment opportunities or constraints for the township</p>	<p>Currently around 98 per cent of occupied dwellings in Kaniva are separate houses, mostly on blocks of between 700 to 2,000 sqm with 1,000 sqm being the most common size. The remaining 2 per cent of dwellings are townhouses or apartments, most of which are in a single development. The majority of current dwellings are owner-occupied, with only 18 per cent being rented or occupied with some other type of tenure.</p> <p>Plan for Victoria sets out a housing target of 200 dwellings for West Wimmera by 2051. Kaniva could absorb a significant proportion of the targeted growth, perhaps 90 dwellings by 2051. There is an existing and potential supply of housing lots within and adjacent to the current town boundary to accommodate the forecast decline in the number of people per household and an increase in vacancy rates. These comprise:</p> <ul style="list-style-type: none"> Existing sub-divided house lots that are empty, of which there are currently 20-25; these are generally in the 800-1,500 sqm size range and could accommodate single houses or multi-unit developments. <p>Unsubdivided land in Township Zoning on the fringes of the township including land occupied by the little-used airstrip owned by the Council. Land that is adjacent to the existing town boundary in the northwest of the town on Paterson Street. A further consideration is that demand for new dwellings is likely to be for older age groups. Many of these people will prefer to be in smaller homes close to the services of the hospital and the town centre. There are some vacant lots among the existing development where there is potential to encourage redevelopment at higher densities. Sites 1, 3, 4, 5, and 6, identified in Figure 10 have merit and should be considered for future development. Site 2 is largely constrained and fragmented and does not easily lend itself to further development.</p>
<p>Consideration of physical barriers and opportunities for their improvement</p>	<p>The Western Highway is a major through route and the commercial activities on the northern and southern side of the road are accessed via two service roads, each separated from the Highway by a median strip. This creates a barrier between the two sides of the main street.</p> <p>The rail line running through Kaniva limits movement between the north and south sides of Kaniva, however the street layout to the north assists in reducing the impact of a limited number of rail crossings.</p> <p>The railway crossing on Farmer Street is not well-constructed for industrial traffic and could present a barrier to businesses investing in the industrial precinct.</p>
<p>Proximity to public transport, especially fixed rail (train or tram)</p>	<p>Kaniva has limited access to public transport with an infrequent bus service that travels to Horsham. While there are train services between Melbourne and Adelaide, these do not stop at Kaniva. An infrequent coach bus service is provided stopping in Kaniva.</p>
<p>The location of existing and potential transport infrastructure including fixed rail, buses, bicycle paths, car parking areas and modal interchanges</p>	<p>Public transport is very limited within Kaniva however the site of the former train station remains in public ownership and could facilitate reinstatement of passenger services at some point in the future. In the interim, increases to public transport frequency or commencement of a community bus service, departing from the commercial centre would assist with improving access. Strengthening the provision of electric vehicle charging stations would also be beneficial. Council could also consider the provision of improved trailer and caravan parking spaces.</p> <p>There are opportunities to provide better pedestrian linkages in and around Kaniva to allow people to walk between the town centre and out to the health and wellbeing precinct, the recreation reserve and to Kaniva College. There are opportunities to create an on road cycling network along the residential streets in Kaniva off the Western Highway where the through flow of trucks in the central carriageway makes it unsafe for cycling. There may also be opportunities to provide an offroad cycling network linking open space areas and the Kaniva College to residential areas.</p>
<p>Consider the following issues in determining the potential location of a township boundary:</p>	
<p>Walkability – opportunities to provide for and improve walkability within 400 to 800 metres from the core of the centre</p>	<p>There is an opportunity to improve the walkability of the town centre due to its compact layout and flat topography, with most essential amenities located along Commercial Street. Kaniva is a relatively small town and the distance between most amenities and services in the town is walkable within 400 to 800 metres. Providing safe pedestrian crossings over Commercial Street and across the train line will be important moving forwards. There are few walking connections to open space areas. Providing infrastructure such as footpaths and safe pedestrian crossings will help to encourage people to walk in and around Kaniva.</p>
<p>Consistency with State policy</p>	<p>The proposed boundaries are consistent with the state policy framework, such as Clauses 11.01-1S and 11.02-1S, as the proposed boundaries provide opportunities for growth in existing town area, logical expansion of the town and also supports limiting natural hazards.</p>

Boundary Criteria:	Assessment/Response:
Consistency with local policy and a Municipal Planning Strategy (MPS) where relevant	The Kaniva township boundary is consistent with the Council’s MPS and local planning policy framework, particularly Clauses 11.01-1L, 11.02-1L and 11.02-3L which provide guidance on investigation areas for new development and to ensure that development is sequenced logically ensuring infrastructure service provision can be provided.
Impacts of the boundary on other township boundaries.	There is sufficient separation between Kaniva and other towns in the region, such as Nhill, Goroke, Edenhope and Serviceton and larger towns such as Horsham.
<i>In setting a boundary for a township include:</i>	
Sufficient land to provide for the commercial (retailing, office, fringe retailing and support activities such as entertainment) activities needed over a 15 to 20 year time frame and then into the 30-year horizon	Any new commercial uses are likely to be accommodated within the existing vacant and underutilised space in the town centre. There is value in concentrating commercial activity in the town centre to create a walkable centre, capitalising on the existing infrastructure and improving the level of foot traffic for all businesses. If a significant new activity was to locate in the town centre there are two vacant sites that could be utilised if available and some premises that could be redeveloped.
Residential areas that are integrated into the township or surrounded by other uses that have a strong functional inter-relationship with the township even where limited development opportunities exist	Future housing will be constructed on land that remains so far undeveloped. The unsubdivided land in the TZ provides the largest resource for housing development. This land is inside the current township boundary. There is sufficient land available within the proposed town boundary to meet the likely scenarios for growth. The disused Kaniva airstrip is owned by Council and would be well placed to be utilised for the provision of smaller homes to accommodate the growing demand from older singles and retirees as well as the area of land on the west side of Paterson Street, north of Kelly Street. It is recommended that only the southern half of the airstrip site be included in the township boundary. The northern part of site is deemed less suitable for housing as it faces north and is not a preferred site from a bushfire management perspective.
Key public land uses that have or are intended to have a strong functional inter-relationship with the township even where there are no or limited redevelopment opportunities	Kaniva College which lies on the southern boundary of the town should be included in the township boundary.
Public open space areas that have or are intended to have a strong functional inter-relationship with the township.	The Kaniva Showgrounds and the Recreation Reserve play a crucial role in Kaniva for recreational activities. There are also opportunities for the Kaniva Wetlands Fauna Park to be included in the town boundary to recognise its important recreation and tourism role.
<i>In setting a boundary for a township, generally exclude:</i>	
Residential land encumbered by significant constraints located at the edge of the township.	Some of the growth constraints, such as BMO and LSIO, do not apply to Kaniva, meaning that there is little constraint on development.

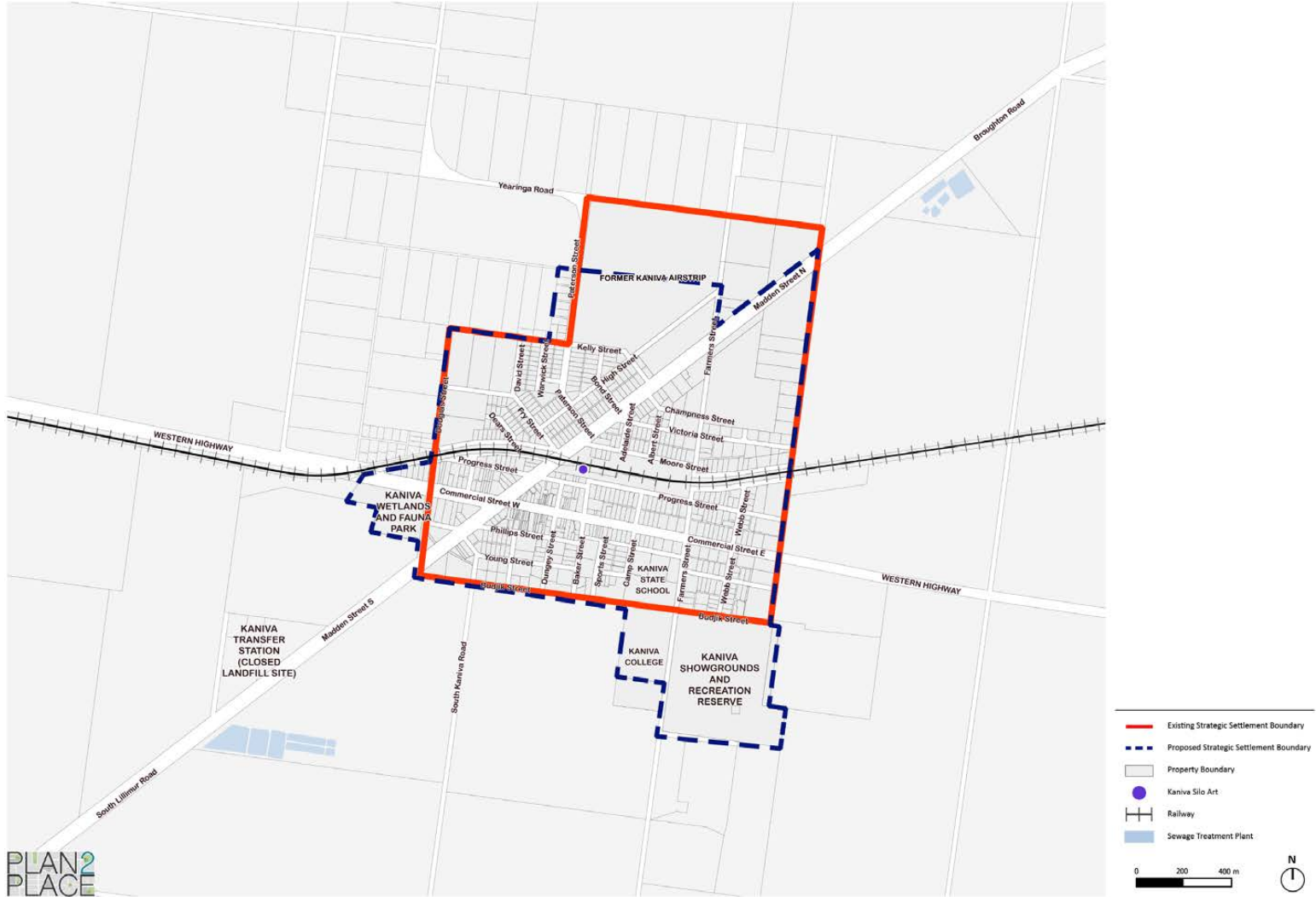


Figure 30: Kaniva Proposed Settlement Boundary

APPENDIX A – VICTORIA PLANNING PROVISIONS

Municipal Planning Strategy

Clause 02.03-1 Settlement outlines that Kaniva functions both as a service centre for the surrounding agricultural area and as a rest stop for travellers on the way to regional destinations and Adelaide. The commercial area is centrally located along the Western Highway, putting it in a prime position to capture freight and logistics-oriented activity. The local community sees the location of the town on the Western Highway and the railway as a major asset, and its location has significantly contributed to the formation of the town's character. Strategic directions related to Kaniva include to:

- Provide sufficient land and direct growth to the major townships of Edenhope, Kaniva, Goroke, Apsley, and Harrow.
- Enhance the roles of the major townships of Edenhope, Kaniva, Goroke, Apsley, and Harrow as the service and business centres for the Shire and as focal points for communities.
- Minimise any detrimental impact of development on the landscape, the environment and existing character.
- Avoid encroachment of residential development on industry.
- Promote Kaniva as a key service centre in the northern part of the Shire for the local and surrounding rural community.

Other clauses from the MPS at 02.03-2 to 02.03-9 include other relevant strategic context and directions for Kaniva but with more general application and less specificity to the town.

Clause 02.04 Strategic Framework Plan identifies the hierarchy of settlement in West Wimmera, identifying Kaniva as a town within this hierarchy.

Clause 11 Settlement

Clause 11.01-1S – Settlement promotes the sustainable growth and development of Victoria to deliver choice and opportunity through a network of settlements. Regions are planned to reinforce settlement boundaries and provide for population growth and development of facilities and services. Growth is directed into existing settlements supported by a network of major and neighbourhood activity centres and townships of varying size, role and function. Urban

consolidation is encouraged with density that supports sustainable transport and retail, office-based employment and community facilities and services.

Clause 11.01-1R – Settlement supports the role of Horsham as the key population and employment centre for the region. Kaniva is identified as providing local and some sub-regional services. Easy access to housing, education, employment and community facilities is to be provided particularly in Horsham and district towns along with an ongoing supply of infill and greenfield residential land.

Clause 11.01-1L-02 Settlement – Kaniva provides the existing settlement framework for the town. Strategies to the clause seek to encourage development of the Kaniva Industrial Estate that is mindful of residential growth in the town and to retain community and commercial facilities in the town. The Clause 11.01-1L-02 settlement framework for Kaniva is shown in **Figure 31**.

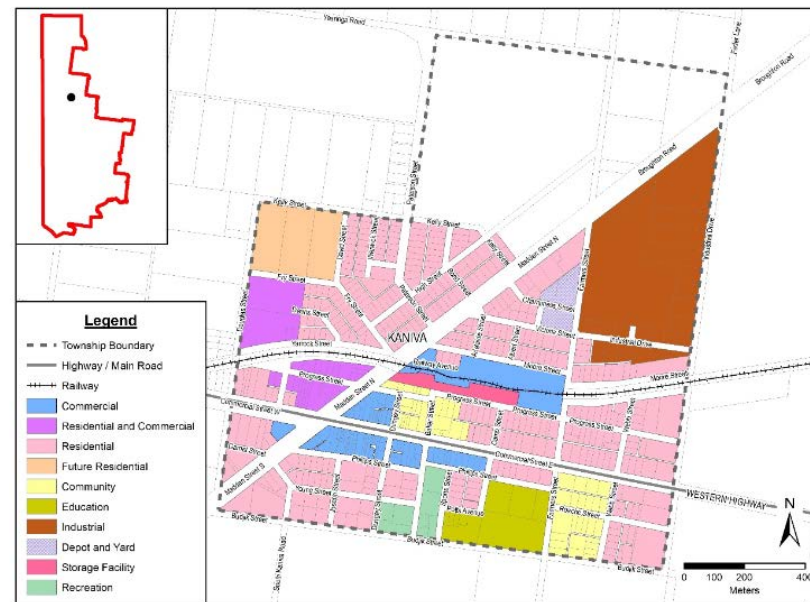


Figure 31: Kaniva Settlement Plan at Clause 11.01-1L-02

Clause 12 Environmental and Landscape Values

Clause 12.01-1S – Protection of biodiversity focuses on protecting and enhancing Victoria’s biodiversity by identifying and strategically planning for the protection and conservation of important areas of biodiversity through recognition of various international conventions.

Clause 12.01-1L – Protection of biodiversity – West Wimmera – seeks to protect the Red Tailed Black Cockatoo and Jumping Jack Wattle habitat within the Shire through clear delineation of boundaries and protection from incursion by adjacent land uses. Planting of native species and management of weeds is encouraged. This clause provides direction on how biodiversity will need to be addressed in Kaniva.

Clause 12.01-2S – Native vegetation management aims to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation by avoiding the removal, destruction or lopping of native vegetation, minimising impacts where vegetation removal cannot be avoided and providing offsets to compensate for biodiversity impacts where vegetation removal is required.

Clause 12.03-1S – River and riparian corridors, waterways, lakes, wetlands and billabongs seeks to protect these areas for their significant economic, environmental and cultural assets by conserving surrounding systems and landscapes and environmental values. Design and development should be sensitively designed to protect the waterway system while recreation and amenity values and a sense of place and landscape are also to be protected.

Clause 13 Environmental Risks and Amenity

Clause 13.02-1S – Bushfire planning prioritises the protection of human life over all other policy considerations, directing growth to low risk locations. It identifies and assesses bushfire hazard, applying the Bushfire Management Overlay and considering bushfire hazard on the basis of the site, neighbourhood and local conditions. Strategies promote future land use and development that will not result in increased bushfire risk to existing and future communities. Any new development in Kaniva must be directed to areas of low bushfire risk.

Clause 13.03-1S – Floodplain management focuses on protecting life, property and community infrastructure from flood hazard along with the natural flood carrying capacity of these areas enabling flood storage to occur. Intensifying

development in areas impacted by the 1 in 100 year flood event is to be avoided including the consideration of cumulative impacts. Any new development in Kaniva will need to be directed to areas of low flood risk.

Clause 14 Natural Resource Management

Clause 14.01-1S – Protection of agricultural land aims to protect the state’s agricultural base by preserving productive farmland. Strategies seek to identify areas of productive agricultural land, including land for primary production and intensive agriculture. This land should be protected from incompatible uses or loss due to changes in land use without considering the economic importance of the land for agricultural production. New housing in rural areas should be avoided by directing housing growth into existing settlements and discouraging development in isolated small lots in rural zones. Agricultural land use, subdivision or development should assess land capability and compatibility between the proposed development and the existing use of surrounding land.

Clause 14.01-1L – Protection of agricultural land – West Wimmera seeks to consolidate land holdings in the Farming Zone to increase economies of scale and ensure viability of farms and ensure a clear link between the need for a dwelling and the agricultural use of the land.

Clause 14.01-2S – Sustainable agricultural land use encourages sustainable agricultural land use and ensuring that agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Clause 14.01-2R – Agricultural productivity – West Wimmera Southern Mallee seeks to support local industries, activities and infrastructure that complements and enhances the region’s agricultural sector and facilitate opportunities presented by the Wimmera Mallee Pipeline.

Clause 14.02-1S – Catchment planning and management aims to protect and restore catchments, waterways, and marine environments. The clause seeks to ensure clean drinking water by safeguarding catchments, considering downstream impacts on water quality, maintaining natural drainage corridors, minimising stormwater runoff, filtering sediment and wastes, enhancing waterway environments during development, and reducing nutrient contributions and sediment discharges. Coordination with catchment

management authorities and designing infrastructure to minimise harm to surface waters and groundwater are also emphasised.

Clause 15 Built Environment and Heritage

Clause 15.01-1S – Urban Design aims to create environments that are safe, healthy, functional and enjoyable with a sense of place and cultural identity.

Clause 15.01-2S – Building Design aims to achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Clause 15.01-3S – Subdivision design – West Wimmera encourages residential subdivision to include permeable fencing of landscaping in areas adjacent to roads and reserves.

Clause 15.01-4S – Healthy neighbourhoods seeks to achieve neighbourhoods that foster healthy and active living and community wellbeing.

Clause 15.01-5S – Neighbourhood character seeks to recognise, support and protect neighbourhood character, cultural identity and sense of place.

Clause 15.01-6S – Design for rural areas seeks to ensure development respects valued areas of rural character.

Clause 15.03-1S – Heritage conservation aims to ensure the conservation of places of heritage significance by identifying and protecting through the planning scheme. Providing protection, conservation and enhancement of significant places and encouraging appropriate development is also identified.

Clause 15.03-2S – Aboriginal cultural heritage conservation aims to ensure the protection and conservation of places of Aboriginal cultural heritage significance by identifying and protecting them through the planning scheme. Providing protection and conservation of both pre-contact and post-contact places and ensuring that permit approvals align with any relevant Cultural Heritage Management Plan are also identified.

Clause 16 Housing

Clause 16.01-1S – Housing supply aims to ensure an appropriate quantity, quality and mix of housing types and lot sizes are provided, with an increased portion of housing provided in established urban areas that are well served by jobs, services

and public transport. Development should provide well designed housing that provides a high level of amenity and provides an adaptable internal design.

Clause 16.01-2S – Housing affordability aims to improve housing affordability by ensuring a continued land supply to meet demand. The policy also aims to facilitate a choice of housing type, tenure and cost in suburbs, activity centres, infill and surplus government land and encourage a significant portion of new development to be affordable for low to moderate income households.

Clause 16.01-3S – Rural residential development aims to manage rural residential development to avoid hindering future urban growth opportunities and discourage reliance on irrigation water supply. The clause advocates for diverse and flexible lot sizes to mitigate low density residential “sprawl”. Existing character, density patterns, site constraints, infrastructure provision and land capability should be considered when determining appropriate lot sizes and development.

Clause 17 Economic Development

Clause 17.01-1S – Diversified economy aims to diversify the economy by protecting existing and planned new employment areas and facilitate regional relationships to harness emerging economic opportunities. Growth is to be facilitated by building on the emerging and existing strengths of the region. Improving access to jobs and supporting rural economies to grow and diversify is also supported.

Clause 17.01-1R – Diversified economy – West Wimmera aims to capitalise on the municipality’s opportunities including agriculture, energy, mining and tourism. Facilitating the use of secure water supplies to develop the economy is also encouraged.

Clause 17.03-1R – Industrial land supply – Wimmera Southern Mallee aims to provide ongoing supply of industrial land particularly in towns including Edenhope and facilitating new opportunities due to the investment of the Wimmera-Mallee Pipeline.

Clause 17.04-1R – Tourism – Wimmera Southern Mallee aims to support and provide direction on the location of tourism development. Facilitating nature based tourism around key attractions including the Little Desert National Park and major lakes is encouraged along with economic opportunities presented by the region’s wetlands and lakes to encourage more tourism.

Clause 18 Transport

Clause 18.01-1S – Land use and transport integration seeks to protect existing and planned transport infrastructure from encroachment and development that could prejudice such development and to plan movement networks and land uses to minimise disruption to residential communities. Strategies also seek to plan for the timely delivery of transport infrastructure to support changing land uses and transport demands, including public transport, walking and cycling within existing urban areas.

Clause 19 Infrastructure

Clause 19.02- 4S – Social and cultural infrastructure aims to ensure a fair distribution of, and access to, social and cultural infrastructure. The clause seeks to identify and address gaps in facilities, encouraging their location in activity centres, and ensuring they are accessible. It emphasises early delivery of social infrastructure in growth areas, adaptable design of community buildings to accommodate changing populations, and innovative service delivery in areas with limited growth.

Clause 19.02-4R – Social and cultural infrastructure – Wimmera Southern Mallee seeks to maintain and enhance social and community facilities in key service centres particularly district towns ensuring they are sustainable and continue to attract new residents.

Clause 19.02-4L – Recreational facilities seeks to ensure recreational facilities provide for year-round activities and seeks to encourage water based activities and facilities in suitable locations.

Clause 19.02-6S – Open space aims to develop a diverse and integrated public open space network that meets community needs. It seeks to include planning regional and local open spaces for recreation and conservation, ensuring connectivity through walking and cycling trails, maintaining public access to waterways and coasts, and improving the quality and distribution of open spaces.

Clause 19.03-1S – Development and infrastructure contributions plans aims to facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans. Strategies also promote the integrated provision of water supply, water resources, sewerage, drainage and stormwater as well as utilities such as electricity, gas (not new connections) and telecommunications.

Clause 74.02 – Further strategic work is a concise list of strategic planning projects that Council intends to complete before the next planning scheme review. For West Wimmera there are no projects identified in the schedule to the clause.

APPENDIX B - KANIVA STREETScape CONCEPT PLANS



ROUNDBOUT / WINDMILL AREA CONCEPT PLAN
Scale 1:250 at A1

LEGEND

- Tile boundary
- Pre-development contours @ 200mm intervals
- Demolition
- Banner pole to be removed
- Tree to be removed
- Existing tree
- Existing ornamental pond
- Proposed brick pavement
- Proposed feature pavement
- Proposed playground in rubber surface
- Eucalyptus sideroxylon / Red Ironbark
- Jacaranda mimosifolia / Jacaranda
- Robinia pseudacacia / Black Locust
- Proposed irrigated grass
- Proposed garden bed
- Proposed tree pit planting
- Proposed median planting in Roses
- Proposed median planting in Westringia fulvicosa 'Mundi'
- Proposed median planting in Lomandra 'Tanki'
- Proposed median planting in Aloe 'Mighty Coral'
- Proposed fence
- Proposed cafe barrier
- Relocated cast iron bollard + chain fence
- Proposed green wall
- Proposed bench / seat
- Proposed rubbish / recycle bins
- Proposed bike rack
- Proposed flag pole
- Road speed limit
- Proposed sculpture
- Proposed location for heritage lights
- Proposed arbor
- Proposed paving artwork eg. engraved steel plate
- Overhead power line
- Telecommunication
- Water
- Light pole
- Street furniture
- Road sign

SERVICE LEGEND

- Proposed paving artwork eg. engraved steel plate
- Overhead power line
- Telecommunication
- Water
- Light pole
- Street furniture
- Road sign

Note: Streetscape and intersection treatments subject to review and approval by a road safety auditor and Vicroads.

Kaniva Streetscape KEY RECOMMENDATIONS

- Kaniva is located on the busy Western Highway, and as the first / last town in Victoria from South Australia it is an important gateway to the Wimmera Mallee region.
- The traffic engineering and landscape design is intended to improve liveability, safety and functionality for the local community and visitors to the town.
- New and refurbished street furniture, a new shade structure, new entry signs, lighting, new footpath pavement, shade trees and a fresh planting palette is proposed within the streetscape to improve and complement the townscape character and amenity of Kaniva.
- WINDMILL AREA**
- A BANNER POLES**
Banner poles are proposed within the median at both ends of the central activities area, at the Madden Street and Baker Street intersections.
 - B COMMERCIAL HOTEL FORECOURT**
Proposed shade tree, garden beds, heritage lights and cafe barriers to improve shade and amenity in outdoor dining area adjoining the hotel.
 - C PLAYGROUND**
Enlarge existing playground area, provide new rubber softfall surfacing, concrete edging and fence. Review play equipment, select new equipment with a sheep theme. Play equipment to be selected for the toddler age-group.
 - D WINDMILL GARDEN**
Re-design the windmill garden to increase outdoor dining opportunities by re-aligning the pedestrian path to the roundabout, update outdoor furniture, provision of additional irrigated lawns and new garden beds and tree planting

to improve shade and amenity. Locate new garden beds to improve visual and physical separation to the roundabout / traffic lanes. Retain Glenys Garden plaque.

Proposed uplighting to windmill

E MEDIAN SCULPTURES

A series of painted pic-perf (perforated steel) spiral cylinder sculptures to 2,000 – 2,500mm high are proposed within the median strip with key agricultural images of Kaniva highlighting grain, sheep and a windmill. The sculptures are intended to provide visual interest within the median, and introduce vertical artwork into the streetscape. Refer to precedent images for sculpture concept.

The location and design of sculptures will be the subject of further community consultation.

Kaniva Carparking - Existing

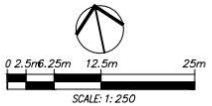
Area	Carpark Type				TOTAL
	Standard Carparks (asphalt)	Standard Carparks (paved)	EVK	Long Vehicle	
Block 1 - North	31		1		32
Block 1 - South	38				38
Block 2 - North	10				10
Block 2 - South	11	2			13
Block 3 - North	13				13
Block 3 - South	21				21
TOTAL Carparks	124	2	1	0	127

Kaniva Carparking - Proposed

Area	Carpark Type				TOTAL
	Standard Carparks (asphalt)	Standard Carparks (paved)	EVK	Long Vehicle	
Block 1 - North	30		1		31
Block 1 - South	32		2		34
Block 2 - North	7			4	11
Block 2 - South	11		2		13
Block 3 - North	13				13
Block 3 - South	21				21
TOTAL Carparks	114	2	3	4	123

Kaniva Carparking - Loss/Gain

Area	Carpark Type				TOTAL
	Standard Carparks (asphalt)	Standard Carparks (paved)	EVK	Long Vehicle	
Block 1 - North	-1				-1
Block 1 - South	-2		2		0
Block 2 - North	-3			4	1
Block 2 - South	-1		2		1
Block 3 - North	0				0
Block 3 - South	0				0
TOTAL Carparks	-4	2	4	4	6



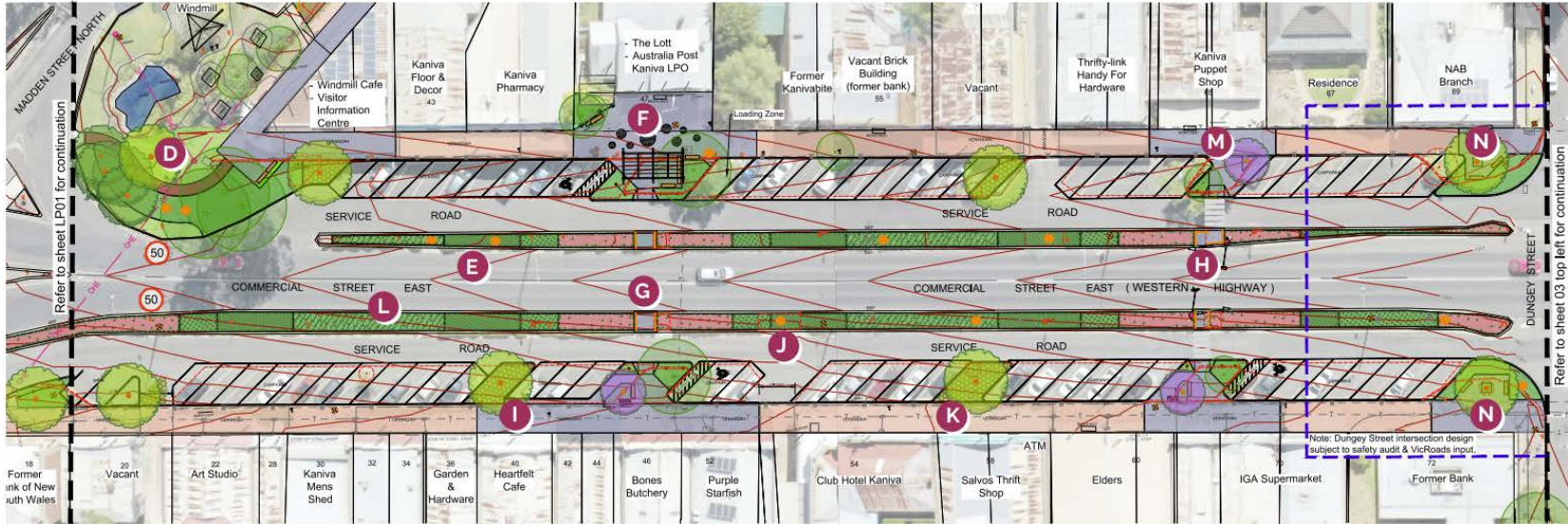
Australian Government
BUILDING OUR FUTURE

Project: Kaniva Central Activities Area Streetscape
Drawing Title: Streetscape Concept Plan 1 of 3
Prepared for: Wimmera Mallee Tourism West Wimmera Shire Council
Date: November 18, 2021
Scale: 1:250 @ A1 sheet size
Drawn: YL
Checked: HJL
Drawing No: 2111-Kaniva-P01 Rev C

WEST WIMMERA SHIRE COUNCIL

THOMSON HAY LANDSCAPE ARCHITECTS

130 Howards Rd, Wuzzle Flat VIC 3352
T: 03 5214 5211 W: www.thomsonhay.com



BLOCK 1 - MADDEN STREET - DUNGEY STREET CONCEPT PLAN
 Scale 1:250 at A1

BLOCK 1

F POST OFFICE FORECOURT

Our design creates an improved gathering space within the streetscape to encourage people to meet and linger. Extend kerb outstand (loss of one car park bay). Provide a Loading Zone bay. Replace the existing arbour with a painted, steel-framed arbour, provide high quality feature paving with steel pavement art, seating, lighting and garden bed planting. Opportunity for new art installation e.g. flock of sheep or steel paving artwork. The 'inland sea' and the importance of underground water to the district were raised as possible art themes.

G UNSIGNALISED PEDESTRIAN CROSSING

Re-design existing pedestrian crossing to comply with AS 1428.1-2009 Design for Access and Mobility. Re-align to avoid tree removal. Increase width of kerb outstand, provide feature paving, seating and garden bed planting.

H SIGNALISED PEDESTRIAN CROSSING

Re-design existing pedestrian crossing to comply with AS 1428.1-2009 Design for Access and Mobility. Provide pedestrian operated signals across the arterial road lanes and zebra / wombat crossing on service roads to improve pedestrian safety.

I WIDEN FOOTPATH

Proposed re-alignment of kerb adjoining Heartfelt Cafe to increase footpath width and provide additional space for outdoor dining.

J REMOVE MEDIAN BREAKS

Remove median breaks to improve pedestrian and vehicle safety, subject to safety audit & VicRoads input.

K TREE BAYS / OUTSTANDS

Proposed tree bays and outstands to cater for large canopy trees in the streetscape. Consider using tree cells or tree pits to support long term growth / establishment of trees.
 Proposed feature tree planting – *Robinia pseudoacacia* / Black Locust.

L MEDIAN PLANTING

Roses to continue to be used as feature planting within the median. Use red-flowering groundcover Roses (to match existing theme) to 'book-end' each block and highlight pedestrian crossings.
 Use hardy bladed plants / groundcovers throughout the remaining garden beds to reduce ongoing maintenance and watering requirements within the median including *Westringia 'Mundi'*, *Lomandra 'Tanika'* and *Aloe 'Mighty Coral'*. Remove *Diosma* plants.
 Replace median strip irrigation system with new dripper system.
 Install a centrally located temporary post and PVC-coated plain wire fence along the median to restrict unauthorised access / crossing of the median and to allow the plants to establish.
 No tree planting is proposed in the median.

M OUTDOOR PUPPET THEATRE

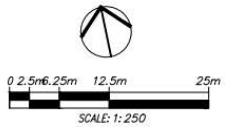
Provide open pavement space for outdoor puppet theatre or other interactive street / art installation.

N PARKLETS

Create spaces for street activation including shaded seating, picnic tables, feature paving, tree and garden bed planting and lighting.

LEGEND

- Title boundary
 - Pre-development contours @ 200mm intervals
 - Demolition
 - Banner pole to be removed
 - Tree to be removed
 - Existing tree
 - Existing ornamental pond
 - Existing brick pavement
 - Proposed brick pavement
 - Proposed feature pavement
 - Proposed playground ie. rubber surface
 - Proposed playground ie. rubber surface
 - Proposed irrigated grass
 - Proposed garden bed
 - Proposed tree pit planting
 - Proposed median planting ie. Roses
 - Proposed median planting ie. *Westringia frutescens* 'Mundi'
 - Proposed median planting ie. *Lomandra 'Tanika'*
 - Proposed median planting ie. *Aloe 'Mighty Coral'*
 - Proposed fence
 - Proposed cafe barrier
 - Relocated cast iron bollard + chain fence
 - Proposed green wall
 - Proposed bench / seat
 - Proposed rubbish / recycle bins
 - Proposed bike rack
 - Proposed carpark
 - Proposed flag pole
 - Road speed limit
 - Proposed sculpture
 - Proposed location for heritage lights
 - Proposed arbor
 - Proposed paving artwork e.g. engraved steel plate
 - Proposed stop traffic light for pedestrian crossing
 - Proposed zebra / wombat crossing
- SERVICE LEGEND**
- Overhead power line
 - Telecommunication
 - Water
 - Light pole
 - Street furniture
 - Road sign



Australian Government

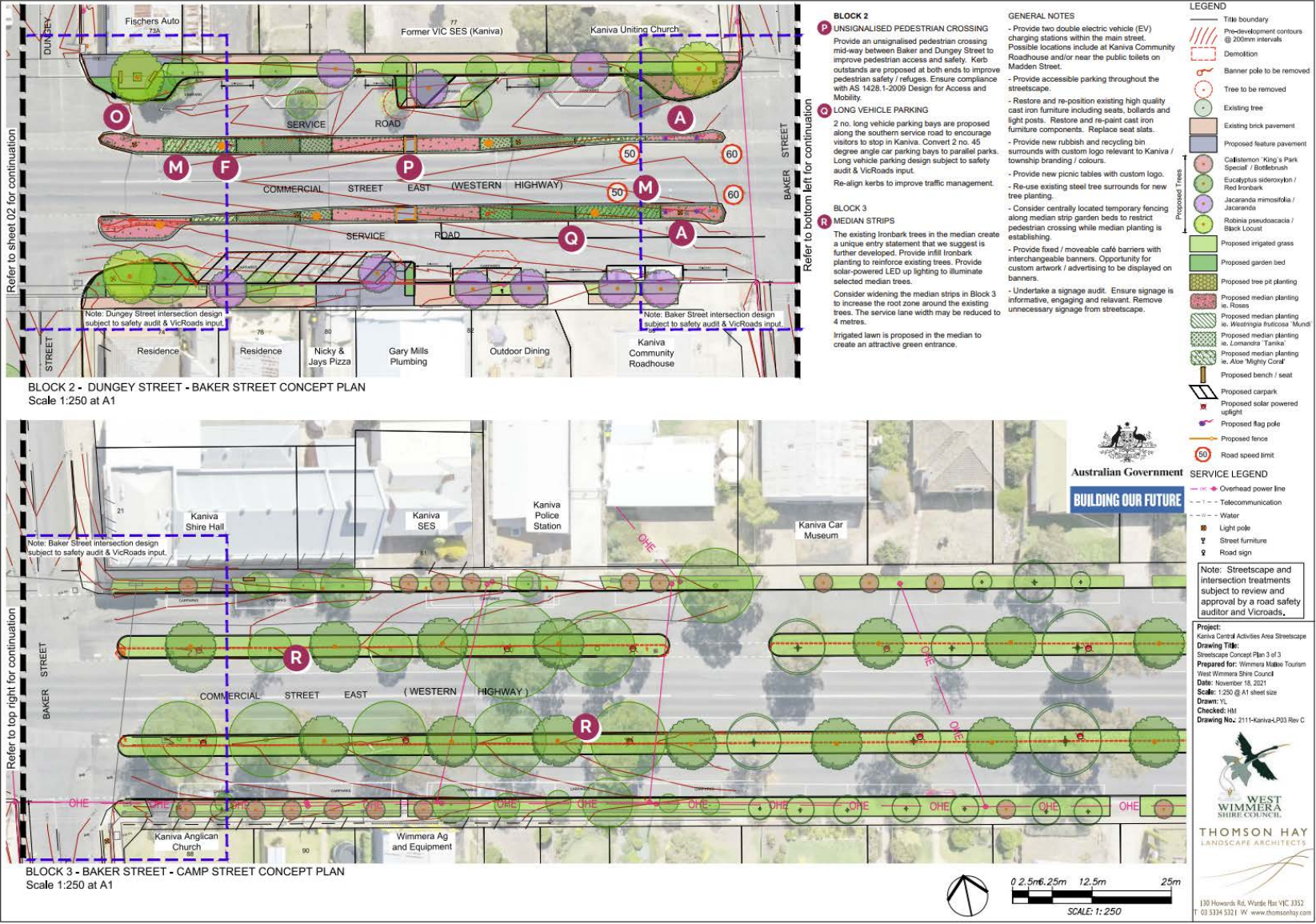
BUILDING OUR FUTURE

Project: Kaniva Central Activities Area Streetscape
 Drawing Title: Streetscape Concept Plan 2 of 3
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 Date: November 18, 2021
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 Drawn: VL
 Checked: HM
 Drawing No.: 2111-Kaniva-LP02 Rev C

WEST WIMMERA SHIRE COUNCIL

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16 Sealing Schedule

Nil.

17 Late Items of Business

Pursuant to West Wimmera Shire Council Governance Rules – Division 3 Section 20:

20. Late Business

If the agenda for a Council meeting makes provision for late business, business cannot be admitted as late business other than by resolution of Council, and only then if it:

- *20.1 relates to or arises out of a matter which has arisen since distribution of the agenda; and*
- *20.2 cannot safely or conveniently be deferred until the next Council meeting.*

18 Confidential Reports

Nil

19 Close of Meeting

Meeting closed:

The Council Meeting - 17 June 2026 was declared closed at 2:51pm

Next Meeting:

15 July 2026

Harrow

Mayor's Signature
