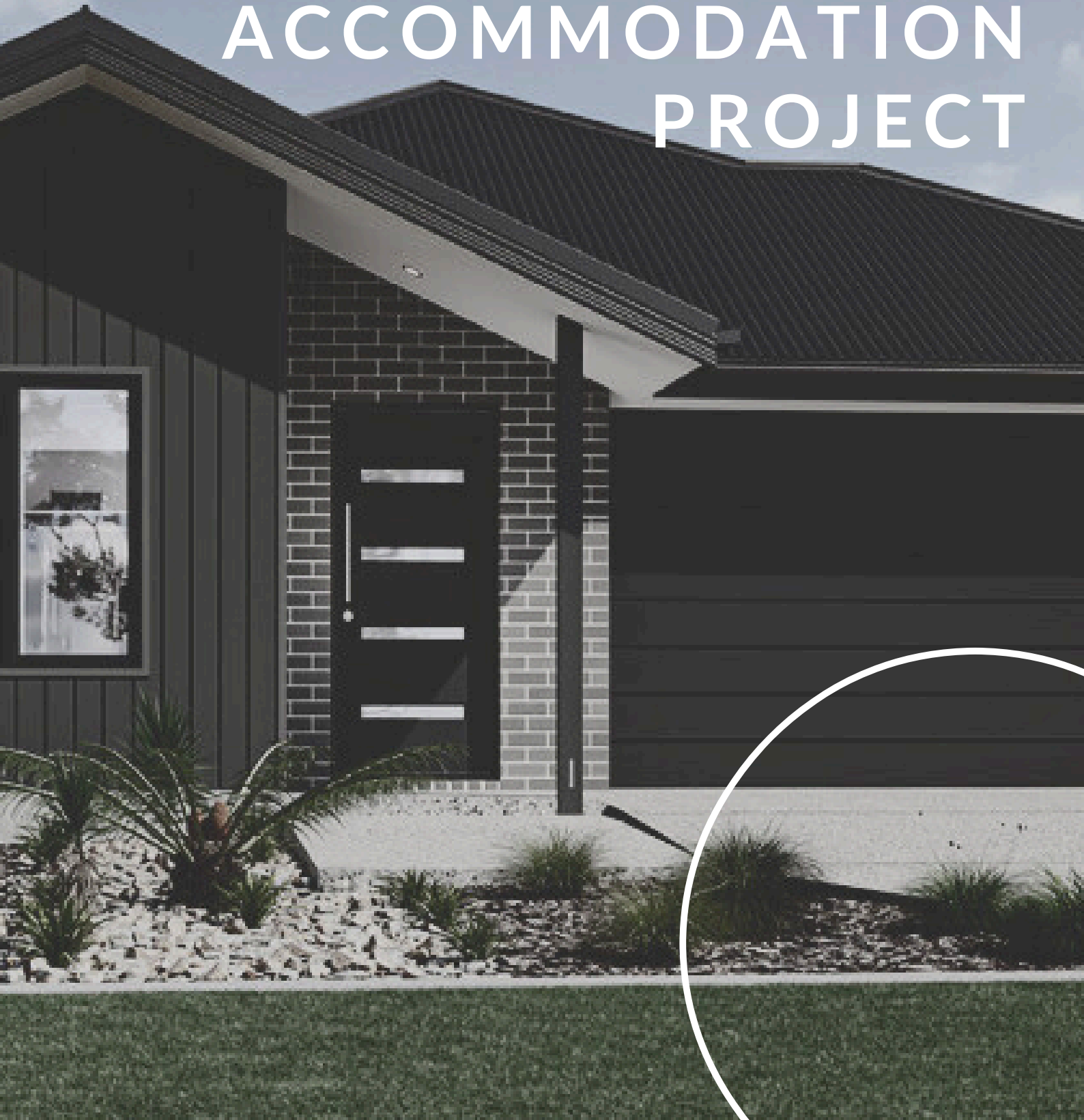




West Wimmerera

KEY WORKER ACCOMMODATION PROJECT



West Wimmera Shire

Nestled in the far west of Victoria, West Wimmera Shire offers a unique blend of opportunity and lifestyle. The region is home to a strong and resilient economy, with thriving industries in agriculture, health, education, and government. With one of the lowest unemployment rates in the state, West Wimmera provides job security and career opportunities for skilled workers looking to make a real impact.

Beyond employment, West Wimmera Shire is a place where people can enjoy a relaxed, community-focused lifestyle. Its historic towns, stunning natural landscapes, and diverse recreational opportunities make it an ideal location to raise a family, start a business, or enjoy a change of pace. With excellent schools, healthcare services, and a supportive local community, the region continues to attract those seeking a high quality of life.

West Wimmera Shire Council is committed to supporting sustainable development, working with stakeholders to create opportunities that benefit both residents and businesses. However, for the region to reach its full potential, access to housing must keep pace with demand. Addressing this shortage is a key priority for Council, ensuring that essential workers, new residents, and future investors have the accommodation they need to call West Wimmera home.



Project Overview

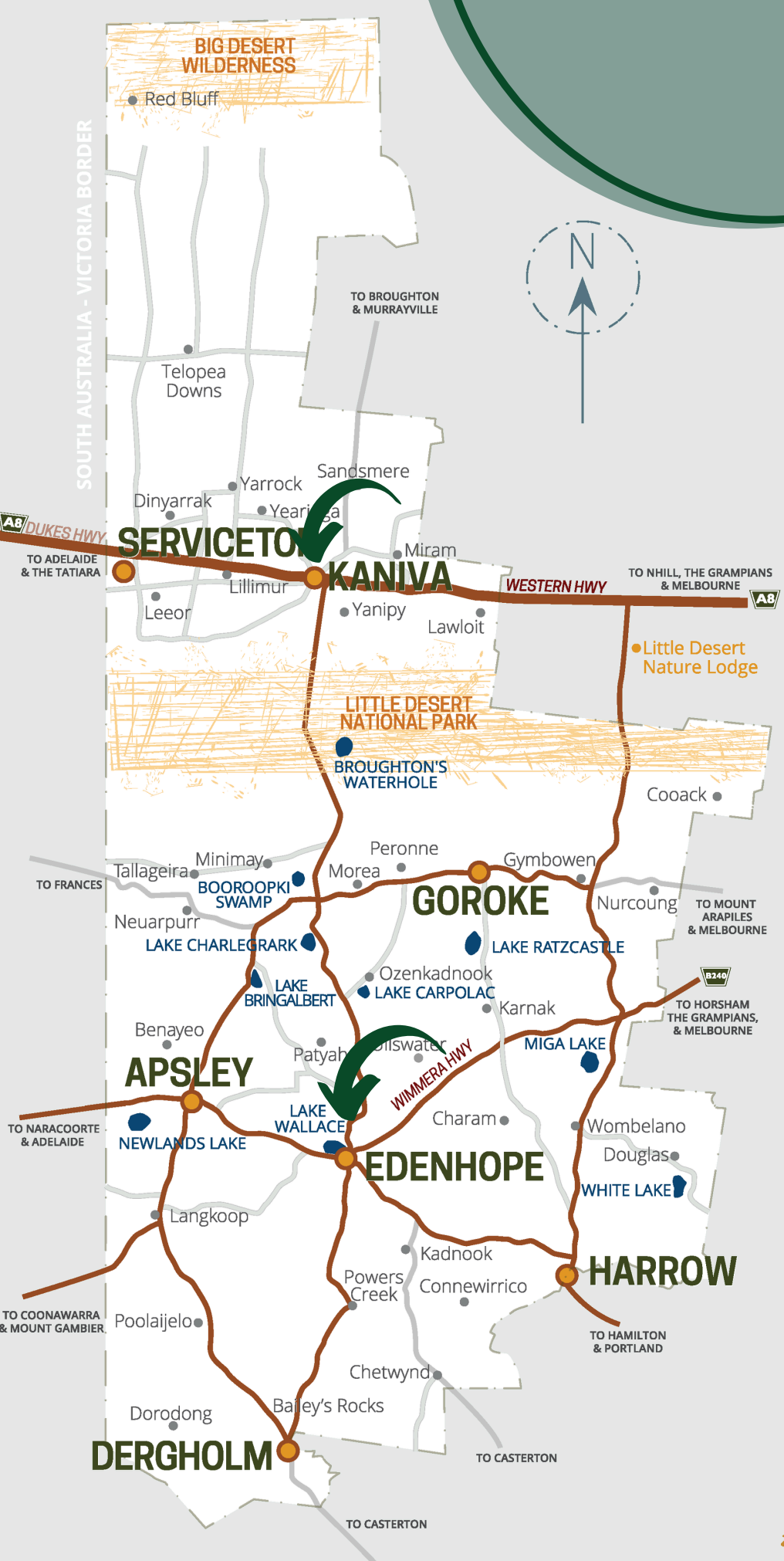
West Wimmera Shire Council has been experiencing a housing shortage for many years, this has been highlighted in our 4-year Council Plan, Economic Development Plan, and Annual Plan. West Wimmera Shire Council has been actively working with key stakeholders to look at ways to address the housing crisis across our shire and fill the need for contemporary, enticing accommodation options to encourage key workers to our area. Our region consistently experiences significantly lower unemployment rates than the Victorian average, and we are fortunate to offer a range of employment opportunities, educational options, and health services. However, to fully leverage these assets, we urgently need housing to support the skilled staff who are essential to sustaining and growing these services.

There are currently five rental vacancies in West Wimmera Shire listed on realestate.com however we know that three of these already have tenants ready to move in.

This project will include six new contemporary homes suitable for families, individuals or shared accommodation with affordable rental rates to encourage people to move, work and be involved in the West Wimmera community.

The project will also ensure that another 13 blocks become fully serviced with power, water and sewage to enable and encourage private investment in building on these sites, while a detailed design of our Kaniva Airport Redevelopment will see a shovel-ready project to open up access to a further 42 blocks in Kaniva in a staged process, a making significant impact on our building target of a further 200 houses in West Wimmera Shire by 2051.





Project Details

KANIVA:

- 1 x 4 bedroom home
- 2 x 3 bedroom home
- 2 x fully serviced lots
- Detailed design for an additional 42 lots

EDENHOPE:

- 1 x 4 bedroom home
- 2 x 3 bedroom home
- 2 x fully serviced lots ready
- Extension of water main to full service an additional 8 blocks

PATTERSON ST/KELLY ST

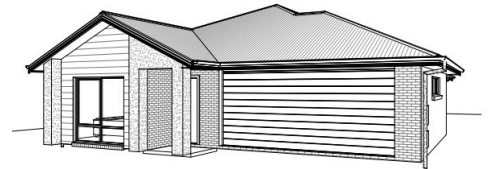
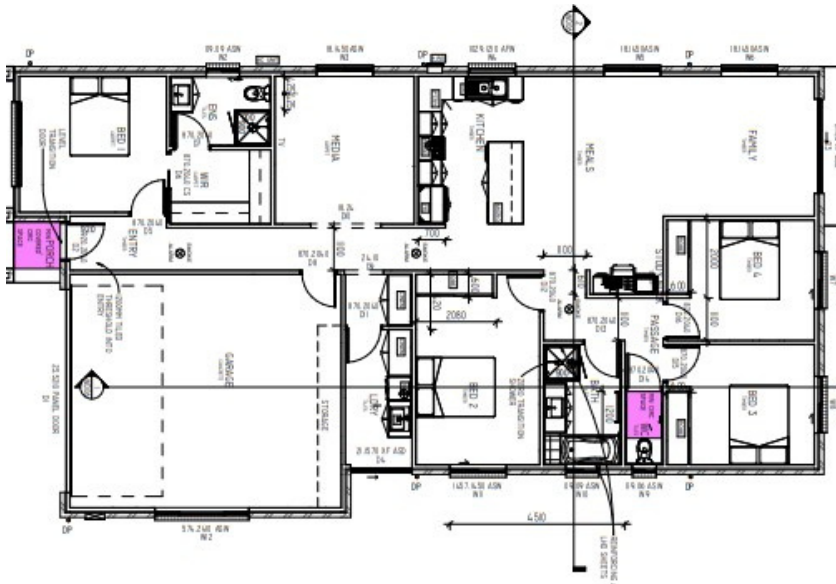
Features:

- Spacious 4-bedroom home – 4 bedrooms, 2 bathrooms, 2 living areas, study nook, alfresco, and air conditioning.
- Two versatile 3-bedroom homes (or 2 plus study) and 2 bathrooms, full kitchen, and air conditioning.
- Secure and practical – Double car garages with extra storage.
- Additional 2 fully serviced blocks to encourage development
- Detailed Design to activate additional 42 lots ‘Kaniva Airport Redevelopment’
- Future growth – Infrastructure to support additional units or houses.

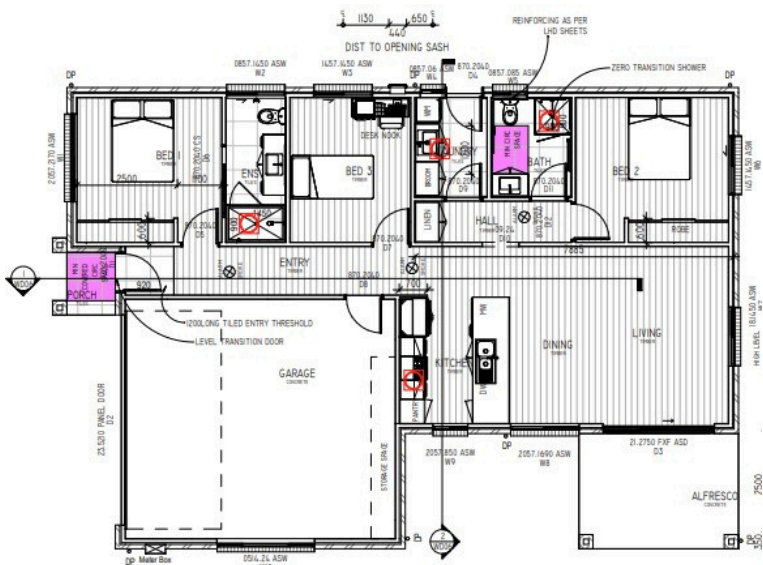
Designed for key workers and families, offering flexible and comfortable living in a regional setting.



LOT 10



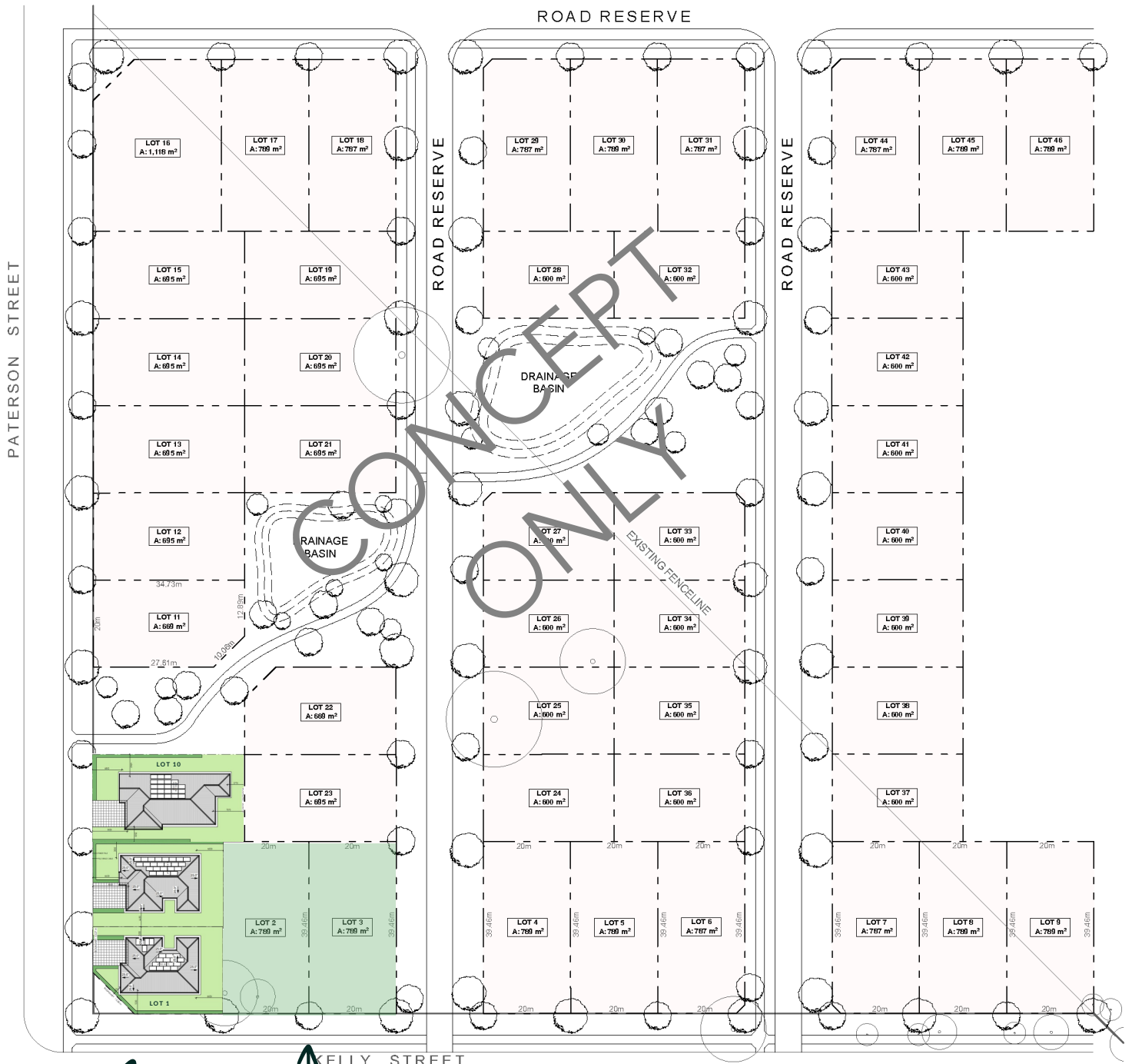
LOT 1



X2 BOOK FACING

CONCEPT PLAN OF SUBDIVISION

PATTERSON STREET/KELLY STREET KANIVA



LOT 2 AND 3 WILL BE SERVICE ENABLED

BUILDING ON LOT 1 AND 10

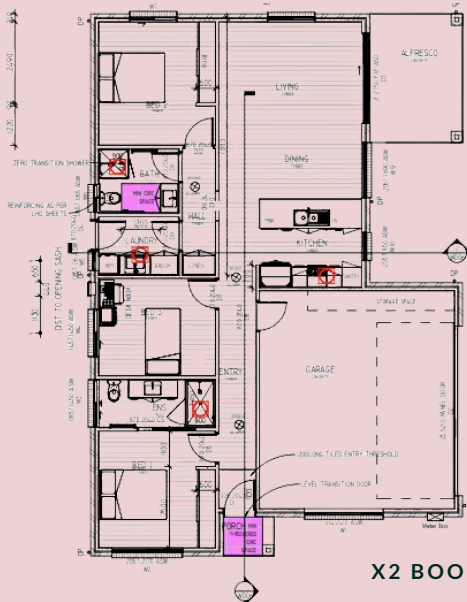
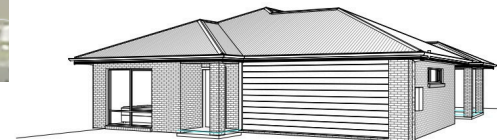
54-56 LANGFORD ST EDENHOPE

Features:

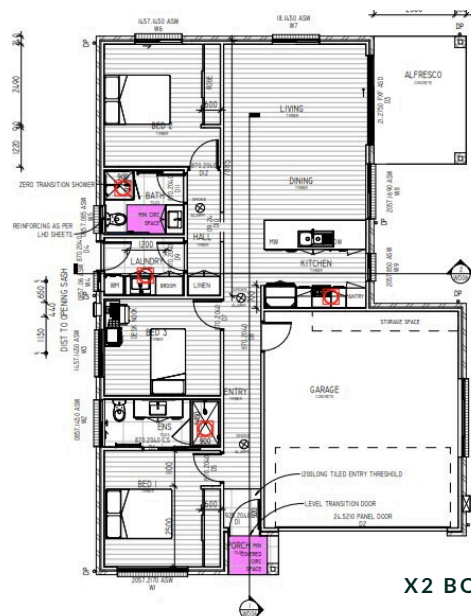
- Two versatile 3-bedroom homes – Each with 3 bedrooms (or 2 plus study) and 2 bathrooms.
- Functional living – Full kitchen, alfresco area, and air conditioning.
- Secure storage – Double car garage with extra space.
- Additional two fully serviced lots to encourage future development

Designed for practicality, family or shared accommodation and work-life balance in a regional setting.

 = FUTURE DEVELOPMENT



X2 BOOK FACING AT REAR



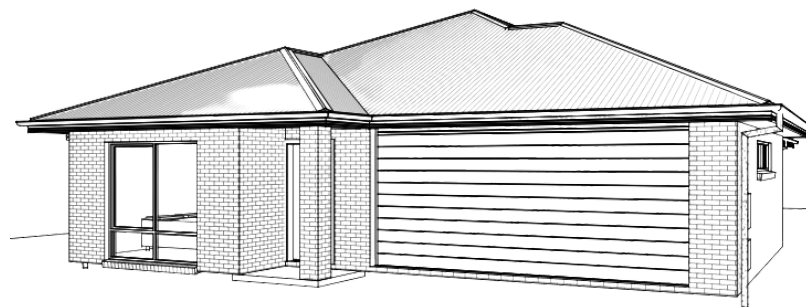
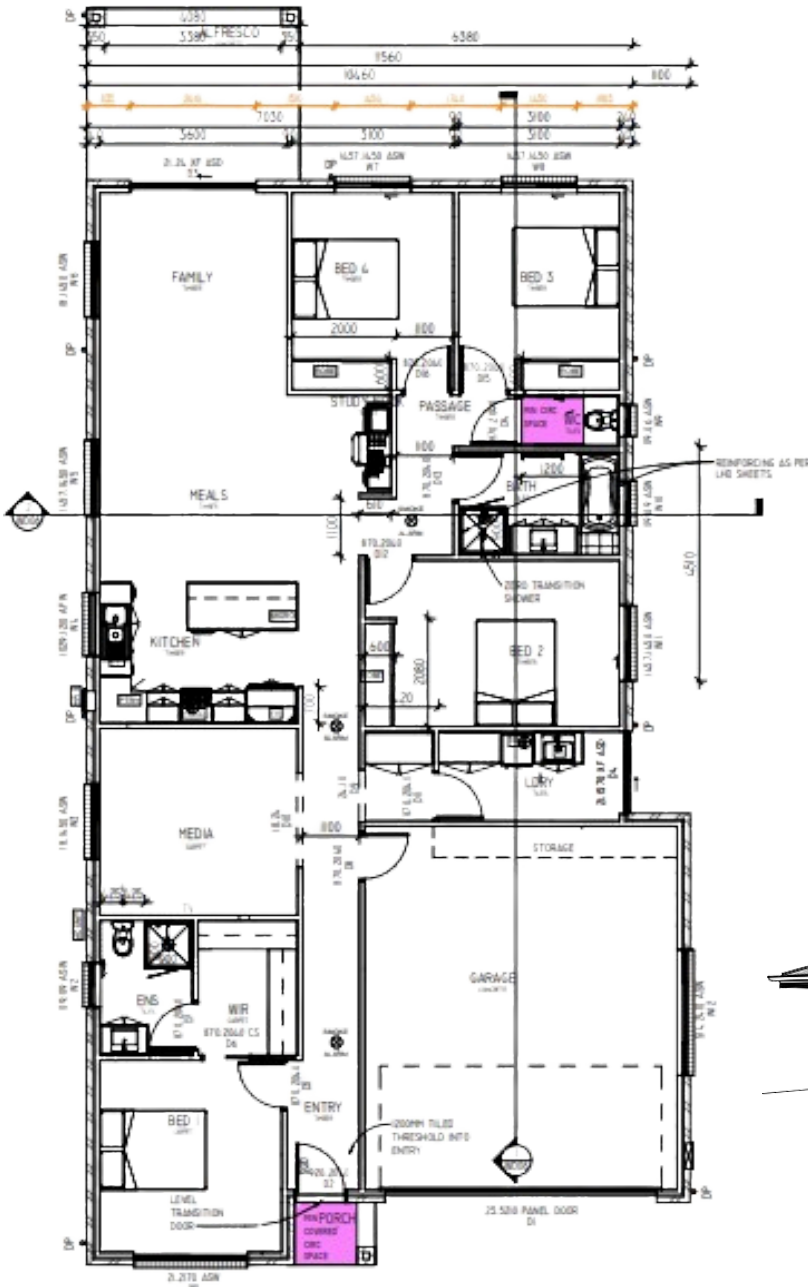
X2 BOOK FACING AT FRONT

34 WANNON AVENUE/ KADNOOK ST EDENHOPE

Features:

- Spacious family home – 4 bedrooms, 2 bathrooms, 2 living areas, and a study nook, designed for comfort and flexibility.
- Indoor and outdoor living – Includes an alfresco area, providing additional functional space.
- Climate comfort – Air conditioning ensures year-round comfort.
- Secure and practical storage – Double car garage with additional storage space.
- Supporting growth – Extending water mains to enable future development of 8 additional blocks.

Designed to meet the needs of key workers and their families, offering practical living spaces suited to a regional setting.



KEY EMPLOYMENT OPPORTUNITIES

West Wimmera Shire boasts a robust and diverse employment landscape, with opportunities across critical sectors:

01

COUNCIL

Local government services supporting community and regional development.

02

HEALTH SERVICES

Hospitals, clinics, and aged care facilities providing essential care to the community.

03

EDUCATION

Schools and early learning centers fostering growth and knowledge.

04

AGRICULTURE

A pillar of the local economy

05

RETAIL

Vibrant businesses meeting the needs of locals and visitors alike.

Despite our low unemployment rate and abundant opportunities, housing shortages limit our capacity to attract and retain the skilled workers vital to these industries. Addressing this challenge is key to the continued prosperity of our region.

