



RURAL LIVING AND LOW DENSITY RESIDENTIAL DEMAND AND SUPPLY ANALYSIS

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Swan Hill Rural City Council

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HOLMES DYER

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1 - INTRODUCTION

1. Introduction

1.1. Background & Purpose

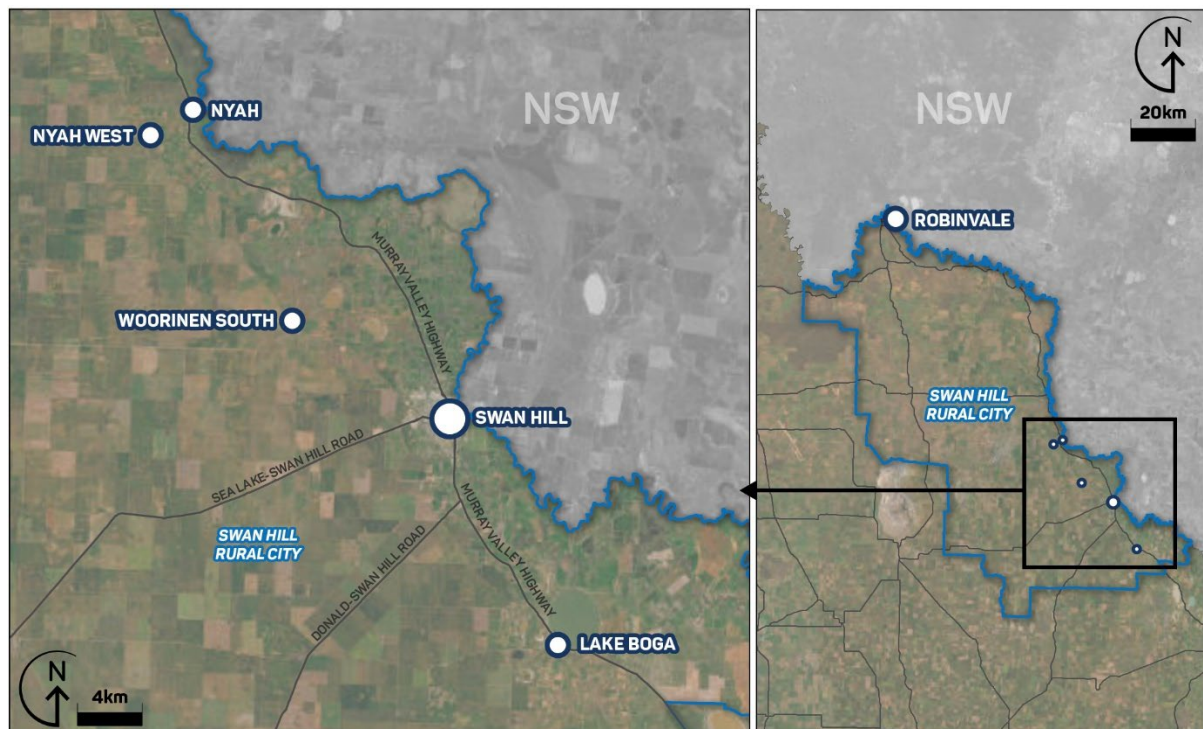
Swan Hill Rural City Council has identified that there is an inadequate supply of rural living and low density residential land within some locations throughout the municipality to meet both current and future demand, which is based on the Swan Hill Rural Land Use Strategy 2016.

Holmes Dyer Pty Ltd has been engaged by the Rural City of Swan Hill to undertake an analysis of supply and demand of rural living and low density residential zoned land within the municipality, with a particular focus on the townships of Swan Hill, Robinvale, Lake Boga, Nyah, Nyah West, and Woorinen / Woorinen South.

The Swan Hill Rural Living and Low Density Residential Demand and Supply Analysis provides the Rural City of Swan Hill with strategic justifications as to where additional land supply is warranted within the council area based upon current projections and investigations, which will support the undertaking of future planning scheme amendments and ultimately the rezoning of land.

1.2. Locality of Interest

The following plans identify the locality of interest for this study. It is depicted in two plans, firstly the area around Swan Hill, from Lake Boga to Nyah and, secondly, the area around Robinvale. These areas are approximately 100 – 150km apart and represent distinct housing markets.



2 – MARKET EVALUATION

2. Market Evaluation

2.1. Existing Supply of Rural Living and Low Density Residential Land

Zoned Rural Living and Low Density Residential Land is located in the following locations in the areas under investigation:

- Swan Hill
 - » Butterworth Street / Woorinen Road - 128 allotments zoned LDRZ, 28 vacant
 - » Coronation Avenue / Werril Street – 12 allotments zoned LDRZ, 1 vacant
 - » Gray Street – 10 allotments zoned LDRZ, 1 vacant
 - » Gray Street / Mortoo Street / Sea Lake–Swan Hill Road – 42 allotments zoned LDRZ, 14 vacant
 - » Landy Crescent / Charlie Gray Close / Peppercorn Mews / Werril Street – 60 allotments zoned LDRZ, 6 vacant
 - » River Oak Drive / Kennon Court / Squire Grove – 37 allotments zoned LDRZ, 0 vacant
 - » Woorinen Road – 40 allotments zoned RL, 4 vacant
 - » Yana Street – 7 allotments zoned LDRZ, 0 vacant

Zone	Total Lots	Vacant Lots
LDRZ	296	50
RLZ	40	4

- Robinvale
 - » Coach Road / Johnson Road – 6 allotments zoned LDRZ, 1 vacant
 - » Higgins Road – 3 allotments zoned LDRZ, 0 vacant
 - » Latje Road – 11 allotments zoned LDRZ, 0 vacant
 - » Pethard Road / Hunt Drive – 20 allotments zoned LDRZ, 1 vacant

Zone	Total Lots	Vacant Lots
LDRZ	40	2
RLZ	0	0

- Lake Boga
 - » Lakeside Drive (north-east) – 4 allotments zoned LDRZ, 1 vacant
 - » Lakeside Drive (east) – 74 allotments zoned LDRZ, 8 vacant
 - » Lakeside Drive (west) – 16 allotments zoned LDRZ, 0 vacant
 - » Murray Valley Highway / Hayes Road – 41 allotments zoned LDRZ, 10 vacant

Zone	Total Lots	Vacant Lots
LDRZ	135	19
RLZ	0	0

- Nyah

- » Murray Valley Highway – 12 allotments zoned LDRZ, 0 vacant
- » Murray Valley Highway / Coburn Road – 6 allotments zoned LDRZ, 0 vacant
- » Stradbroke Avenue – 15 allotments zoned RL, 2 vacant

Zone	Total Lots	Vacant Lots
LDRZ	18	0
RLZ	15	2

- Nyah West

- » Monash Avenue – 10 allotments zoned RL, 2 vacant

Zone	Total Lots	Vacant Lots
LDRZ	0	0
RLZ	10	2

- Woorinen / Woorinen South

- » No land within or surrounding the township is currently zoned Rural Living or Low Density Residential

Zone	Total Lots	Vacant Lots
LDRZ	0	0
RLZ	0	0

It is evident from aerial photography and visual inspection that these zones are virtually fully developed and occupied with housing. This demonstrates both the strong take up of this product and the lack of future supply to the market and the consequent need for rezoning of additional land for rural living and low-density residential purposes. Where vacant lots do exist, they are being held by their current owners and are not available to the market.

Furthermore, the inappropriate creation and occupation of smaller lots in the Farming Zone is a clear demonstration of the overspill of rural living from the intended zones into agricultural land.

2.2. Demand for Rural Living and Low Density Residential Land

Demand for and sales values achievable for low density residential and rural living land across Swan Hill vary markedly from location to location. The highest demand can be expected in close proximity to Swan Hill township and in Lake Boga, but only overlooking or in close proximity to the lake. However, the highest values and, hence, propensity for development can be expected in Swan Hill.

Beyond these towns, the area along the River Murray from Swan Hill to Nyah provides for high amenity, being close to the River and numerous parks and reasonable proximity to the facilities and services provided by Swan Hill. Although inland, Woorinen South is close enough to Swan Hill to have some potential attraction for low density residential and rural living development for commuters to Swan Hill.

The dryland farming areas are not identified as candidates for rural living and land values are typically not sufficient to justify the required infrastructure investment in these locations.

Robinvale is a distinct market, with a shortage of zoned land available for residential development and not occupied by intensive viticulture. There is a significant shortage of residential, low density residential and rural living zoned land and therefore provides for a realistic need to develop additional land.

The following table summarises sales activity across Swan Hill Council area with a focus upon the localities mentioned above. It is emphasised that sales activity for newly created low density residential and rural living lots is significantly under-representative of demand potential because the supply is not available in many locations or at particular times to satisfy that latent demand. Our experience in undertaking regional studies across Australia demonstrates the significant role that larger residential allotments play in meeting land and housing demand in the regions. The expectation of simply having more space around a home is pervasive in regional areas. Residents coming off the land have spent a lifetime on large properties and are often seeking an intermediate step between a rural holding and a township lot. Similarly, tree changers from the cities are typically looking for the rural lifestyle and the space that they were unable to afford in the city.

The following tables identify land sales activity, firstly over the period 2013 – 2024 (January) and then on a year by year basis for 2020 – 2023. It should be noted that between 2020 and 2023, Robinvale only experienced 1 land sale of \$60,000 for a 12,219m² allotment, and has therefore been omitted from table 2.

Table 1. Swan Hill Council Area Land Sales by Land Size Category 2013 – 2024 (January)

Swan Hill Council Area Land Sales By Land Size Category 2013-2024 (Jan)					
Land Size Category		2,000 - 3,999m ²	4,000 -9,999m ²	10,000 - 19,999m ²	20,000 - 100,000m ²
Swan Hill	No. of Sales	21	10	5	11
	Median Land Size (m ²)	2,759	4,384	14,027	58,593
	Median Sale Price	\$180,000	\$224,500	\$675,000	\$715,000
Robinvale	No. of Sales	3	4	3	2
	Median Land Size (m ²))	3,354	8,309	12,219	40,803
	Median Sale Price	\$274,000	\$360,000	\$155,000	\$82,500
Lake Boga	No. of Sales	9	2	2	2
	Median Land Size (m ²))	2,366	7,281	14,693	56,652
	Median Sale Price	\$279,000	\$46,000	\$295,000	\$300,000
Proximate to Swan Hill and River Murray	No. of Sales	4	2	6	20
	Median Land Size (m ²))	3,068	7,483	15,096	50,850
	Median Sale Price	\$28,000	\$57,500	\$161,000	\$87,540
Swan Hill Council (whole municipality)	No. of Sales	52	15	21	50
	Median Land Size (m ²))	3,061	8,073	13,089	53,245
	Median Sale Price	\$165,000	\$250,000	\$275,000	\$150,000

Table 2. Swan Hill Council Area Land Sales by Year (2020 – 2023)

Swan Hill Council Area Land Sales by Year (2020 – 2023)				
Location	Year	No. of Sales	Median Land Size (m2)	Median Sale Price
Swan Hill	2020	4	28,664	\$482,500
	2021	8	9,936	\$511,250
	2022	7	3,518	\$1,150,000
	2023	2	36,691	\$597,500
	2020-2023	19	9,152	\$715,000
Lake Boga	2020	1	15,699	\$275,000
	2021	1	2,366	\$375,000
	2022	2	5,414	\$159,500
	2023	3	2,181	\$299,000
	2020-2023	7	2,366	\$299,000
Proximate to Swan Hill and River Murray	2020	2	34,539	\$68,500
	2021	2	22,114	\$66,500
	2022	2	11,011	\$54,000
	2023	4	26,605	\$138,050
	2020-2023	10	14,534	\$64,000
Swan Hill Council (whole municipality)	2020	12	5,820	\$157,500
	2021	16	9,936	\$279,250
	2022	14	3,769	\$332,000
	2023	12	10,956	\$299,000
	2020-2023	54	7,611	\$277,000

These tables clearly demonstrate that sales values can readily support the cost to develop land in Swan Hill and in Lake Boga (near the lake) but are marginal or unsupportable in areas outside of these select locations.

Sales volumes are very small (4-5 p.a. in Swan Hill and 1-2 p.a. in Lake Boga) reflecting a lack of supply in these localities, and elsewhere throughout the Council area.

The following tables highlight residential dwelling sales on allotments from 2,000m² to 10 hectares in area. Sales activity for 'house and land' is significantly greater than for land only, reflecting the fact that the majority of low

density residential and rural living land is already developed. It also reinforces the fact that such properties are in demand. Sales values are strong in Swan Hill and Lake Boga and only moderate in Robinvale and other parts of the municipality.

Table 3. *Swan Hill Council Area Dwelling Sales by Land Size Category 2013-2024 (Jan)*

Swan Hill Council Area Dwelling Sales by Land Size Category 2013-2024 (Jan)					
Land Size Category		2,000 - 3,999m ²	4,000 -9,999m ²	10,000 - 19,999m ²	20,000 - 100,000m ²
Swan Hill	Count	42	58	9	15
	Median Land Size (m ²)	2,556	4,516	12,246	43,317
	Median Sale Price	\$515,000	\$540,000	\$614,000	\$585,000
Robinvale	Count	18	20	18	2
	Median Land Size (m ²)	2,812	4,935	12,161	39,039
	Median Sale Price	\$255,000	\$313,500	\$382,000	\$645,000
Lake Boga	Count	20	10	3	3
	Median Land Size (m ²)	2,408	5,280	17,999	36,541
	Median Sale Price	\$360,000	\$460,000	\$462,000	\$715,000
Proximate to Swan Hill and River Murray	Count	31	23	14	56
	Median Land Size (m ²)	2,728	5,332	14,768	60,999
	Median Sale Price	\$195,000	\$258,000	\$313,500	\$300,000
Swan Hill Council (whole municipality)	Count	158	128	53	93
	Median Land Size (m ²)	2,421	4,821	12,380	52,920
	Median Sale Price	\$230,000	\$377,500	\$369,000	\$339,000

Table 4. Swan Hill Council Area Dwelling Sales by Year 2020 – 2023 (2,000 – 100,000m²)

Swan Hill Council Area Dwelling Sales by Year (2020 – 2023)				
Location	Year	Count	Median Land Size (m2)	Median Sale Price
Swan Hill	2020	20	3,998	\$550,000
	2021	13	3,998	\$845,000
	2022	11	4,023	\$635,000
	2023	8	4,571	\$940,000
	2020-2023	52	4,000	\$652,500
Robinvale	2020	6	5,653	\$378,500
	2021	6	8,366	\$526,250
	2022	7	10,086	\$630,000
	2023	5	4,011	\$450,000
	2020-2023	24	5,659	\$458,000
Lake Boga	2020	3	2,150	\$415,000
	2021	7	4,056	\$480,000
	2022	4	9,501	\$754,000
	2023	2	19,890	\$1,197,379
	2020-2023	16	4,569	\$515,000
Proximate to Swan Hill and River Murray	2020	12	29,807	\$311,000
	2021	14	14,267	\$292,500
	2022	15	37,200	\$435,000
	2023	7	16,549	\$535,000
	2020-2023	48	29,050	\$313,500
Swan Hill Council (whole municipality)	2020	49	3,998	\$415,000
	2021	51	4,136	\$400,000
	2022	42	9,773	\$532,500
	2023	26	5,389	\$629,000
	2020-2023	168	4,525	\$450,000

To summarise these foregoing tables, recent land sales activity is operating at around 13.5 sales per annum across the municipality, with 9.0 sales per annum occurring in Swan Hill township and environs.

Sales of house and land product, which may in part be an alternative to land sales, given the lack of vacant allotment availability, is running at 42 sales per annum across the municipality and around 29 sales per annum within Swan Hill township and environs.

2.3. Estimated Supply Requirements for Rural Living and Low Density Residential Land

Holmes Dyer spoke to a number of real estate agents in Swan Hill and Robinvale. Most found it difficult to estimate the potential take up of rural living and low density residential allotments because of the lack of stock available to test the depth of the market. Advice received included the following:

- The 37 lot River Oaks Estate in Swan Hill, being the last major low density estate to be released in the town, sold in approximately 2 years.
- Occasional lots which reach the market in Swan Hill township (that is, resales of existing allotments) readily find buyers and are attracting high prices, reflecting the strong demand for such products.
- Sales rate for vacant lots in Swan Hill township could be expected to average about 20 lots p.a. with a surge in sales expected at the commencement of any major estate release.
- Lake Boga lakefront has been very attractive and achieved very high prices but sales rates are low because of a very deliberate slow release program aimed at maintaining high prices.
- Space and lifestyle are driving families to move into larger houses on larger lots, while downsizing farmers retiring off the land are another significant market.
- Greatest demand for lifestyle properties is within 5 – 10 minutes of Swan Hill, with Lake Boga just close enough to provide lakeside lifestyle choices.
- Locations further away will struggle to command prices warranting the investment of the required development costs to deliver projects in these more remote locations.

In combination with sales advice contained in Section 2.2, we predict a potential take up rate of 15 – 25 lots per annum in Swan Hill, 2 – 3 lots per annum in Lake Boga (on the lake), 1 – 3 lots per annum in the general environs on Swan Hill, and 2 – 3 lots per annum in Robinvale. This represents a total demand of approximately 25 – 30 lots per annum across the whole municipality.

3 – SITE IDENTIFICATION PROCESS

3. Site Identification Process

3.1. Swan Hill Township Growth Directions

The direction of growth within the township of Swan Hill as defined by existing zoning and the strategic directions identified in the Community Vision and Council Plan impacts the spatial opportunities for the creation of additional low density residential and rural living zones.

In particular, Swan Hill has large areas set aside for residential growth (General Residential Zone) along the south-western edge of the town, with the Swan Hill Framework Plan (Clause 02.04 within the Swan Hill Planning Scheme) identifying the Tower Hill Staged Development and South West Development Precinct as residential growth areas, along with a low density residential investigation area south of Werrill Street.

Most new residential land development activity is occurring with this band, notably in the wedge of land between Woorinen Road, Sea Lake – Swan Hill Road and Memorial Drive and, to a lesser extent, between Sea Lake – Swan Hill Road, Dead Horse Lane, and north of Werrill Street. Undeveloped General Residential Zone land in this area totals 208.2 hectares. Further expansion could ultimately occur west of Memorial Drive and Dead Horse Lane, if required.

The northern boundary of Swan Hill, centred upon Karinie Street is industrial in nature and would ideally provide for further expansion of industrial activities rather than for rural living purposes.

This leaves the southern boundary of Swan Hill as a potential location for rural living and low density residential development. Given the proximity to Swan Hill Airport, the land's development for lower density housing is more preferable than the expansion of the General Residential Zone.

3.2. Robinvale Township Growth Directions

While Robinvale has a substantial area of General Residential Zone, areas not used for housing are currently utilised as intensively developed high value vineyards, which are unlikely to become available for residential purposes. The only potential for substantial expansion of residential opportunities, either of a general residential or lower density residential nature, is east of the existing town, east of Latje Road. This is a mixed use environment of relatively low amenity and currently zoned 'Farming', but represents the only realistic area for any form of residential growth.

Further opportunities are vacant or cropped land potentially found amongst the patchwork of intensively developed Farming Zone land south of town. The new levee might aid future growth, however, additional flood studies will be required.

3.3. Lake Boga Township Growth Directions

Some growth is occurring around the eastern side of the lake at Lake Boga. Development within the township proper is very limited. Given the preference for larger lots around Lake Boga and the limited service infrastructure access and capacity, lower density residential development is likely to be the preferred form of development in this locality.

3.4. Other Areas

None of the remaining towns and adjacent hinterlands have any meaningful township growth expectations that would preclude the siting of Low Density Residential and Rural Living zones subject to the access of appropriate services. However, it is considered there is unlikely to be demand around these other townships.

4 – SITE EVALUATION

4. Site Evaluation

4.1. Site Selection and Evaluation Process

The identification of sites for evaluation as possible Low Density Residential and Rural Living zones has relied upon the following sources:

- Sites previously identified by landowners seeking rezoning;
- Sites previously identified within the adopted Swan Hill Rural Land Use Strategy (2016); and
- Sites identified by Holmes Dyer through the undertaking of an initial high level review of existing zoning, development, land uses, physical characteristics and service availability.

Holmes Dyer then assessed each of the identified sites through a variety of criteria which included, but was not limited to, the availability of service infrastructure, site qualities including topography, and vegetation views and access, proximity to services and facilities, and implications to land utilised for agricultural purposes. The following sections provide a summary of each site's evaluation findings.

4.2. Site 1 - Lakeside Drive, Lake Boga

Figure 1. Site 1 – Broader Locality

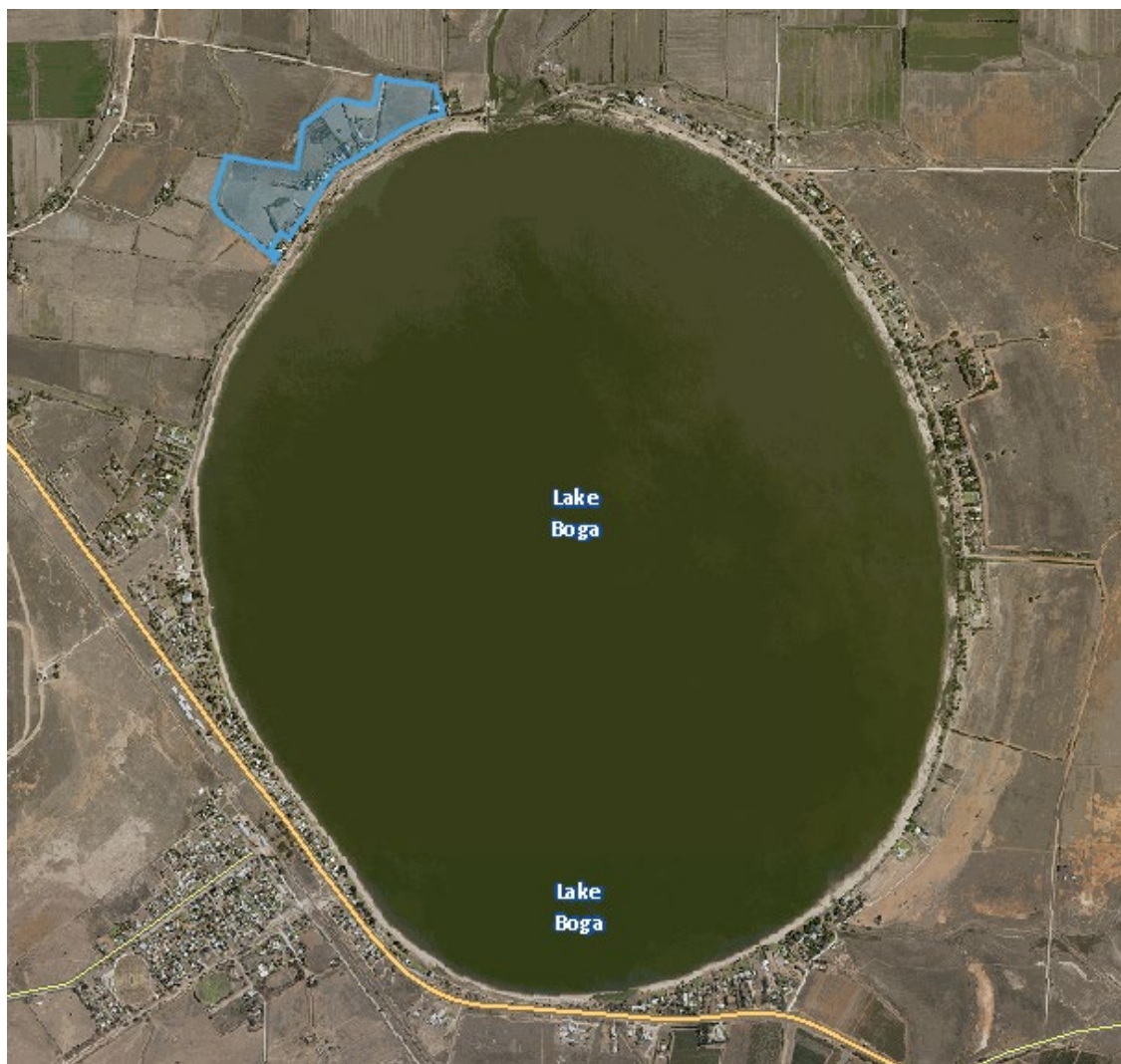


Table 5. Site 1 - Lakeside Drive, Lake Boga Site Evaluation

Lakeside Drive, Lake Boga Site Evaluation	
Access Arrangements	• Sealed road – Lakeside Drive • Need for coordination access off Lake Baker Road
Topography	• Flat, rising gradually to the north • Raised from water
Vegetation	Native vegetation on some allotments
Primary Production Implications • On site • Surrounding	• None on site • Cropping to north
Existing Improvements	Number of houses on smaller allotments
Service Infrastructure Availability	Overhead powerlines
Views / Local Amenity	• Good amenity / quality housing • Part of land slopes down to views of the lake (eastern parcel) • Frontage to Lakeside Drive has views • Higher land to north and two storey development could provide views
Surrounding Land Uses	Scattering of existing rural living allotments, unlikely to be developed further
Implications for Surrounding Land Uses	Minor impact on existing rural living lots
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	• Daily services available in Lake Boga • Weekly services available in Swan Hill (17km)
Single / Multiple Titles / Lot Sizes (approx. / average)	• Multiple Titles » 1 x 1,000m² » 4 x 1ha » 1 x 2ha » 1 x 5ha » 1 x 8ha
Ability to Coordinate Development Across Titles	• Western site single lot, good capability • Eastern site single lot, good capability • Central sites require cooperation between land and site owners to develop rear area
Impact of any Strategic Plans / Township Growth	• Community Vision and Council Plan: No implications • Lake Boga Community Plan: No implications • Lake Boga Framework Plan: No implications
Current Zoning	Farming Zone

Overlays	• Aboriginal Cultural Heritage Sensitivity - Partial • Bushfire Prone Areas - Yes • Environmental Significance Overlay - Partial » Murray River Corridor • Land Subject to Inundation Overlay - Partial • Specific Controls Overlay - Yes
Proposed Zone	Low Density Residential Zone
Site Nomination	Identified in previous Rural Strategy
Other Criteria	N/A
Rezoning Priority	High Priority The land can be expected to be in demand, especially where views to the Lake can be obtained.

Figure 2. Site 1 - Lakeside Drive, Lake Boga



Figure 3. Site 1 - Lakeside Drive, Lake Boga Zoning



Figure 4. Site 1 - Lakeside Drive, Lake Boga Overlays – Aboriginal Cultural Heritage Sensitivity



Figure 5. Site 1 - Lakeside Drive, Lake Boga Overlays – Bushfire Prone Areas



Figure 6. Site 1 - Lakeside Drive, Lake Boga Overlays – Environmental Significance (Murray River Corridor)



Figure 7. Site 1 - Lakeside Drive, Lake Boga Overlays – Land Subject to Inundation



Figure 8. Site 1 - Lakeside Drive, Lake Boga Overlays – Specific Controls



4.3. Site 1A –Winlaton Road, Lake Boga

Figure 9. Site 1A – Broader Locality



Table 6. Site 1A – Winlaton Road, Lake Boga Site Evaluation

Winlaton Road, Lake Boga Site Evaluation	
Access Arrangements	Good sealed road to edge of property then unsealed
Topography	• Elevated land • Flat with some undulation • Frontal dune to the lake, sloping down to the east
Vegetation	None – cropped
Primary Production Implications • On site • Surrounding	• Low value cropping on site • Cropping surrounding
Existing Improvements	• One homestead on the large lot with access to Lakeside Drive • One homestead with direct driveway access to Lakeside Drive on a 3.7ha lot • Dwellings on two of the smaller lots

Service Infrastructure Availability	Power and water
Views / Local Amenity	• Good views and local amenity • Elevated views to lake • Views to north and east across the farmland • Walk to lakefront park and pedestrian link and facilities
Surrounding Land Uses	• Cropping to east • Strip of residential on lake front
Implications for Surrounding Land Uses	A potential disadvantage for residents who front Lake Boga having residences at the rear, possibly overlooking to the lake.
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	• Daily services at Lake Boga • Weekly services at Swan Hill (17km)
Single / Multiple Titles / Lot Sizes (approx. / average)	• Multiple Titles » 1 x 2.5ha » 1 x 2.7ha » 1 x 3.5ha » 1 x 66.2ha
Ability to Coordinate Development Across Titles	• The 66.2ha allotment has good capability • 3 smaller titles more difficult to coordinate
Impact of any Strategic Plans / Township Growth	• Community Vision and Council Plan: No implications • Lake Boga Community Plan: No implications • Lake Boga Framework Plan: No implications
Current Zoning	Farming Zone
Overlays	• Aboriginal Cultural Heritage - Yes • Bushfire Prone Areas - Yes • Environmental Significance Overlay - Partial » Murray River Corridor • Land Subject to Inundation Overlay - Partial • Specific Controls Overlay - Yes
Proposed Zone	Rural Living Zone
Site Nomination	Consultant identified
Other Criteria	Check capacity of infrastructure to serve this development, given the large number of potential lots.
Rezoning Priority	Moderate to High Priority • Provides proximity to Lake Boga with elevated sites providing long distance views • Prioritise the large site for rezoning with a focus of land outside of environment significance and land subject to inundation

Figure 10. Site 1A - Winlaton Road, Lake Boga



Figure 11. Site 1A - Winlaton Road, Lake Boga Lake Boga Zoning



Figure 12. Site 1A - Winlaton Road, Lake Boga Overlays – Aboriginal Cultural Heritage Sensitivity



Figure 13. Site 1A - Winlaton Road, Lake Boga Overlays – Bushfire Prone Areas



Figure 14. Site 1A - Winlaton Road, Lake Boga Overlays – Environmental Significance (Murray River Corridor)



Figure 15. Site 1A - Winlaton Road, Lake Boga Overlays – Land Subject to Inundation



Figure 16. Site 1A - Winlaton Road, Lake Boga Overlays – Specific Controls



4.4. Site 1B –Hayes Road / Rob Roy Road, Lake Boga

Figure 17. Site 1B – Broader Locality

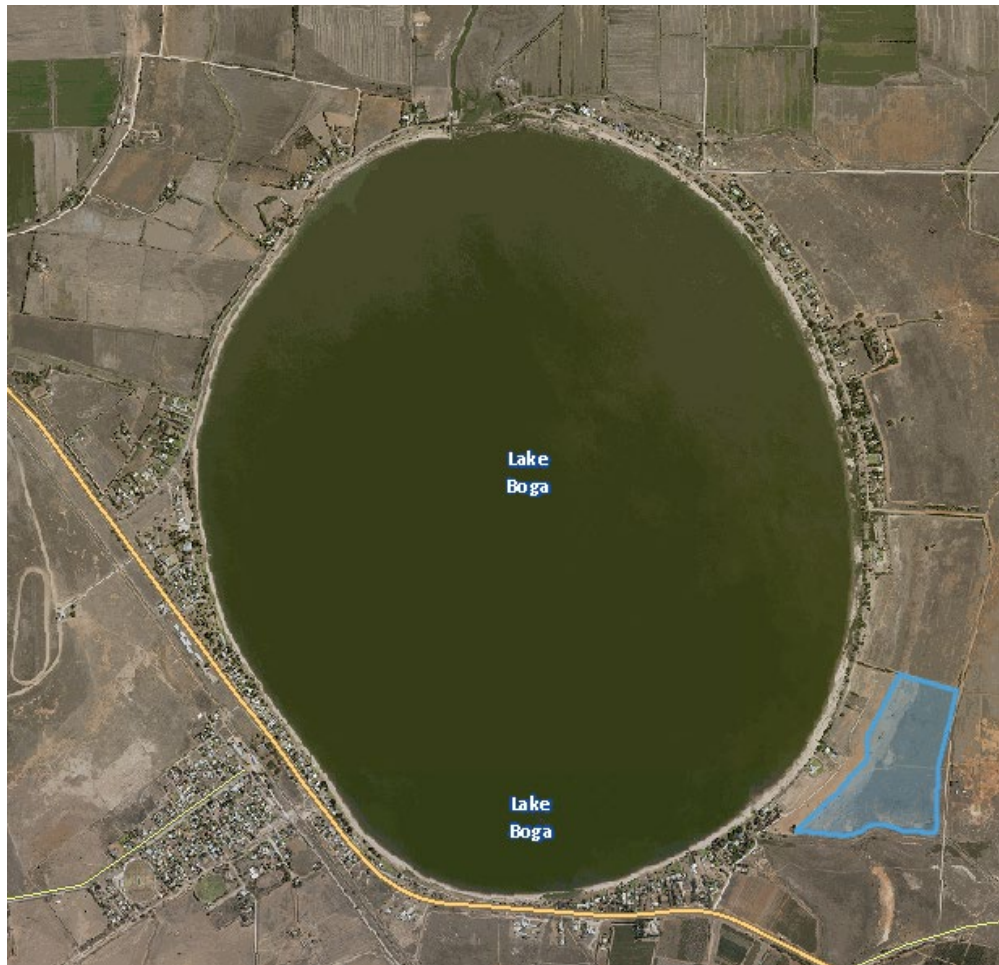


Table 7. Site 1B - Hayes Road / Lakeside Drive, Lake Boga Site Evaluation

Hayes Road / Rob Roy Road, Lake Boga Site Evaluation	
Access Arrangements	Good – bitumen road through existing subdivision
Topography	Flat at lake – gently rising to south-east
Vegetation	• Mostly clear of vegetation • Row of trees at east side of existing Haven development
Primary Production Implications • On site • Surrounding	• Cropping land • Low impact
Existing Improvements	None
Service Infrastructure Availability	• Extension of ‘Haven’ development • Would require access through Haven Estate to connect to road and services

Views / Local Amenity	• View from high point of site to lake, dependent on scale of Haven development • Only single point of access to the lake within Haven Estate for properties not fronting the lake
Surrounding Land Uses	• Residential to west • Cropping to north and east
Implications for Surrounding Land Uses	Minimal
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	• Access to infrastructure services in Haven Estate • Daily services in Lake Boga • Weekly services in Swan Hill (17km)
Single / Multiple Titles / Lot Sizes (approx. / average)	Single site of 31.9ha
Ability to Coordinate Development Across Titles	Good ability with 1 title, subject to linkages to Hayes Road
Impact of any Strategic Plans / Township Growth	• Community Vision and Council Plan: No implications • Lake Boga Community Plan: No implications • Lake Boga Framework Plan: No implications
Current Zoning	Farming Zone
Overlays	• Aboriginal Cultural Heritage Sensitivity - Yes • Bushfire Prone Areas - Yes • Environmental Significance Overlay - Partial » Murray River Corridor • Land Subject to Inundation Overlay - Partial • Specific Controls Overlay - Yes
Proposed Zone	Rural Living Zone
Site Nomination	Consultant identified
Other Criteria	• High quality Haven development creates a positive environment • Haven Estate Master Plan indicates a linkage road from Hayes Road to the site
Rezoning Priority	Moderate to High Priority • Adjacent to successful development • Potential for views from ridge top to the lake • More limited access to Lake Boga waterfront through Haven Estate

Figure 18. Site 1B – Hayes Road / Rob Roy Road, Lake Boga



Figure 19. Site 1B – Hayes Road / Rob Roy Road, Lake Boga Zoning



Figure 20. Site 1B – Hayes Road / Rob Roy Road, Lake Boga Overlays – Aboriginal Cultural Heritage Sensitivity



Figure 21. Site 1B – Hayes Road / Rob Roy Road, Lake Boga Overlays – Bushfire Prone Areas



Figure 22. Site 1B – Hayes Road / Rob Roy Road, Lake Boga Overlays – Environmental Significance (Murray River Corridor)



Figure 23. Site 1B – Hayes Road / Rob Roy Road, Lake Boga Overlays – Land Subject to Inundation



Figure 24. Site 1B – Hayes Road / Rob Roy Road, Lake Boga Overlays – Specific Controls Overlay



4.5. Site 2 - Murray Valley Highway, Nyah

Figure 25. Site 2 – Broader Locality



Table 8. Site 2 - Murray Valley Highway, Nyah Site Evaluation

Murray Valley Highway, Nyah	
Access Arrangements	Required dedicated road and intersection, along with right-hand turning lane off Murray Valley Highway and internal road network
Topography	• Low laying • Slopes down to river
Vegetation	Scattering of healthy native vegetation
Primary Production Implications • On site • Surrounding	• Patch work of cropping, orchard, vines and grass lands • Farming and animals • Former vineyard • Orchards and cropping land to the west
Existing Improvements	Some existing residential and storage
Service Infrastructure Availability	Power available
Views / Local Amenity	• Views down to the park and river to the east • Heavily vegetated Nyah-Vinifera Park abuts western boundary of site
Surrounding Land Uses	• Adjacent Nyah-Vinifera Park • Cropping and orchards • Swan Hill Gliding Club (closed) and Nyah West Golf Club nearby
Implications for Surrounding Land Uses	• Proximity to Murray Valley Highway generates access issues • Proximity to Nyah-Vinifera Park creates major bushfire risk
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	• Nyah provides daily needs • Swan Hill (28km) provides weekly needs
Single / Multiple Titles / Lot Sizes (approx. / average)	• Multiple Titles » 2 x 2,000m² » 1 x 1ha » 4 x 2ha » 7 x 3ha » 2 x 6ha » 3 x 7ha
Ability to Coordinate Development Across Titles	• Difficult to coordinate • Unlikely to be cost-effective
Impact of any Strategic Plans / Township Growth	• Community Vision and Council Plan: No implications • Nyah & District Community Plan: No implications • Nyah West Framework Plan: No implications
Current Zoning	Farming Zone
Overlays	• Aboriginal Cultural Heritage Sensitivity - Adjacent

	• Bushfire Management Overlay - Partial • Bushfire Prone Areas - Yes • Environmental Significance Overlay - Partial » Murray River Corridor • Land Subject to Inundation Overlay - Partial • Specific Controls Overlay - Yes
Proposed Zone	Rural Living Zone
Site Nomination	Identified in previous Rural Strategy
Other Criteria	N/A
Rezoning Priority	Low Priority • Do not rezone • Difficulties of access and fire management

Figure 26. Site 2 - Murray Valley Highway, Nyah



Figure 27. Site 2 - Murray Valley Highway, Nyah Zoning



Figure 28. Site 2 - Murray Valley Highway, Nyah Overlays – Aboriginal Cultural Heritage Sensitivity



Figure 29. Site 2 - Murray Valley Highway, Nyah Overlays – Bushfire Management



Figure 30. Site 2 - Murray Valley Highway, Nyah Environmental Significance Overlay

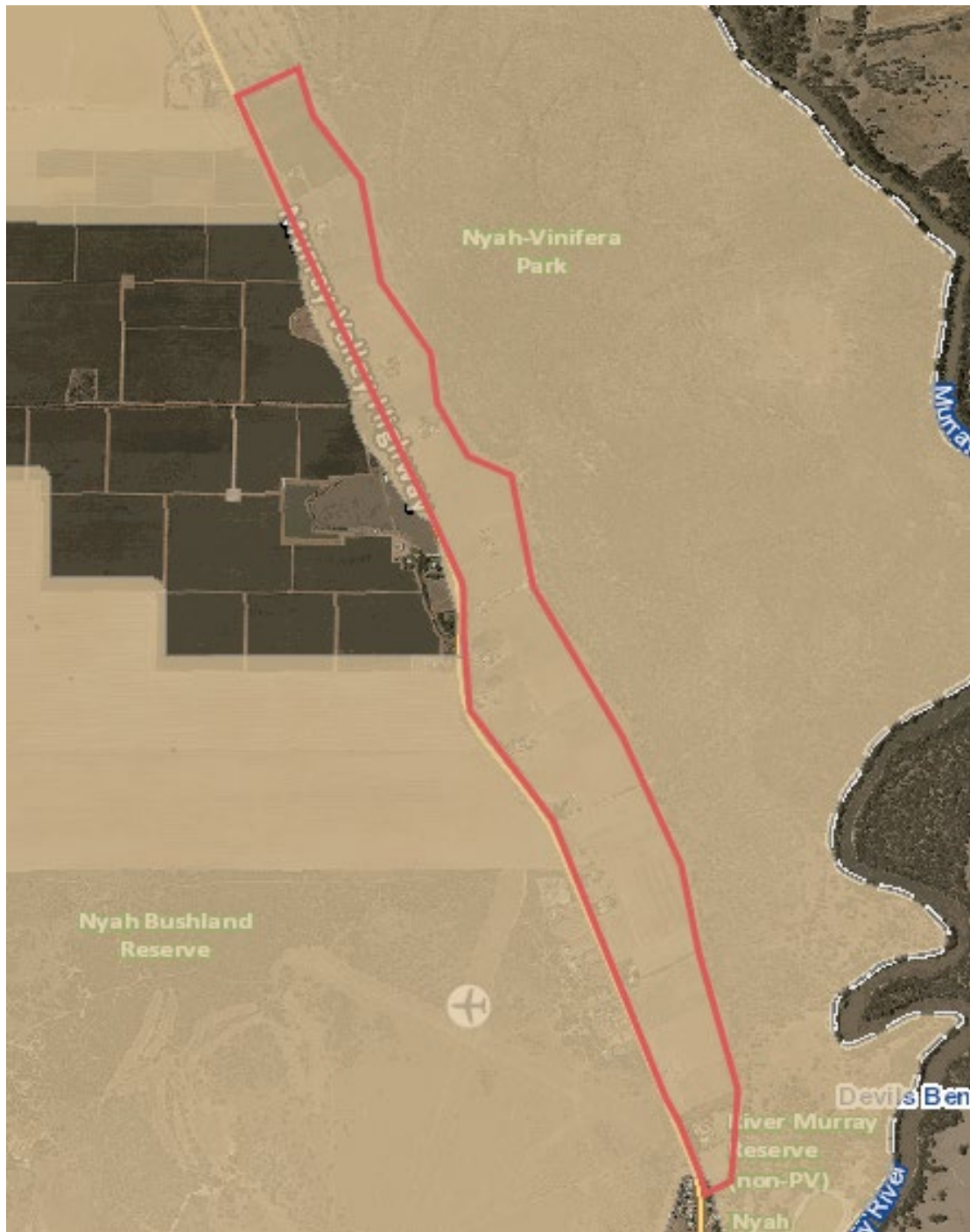


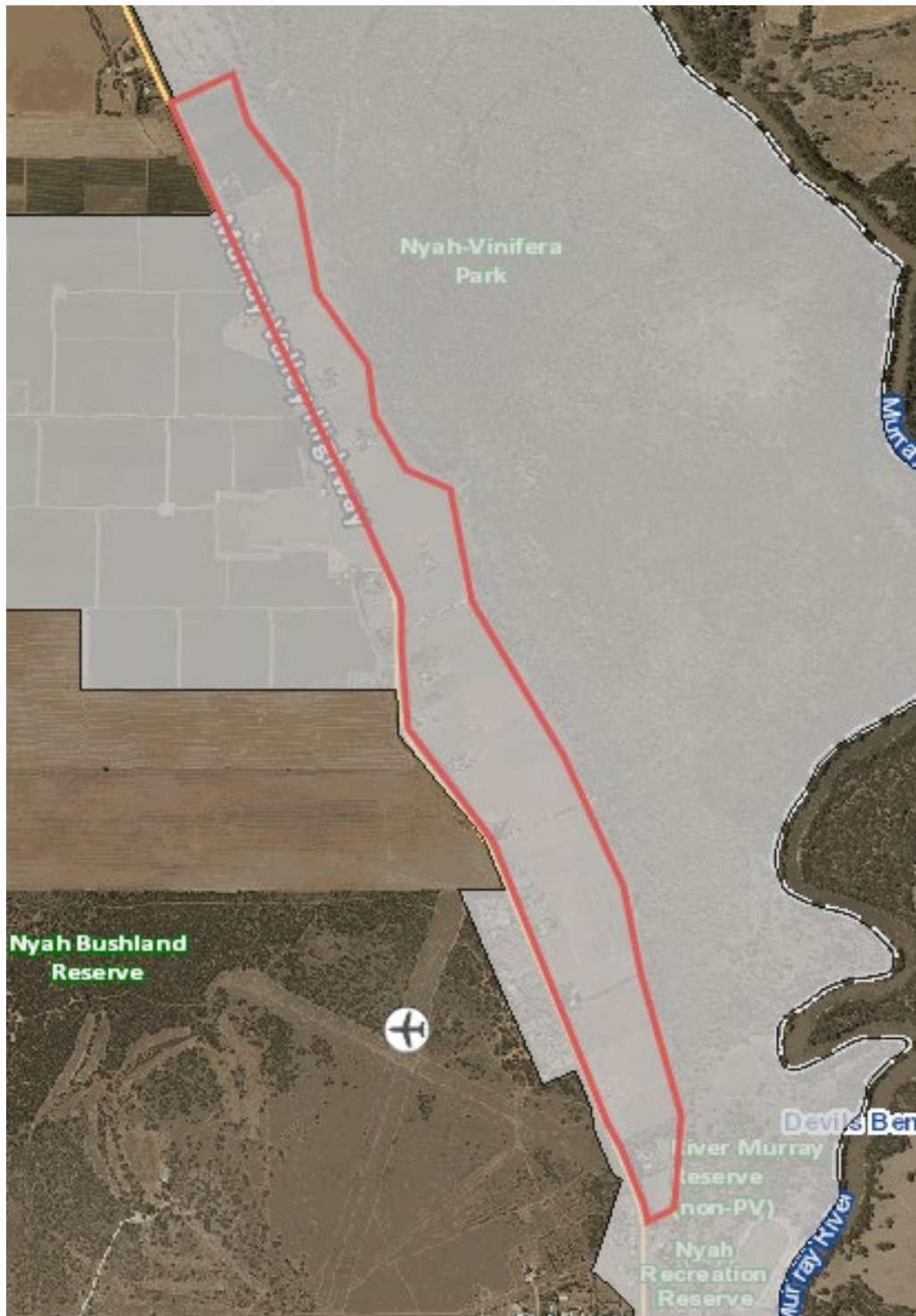
Figure 31. Site 2 – Murray Valley Highway, Nyah Overlays – Environmental Significance (Murray River Corridor)



Figure 32. Site 2 - Murray Valley Highway, Nyah Overlays - Land Subject to Inundation



Figure 33. Site 2 - Murray Valley Highway, Nyah Overlays – Specific Controls



4.6. Site 3A – River Road, Nyah

Figure 34. Site 3A – Broader Locality



Table 9. Site 3A - River Road, Nyah Site Evaluation

River Road, Nyah	
Access Arrangements	• Highway access is a challenge – requires intersection if Murray Valley Highway is utilised • Access from Thwaites Road and River Road is possible
Topography	• Flat • Rising land from River Road
Vegetation	• Some vine removal on site • Cleared pasture • Mature vegetation along road reserves • Heavily vegetated Nyah-Vinifera Park to east
Primary Production Implications • On site • Surrounding	• Some vines, orchards and pasture • Extensive vines and orchards to west
Existing Improvements	Some residences on individual titles (10 – 15)
Service Infrastructure Availability	Power supply
Views / Local Amenity	• Outlook to vegetated park and river tributary to east • Attractive vegetated environment along Murray Valley Highway
Surrounding Land Uses	• Some residences • Vines and orchards to west
Implications for Surrounding Land Uses	Nyah-Vinifera Park is separated by River Road providing some separation from a potential fire source
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	• Daily services in Nyah • Weekly services in Swan Hill (25km)
Single / Multiple Titles / Lot Sizes (approx. / average)	• Multiple Titles » 2 x 5,000m² » 2 x 2ha » 6 x 3ha » 2 x 4ha » 1 x 6ha » 2 x 7ha » 1 x 8ha • Coordination likely to be problematic • Larger sites at northern end of investigation area provide some potential for subdivision
Ability to Coordinate Development Across Titles	Limited, but some subdivision could occur without reliance upon adjoining sites

Impact of any Strategic Plans / Township Growth	• Community Vision and Council Plan: No implications • Nyah & District Community Plan: No implications • Nyah West Framework Plan: The site is located directly south of an area earmarked for future low density residential development
Current Zoning	Farming Zone
Overlays	• Aboriginal Cultural Heritage Sensitivity - Adjacent • Bushfire Management Overlay - Partial • Bushfire Prone Areas - Partial • Environmental Significance Overlay - Partial » Murray River Corridor • Land Subject to Inundation Overlay - Partial • Specific Controls Overlay - Yes
Proposed Zone	Rural Living Zone
Site Nomination	Identified in previous Rural Strategy
Other Criteria	N/A
Rezoning Priority	Moderate Priority • Northern third of site provides potential for a coordinated development • Southern two thirds would rely upon subdivision of lots from Murray Valley Highway through to River Road, with primary access from River Road and emergency access only to Murray Valley Highway.

Figure 35. Site 3A - River Road, Nyah



Figure 36. Site 3A - River Road, Nyah Zoning

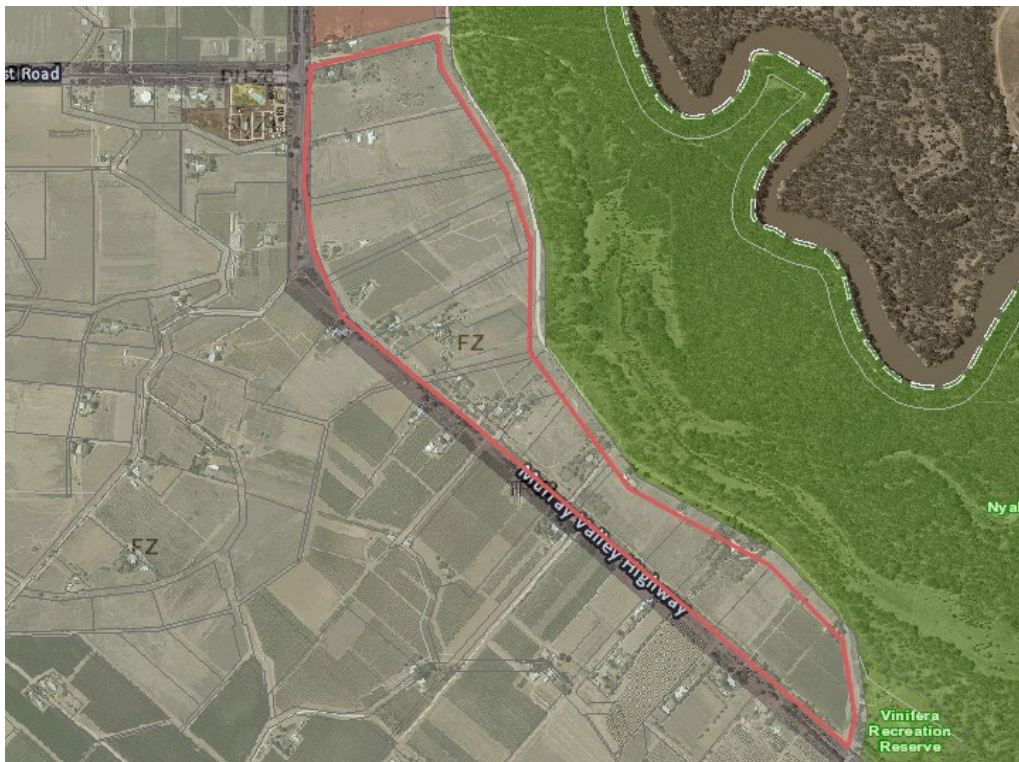


Figure 37. Site 3A - River Road Overlays – Aboriginal Cultural Heritage Sensitivity



Figure 38. Site 3A - River Road, Nyah Overlays – Bushfire Management Overlay



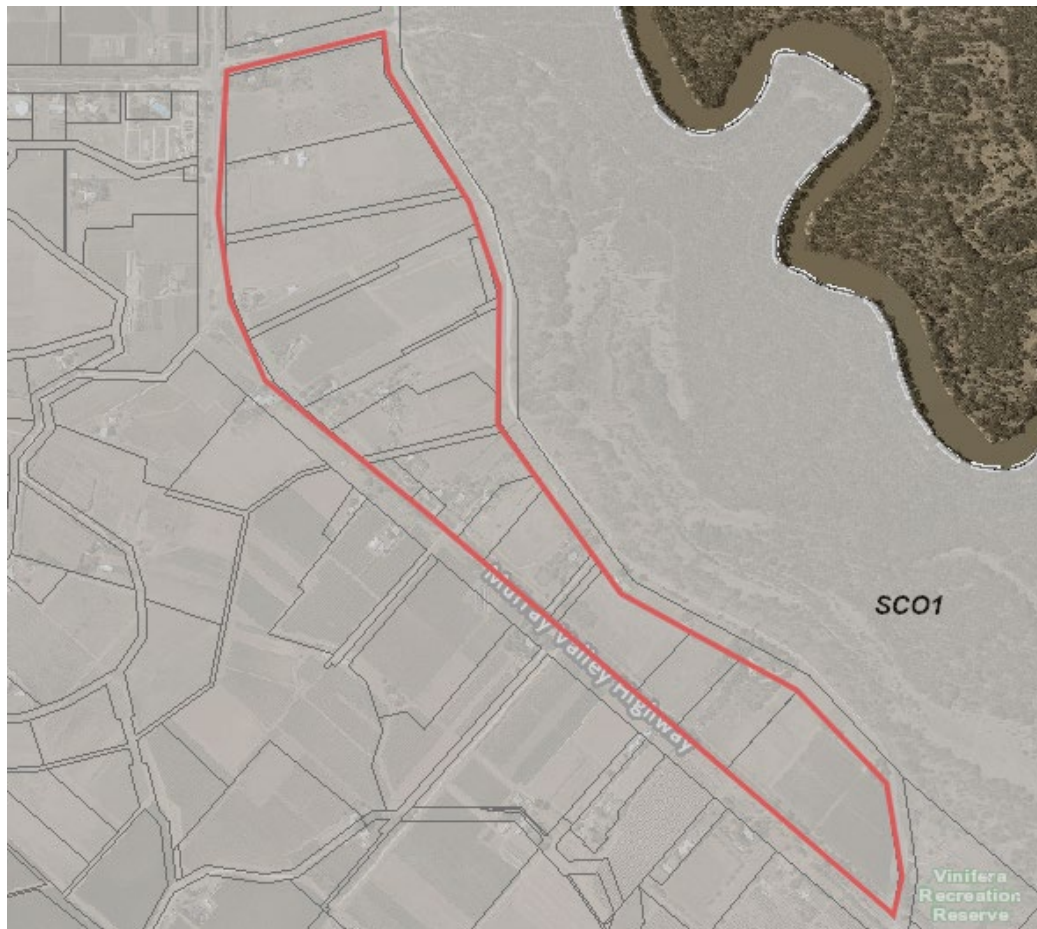
Figure 39. Site 3A - River Road, Nyah Overlays – Environmental Significance Overlay (Murray River Corridor)



Figure 40. Site 3A - River Road, Nyah Overlays – Land Subject to Inundation



Figure 41. Site 3A – River Road, Nyah Overlays – Specific Controls



4.7. Site 3B - Murray Valley Highway, Nyah

Figure 42. Site 3B – Broader Locality

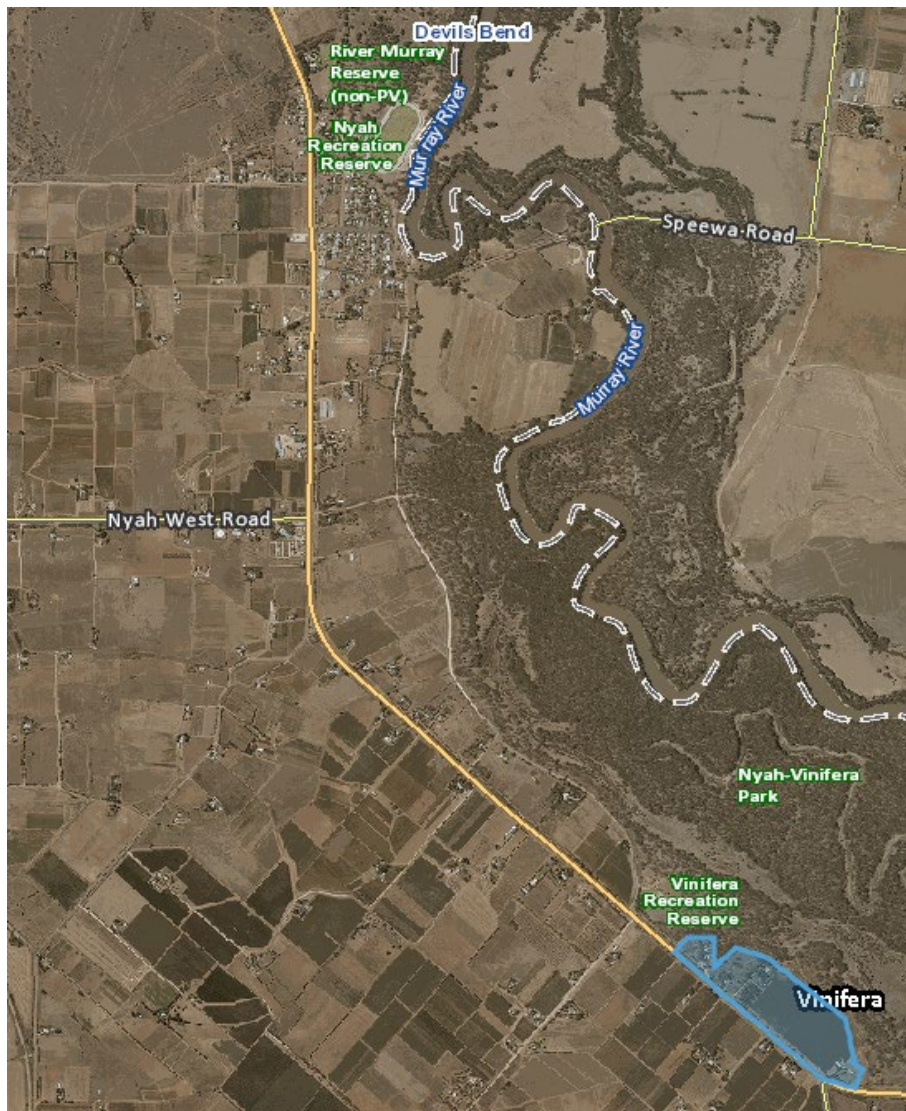


Table 10. Site 3B - Murray Valley Highway, Nyah Site Evaluation

Murray Valley Highway, Nyah	
Access Arrangements	• Highway access challenge – requires intersection • No road constructed around eastern boundary
Topography	Flat
Vegetation	• Significant trees at river side • Scattering of vegetation a north-western end of site
Primary Production Implications • On site • Surrounding	• Partially under vines • Fruit / nuts surrounding

Existing Improvements	Some houses and sheds
Service Infrastructure Availability	• Substation on site • Power supply
Views / Local Amenity	• Outlook to vegetated tributary to east • Pleasant outlook to west
Surrounding Land Uses	• Vines and orchards • Nyah-Vinifera Park
Implications for Surrounding Land Uses	Adjacent to high fuel load woodlands
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	Approximately 22km to Swan Hill and 4km to Nyah
Single / Multiple Titles / Lot Sizes (approx. / average)	• Multiple Titles » 5 x 1,000m² » 1 x 3,000m² » 1 x 4,000m² » 1 x 6,000m² » 1 x 1ha » 1 x 2ha » 1 x 10ha • Limited Opportunity to subdivide – only the 10ha site has potential, but cost of constructing intersection off Murray Valley Highway and / or perimeter road likely to be prohibitive
Ability to Coordinate Development Across Titles	Limited to 10 ha site
Impact of any Strategic Plans / Township Growth	• Community Vision and Council Plan: No implications • Nyah & District Community Plan: No implications • Nyah West Framework Plan: No implications
Current Zoning	Farming Zone
Overlays	• Bushfire Management Overlay - Partial • Bushfire Prone Areas - Yes • Environmental Significance Overlay - Partial » Murray River Corridor • Land Subject to Inundation Overlay - Partial • Specific Controls Overlay - Yes
Proposed Zone	Rural Living Zone
Site Nomination	Identified in previous Rural Strategy
Other Criteria	N/A

Rezoning Priority	Low to Moderate Priority The 10ha site has potential for subdivision but the locality is neither immediately adjacent to an existing town nor within close proximity of the main regional centre of Swan Hill.
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Figure 43. Site 3B - Murray Valley Highway, Nyah



Figure 44. Site 3B - Murray Valley Highway, Nyah Zoning

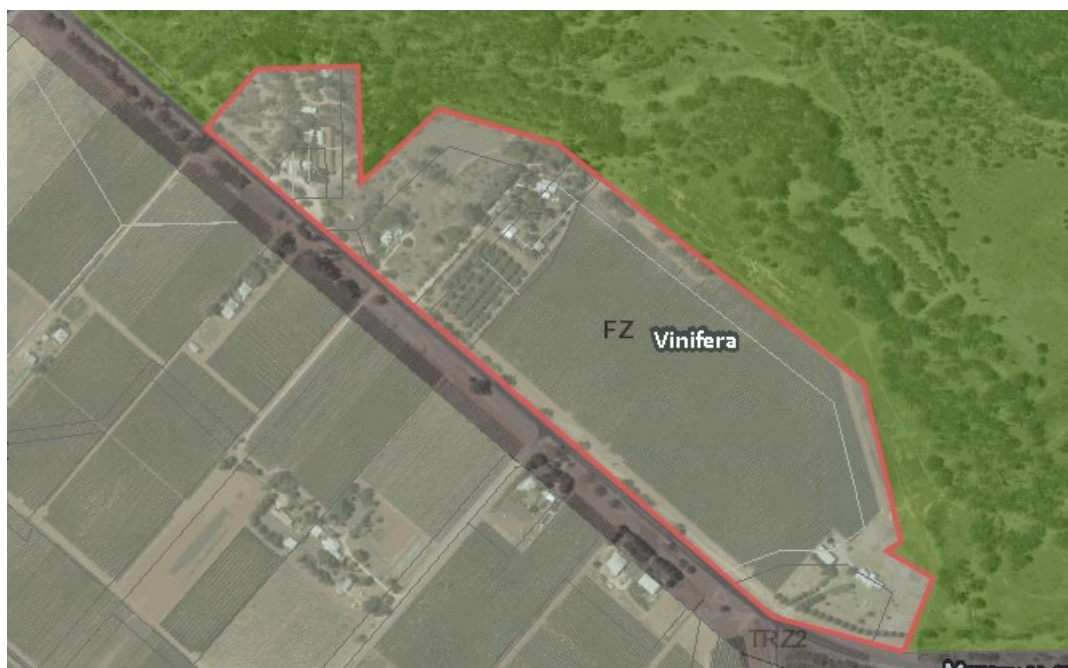


Figure 45. Site 3B - Murray Valley Highway, Nyah Overlays – Bushfire Management Overlay

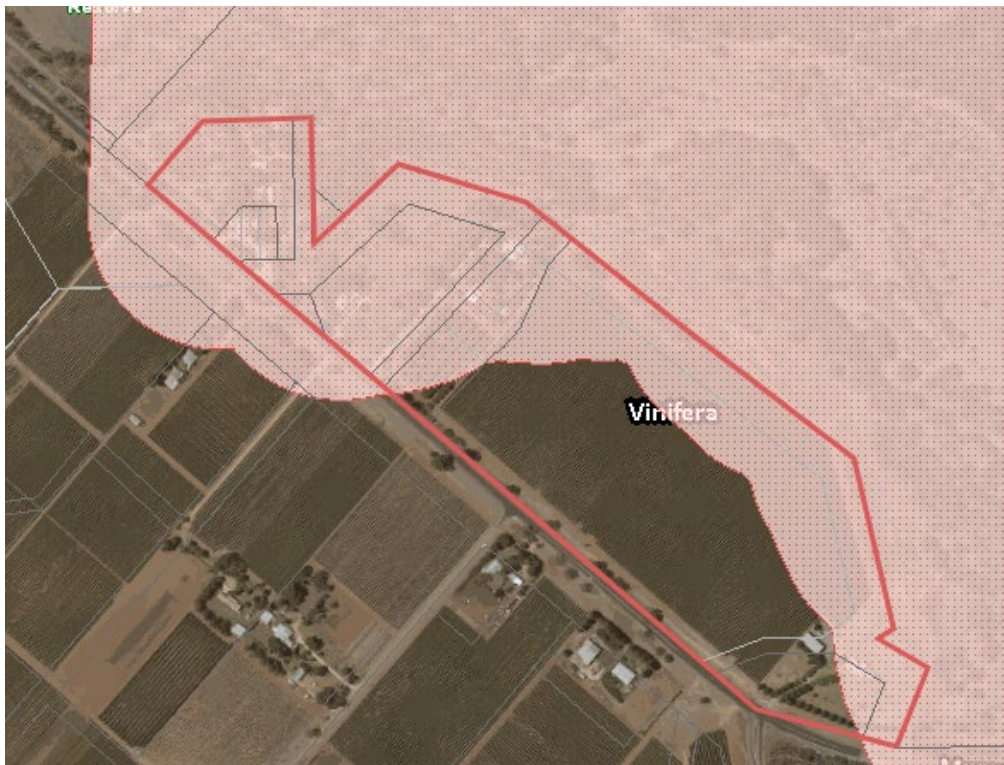


Figure 46. Site 3B - Murray Valley Highway, Nyah Overlays – Bushfire Prone Areas



Figure 47. Site 3B - Murray Valley Highway, Nyah Overlays – Environmental Significance (Murray River Corridor)

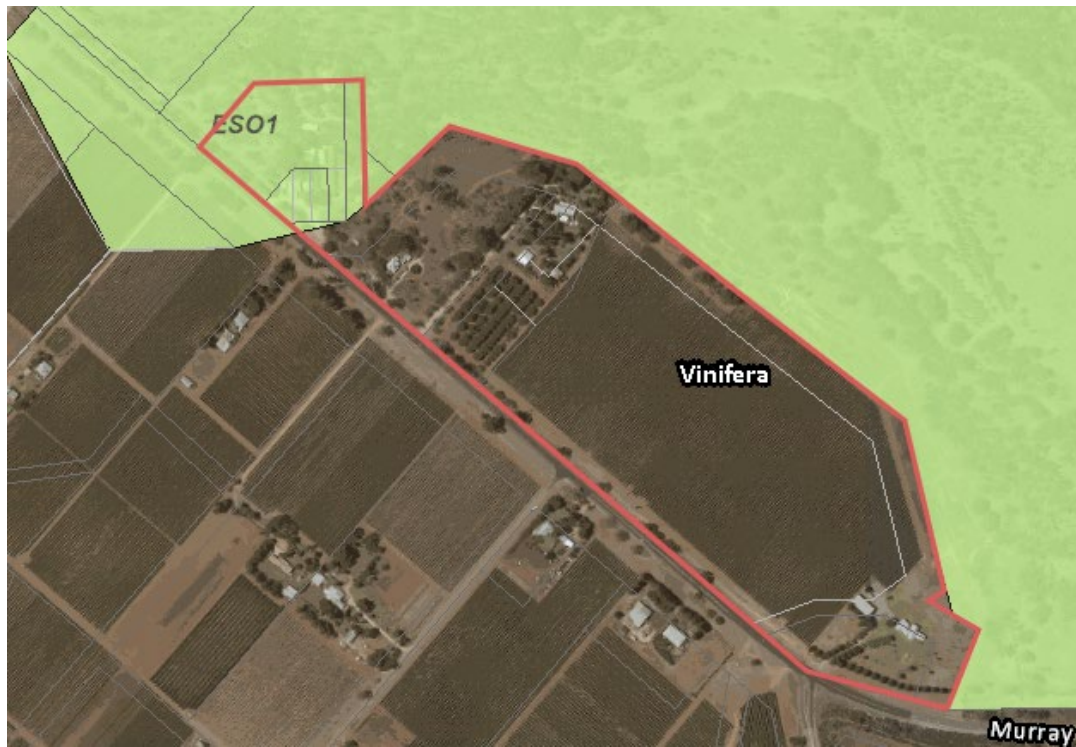


Figure 48. Site 3B - Murray Valley Highway, Nyah Overlays – Land Subject to Inundation

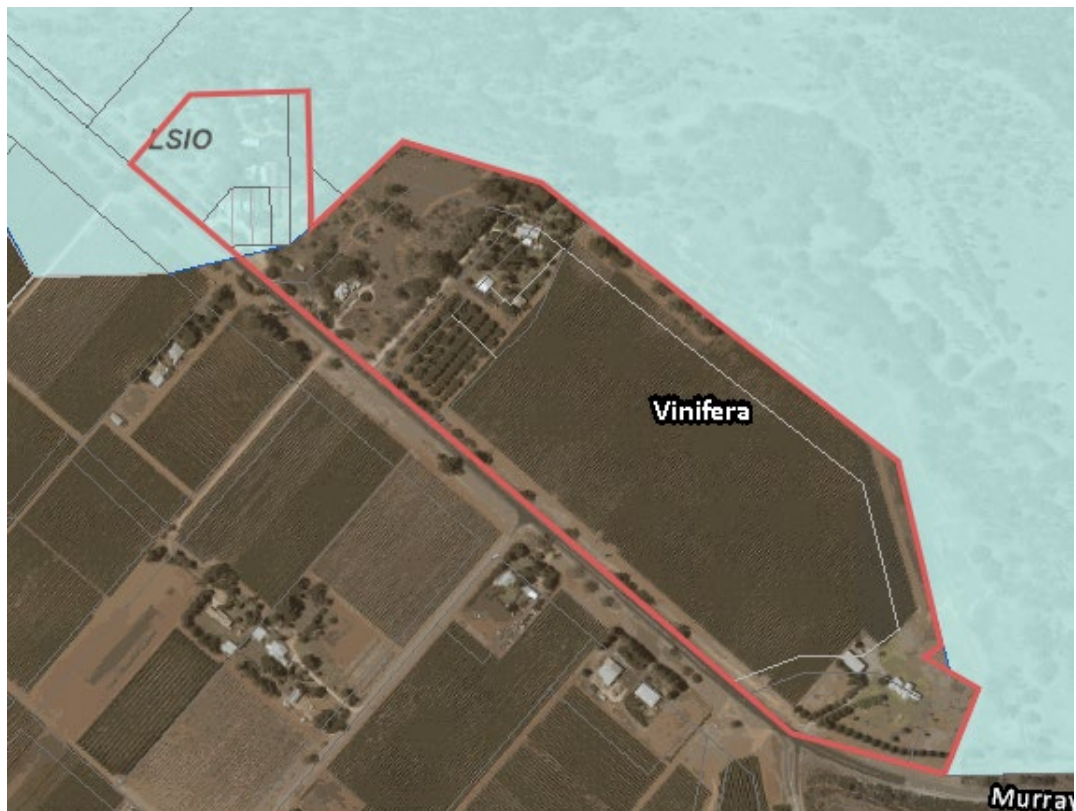


Figure 49. Site 3B - Murray Valley Highway, Nyah Overlays – Specific Controls Overlay



4.8. Site 4 - Monash Avenue, Nyah West

Figure 50. Site 4 – Broader Locality



Table 11. Site 4 - Monash Avenue, Nyah West Site Evaluation

Monash Avenue, Nyah West	
Access Arrangements	Access from Monash Avenue (sealed highway), Prescott Lane (unsealed) and Jenkin Lane (track)
Topography	Gently slopes down to north and south from high points in centre of site
Vegetation	- Scattering of vegetation - Mostly cleared
Primary Production Implications - On site - Surrounding	- Vacant land - Horses and alpacas - Orchards to north-east - Cleared land to north-west
Existing Improvements	- A number of dwellings and sheds exist across the site - Transport depot off Prescott Lane
Service Infrastructure Availability	- Power supply - Close to services in Nyah West
Views / Local Amenity	- Limited views from central ridgeline - Generally poor amenity
Surrounding Land Uses	- Trotting track - Vacant vegetated land - Karting track
Implications for Surrounding Land Uses	Noise from karting may be an issue
Linkages to Services and Facilities	Daily services in Nyah West

(Retail, Community, Recreation, Employment etc.)	• Weekly services in Swan Hill (30km)
Single / Multiple Titles / Lot Sizes (approx. / average)	• Multiple Titles » 1 x 9,000m² » 1 x 1ha » 4 x 2ha » 1 x 4ha » 3 x 7ha
Ability to Coordinate Development Across Titles	• Small sites difficult to amalgamate to deliver coordinated development • Larger sties could be subdivided off existing road frontages
Impact of any Strategic Plans / Township Growth	• Community Vision and Council Plan: No implications • Nyah & District Community Plan: No implications • Nyah West Framework Plan: No implications
Current Zoning	Rural Living Zone
Overlays	Specific Controls Overlay - Yes
Proposed Zone	Rural Living Zone (no change)
Site Nomination	Identified in previous Rural Strategy
Other Criteria	N/A
Rezoning Priority	None The land is already zoned Rural Living. There is little basis for rezoning to Low Density Residential Zone.

Figure 51. Site 4 - Monash Avenue, Nyah West



Figure 52. Site 4 - Monash Avenue, Nyah West Zoning



Figure 53. Site 4 - Monash Avenue, Nyah West Overlays – Specific Controls Overlay



4.9. Site 4A - Monash Avenue & Ross Road, Nyah West

Figure 54. Site 4A – Broader Locality



Table 12. Site 4A - Monash Avenue & Ross Road, Nyah West Site Evaluation

Monash Avenue & Ross Road, Nyah West	
Access Arrangements	- Monash Avenue is the main sealed highway through Nyah West - Ross Road is an unsealed road
Topography	Flat with gentle undulation
Vegetation	- Cleared - Extensive road reserve planting to Monash Avenue
Primary Production Implications - On site - Surrounding	- Partially cropped (sunflower cropping) - Mostly vacant - Nyah West Sports Ground and cropping to west - Vacant to the north - Township to south and east
Existing Improvements	Residence and storage
Service Infrastructure Availability	- Adjacent Nyah West township services - Primary school and supermarket, limited health facilities
Views / Local Amenity	Limited views and amenity
Surrounding Land Uses	Nyah West Landcare Group to west
Implications for Surrounding Land Uses	No impact

Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	- Relies on Nyah West township for daily needs - Travel to Swan Hill (28 – 30 km) for weekly services
Single / Multiple Titles / Lot Sizes (approx. / average)	2 titles
Ability to Coordinate Development Across Titles	Yes, large title size and road frontages make this possible
Impact of any Strategic Plans / Township Growth	- Community Vision and Council Plan: No implications - Nyah & District Community Plan: No implications - Nyah West Framework Plan: No implications
Current Zoning	Farming Zone
Overlays	- Bushfire Prone Areas - Partial - Specific Controls Overlay - Yes
Proposed Zone	Low Density Residential Zone
Site Nomination	Consultant identified
Other Criteria	N/A
Rezoning Priority	Low Priority - Do not rezone - The lack of intent in the development of existing Rural Living Zone land at Monash Avenue (Site 4), suggests that additional zoned land is not required in Nyah West.

Figure 55. Site 4A - Monash Avenue & Ross Road, Nyah West

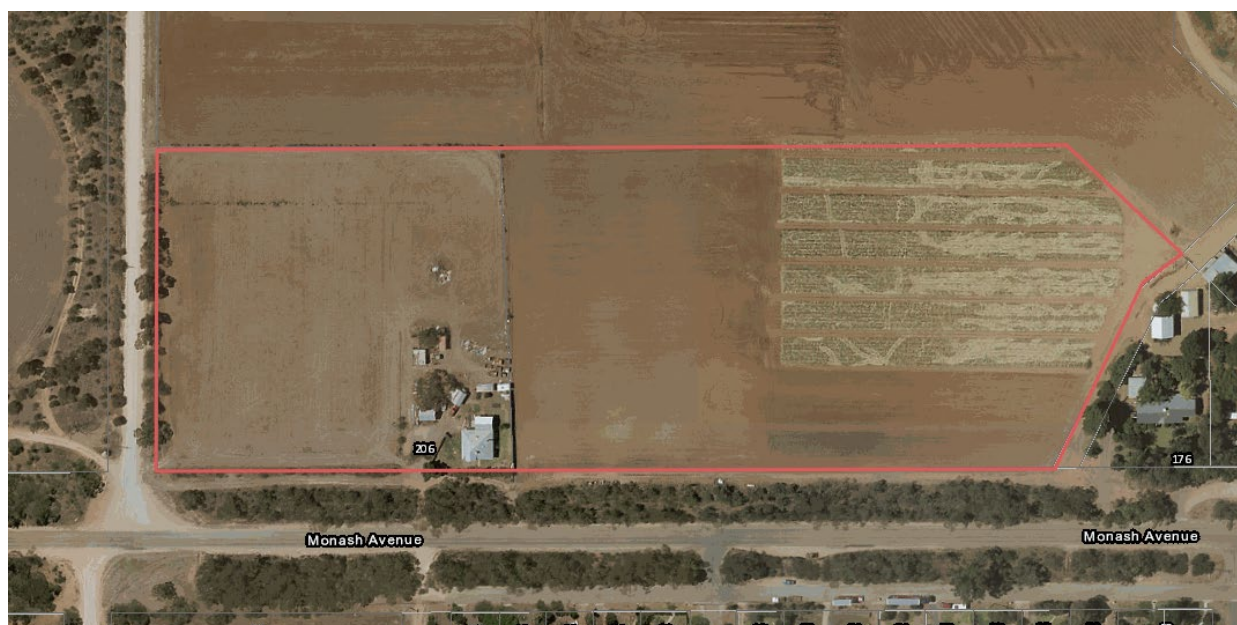


Figure 56. Site 4A - Monash Avenue & Ross Road, Nyah West Zoning

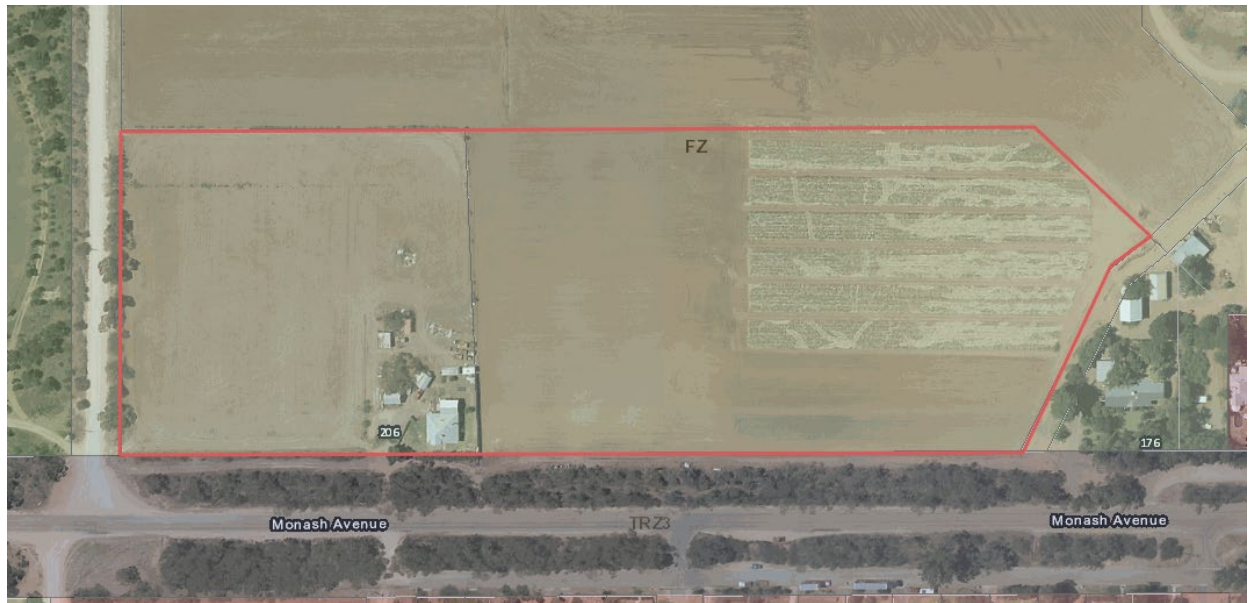


Figure 57. Site 4A - Monash Avenue & Ross Road, Nyah West Overlays – Bushfire Prone Areas



Figure 58. Specific Controls Overlay



4.10. Site 5A – Werril Street, Swan Hill

Figure 59. Site 5A – Broader Locality

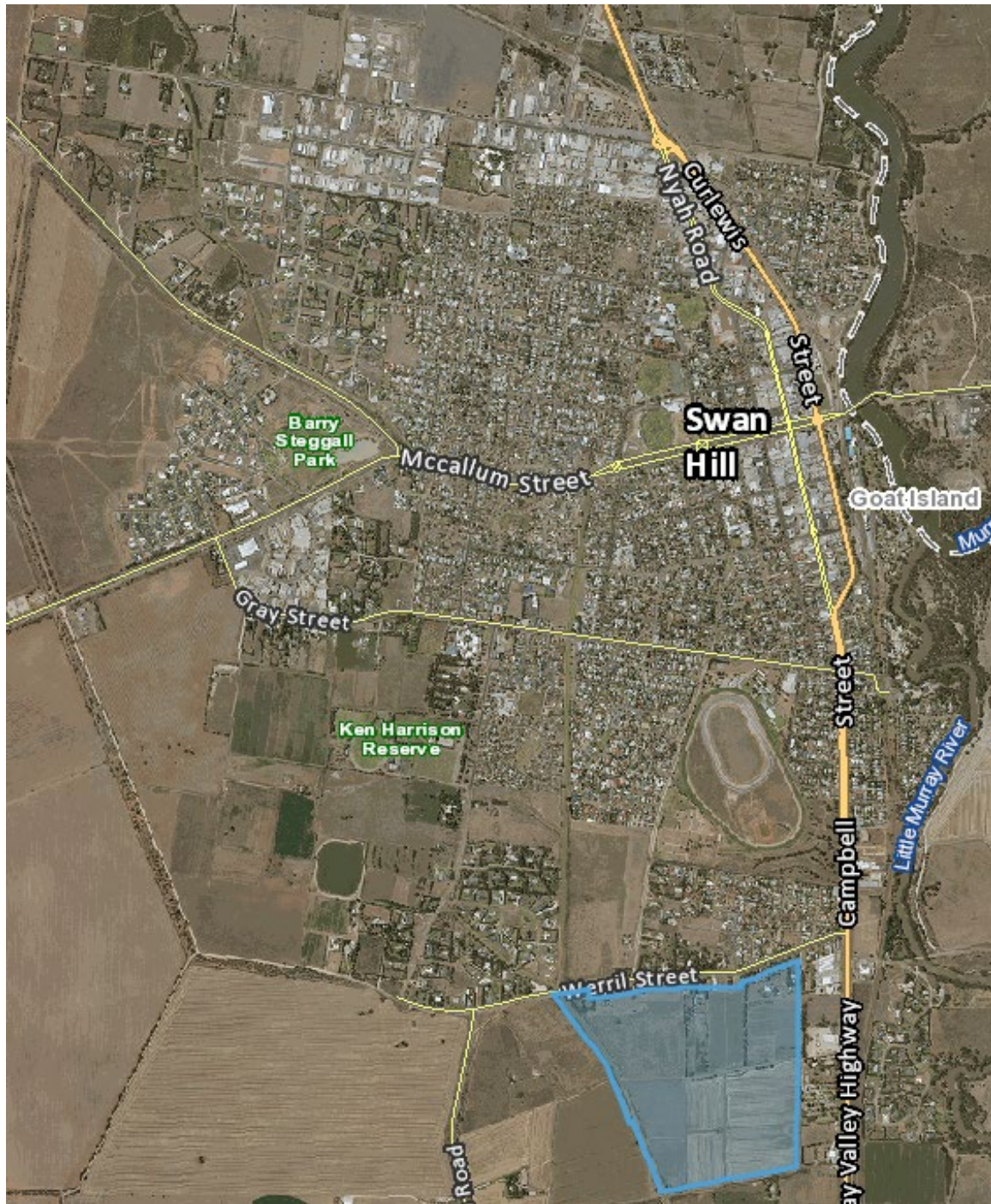


Table 13. Site 5A - Werril Street, Swan Hill Site Evaluation

Werril Street, Swan Hill	
Access Arrangements	Werril Street is a sealed, kerbed urban road
Topography	Flat
Vegetation	Limited vegetation, some boundary planting
Primary Production Implications - On site - Surrounding	- Informal horse agistment, grazing, cropping - Urban development to the north - Commercial precinct to the east - Cropping and grazing to the west and south
Existing Improvements	Individual dwellings on some allotments
Service Infrastructure Availability	- Services available to the immediate north and along Werril Street - Irrigation channel to the west and south
Views / Local Amenity	- Views are limited - Scale of site provides the potential for internal views
Surrounding Land Uses	- Residential development to the north - Commercial development to the east - Agriculture to the west and south - Swan Hill Airport further to the south west
Implications for Surrounding Land Uses	The locality is in transition, already existing as a peri-urban environment, no longer containing viable farming units
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	Close to all facilities in Swan Hill
Single / Multiple Titles / Lot Sizes (approx. / average)	- Multiple Titles » 8 x less than 10ha » 8 x c. 10ha
Ability to Coordinate Development Across Titles	The existing landowners have already formed a coordinated group and have prepared a consolidated concept plan for the whole site
Impact of any Strategic Plans / Township Growth	Community Vision and Council Plan: No implications Swan Hill Framework Plan: Identified as a Low Density Residential Investigation Area
Current Zoning	Farming Zone
Overlays	- Airport Environs Overlay - Adjacent - Design and Development Overlay - Adjacent - Specific Controls Overlay - Yes
Proposed Zone	Low Density Residential Zone

Site Nomination	Previous owner request and identified with the Framework Plan
Other Criteria	N/A
Rezoning Priority	High Priority Highest priority rezoning site – it is adjacent Swan Hill, has access to services, the landowners have formed a coordinated group and the site could be expected to be developed immediately

Figure 60. Site 5A - Werril Street, Swan Hill



Figure 61. Site 5A - Werril Street, Swan Hill Zoning



Figure 62. Site 5A - Werril Street, Swan Hill Overlays – Airport Environs



Figure 63. Site 5A - Werril Street, Swan Hill Overlays – Design and Development

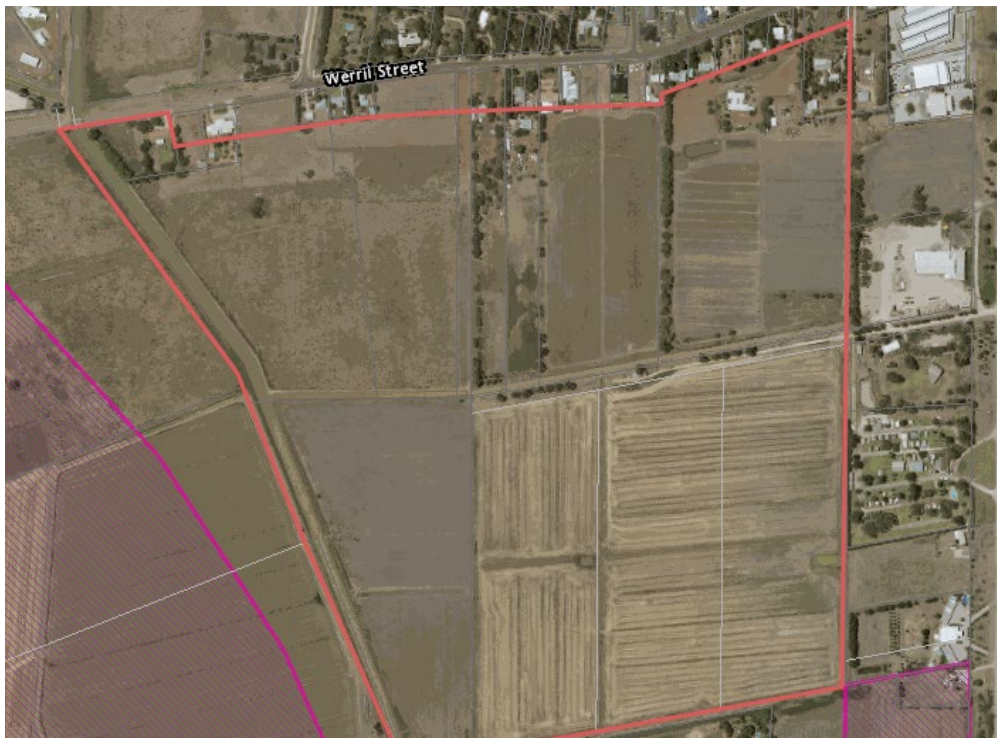
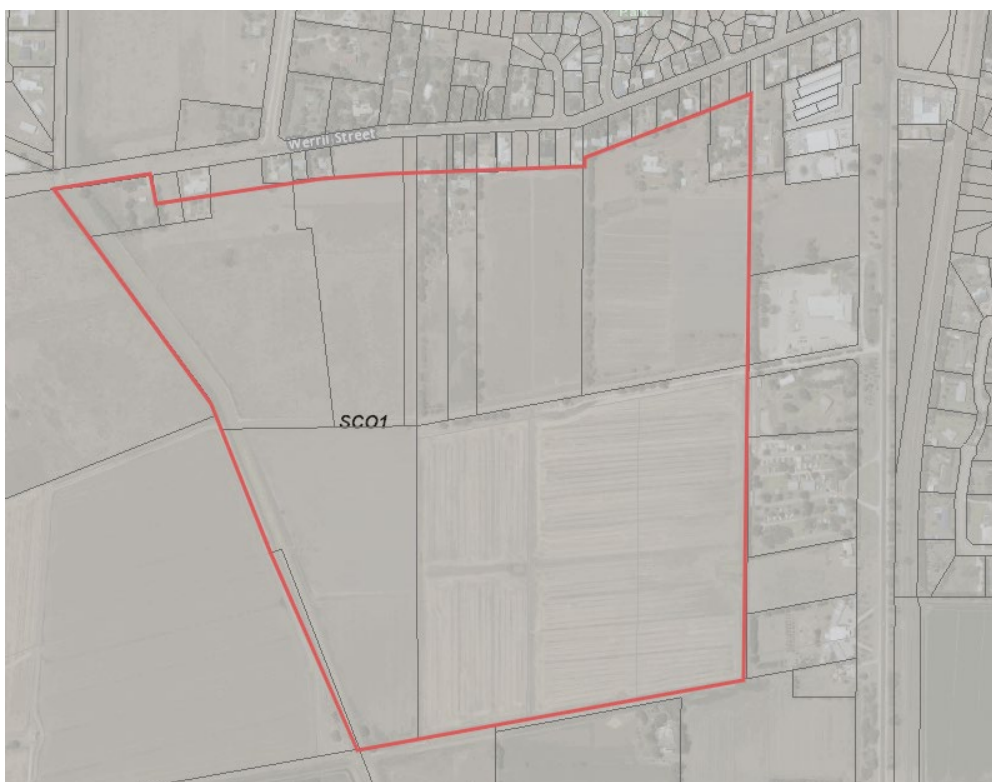


Figure 64. Site 5A - Werril Street, Swan Hill Overlays – Specific Controls



4.11. Site 5B – Aerodrome Road / Bombardier Lane, Swan Hill

Figure 65. Site 5B – Broader Locality

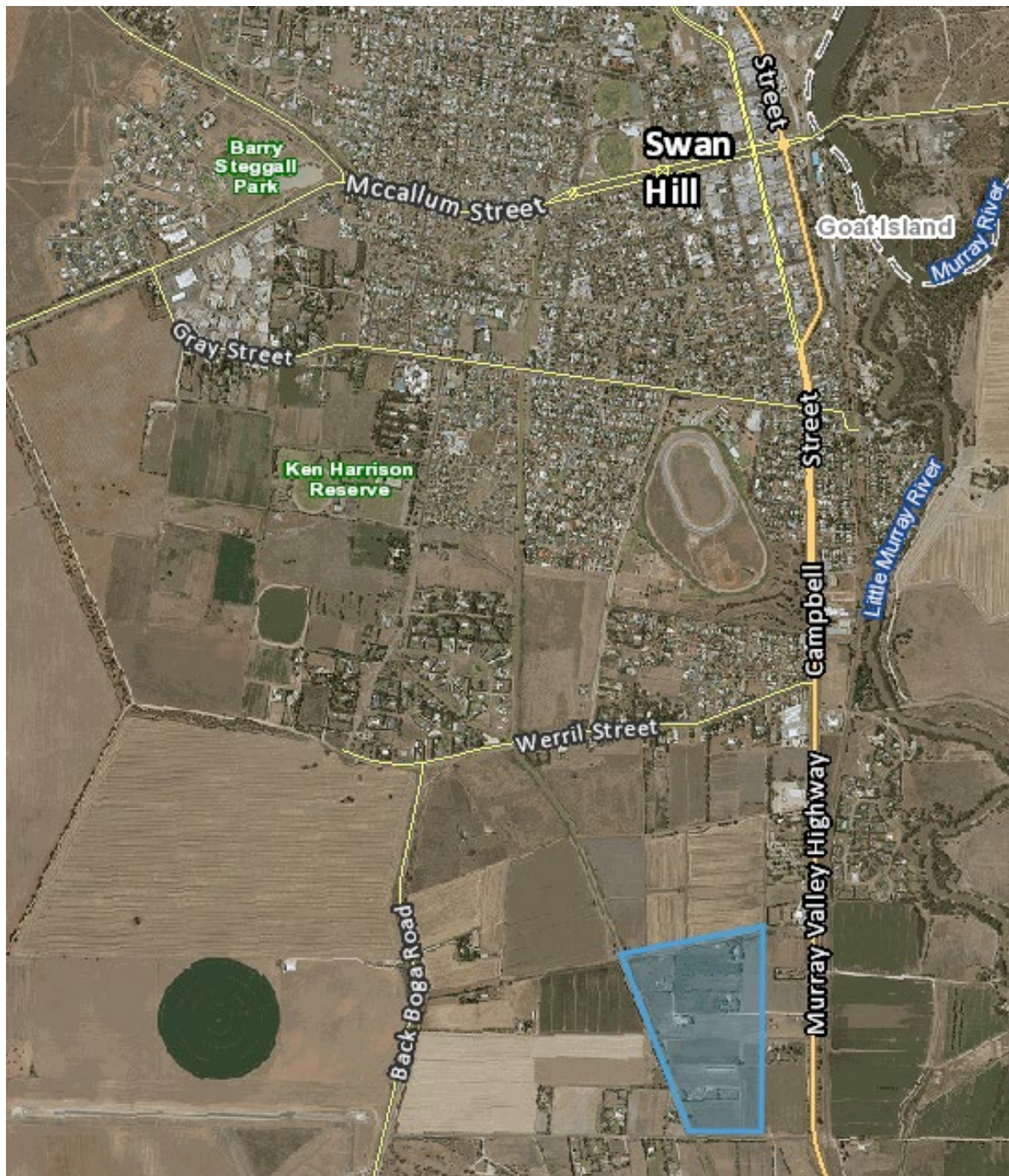


Table 14. Site 5B - Aerodrome Road / Bombardier Lane, Swan Hill Site Evaluation

Aerodrome Road / Bombardier Lane, Swan Hill	
Access Arrangements	- Bombardier Lane – unsealed and poor condition - Aerodrome Road – sealed
Topography	- Flat - Not flood affected
Vegetation	Some tree lined streets / property boundaries
Primary Production Implications - On site - Surrounding	- Horses, goats, cropping and some irrigation on site - To the east is Commercial Zone frontage to Murray Valley Highway
Existing Improvements	- Patch work of properties – fairly small and may be difficult to coordinate - A few large high value houses that may impact development
Service Infrastructure Availability	Power / stormwater issues (Bombardier Lane partially flooded)
Views / Local Amenity	- Limited views due to flat land - Rear of commercial precinct
Surrounding Land Uses	- Backs onto Commercial Zone - Farming / live stock (hobby)
Implications for Surrounding Land Uses	Separate housing from commercial precinct with larger lots on a reserve
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	Close to Swan Hill
Single / Multiple Titles / Lot Sizes (approx. / average)	- Multiple Titles » 3 x 10ha
Ability to Coordinate Development Across Titles	Requires coordination between landowners to achieve road and service linkages across sites
Impact of any Strategic Plans / Township Growth	Community Vision and Council Plan: No implications
Current Zoning	Farming Zone
Overlays	Specific Controls Overlay - Yes
Proposed Zone	Low Density Residential Zone
Site Nomination	Previously identified in Rural Strategy
Other Criteria	Encourage formation to a land owner group to coordinate development

Rezoning Priority

Low to Moderate Priority

- Well located site but unlikely to yield a large number of lots given the existing lot configuration and investment in existing residential properties
- Locality likely to be well served by other low density residential development

Figure 66. Site 5B - Aerodrome Road / Bombardier Lane, Swan Hill

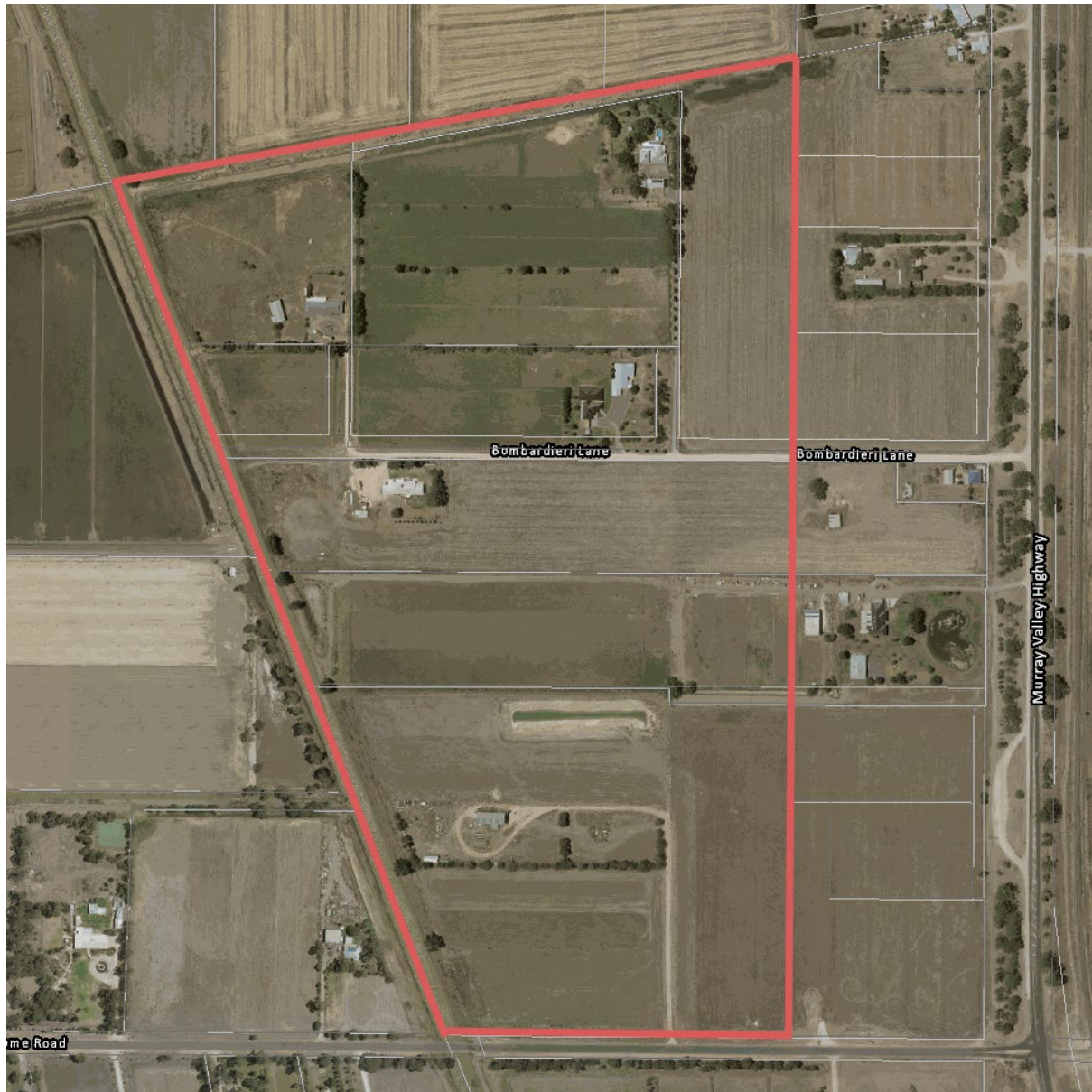


Figure 67. Site 5B - Aerodrome Road / Bombardier Lane, Swan Hill Zoning

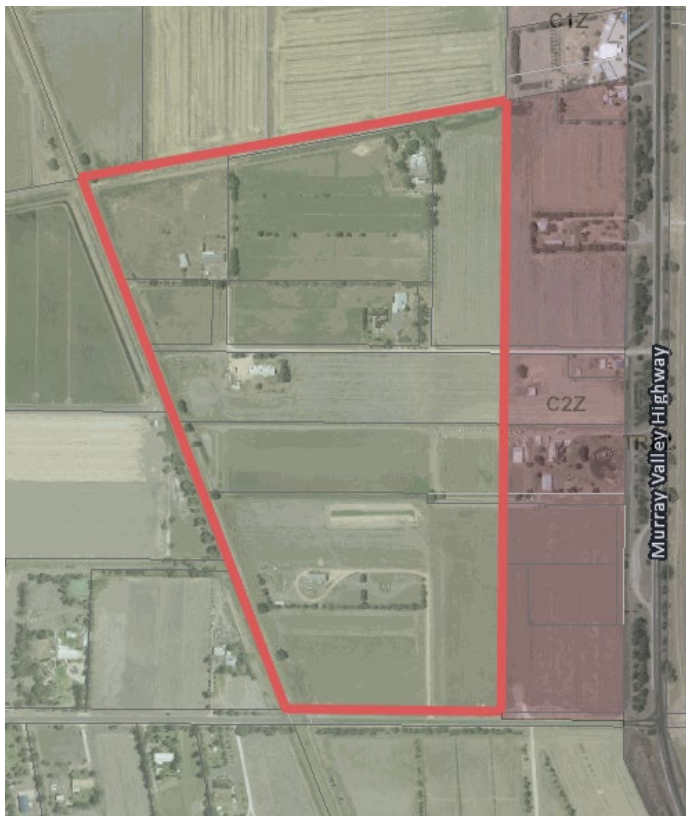
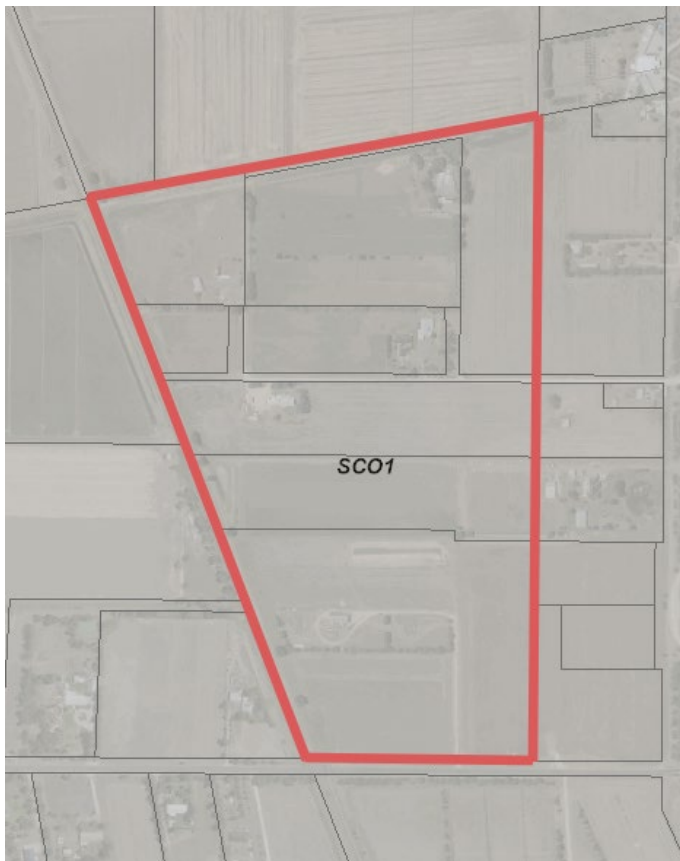


Figure 68. Site 5B - Aerodrome Road / Bombardier Lane, Swan Hill Overlays – Specific Controls Overlay



4.12. Site 6 - 56 Woorinen-Goschen Road, Woorinen South

Figure 69. Site 6 – Broader Locality



Table 15. Site 6 - 56 Woorinen-Goschen Road, Woorinen South Site Evaluation

56 Woorinen-Goschen Road, Woorinen South Site Evaluation	
Access Arrangements	Direct access to Woorinen-Goschen Road (sealed road)
Topography	Flat, gradually rising to west
Vegetation	Little to no vegetation
Primary Production Implications - On site - Surrounding	- Previously farmed – dry land cropping - Currently vacant
Existing Improvements	No improvements
Service Infrastructure Availability	11kv power lines
Views / Local Amenity	Views to surrounding farmlands (dry cropping)
Surrounding Land Uses	- Woorinen South Township to north - Some commercial properties to east - Couple of residences to south, with scattered vegetation that generates a minor fire risk
Implications for Surrounding Land Uses	Minimal impact
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	Almost entirely reliant upon Swan Hill (10km)
Single / Multiple Titles / Lot Sizes (approx. / average)	11ha
Ability to Coordinate Development Across Titles	Yes
Impact of any Strategic Plans / Township Growth	- Community Vision and Council Plan: No implications - Woorinen Community Plan: Yes » Promote and support the development of affordable residential housing and other opportunities in Woorinen South through the use of vacant blocks and new developments
Current Zoning	Farming Zone
Overlays	- Bushfire Management Overlay - Partial - Bushfire Prone Areas - Yes - Specific Controls Overlay - Yes These overlays seem excessive given the limited tree cover in the surrounding area

Proposed Zone	Rural Living Zone
Site Nomination	Previous owner request and identified within Rural Strategy
Other Criteria	N/A
Rezoning Priority	Moderate to High Priority • Ease of subdivision directly off of Woorinen-Goschen Road • Landowner is keen to develop • Need to identify a minimum lot size that maintains a generous frontage to Woorinen-Goschen Road and a setback to the fire risk to the south

Figure 70. Site 6 - 56 Woorinen-Goschen Road, Woorinen South

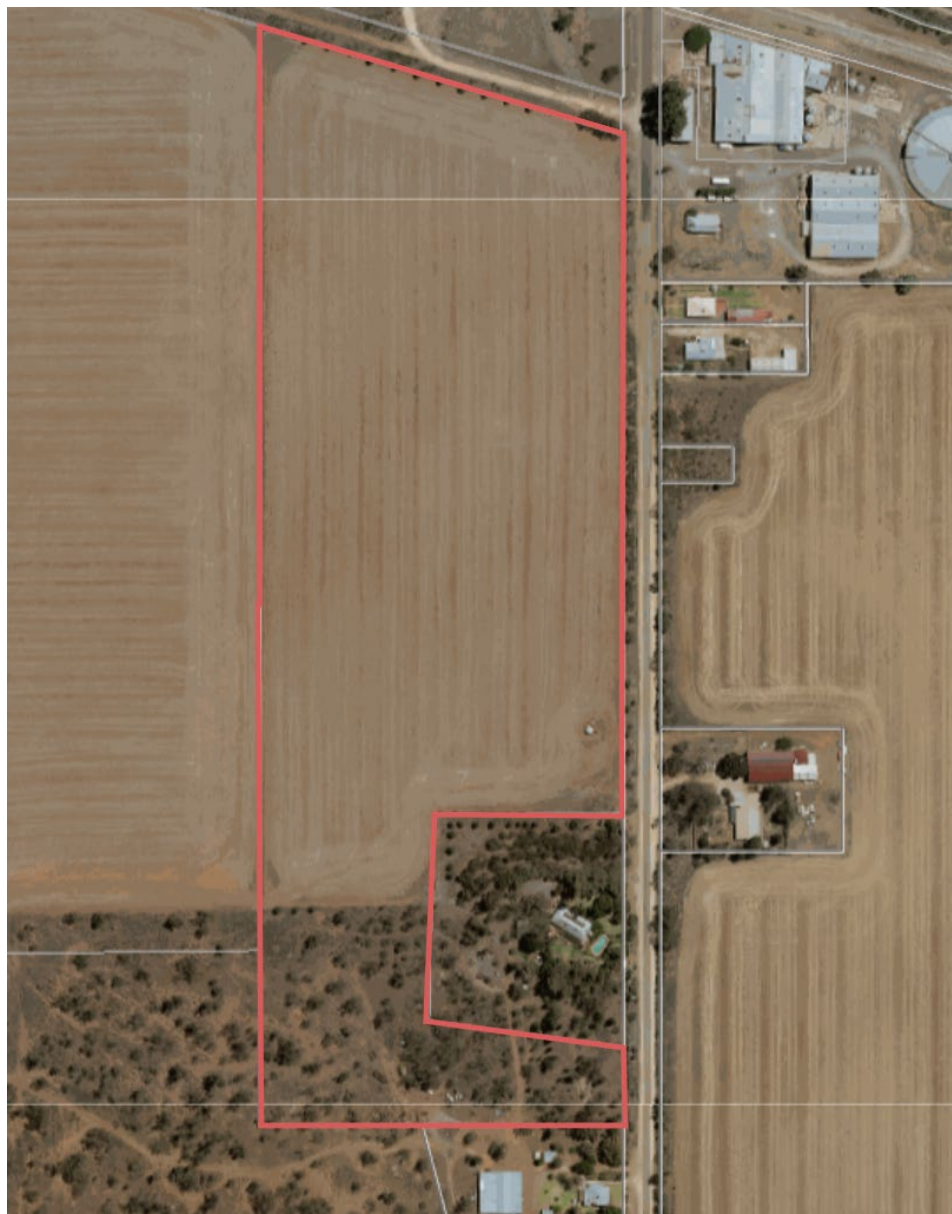


Figure 71. Site 6 - 56 Woorinen-Goschen Road, Woorinen South Zoning



Figure 72. Site 6 - 56 Woorinen-Goschen Road, Woorinen South Overlays – Bushfire Management

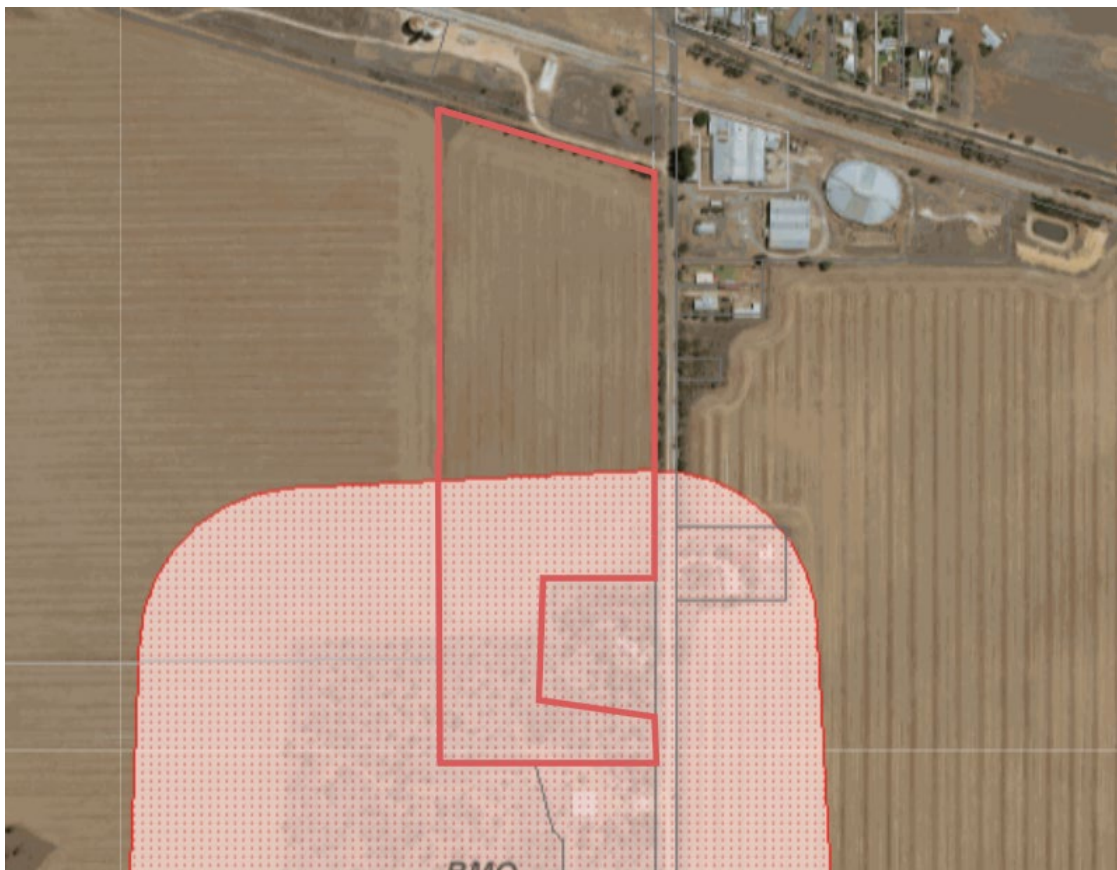


Figure 73. Site 6 - 56 Woorinen-Goschen Road, Woorinen South Overlays – Bushfire Prone Areas

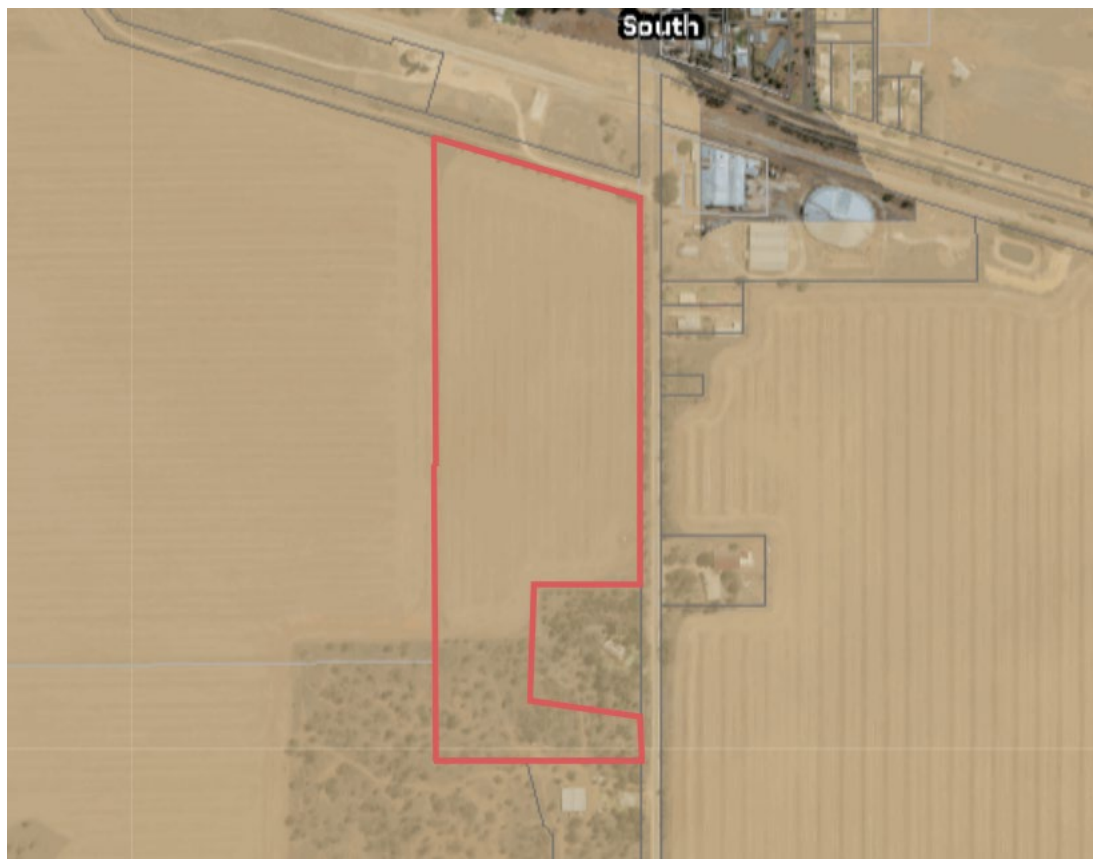
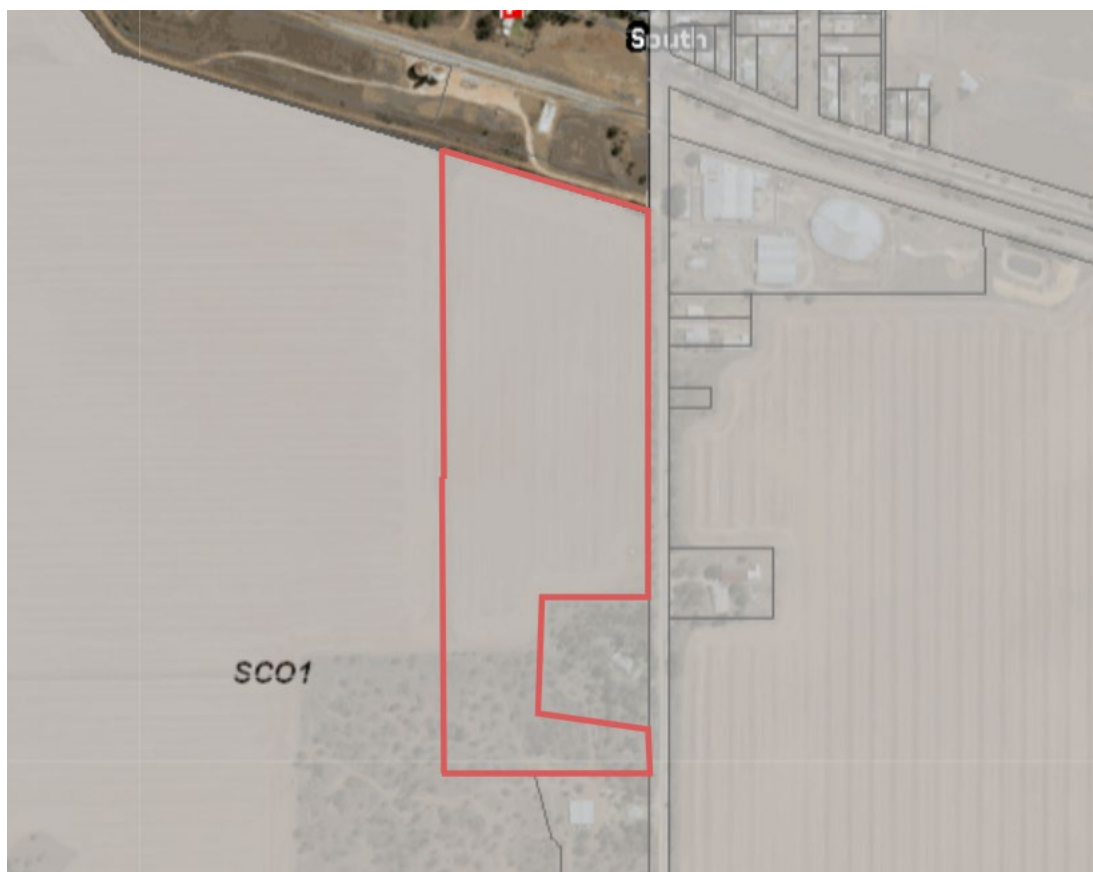


Figure 74. Site 6 - 56 Woorinen-Goschen Road, Woorinen South Overlays – Specific Controls



4.13. Site 7 – Latje Road, Robinvale

Figure 75. Site 7 – Broader Locality



Table 16. Site 7 – Latje Road, Robinvale Site Evaluation

Latje Road, Robinvale	
Access Arrangements	• Access from Higgins Lane and off Latje Road • Numerous road reserves with tracks crossing the land • Needs roads built to a standard for development • Access mostly unmade
Topography	• Low lying – protected by a levee • Generally flat
Vegetation	• Grass / cleared • Significant trees around boundary
Primary Production Implications • On site • Surrounding	• Limited vines on site • Some vines adjacent the site • Little farming
Existing Improvements	• A number of ‘yards’ with car bodies • Some dwellings • Levee all along river boundary
Service Infrastructure Availability	Power

Views / Local Amenity	• Views to river when elevated • Poor amenity from neighbouring car yards and storage spaces
Surrounding Land Uses	• Secondary school • Vines • Residential • Car yards and storage spaces
Implications for Surrounding Land Uses	Some not so desirable properties but excellent proximity to Robinvale and the River
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	• Close to school and main street • Workers accommodation nearby
Single / Multiple Titles / Lot Sizes (approx. / average)	• Multiple Titles » 1 x 4,000m² » 5 x 1ha » 26 x 1.2ha » 1 x 2ha
Ability to Coordinate Development Across Titles	Poor but road system already in place to facilitate subdivision into smaller lots
Impact of any Strategic Plans / Township Growth	• Community Vision and Council Plan: No implications • Robinvale Community Plan: No implications • Robinvale Framework Plan: No implications
Current Zoning	Farming Zone
Overlays	• Aboriginal Cultural Heritage Sensitivity - Partial • Bushfire Prone Areas - Partial • Environmental Significance Overlay - Partial » Murray River Corridor • Land Subject to Inundation Overlay - Partial
Proposed Zone	Low Density Residential Zone + General Residential Zone to accommodate township growth
Site Nomination	• Ensure levee bank provides adequate flood protection • Higher density development outcomes would be subject to sewer availability
Other Criteria	Ensure levee bank provides adequate flood protection and removal of the Land Subject to Inundation Overlay
Rezoning Priority	High Priority Land immediately adjacent to the centre of Robinvale and likely to be in demand. Closest land at northern end of site might be zoned General Residential to cater for the growth of Robinvale which is heavily restricted in terms of land for expansion.

Figure 76. Site 7 - Latje Road, Robinvale



Figure 77. Site 7 - Latje Road, Robinvale Zoning



Figure 78. Site 7 - Latje Road, Robinvale Overlays – Aboriginal Cultural Heritage Sensitivity



Figure 79. Site 7 - Latje Road, Robinvale Overlays – Bushfire Prone Areas



Figure 80. Site 7 - Latje Road, Robinvale Overlays – Environmental Significance (Murray River Corridor)



Figure 81. Site 7 - Latje Road, Robinvale Overlays – Land Subject to Inundation



4.14. Site 8 – Malaya Road, Robinvale

Figure 82. Site 8 – Broader Locality

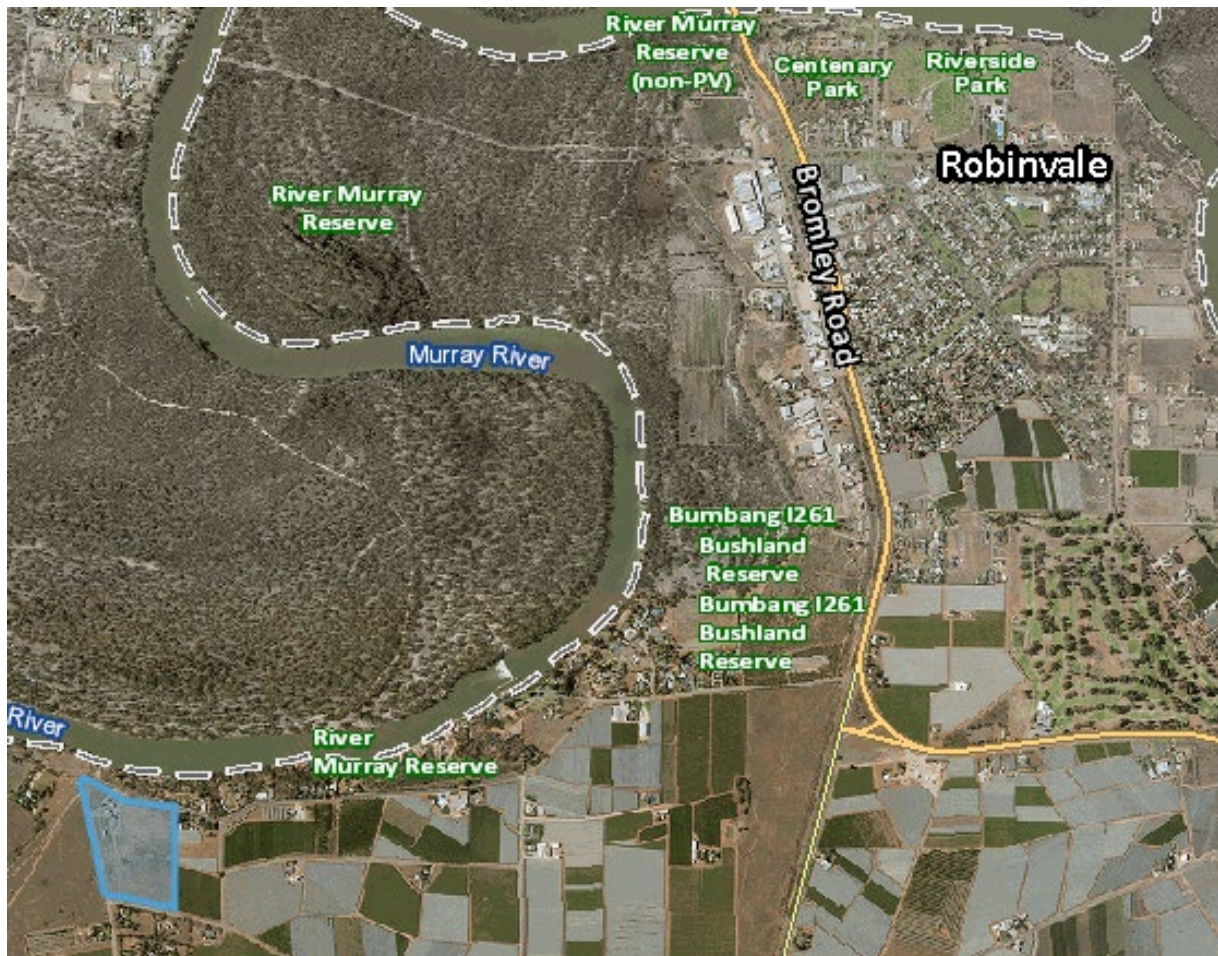


Table 17. Site 8 - Malaya Road, Robinvale Site Evaluation

Malaya Road, Robinvale	
Access Arrangements	Requires internal road network
Topography	Slope towards river
Vegetation	Cleared
Primary Production Implications - On site - Surrounding	- Eastern third of site under vines with the remainder vacant - Rural Living to south - Vines to east and south - Dryland cropping to west
Existing Improvements	- Some dwellings - 1 on a 10ha site - Saltbush across 10ha site
Service Infrastructure Availability	Power

Views / Local Amenity	Glimpses of river from higher elevations looking to the north
Surrounding Land Uses	• Existing rural living immediately to south • General cropping to west • Some vines and tanks on east of site
Implications for Surrounding Land Uses	Minimal
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	Separated from main township but only 2km to Robinvale
Single / Multiple Titles / Lot Sizes (approx. / average)	• Multiple Titles » 1 x 5ha (vines) » 1 x 10ha (cleared)
Ability to Coordinate Development Across Titles	Yes – develop only cleared title of 10ha
Impact of any Strategic Plans / Township Growth	• Community Vision and Council Plan: No implications • Robinvale Community Plan: No implications
Current Zoning	Farming Zone
Overlays	• Aboriginal Cultural Heritage Sensitivity - Partial • Bushfire Prone Areas - Partial
Proposed Zone	Low Density Residential Zone
Site Nomination	Previously identified in Rural Strategy and owner request
Other Criteria	Provides a site with views to the river and adjacent to existing Rural Living
Rezoning Priority	Moderate to High Priority • Adjacent to existing Low Density Residential Zone • Close proximity to Robinvale (2km) and close to River Murray with elevated outlook

Figure 83. Site 8 - Malaya Road, Robinvale



Figure 84. Site 8 - Malaya Road, Robinvale Zoning

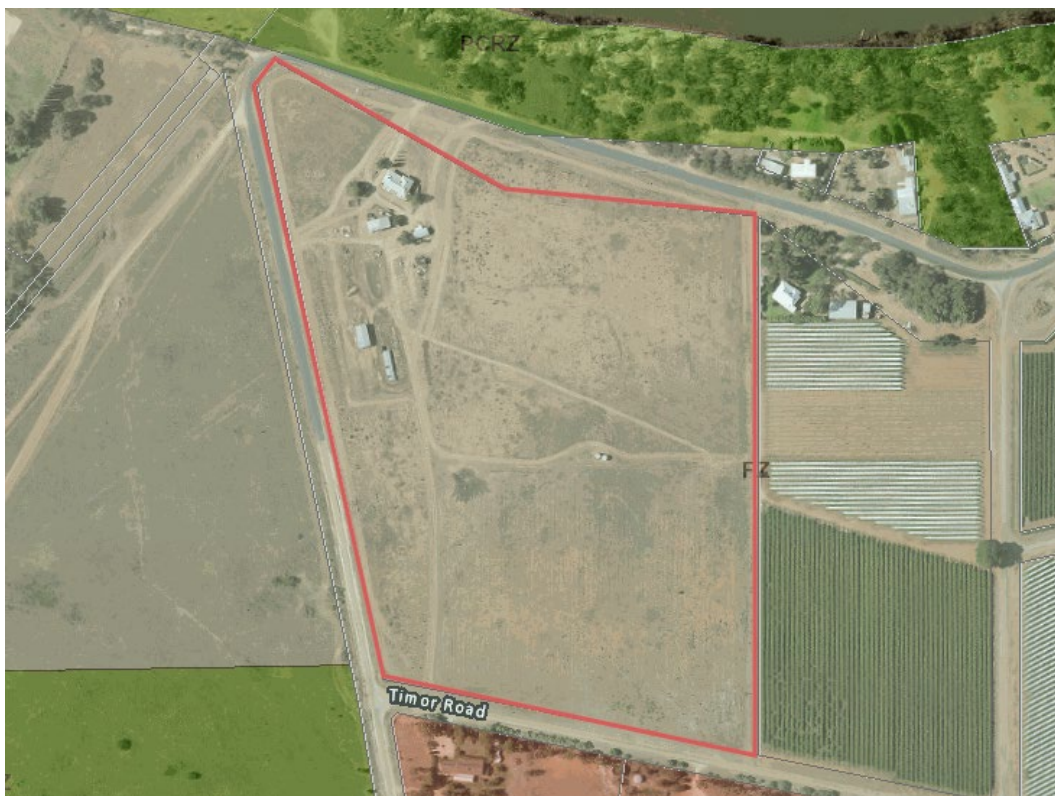


Figure 85. Site 8 - Malaya Road, Robinvale Overlays – Aboriginal Cultural Heritage Sensitivity



Figure 86. Site 8 - Malaya Road, Robinvale Overlays – Bushfire Prone Areas



4.15. Site 9 - Woorinen Road, Woorinen South

Figure 87. Site 9 – Broader Locality



Table 18. Site 9 - Woorinen Road, Woorinen South Site Evaluation

Woorinen Road, Woorinen South	
Access Arrangements	• Access off main road (sealed) • Woorinen Road (bus route) • Alma Street (barely formed dirt track) runs for much of the western boundary • Moore Lane (unsealed road) forms the northern boundary
Topography	Flat to gently undulating
Vegetation	Little vegetation present, largely cleared
Primary Production Implications • On site • Surrounding	Dry land cropping surrounding with orchards to the north-east
Existing Improvements	Some farm buildings are present at the southern end of the site and centrally on the site
Service Infrastructure Availability	• Limited, but adjacent to town / residential area, containing a school and shop (liquor store)

	• Only 10km to Swan Hill
Views / Local Amenity	• Agricultural land adjacent • Vegetation in Woorinen Road reserve
Surrounding Land Uses	• Township to west • Grain store to south
Implications for Surrounding Land Uses	Minimal
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	Reliance upon Swan Hill 10km to the south-east
Single / Multiple Titles / Lot Sizes (approx. / average)	Single title of around 16 hectares
Ability to Coordinate Development Across Titles	Large title can deliver coordinated outcome
Impact of any Strategic Plans / Township Growth	• Community Vision and Council Plan: No implications • Woorinen Community Plan: Yes » Promote and support the development of affordable residential housing and other opportunities in Woorinen South through the use of vacant blocks and new developments
Current Zoning	Farming Zone
Overlays	• Bushfire Prone Areas - Yes • Specific Controls Overlay - Yes
Proposed Zone	• Rural Living Zone • Part of the site could be Low Density Residential Zone
Site Nomination	Council officer nominated site
Other Criteria	N/A
Rezoning Priority	Moderate Priority • Woorinen South has shown little impetus for growth but has been limited by no residential land supply • Proximity to Swan Hill provides for an easy commute to services and facilities • The lack of vacant residential land in the town (despite zoned Township land) being available, suggests that some of the site could provide for township expansion through a Low Density Residential Zone rather than Rural Living

Figure 88. Site 9 - Woorinen Road, Woorinen South



Figure 89. Site 9 - Woorinen Road, Woorinen South Zoning

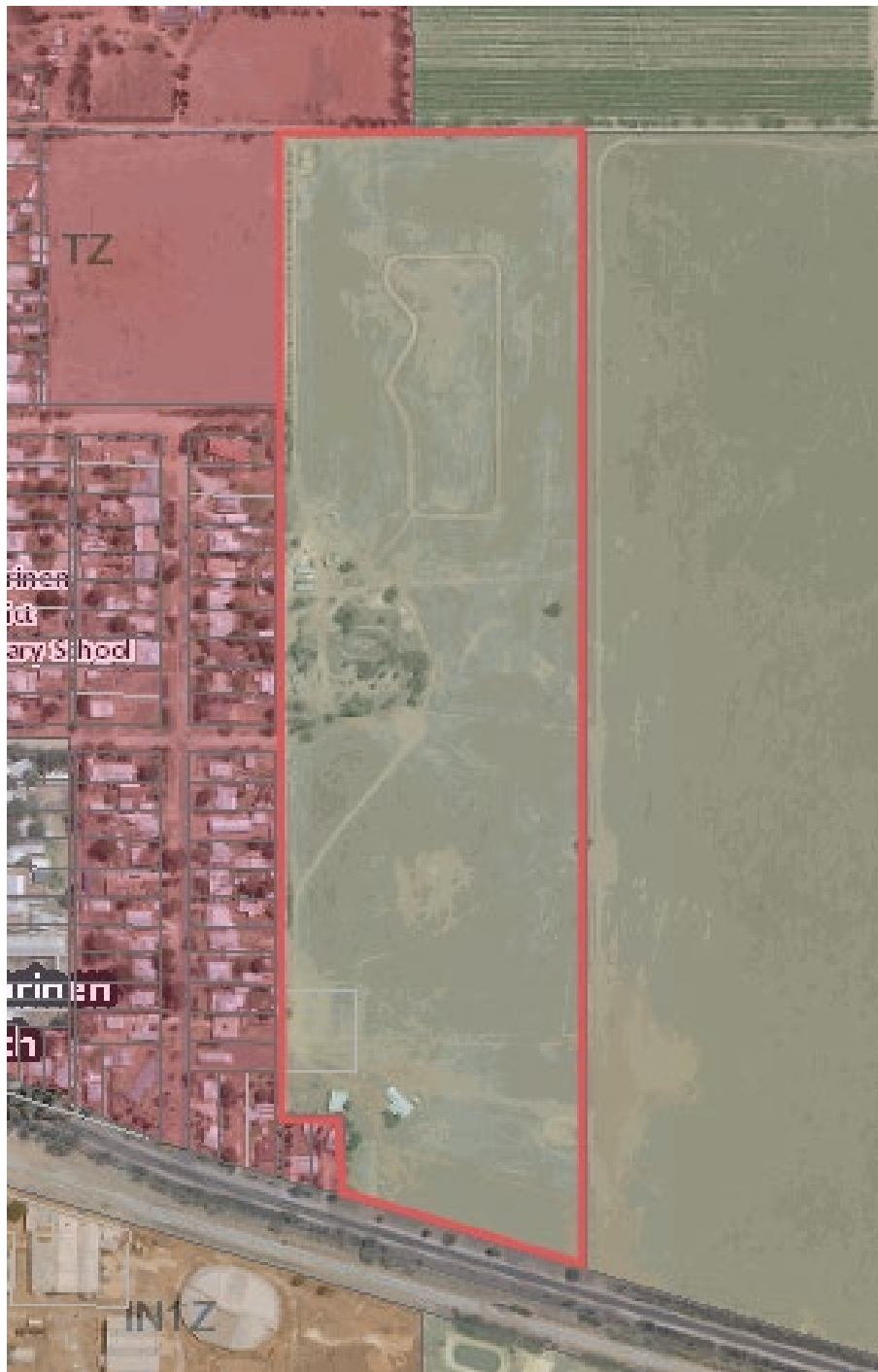


Figure 90. Site 9 - Woorinen Road, Woorinen South Overlays – Bushfire Prone Areas



Figure 91. Site 9 - Woorinen Road, Woorinen South Overlays – Specific Controls



4.16. Site 10 – Murray Valley Highway, Swan Hill

Figure 92. Site 10 – Broader Locality

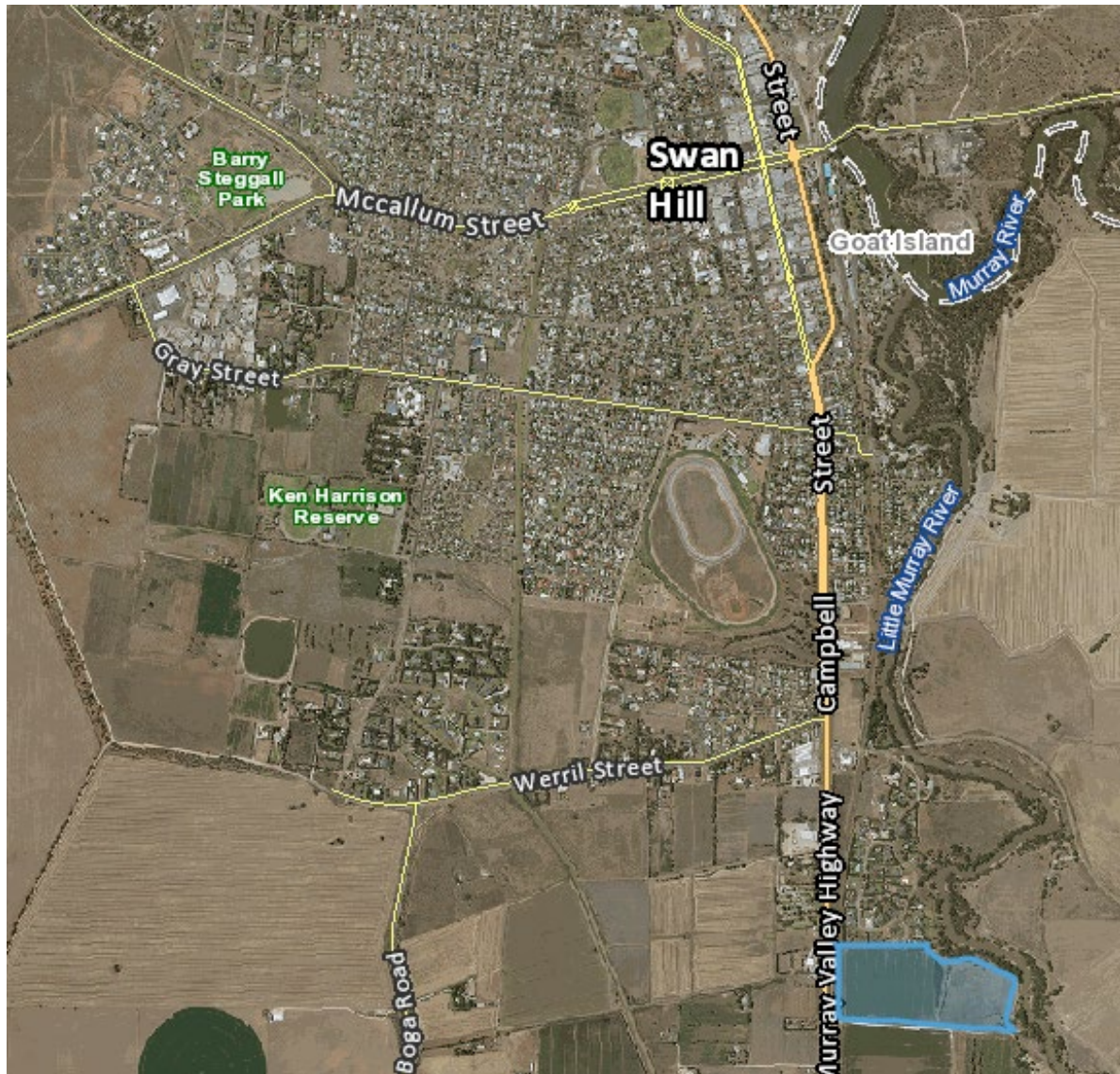


Table 19. Site 10 - Murray Valley Highway, Swan Hill Site Evaluation

Murray Valley Highway, Swan Hill Site Evaluation	
Access Arrangements	Will require an upgraded rail crossing and modifications to the intersection with the Murray Valley Highway
Topography	Flat and protected by a levee to the River Murray to the east
Vegetation	Irrigated cropping
Primary Production Implications - On site - Surrounding	- Cropping of site - Cropping to south
Existing Improvements	None
Service Infrastructure Availability	- Power - Adjacent to existing residential estate to the north - Is it possible to link from River Oaks Drive?
Views / Local Amenity	- Good outlook / close to river - Vegetated river corridor - Railway line impact
Surrounding Land Uses	- Irrigated pasture - Close to main township
Implications for Surrounding Land Uses	- No significant impact for agriculture - Increased traffic if linked to River Oak Drive
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	Close to township facilities (on boundary of Swan Hill)
Single / Multiple Titles / Lot Sizes (approx. / average)	- Multiple Titles » 1 x 7ha » 1 x 12ha
Ability to Coordinate Development Across Titles	Only two sites, both large, so good coordination potential
Impact of any Strategic Plans / Township Growth	Community Vision and Council Plan: No implications
Current Zoning	Farming Zone
Overlays	- Aboriginal Cultural Heritage Sensitivity - Partial - Bushfire Prone Areas - Partial - Specific Controls Overlay - Yes
Proposed Zone	Rural Living Zone

Site Nomination	Council officer nominated site
Other Criteria	Confirm need for upgraded rail crossing
Rezoning Priority	Low to Moderate Priority • The railway crossing represents the biggest hurdle to the development of the land • Rezoning would assist in generating the funds required to upgrade the crossing

Table 20. Site 10 - Murray Valley Highway, Swan Hill

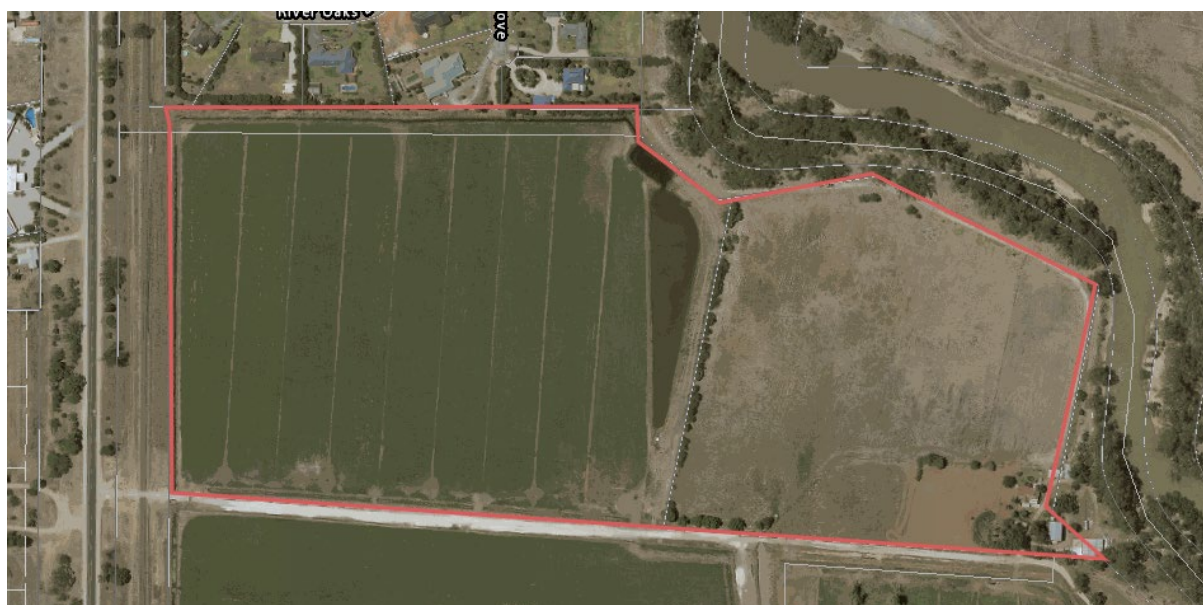


Table 21. Site 10 - Murray Valley Highway, Swan Hill Zoning



Table 22. Site 10 - Murray Valley Highway, Swan Hill Overlays – Aboriginal Cultural Heritage Sensitivity



Table 23. Site 10 - Murray Valley Highway, Swan Hill Overlays – Bushfire Prone Areas



Table 24. Site 10 - Murray Valley Highway, Swan Hill Overlays – Specific Controls Overlay



4.17. Site 11 - Church Road, Nyah

Figure 93. Site 11 – Broader Locality



Table 25. Site 11 - Church Road Nyah Site Evaluation

Church Road, Nyah	
Access Arrangements	- Church Road is a sealed road which provides a river crossing to NSW - River Road forms the western boundary
Topography	- Flat, low lying - River Murray surrounding the site on three sides
Vegetation	Established vegetation on three sides
Primary Production Implications - On site - Surrounding	- Orchards - Cropping - Irrigated in some pastures
Existing Improvements	Homes established on some allotments
Service Infrastructure Availability	- No services other than power - Close to Nyah
Views / Local Amenity	High amenity overlooking the River Murray

	• Much of the land was previously under vines and orchard but has been abandoned due to loss / sale of water rights
Surrounding Land Uses	• River and parks to north, south and east • Township to west
Implications for Surrounding Land Uses	Views from River Road properties would be impacted by new development
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	• Daily services at Nyah • Weekly services at Swan Hill (26km)
Single / Multiple Titles / Lot Sizes (approx. / average)	• Multiple Titles » 1 x 45ha » 4 x 2.5ha » 2 x 4ha » 2 x 7 ha • One large site provides scope for a comprehensive development
Ability to Coordinate Development Across Titles	• Large site can be developed independently • Smaller sites could deliver minor subdivision outcomes
Impact of any Strategic Plans / Township Growth	• Community Vision and Council Plan: No implications • Nyah & District Community Plan: No implications • Nyah West Framework Plan: No implications
Current Zoning	Farming Zone
Overlays	• Aboriginal Cultural Heritage Sensitivity- Partial • Bushfire Management Overlay - Partial • Bushfire Prone Areas - Yes • Environmental Significance Overlay - Yes » Murray River Corridor • Land Subject to Inundation Overlay - Yes • Specific Controls Overlay - Yes
Proposed Zone	Rural Living Zone
Site Nomination	Council officer nominated site
Other Criteria	Requires clarification as to whether house pad sites can be delivered above the flood zone
Rezoning Priority	Low Priority The site would represent a good rezoning candidate subject to flood risk and environmental management

Figure 94. Site 11 - Church Road Nyah



Figure 95. Site 11 - Church Road Nyah Zoning



Figure 96. Site 11 - Church Road Nyah Overlays – Aboriginal Cultural Heritage Sensitivity

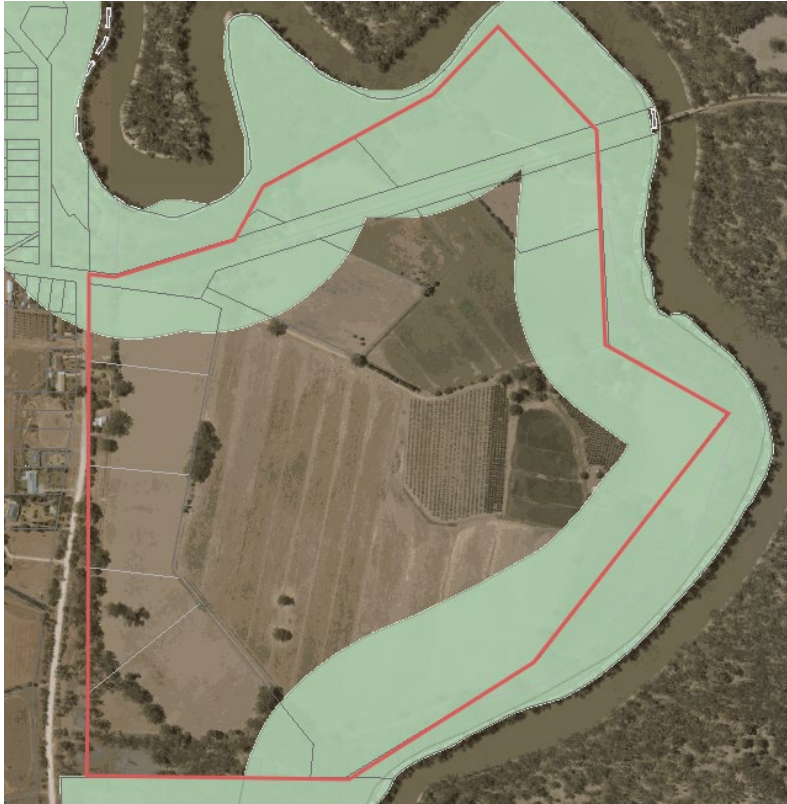


Figure 97. Site 11 - Church Road Nyah Overlays – Bushfire Management



Figure 98. Site 11 - Church Road Nyah Overlays – Bushfire Prone Areas



Figure 99. Site 11 - Church Road Nyah Overlays -Environmental Significance (Murray River Corridor)

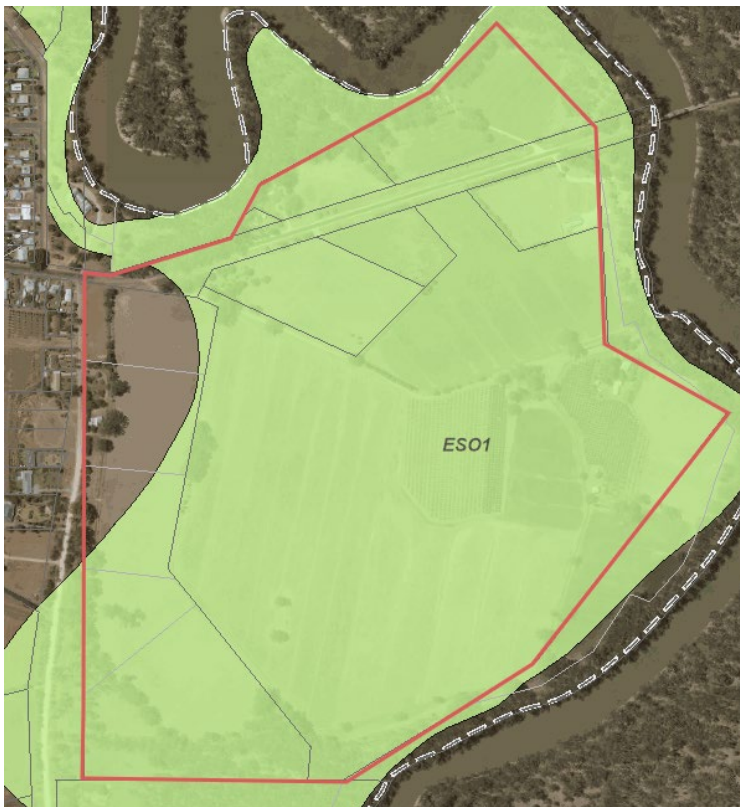


Figure 100. Site 11 - Church Road Nyah Overlays – Land Subject to Inundation

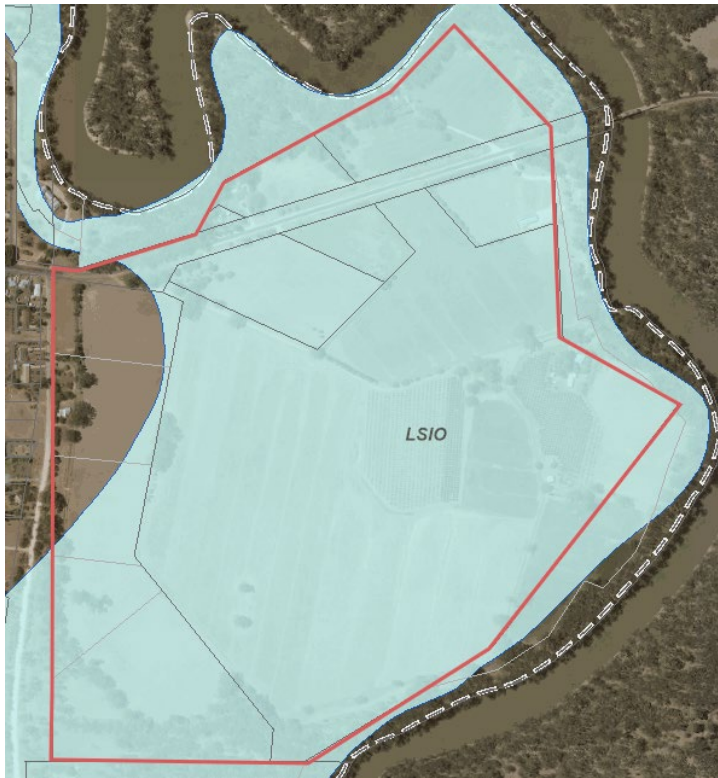


Figure 101. Site 11 - Church Road Nyah Overlays – Specific Controls



4.18. Site 12 – Pethard Road, Robinvale

Table 26. Site 12 - Pethard Road, Robinvale Site Evaluation

Pethard Road, Robinvale	
Access Arrangements	Sealed road
Topography	Moderate / sloping land down to river (>10%) but well above flood level
Vegetation	Vacant / grassed
Primary Production Implications - On site - Surrounding	- Vines on main site - Vines surrounding
Existing Improvements	- Caravan Park 1 homestead on main site 1 house site
Service Infrastructure Availability	Power (11kv)
Views / Local Amenity	- Great views to river - Immediate access to river
Surrounding Land Uses	- Low Density Residential Zone to east - Vines to south-east - River and reserve to north-west
Implications for Surrounding Land Uses	Wouldn't want to remove / lose the caravan park – important resource for Robinvale
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	- Power 1km to Robinvale
Single / Multiple Titles / Lot Sizes (approx. / average)	- Multiple Titles 1 x 1,200m²= 2 x 4,500m² 2 x 2.5ha
Ability to Coordinate Development Across Titles	Difficult due to small size and developed nature of site
Impact of any Strategic Plans / Township Growth	- Community Vision and Council Plan: No implications - Robinvale Community Plan: No implications
Current Zoning	Farming Zone
Overlays	- Aboriginal Cultural Heritage Sensitivity - Partial - Bushfire Prone Areas - Partial - Environmental Significance Overlay - Partial - Murray River Corridor

	Land Subject to Inundation Overlay - Partial
Proposed Zone	Low Density Residential Zone
Nominated Site	Council officer nominated site
Other Criteria	Small sites across numerous titles with larger sites under vines so limited Rural Living / Low Density Residential potential
Rezoning Priority	Low Priority Would be high except that the site is unlikely to deliver any meaningful addition to the supply of low density residential land.

Figure 102. Site 12 - Pethard Road, Robinvale



Figure 103. Site 12 - Pethard Road, Robinvale Zoning



Figure 104. Site 12 - Pethard Road, Robinvale Overlays – Aboriginal Cultural Heritage Sensitivity



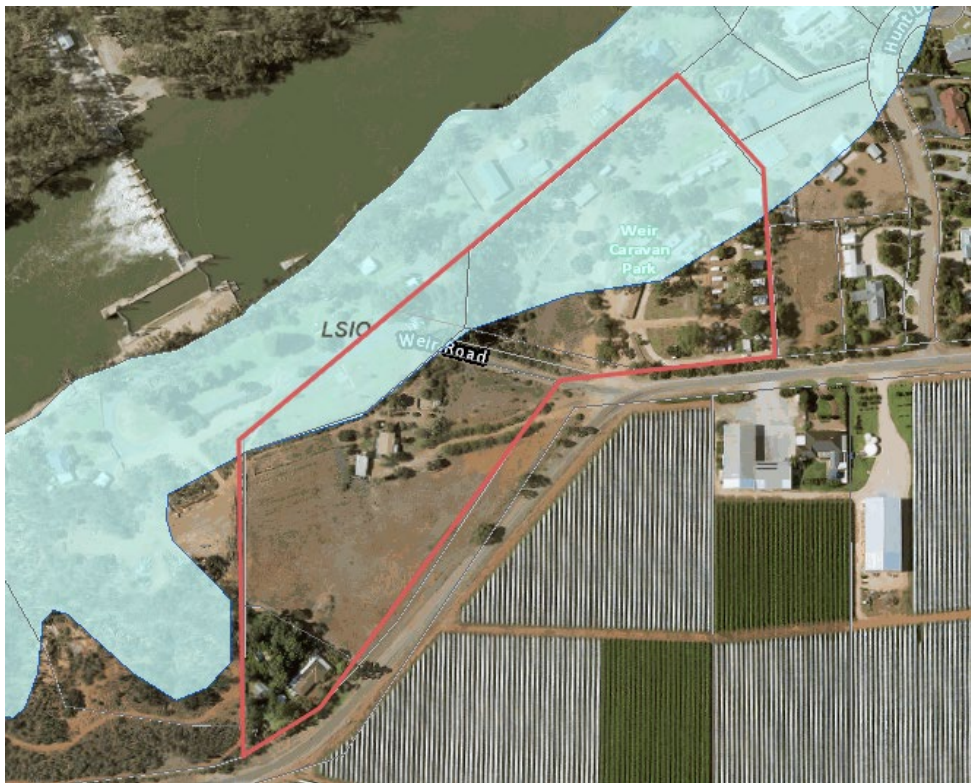
Figure 105. Site 12 - Pethard Road, Robinvale Overlays – Bushfire Prone Areas



Figure 106. Site 12 - Pethard Road, Robinvale – Environmental Significance (Murray River Corridor)



Figure 107. Site 12 - Pethard Road, Robinvale – Land Subject to Inundation



4.19. Site 13 - North Yarraby Road, Nyah

Table 27. Site 13 - North Yarraby Road, Nyah Site Evaluation

North Yarraby Road, Nyah	
Access Arrangements	Unmade road
Topography	Elevated land, but reasonably flat
Vegetation	- Some native vegetation nearby / across site - Scrub at rear
Primary Production Implications - On site - Surrounding	- No on-site primary production - Unused adjacent Nyah Aerodrome (not in use) and golf course
Existing Improvements	A single dwelling on one of 15 lots
Service Infrastructure Availability	Limited services to adjacent residential and industrial areas
Views / Local Amenity	Poor amenity created by unkempt nature of the land and adjacency to an industrial area
Surrounding Land Uses	Storage yard and adjacent industrial land, with most of the industrial land used primarily for residential purposes
Implications for Surrounding Land Uses	Aerodrome to north should not be impacted given the limited use of the facility
Linkages to Services and Facilities (Retail, Community, Recreation, Employment etc.)	- Rely on Nyah for daily needs - Rely on Swan Hill (26km) for weekly needs
Single / Multiple Titles / Lot Sizes (approx. / average)	15 sites @ around 1ha+
Ability to Coordinate Development Across Titles	Assuming commonality of ownership, development coordination would be possible
Impact of any Strategic Plans / Township Growth	- Community Vision and Council Plan: No implications - Nyah & District Community Plan: No implications
Current Zoning	Farming Zone
Overlays	- Bushfire Prone Areas - Yes - Environmental Significance Overlay - Yes » Areas of Poor Drainage or Potentially Subject to Inundation
Proposed Zone	Rural Living Zone
Nominated Site	Consultant identified site

Other Criteria	The site is already divided into separate titles of around one hectare each, however, no interest in their development has been expressed or occurred over many years
Rezoning Priority	Low Priority Do not recommend proceeding with rezoning

Figure 108. Site 13 - North Yarraby Road, Nyah



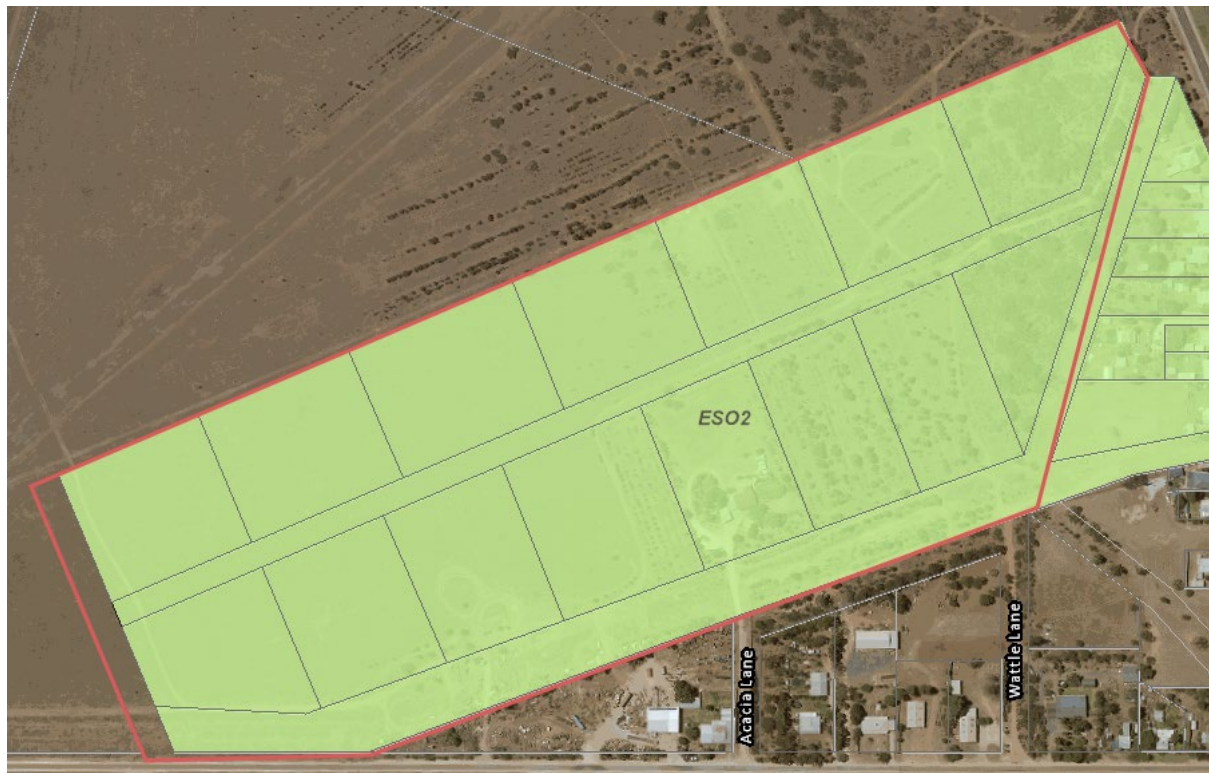
Figure 109. Site 13 - North Yarraby Road, Nyah Zoning



Figure 110. Site 13 - North Yarraby Road, Nyah Overlays – Bushfire Prone Areas



Figure 111. Site 13 - North Yarraby Road, Nyah Overlays – Environmental Significance Overlay (Areas of Poor Drainage or Potentially Subject to Inundation)



4.20. Summary of Development Yields

The following table summarises the allotment yield potential from each of the sites identified as high, moderate to high, moderate, and low to moderate priorities for development.

Table 28. Summary of Development Yields

Site	Proposed Zoning	Minimum Lot Size / Mix	Yield Estimate
1. Lakeside Drive, Lake Boga	LDRZ	4,000m ²	20 - 30
1A. Winlaton Road, Lake Boga	RLZ	2ha	30 – 35
1B. Hayes Road / Rob Roy Road, Lake Boga	RLZ	2ha	10 - 12
2. Murray Valley Highway, Nyah	RLZ	2ha	15 – 20
3A. River Road, Nyah	RLZ	1ha	c.20
3B. Murray Valley Highway, Nyah	RLZ	2ha	c.5
5A. Werril Street, Swan Hill	LDRZ	2,000m ² – 4,000m ²	140 - 180
5B. Aerodrome Road / Bombardier Lane, Swan Hill	LDRZ	4,000m ²	70 - 80

6. 56 Woorinen-Goschen Road, Woorinen South	RLZ	1ha	8 - 11
7. Latje Road, Robinvale	LDRZ	2,000m ² *	80 - 110
8. Malaya Road, Robinvale	LDRZ	4,000m ²	18 - 25
9. Woorinen Road, Woorinen South	RL / LDRZ	1ha / 4,000m ²	c.15
10. Murray Valley Highway, Swan Hill	RLZ	1ha	15 - 18
11. Church Road, Nyah	RLZ	2ha	20 - 25

*Subject to sewer availability

Total yield potential from all of the above sites is in the order of 623 – 783 lots. In order to provide for a minimum 15 year supply, rezoning of land should contemplate the unlikelihood of development of all rezoned land due to a range of factors unknown to the planning system, for example, owners without the capital to develop their land but unwilling to dispose of their land for others to develop, owners preferring to remain on their existing hectareage and complex ownership structures that preclude effective decision-making regarding redevelopment. Accordingly, any rezoning should allow for an area greater than that required to satisfy 15 years' demand in order to deliver 15 years' supply.

Furthermore, although residential land supply is required to be considered on a municipal basis, the delivery of that supply needs to recognise the geographic spread of development within the municipality. Robinvale is 134km from Swan Hill and represents a distinctly different market. Households seeking rural living opportunities in Robinvale cannot be satisfied by allotments available in Swan Hill. Robinvale is actually much closer to Mildura (85km) than Swan Hill, albeit Mildura is located in a separate municipality. Hence, this investigation has determined that a spread of rezoning opportunities is required in order to satisfy demand within the wider Swan Hill municipality.

5 – REZONING PRIORITIES AND NEXT STEPS

5. Rezoning Priorities and Next Steps

5.1. Rezoning Priorities

The following table summarises the key findings from the analysis of localities undertaken in Section 4. The colour coding provides a snapshot of the high and moderate to high priorities (green), the low to moderate priorities (yellow), and the low to no priorities (red).

Table 29. Rezoning Priority Summary

Site	Proposed Zone(s)	Priority Level	Comments
1. Lakeside Drive, Lake Boga	Low Density Residential	High	Land expected to be in demand due to views to Lake Boga
1A. Winlaton Road, Lake Boga	Rural Living	Moderate to High	Long distance views to Lake Boga Prioritise large site for rezoning
1B. Hayes Road / Rob Roy Road, Lake Boga	Rural Living	Moderate to High	Adjacent to successful development Potential views to lake
2. Murray Valley Highway, Nyah	Rural Living	Low	Do not rezone Access and fire management difficulties
3A. River Road, Nyah	Rural Living	Moderate to High	Potential for coordinated development Reliance upon subdivision of lots from Murray Valley Highway through to River Road. Larger lots at the northern end provide greater propensity for a coordinated subdivision approach.
3B. Murray Valley Highway, Nyah	Rural Living	Low to Moderate	10ha site has potential Locality is not within proximity to township or Swan Hill
4. Monash Avenue, Nyah West	Rural Living	Nil	Little basis for rezoning
4A. Monash Avenue & Ross Road, Nyah West	Low Density Residential	Low	Do not rezone Lack of intent to develop existing Rural Living Zone land
5A. Werril Street, Swan Hill	Low Density Residential	High	Highest priority rezoning site Landowners have formed a coordinated group

5B. Aerodrome Road / Bombardier Lane, Swan Hill	Low Density Residential	Low to Moderate	Yield may be impacted by existing dwellings
6. 56 Woorinen-Goschen Road, Woorinen South	Rural Living Zone	Moderate to High	Ease of subdivision directly off Woorinen-Goschen Road Landowner is keen to develop Need to identify minimum lot size
7. Latje Road, Robinvale	Low Density Residential and General Residential	High	Likely to be in demand due to proximity to centre of Robinvale Potential for land at northern end to be zoned General Residential to accommodate township growth Immediately rezone land between Lawrence Road and Williams Road to LDRZ
8. Malaya Road, Robinvale	Low Density Residential	Moderate to High	Adjacent existing Low Density Residential Zone Close proximity to Robinvale
9. Woorinen Road, Woorinen South	Rural Living <i>Part of the site could facilitate Township Zone</i>	Moderate	Growth limited by no land supply Lack of vacant residential land in Township Zone land suggests that some of the site could provide for township expansion rather than Rural Living
10. Murray Valley Highway, Swan Hill	Rural Living	Low to Moderate	Railway crossing represents biggest hurdle – rezoning of land would generate funds for crossing upgrade
11. Church Road, Nyah	Rural Living	Low	Good rezoning candidate subject to flood risk and environmental management
12. Pethard Road, Robinvale	Low Density Residential	Low	Site unlikely to deliver any meaningful addition to existing Low Density Residential land
13. North Yarraby Road, Nyah	Rural Living	Low	Do not rezone

5.2. Next Steps

We have identified 6 sites that might be pursued as an immediate rezoning initiative, providing a concentration of opportunities around Swan Hill but delivering a geographic spread extending to Robinvale. The yield from these 6 sites is around 313 – 401 lots, which meets the target supply figure of 15 years. However, the number of potential lots in the Latje Road site at Robinvale is considered to be far more than the Robinvale market needs within a 15-year period. Accordingly, we propose that only a portion of this site be rezoned at this point in time, reducing the yield from 100 – 120 lots to 40 – 50 lots and the overall lot potential over the 6 sites from 313 – 401 lots to 253 – 331 lots. A further reduction in yield could be made by only rezoning a portion of the Werril Street, Swan Hill site in the first instance, thereby reducing the concentration of lot capacity in Swan Hill. However, we do not consider this necessary, given the focus of rural living and low-density residential lot demand is squarely on Swan Hill and its immediate environs.

The details of the 6 sites recommended for immediate rezoning are as follows:

Site	Proposed Zone	Minimum Lot Size	Indicative Lot Yield
1. Lakeside Drive, Lake Boga	LDRZ	4,000m ²	20 – 30
3A. River Road, Nyah	RLZ	1ha	c. 20
5A. Werrile Street, Swan Hill	LDRZ	2,000m ²	150 – 200
6. Woorinen-Goschen Road, Woorinen South	RLZ	1ha	8 - 11
7. Latje Road, Robinvale	LDRZ	2,000m ²	40 – 50*
8. Malaya Road, Robinvale	LDRZ	4,000m ²	15 - 20

* Part of site only

Progression of the rezoning, subsequent development and sale of these lots will provide an opportunity to reflect upon the timing of and need for additional land for rezoning. We recommend that a second tranche of sites (7 sites coloured orange in Table 29) be reviewed in terms of their possible rezoning in around 5 years' time.