

21.10 LOCAL AREAS

20/06/2013
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Overview

The West Wimmera Shire retains a distinctive pattern of urban development based on separate townships and settlements that have developed as a result of historical, locational and environmental factors. The predominant towns in the West Wimmera Shire are Edenhope, Kaniva, Gorokey, Apsley, and Harrow. There are also a number of smaller settlements located throughout the Shire. Each retains its own local history and culture, individual character and roles, which contributes to a sense of place and community association. There is a reasonably clear hierarchy among the towns and villages related to their function and the range of services and facilities provided.

The towns and settlements in the Shire have important roles as service and business centres and as community foci for the local community, visitors and the surrounding rural hinterland. Further urban development in the Shire should be directed to the main towns to increase the population to support a wider range of services and facilities.

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Edenhope

Edenhope is located on the shores of Lake Wallace and was settled in 1845. Edenhope is a major administrative and business centre in the Shire with a population of some 733 people (ABS, 2006). Population decline in the town is a threat to service provision and liveability.

The town is notable for Lake Wallace which is widely considered by the local community as one of Edenhope's greatest assets. Edenhope maintains an important role as a service centre to the surrounding rural area. Lake Wallace has been integral in the formation of the character of the township. The Lake provides recreation opportunities as well as providing a unique residential amenity. The progressive development of the town has been oriented to maximise the location on the Lake.

Objectives and Strategies

Objective 1 To promote development and investment in Edenhope that achieves the vision of the Edenhope Framework Plan, with a mix of activities and densities to accommodate population growth without compromising existing character.

Strategy 1.1 Apply a range of zones to the town available from the Victorian Planning Provisions to give effect to the Edenhope Framework Plan.

Strategy 1.2 Developing new and active retail frontages within the commercial precinct.

Objective 2 To promote the opportunity to establish lifestyle living areas outside the town boundary for the purposes of low density and rural living development.

Strategy 2.1 Investigate the potential for rezoning of land suitable for new Low Density Residential and Rural Living development in areas show as Growth Investigation Areas on the following Edenhope Structure Plan.

Strategy 2.2 Engage with landholders in the Growth Investigation Areas to identify opportunities for new development.

Strategy 2.3 Engage with service providers and referral authorities to identify service requirements for new development.

Objective 3 To encourage the town to engage with Lake Wallace and its foreshore.

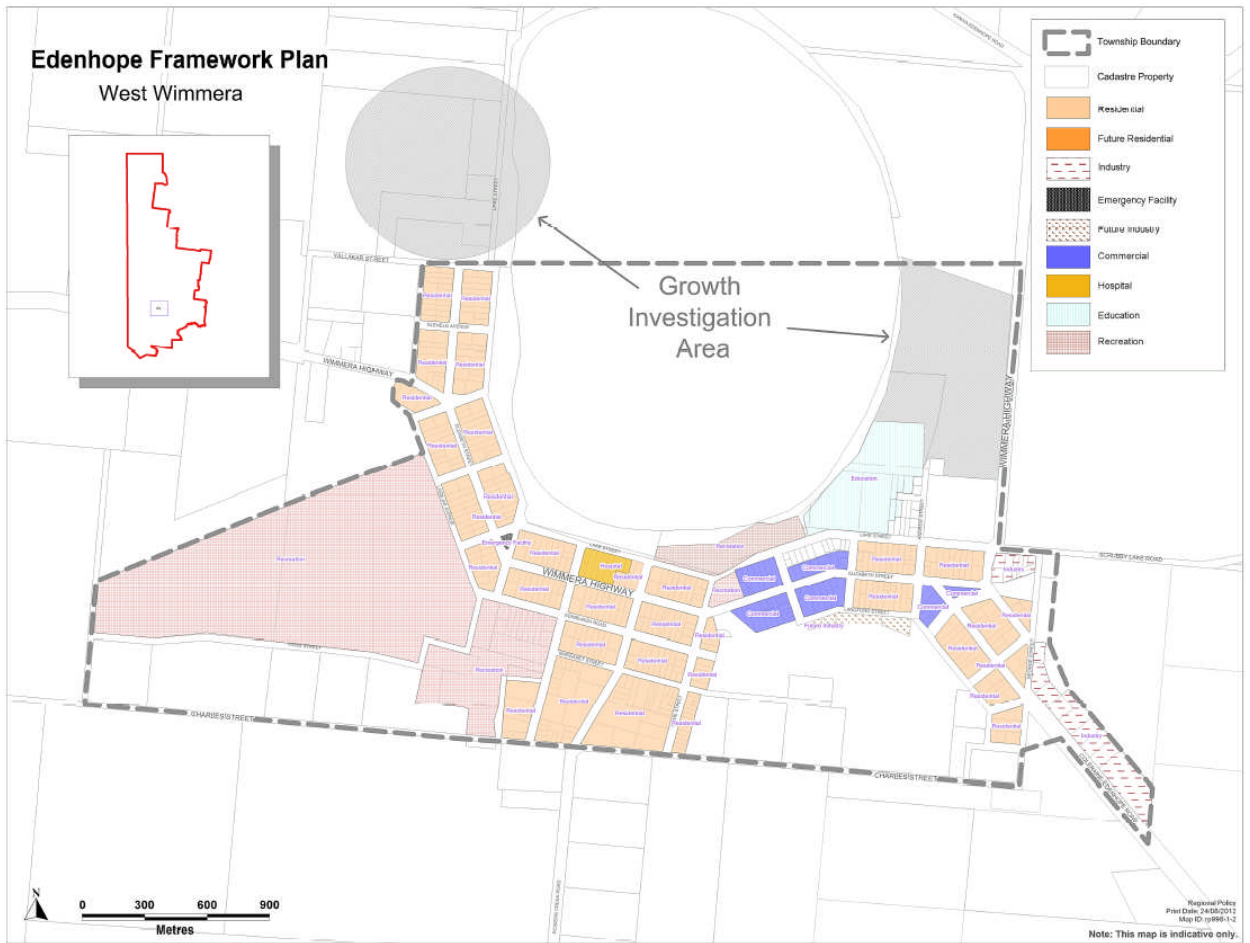
Strategy 3.1 Make provision for a pedestrian and cycle trail network for recreational purposes that access near by environmental assets, such as Lake Wallace.

Objective 4 To promote development of the Edenhope Industrial Estate.

Strategy 4.1 Identify land for expansion of the Edenhope Industrial Estate.

Strategy 4.2 Pursue opportunities for relocation of storage uses out of Elizabeth Street and into the Edenhope Industrial Estate.

Edenhope Framework Plan



21.10-2**Kaniva**20/06/2013
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Kaniva has a population of approximately 738 people (ABS, 2006) and is located on the Western Highway. Accordingly, Kaniva is a popular stopping place for people travelling between Melbourne and Adelaide. Kaniva is also located on the Melbourne and Adelaide Railway. The Kaniva community recognises the value of the location of the town on the Western Highway in terms of its potential to capture visitors and tourists. The town is also well located to capture freight and logistic 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 character of the town. The town is largely oriented to service provision for the surrounding rural area and the Western Highway users including both tourists and truck drivers. Population decline in the town is a threat to service provision and liveability.

Objectives and Strategies

Objective 1 To promote development and investment in Kaniva that achieves the vision of the Kaniva Framework Plan, with a mix of activities and densities to accommodate population growth without compromising existing character.

Strategy 1.1 Apply a range of zones to the town available from the Victorian Planning Provisions to give effect to the Kaniva Framework Plan.

Strategy 1.2 Ensure the Planning Scheme remains responsive to the needs of the community and is capable of facilitating new development, particularly residential development.

Objective 2 To promote development of the Kaniva Industrial Estate.

Strategy 2.1 Identify land for expansion of the Kaniva Industrial Estate.

Strategy 2.2 Continue to promote the Kaniva Industrial Estate to business and industry.

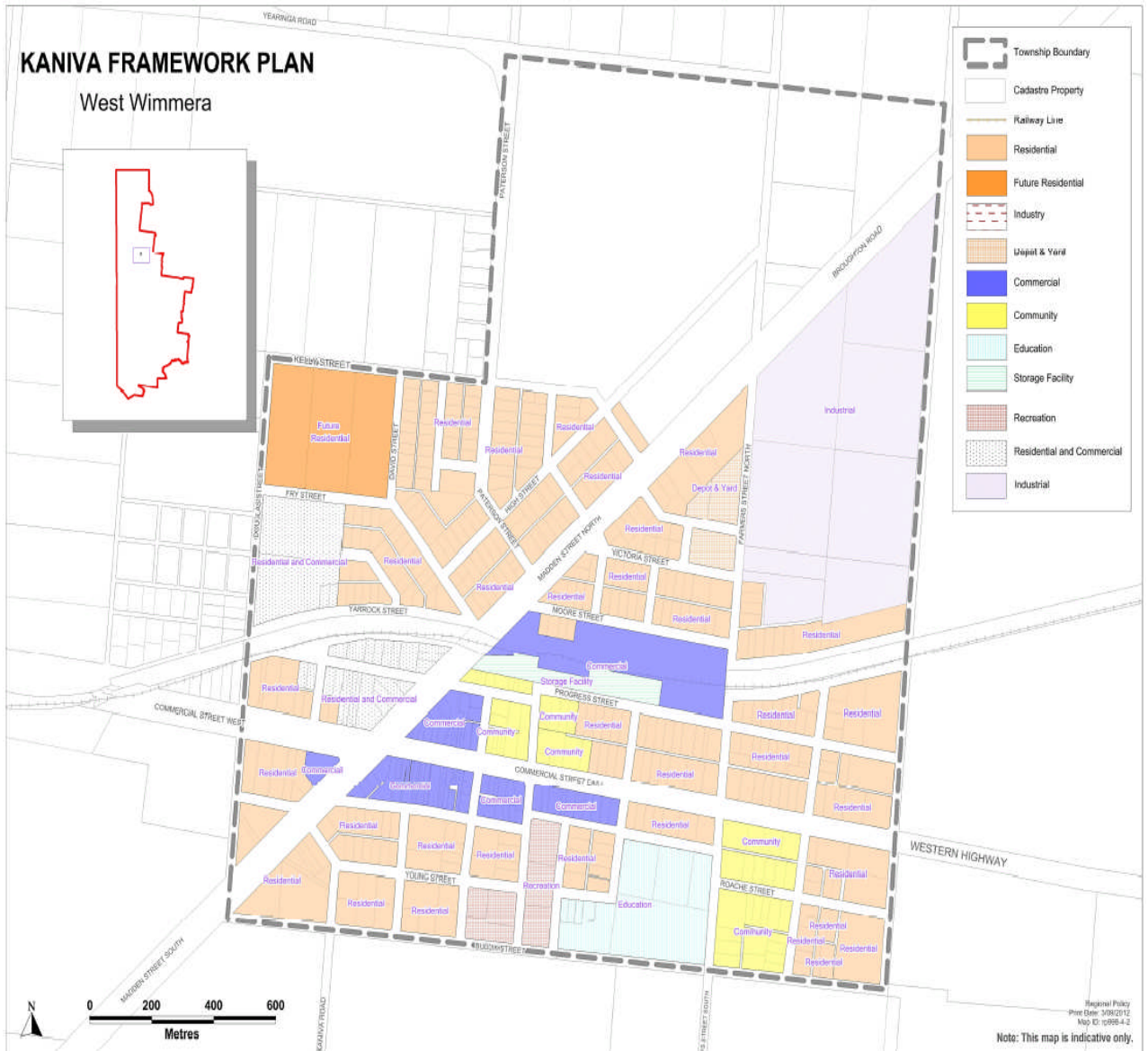
Strategy 2.3 Ensure that the development of the Kaniva Industrial Estate does not impinge on residential growth in the town.

Objective 3 To promote and develop Kaniva as a key service centre in the northern part of the Shire for the local and surrounding rural community.

Strategy 3.1 Encourage Kaniva to develop in accordance with the accompanying Kaniva Framework Plan, and specifically to encourage new residential, commercial and industrial development in those areas indicated on the Framework Plan.

Strategy 3.2 Promote the retention of existing community and commercial facilities in the town.

Kaniva Framework Plan



21.10-3 Goroke20/06/2013
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Goroke is a quiet township close to numerous lakes with a population of 246 (ABS, 2006), which provide for a various tourist and recreational pursuits including yabbing, fishing, bird and wildlife watching. Lake Charlegrark and Lake Boorooki and many other district lakes are located to the west of Goroke and the Little Desert National Park is located approximately 10 kilometres to the north. The Goroke township extends along Main Street with the Community Health Centre and Goroke College well separated from the hub of the township, located some 900 metres east of the centre. Rural land separates the hub of township from the school, health centre and a handful of dwellings.

Goroke is experiencing a declining population, which in turn is placing pressure on the ability of the town to provide services to the region. Employment opportunities are limited in Goroke, with a garage, the school, the community health centre and the grain receiving silo being the major employers in the town.

Objectives and Strategies**Objective 1 To promote Goroke as the local community service centre within the centre of the Shire.**

Strategy 1.1 Encourage Goroke to develop in accordance with the accompanying Goroke Framework Plan, and specifically to encourage new residential, commercial and industrial development in those areas indicated on the Framework Plan.

Strategy 1.2 Retain existing services in Goroke.

Strategy 1.3 Encourage commercial and industrial activities to locate in the main street where compatible with the image of the street and nearby uses, or in the vicinity of the grain receiving silo.

Objective 2 To enhance Goroke's attractiveness to visitors to near by lakes and Little Desert National Park.

Strategy 2.1 Establish a walking and bicycle path using the train line that can connect with other rail trails emerging throughout the Wimmera region.

21.10-4 Apsley20/06/2013
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Apsley is located on the Wimmera Highway, approximately 20km from Edenhope, and 7km from the South Australian boarder. The town had its beginnings as a key postal town as roads between the colonies of Victoria and South Australia (Melbourne and Adelaide) merged and crossed here. The town was an important link in the new colonies transport and communication networks from the late 1840's. With the emergence of the wool industry the town flourished as a centre for the passage of wool on the way to Portland from the north.

The present township sits peacefully among the red gums and provides services to the district. The population of Apsley is 156 (ABS, 2006), however this number has been in decline for some time, and is predicted to continue to decline. This declining population is putting pressure on the ability of the town to provide services to its region.

Apsley has the potential to become a dormitory town for Edenhope and Naracoorte, making use of the pleasant treed environment of the town. Unlocking this potential will require new development in Apsley to respond the linear structure of the town, as shown in the following Apsley Framework Plan.

Objectives and Strategies

Objective 1 To promote development and investment in Apsley that achieves the vision of the Apsley Framework Plan, and provides opportunities for service provision, new business initiatives, and housing.

Strategy 1.1 Apply a range of zones to the town available from the Victorian Planning Provisions to give effect to the Apsley Framework Plan.

Strategy 1.2 Ensure the Planning Scheme remains responsive to the needs of the community and is capable of facilitating new development, particularly residential development.

Strategy 1.3 Investigate servicing requirements for land identified as potential residential in the Apsley Framework Plan.

Strategy 1.4 Ensure land suitable for development is available in a range of lot sizes to cater for people of different lifestyles and age groups.

Objective 2 To promote development of a range of accommodation services in Apsley to cater for aged and retired people.

Strategy 2.1 Identify land suitable for an aged care facility, and a retirement facility.

Strategy 2.2 Promote Apsley as a suitable location for these services to developers and operators of these facilities.

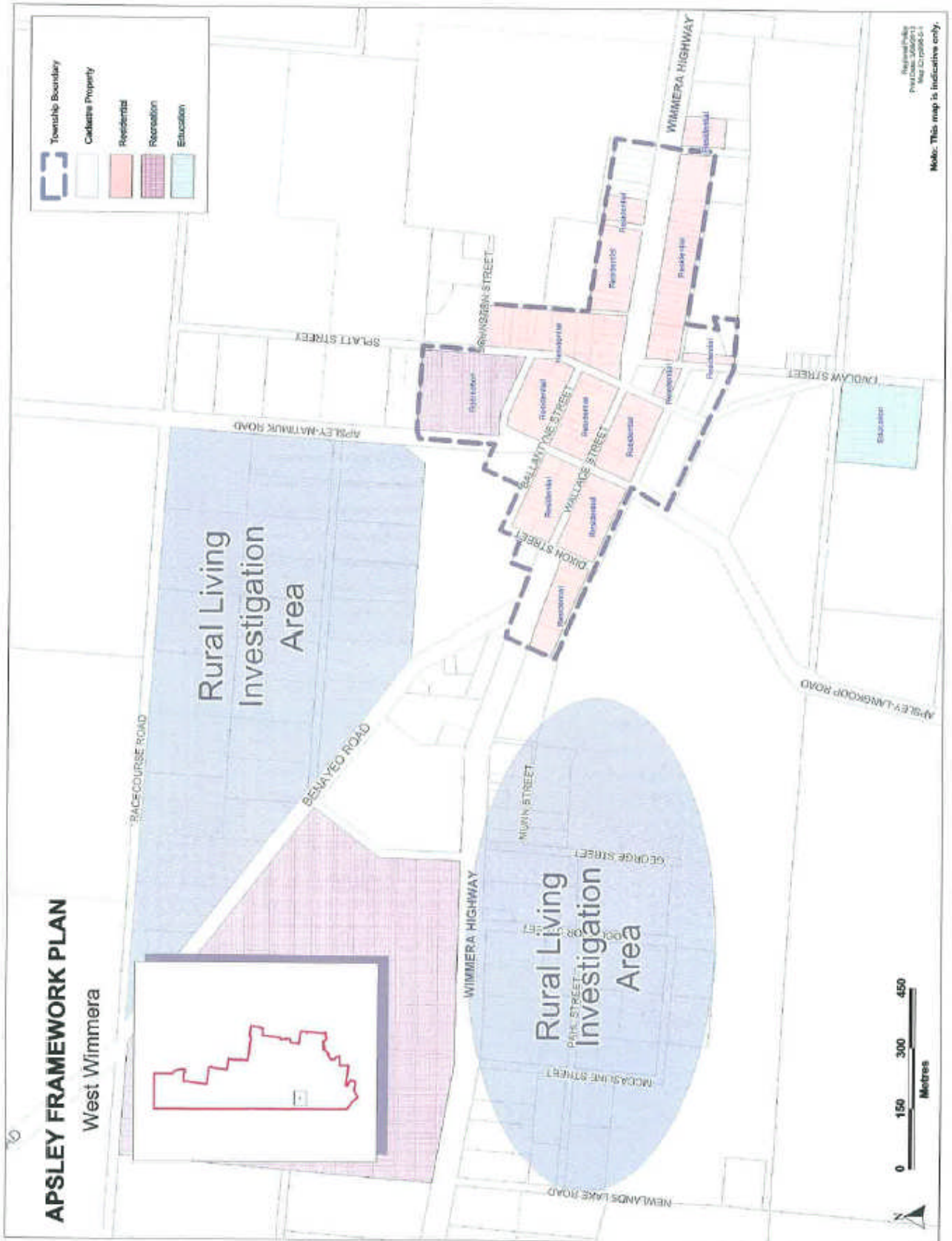
Objective 3 To promote and develop Apsley's liveability for the local and surrounding rural community.

Strategy 3.1 Promote home based businesses and other micro business opportunities for the town.

Strategy 3.2 Promote the retention of existing community and commercial facilities in the town.

Strategy 3.3 Identify cycling and horse riding trails as a way of attracting visitors to the area.

Apsley Framework Plan



21.10-5**Harrow**20/06/2013
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Harrow is a small pastoral town with a population of 92 (ABS, 2006), located on the banks of the Glenelg River, beneath the rolling hills and grand old red gums. It is claimed to be Victoria's oldest inland town, being established around 1842 after the first large pastoral runs had been taken up in the area. Located at the junction of three large properties, it was an important centre for the surrounding farming families, providing them with provisions, schooling, churches, services and transport. The migration of people to the larger centres and the reduced need for farm workers have reduced Harrow's population. Today the town is particularly picturesque, boasting a number of heritage buildings which significantly contribute to the town's beauty and tourist potential.

Objectives and Strategies

Objective 1 To promote development and investment in Harrow that achieves the vision of the Harrow Framework Plan, with a mix of activities and densities to accommodate population growth without compromising existing character.

Strategy 1.1 Investigate the potential for rezoning of land suitable for lifestyle development in areas shown as Growth Investigation Areas on the following Harrow Structure Plan.

Strategy 1.2 Direct development away from locating within the floodplain of the Glenelg River.

Strategy 1.3 Identify land suitable for establishing an industrial estate in Harrow.

Strategy 1.4 Develop a high quality urban environment with a built form that is responsive to Harrow's rural valley setting.

Strategy 1.5 Control new development to ensure that the town's historic character is not lost.

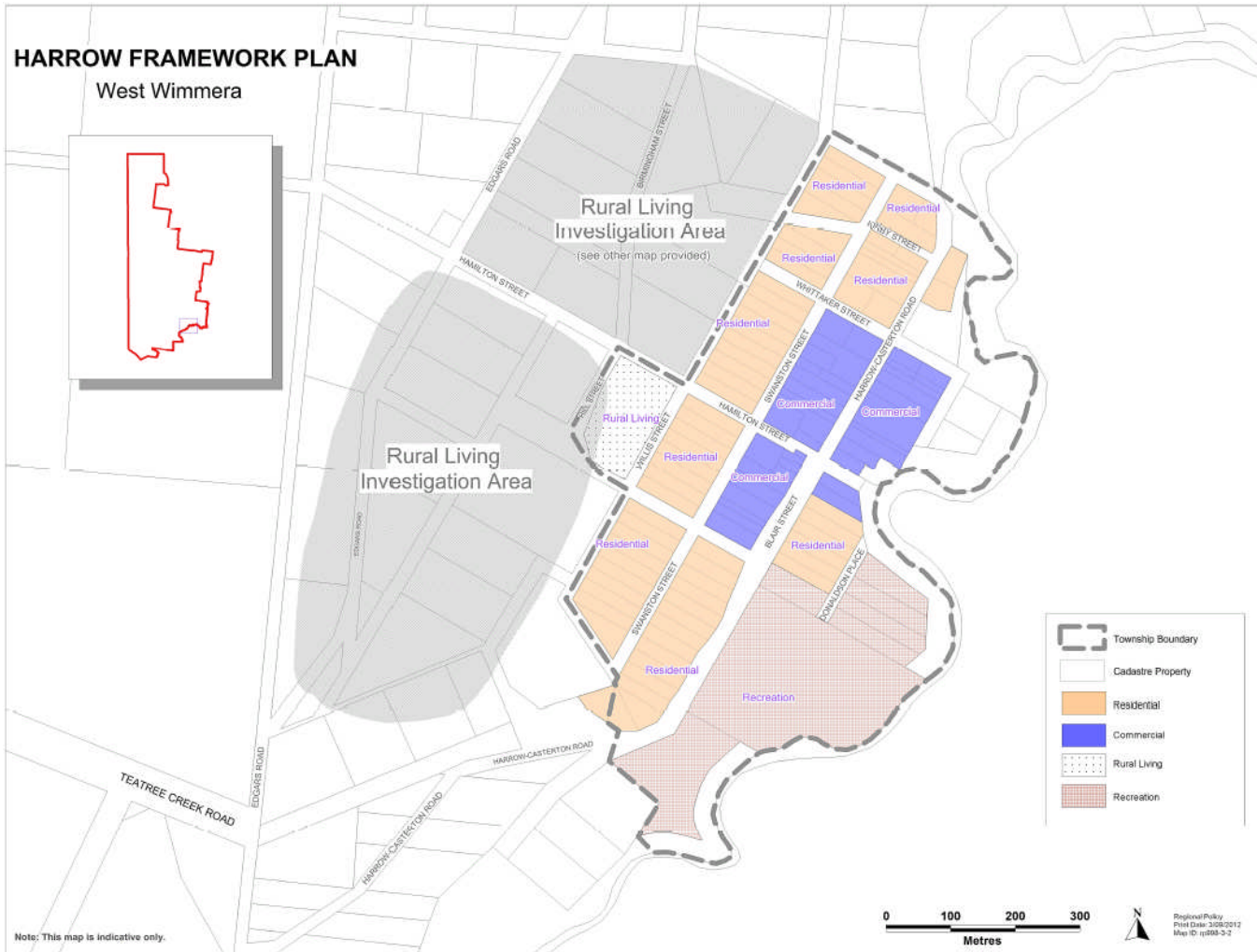
Objective 2 To promote a sustainable lifestyle for Harrow's residents.

Strategy 2.1 Advocate for the ongoing provision of quality, accessible health, and medical services in Harrow.

Objective 3 To promote business and industry opportunities in Harrow.

Strategy 3.1 Identify a suitable location for establishing an industrial estate to service Harrow and its surrounding areas.

Harrow Framework Plan



21.10-6 Other Townships

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There are a number of smaller townships located throughout the Shire which provide local convenience shopping and important community focus. Population decline in these towns and their surrounding areas is a threat to service provision and liveability. Beyond catering for the immediate needs of the local communities, there is little justification for any extension of the shopping facilities within these towns or to the townships generally.

Objectives and Strategies

Objective 1 To provide adequate services and facilities to meet the needs of the community.

Strategy 1.1 Ensure the Planning Scheme remains responsive in order to provide flexibility in the development of services and facilities.