Residential Land Availability Audit

Boundary Bend

Township Characteristics

Boundary Bend is a well-known fishing location situated along the Murray River, 88km from Swan Hill and 49km from Robinvale. The locality claims one of the largest olive groves and oil processing facilities in Australia, as well as almond plantations and citrus fruits.

Boundary Bend Public Hall is a valued community asset located next to the Boundary Bend Memorial Park. As part of Councils Vibrant Villages Project, Boundary Bend received Council funding to install gym and exercise equipment within the park.

The town is serviced by the Boundary Bend General Store & Caravan Park which serves food and includes a petrol station as well as accommodation and powered and unpowered camp sites. The township is small and other essential services such as medical care and groceries not available in the town would be generally accessed in Robinvale.

Social Infrastructure	Address	Details
Boundary Bend CFA	10 Boundary Bend-Kooloonong Road	Fire Brigade
Boundary Bend General Store & Caravan Park	27 Murray Valley Hwy, Boundary Bend	General store with food services and combined caravan park
Boundary Bend Public Hall	8869 Murray Valley Hwy, Boundary Bend	Community hall
Boundary Bend Memorial Park	8885 Murray Valley Hwy, Boundary Bend	Community Park and war memorial
Australia Post - Boundary Bend LPO	8875 Murray Valley Hwy, Boundary Bend	Mailing service







Key township facilities are identified on the following plan.

Figure 8. *Key Township Facilities: Boundary Bend*



Housing Market

Since 2012 there have been 13 monetary residential sales in Boundary Bend. The median sale price for houses was $155,000 with a median land size of greater than 2000m^2. There have been few land sales across the previous ten years, with 3 large allotments selling for a median price of $80,000. In the last three years Boundary Bend has seen only 3 residential sales, with the median sale price declining from the 10-year median $60,000 to $95,000. This is unlike the trends observed in neighbouring small towns, which saw the fastest rate of growth of median house price in 20 years. The very small number of sales means that this sales data is heavily influenced by the specific characteristics of the individual properties and should not be relied upon.

The dwelling style in Boundary Bend is dominated by mid-century style detached dwellings (generally sporting 3 bedrooms and one bathroom). The large allotments also allow for lifestyle related activities, including hobby farms and storage sheds for boats and motor vehicles.
Since 2012 there have been no recorded planning permit applications for Boundary Bend. There have also been a handful of residential subdivisions to create new allotments in the township and farming zones during this period but no subsequent dwelling applications for these allotments have been advertised on the planning portal.

Residential Sales by Land Size in Boundary Bend 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	1	985m^2	$60,000
1,000 – 1,999m2	5	1,103m^2	$95,000
2,000 – 3,999m2	2	2,485m^2	$160,000
4,000 – 9,999m2	1	4,375m^2	$250,000
10,000 – 99,999m2	3	22,100m^2	$170,000
100,000m2 +	1	2,212,600m^2	$250,000

Boundary Bend Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	13	2,027m^2	$155,000
2020-2022	3	1,956m^2	$95,000

Land Sales Activity

Table 36. ***Land Sales in Swan Hill Region 2012 - 2022***

Land Sales in Swan Hill Region 2012 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Boundary Bend	3	40,500m^2	$80,000

Residential Dwellings Sales Activity

Table 34. ***Residential Dwelling Sales in Swan Hill Region 2012 – 2022***

Residential Dwelling Sales in Swan Hill Region 2012 – 2022 (18 November)				
Location	Count	Median Land Size	Median Sale Price	Median Number of Bedrooms
Boundary Bend	13	2,027m^2	$155,000	3

Table 35. ***Residential Dwelling Sales in Swan Hill Region 2020 – 2022***

Residential Dwelling Sales in Swan Hill Region 2020 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Boundary Bend	3	1,956m^2	$95,000

Zoning and Overlays

There are few residential allotments in Boundary Bend with most of the township zoned for farming purposes (FZ) the majority of which are on the south side of the Murray Valley Highway. Land zoned Township (TZ) is limited to the river front, with six allotments identified as vacant or underutilised. There are currently three allotments adjacent one another on the Murray Valley Highway with planning proposals in place. In order to be developed for residential purposes, lots greater than 500 square metres in the Township Zone (TZ) should be able to contain a rectangle measuring 10 metres by 15 metres and may contain a building envelope.

North of the main township, abutting the Murray River is a large space of Public Conservation and Resource Zone (PCRZ). This zone is to protect and conserve the natural environment and natural processes for their historic, scientific, landscape, habitat or cultural values and provide a location to assist in public education and interpretation of the natural environment.

Overlays that effect the township include;

- Environmental Significance Overlay;
- Land Subject to Inundation Overlay;
- Bushfire Management Overlay; and
- Heritage Overlay.

These overlays limit some residential activity to ensure the protection cultural significance,health of vegetation and waterways. The Swan Hill Planning Scheme highlights that there is an absence of accurate data to identify floodways and land subject to inundation.

The entirety of the bank of the River Murray, across the Murray Valley Highway and the Hopcroft Billabong are covered by the Aboriginal Cultural Heritage Sensitivity layer.

Indigenous Cultural Heritage

There are numerous areas across the Region identified as an area of Aboriginal Cultural Heritage Sensitivity, the majority of which are concentrated along the banks of the Murray River and the numerous lakes present within the Region. There are also numerous inland sites identified as pertaining Indigenous Cultural Heritage located across each of the eight townships.

Most notably, the main townships of Boundary Bend, Lake Boga, and Nyah have large portions of land identified as pertaining Aboriginal Cultural Heritage Sensitivity. This includes the entirety of the northern boundary of Boundary Bend along the Murray River, along with numerous creek beds (such as Wakool Creek and Hopcroft Billabong) which extend towards the Murray Valley Highway. There are a number of allotments within the Boundary Bend township located along the Murray Valley Highway which are captured within this overlay due to their proximity to the Murray River and off-branching waterways.

Figure 5. *Indigenous Cultural Heritage – Boundary Bend*



European Cultural Heritage Sites of Local Significance	
Location	

European Cultural Heritage

Boundary Bend	• Eucalyptus porosa (Black Malle Box) – Murray Valley Highway, Boundary Bend

- Santalum lanceolaturm (Northern sandlewood tree), river bank, 200m west of rest stop, Murray Valley Highway, Boundary Bend

Vacant Allotment Supply

There appears to be only two vacant allotments within the Township Zone, albeit a number of lots are underdeveloped and provide potential for additional development.

Infrastructure

No reticulated sewer or potable water are available at Boundary Bend, thus limiting the potential for development. Telecommunications and power are available.

Opportunities and Constraints

A review of township characteristics, social infrastructure, service infrastructure, housing market and zoning and overlays identified an assembly of opportunities for potential growth and constraints that may slow or challenge residential and serviced based activity.

The delivery of new housing in Boundary Bend may be limited by its proximity to environmental features such as the Murray River, Murray River Reserve and flood inundation overlays which require additional documentation and reporting during the planning proposal stage. There is limited vacant or available land zoned for residential activities and the township has very few essential services.

Despite these constraints to potential housing development, the riverside lifestyle and picturesque natural landscapes offered in Boundary Bend would be highly desirable for some potential buyers and its proximity to Robinvale means services such as medical care and groceries can be accessed in under 30 minutes. Its proximity to large areas of intensive agriculture provides a potential for seasonal workers' accommodation.

The lack of infrastructure services is likely to limit the density of any development in Boundary Bend, while past housing sales prices below replacement cost make the viability of any development problematic.

Communication services and power supply are available at Boundary Bend, however, there is no water supply and no reticulated sewer.

These deficiencies can potentially be addressed by limiting development to a small number of additional dwellings on large allotments (say 4,000m^2) which would enable on-site sewerage disposal. This limits development for residential purposes to the following.

The towns proximity to intensive horticulture, viticulture and orchards suggests a potential for increasing seasonal worker accommodation, either through the expansion of the existing caravan park site or through utilisation of existing underutilised lots within the township. More detailed investigation of potable water supply and sewerage treatment should be undertaken before any significant population expansion (albeit on a seasonal basis) is encouraged.

It is recommended that potable water supply and sewerage treatment systems are investigated to serve Boundary Bend.

Figure 40. *Boundary Bend: Recommendations*



Regional Overview

Demographic and Housing Profile

This Section provides a brief overview and analysis of the eight townships, which will be collectively referred to as 'the Region' within this document.

Census data on population and housing provides essential information for analysis and the formulation of policy making and planning. The following data has been extracted from various years of the national census for population and housing and calculated by Holmes Dyer to show key trends, patterns and areas of consideration. Additionally, small random adjustments are made to all cell values by the ABS to protect the confidentiality of data. This effects the level of accuracy, particularly for small value groups. Accordingly, the following trend analyses review changes from 2016 to 2021 in order to avoid the irregularity caused by the change in geographic area over a longer timeframe.

Population Size

The Region encompasses the moderate townships of Lake Boga (982 persons), Nyah West (673 persons), and Nyah (536 persons); along with five small townships consisting of Woorinen South (404 persons), Manangatang (274 persons), Piangil (230 persons), Ultima (173 persons), and Boundary Bend (154).

Since 2016 each of these townships have experienced small amounts of growth and decline, with population growth experienced in Woorinen South (+48), Boundary Bend (+22), Nyah West (+10) and Nyah (+6).

The largest concentrations of population decline across the five year period was experienced in Manangatang (-35) and Piangil (-29), in addition to smaller declines in Lake Boga (-3) and Ultima (-1). The small decline in population in these townships could be attributed to residents relocating within the Region to moderate townships, such as Nyah West and Nyah, or relocating outside of the Region entirely to larger townships due to employment and housing opportunities.

Table 1. ***Estimated Resident Population by Township (2016 Census and 2021 Census)***

Estimated Resident Population by Township (2016 Census and 2021 Census)			
	Population		Change 2018 - 2021
Location	2016	2021	Number
Boundary Bend	132	154	22
Lake Boga	985	982	-3
Manangatang	309	274	-35
Nyah	530	536	6
Nyah West	663	673	10
Piangil	259	230	-29
Ultima	174	173	-1
Woorinen South	356	404	48

Age Structure

Boundary Bend is predominantly characterised by an older population with 57.1% of residents aged 50 and above, with the largest population segment consisting of older workers and pre-retirees (21%). Since 2016 Boundary Bend has experienced a significant decrease in parents and homebuilders, with 10.2% of those aged 35 to 49 leaving the township or transitioning into the next age category. The decline in this demographic also attributes to the decline of school-aged and young children which saw a collective decline of 6.6% over the five year period. Notwithstanding this, Boundary Bend has experienced a 6.0% increase in tertiary and independence aged residents (18 to 24 years), along with a 7.9% increase in those aged 25 to 34 (young workforce).

Table 2. ***Service Age Groups (Boundary Bend)***

Service Age Groups – Boundary Bend				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	0	0.0%	4	3.0%
Primary schoolers (5 to 11)	11	9.3%	8	6.0%
Secondary schoolers (12 to 17)	11	9.3%	4	3.0%
Tertiary education and independence (18 to 24)	0	0.0%	8	6.0%
Young workforce (25 to 34)	4	3.3%	15	11.2%
Parents and homebuilders (35 to 49)	28	23.7%	18	13.5%
Older workers and pre-retirees (50 to 59)	17	14.4%	28	21.0%
Empty nesters and retirees (60 to 69)	30	25.4%	25	18.8%
Seniors (70 to 84)	17	14.4%	17	12.7%
Elderly aged (85 and over)	0	0.0%	6	4.5%

Household Tenure

Household tenure across the region has remained consistent over the past five years, with fully-owned dwellings (45.5%) the predominant tenure type, followed by dwellings owned under mortgage (34.2%). Private rentals (10.45%) were the third most common tenure type within the region, and have remained fairly stable since 2016 with little change.

Renting as part of a social housing has declined by 1.3% since 2016, with declines in this tenure type evident in the townships of Lake Boga (2.5% decrease) and Manangatang (1.0% decrease).

In comparison there has been an increase of 1.8% in the 'renting – other' category, which captures dwellings being rented through an owner / manager of a residential park (such as a caravan park and manufactured homes estate), or employer.

There has also been a substantial 2.0% increase in tenure classified as 'other' which captures dwellings being occupied under a life tenure scheme or occupied rent-free; which now attributes to 2.3% of the region's household tenure. As at the 2016 Census, Boundary Bend was the only township which incorporated 'other' tenure type, however over the past five years the introduction of life tenure schemes and rent-free occupation has expanded to Manangatang, Nyah West, Ultima and Woorinen South.

Table 14. ***Household Tenure – 2016 Census***

Household Tenure by Township (2016 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	20 (60.6%)	134 (41.1%)	61 (54.4%)	85 (50.0%)	88 (42.5%)	66 (63.4%)	38 (61.2%)	53 (41.0%)
Mortgage	3 (9.0%)	130 (39.8%)	27 (24.1%)	53 (31.1%)	76 (36.7%)	19 (18.2%)	18 (29.0%)	55 (42.6%)
Renting – Private	0 (0.0%)	42 (12.8%)	16 (14.2%)	22 (12.9%)	26 (12.5%)	4 (3.8%)	6 (9.6%)	3 (2.3%)
Renting – Social Housing	0 (0.0%)	11 (3.3%)	5 (4.4%)	0 (0.0%)	7 (3.3)	0 (0.0%)	0 (0.0%)	12 (9.3%)
Renting - Other	4 (12.2%)	0 (0.0%)	0 (0.0%)	3 (1.7%)	3 (1.4%)	9 (8.6%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	3 (9.0%)	6 (1.8%)	0 (0.0%)	4 (2.3%)	0 (0.0%)	3 (2.8%)	0 (0.0%)	0 (0.0%)
Other tenure type	3 (9.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Not stated	0 (0.0%)	0 (0.0%)	3 (2.6%)	3 (1.7%)	7 (3.3%)	3 (2.8%)	0 (0.0%)	6 (4.6%)

Table 15. ***Household Tenure – 2021 Census***

Household Tenure by Township (2021 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	21 (41.1%)	142 41.8%)	61 (52.5%)	93 49.7%)	78 34.3%)	61 61.2%)	39 62.9%)	67 44.3%)
Mortgage	10 19.6%)	143 42.1%)	31 (26.7%)	64 34.2%)	81 35.6%)	17 17.1%)	17 27.4%)	60 39.7%)
Renting – Private	5 (9.8%)	47 (13.8%)	8 (6.9%)	20 10.7%)	35 (15.4%)	0 0.0%)	3 (4.8%)	11 (7.2%)
Renting – Social Housing	0 (0.0%)	3 (0.8%)	4 (3.4%)	0 (0.0%)	13 (5.7%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Renting - Other	6 (11.7%)	0 (0.0%)	5 (4.3%)	7 (3.7%)	3 1.3%)	21 21.2%)	0 0.0%)	0 (0.0%)
Renting – Not Stated	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Other tenure type	9 (17.6%)	0 (0.0%)	7 (6.0%)	0 (0.0%)	6 (2.6%)	0 (0.0%)	3 (4.8%)	4 (2.6%)
Not stated	0 (0.0%)	4 (1.1%)	0 (0.0%)	3 (1.6%)	11 (4.8%)	0 (0.0%)	0 (0.0%)	9 (5.6%)

Household Composition

Household composition across the region has remained fairly stable over the past five years, with the majority of households comprising of couples without children (31.8%), lone person households (29.45%) and couples with children (23.8%). The number of one parent families (9.9%) and group households (3.9%) have slightly increased over the past five years both by 1.6%.

The townships of Ultima (44.2%), Nyah West (34.0%), Piangil (33.0%), and Nyah (31.9%) each have substantial amounts of lone-person households which attribute to the second largest household composition within each town.

Table 12. ***Household Composition – 2016 Census***

Household Composition by Township (2016 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	15 (35.7%)	122 (36.2%)	36 (29.0%)	59 (31.5%)	64 (28.4%)	38 (36.8%)	22 (29.3%)	47 (37.6%)
Couples with children	10 (23.8%)	103 (30.5%)	26 (20.9%)	53 (28.3%)	49 (21.7%)	19 (18.4%)	16 (21.3%)	38 (30.4%)
One parent families	3 (7.1%)	26 (7.7%)	11 (8.8%)	12 (6.4%)	26 (11.5%)	4 (3.8%)	5 (6.6%)	14 (11.2%)
Lone person	14 (33.3%)	83 (24.6)	44 (35.4%)	57 (30.4%)	79 (35.1%)	38 (36.8%)	28 (37.3%)	23 (18.4%)
Group household	0 (0.0%)	3 (0.8%)	7 (5.6%)	6 (3.2%)	4 (1.7%)	4 (3.8%)	4 (5.3%)	0 (0.0%)
Other	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	3 (1.3%)	0 (0.0%)	0 (0.0%)	3 (2.4%)
Total	42	337	124	187	225	103	75	125

Table 13. ***Household Composition – 2021 Census***

Household Composition by Township (2021 Census)								
Household Composition Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Couples without children	16 (33.3%)	123 (34.9%)	44 (37.6%)	84 (35.2%)	64 (27.2%)	22 (22.0%)	18 (25.7%)	47 (30.5%)
Couples with children	14 (29.1%)	94 (26.7%)	27 (23.0%)	45 (18.9%)	48 (20.4%)	24 (24.0%)	15 (21.4%)	46 (29.8%)
One parent families	4 (8.3%)	33 (9.4%)	9 (7.6%)	21 (8.8%)	32 (13.6%)	10 (10.0%)	3(4.2%)	18 (11.6%)
Lone person	14 (29.1%)	84 (23.8%)	33 (28.2%)	76 (31.9%)	80 (34.0%)	33 (33.0%)	31 (44.2%)	36 (23.3%)
Group household	0 (0.0%)	8 (2.2%)	4 (3.4%)	12 (5.0%)	11 (4.6%)	11 (11.0%)	3 (4.2%)	3 (1.9%)
Other	0 (0.0%)	10 (2.8%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	4 (2.6%)
Total	48	352	117	238	235	100	70	154

Employment Summary

Employment for Boundary Bend residents is predominantly within the agricultural sector, which makes up 63.7% of total employment within the township, followed by accommodation and food services (11.5%), construction (7.2%) and wholesale trade (7.2%).

As of the 2021 Census, the main employment industries within Boundary Bend consisted of olive growing (23.4%), other fruit and tree nut growing (17.2%), citrus fruit growing (9.4%), specialised sheep farming (9.4%), and other grocery wholesaling (7.8%).

Table 18. ***Industry of Employment – Top Responses (Boundary Bend)***

Industry of Employment – Top Responses (Boundary Bend)						
Industry of employment, top responses *(Employed people aged 15 years and over)*	Boundary Bend (No.)	Boundary Bend (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Olive Growing	15	23.4%	185	0.0%	489	0.0%
Other Fruit and Tree Nut Growing	11	17.2%	516	0.0%	7,197	0.1%
Citrus Fruit Growing	10	15.6%	452	0.0%	2,527	0.0%
Sheep Farming (Specialised)	6	9.4%	5,228	0.2%	18,278	0.2%
Other Grocery Wholesaling	5	7.8%	6,044	0.2%	19,985	0.2%

Occupation

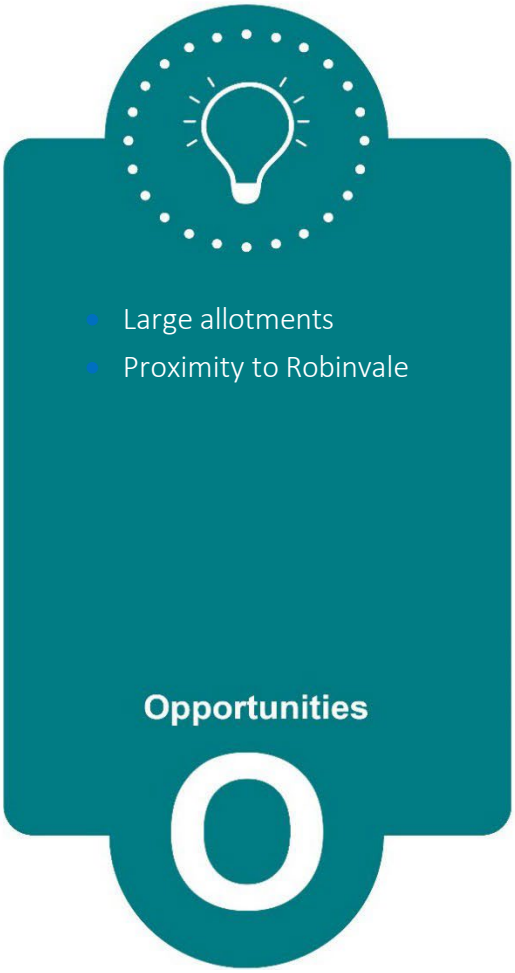
The main occupations within Boundary Bend at the time of the 2021 Census consisted of managers (34.4%), labourers (32.8%), technicians and trade workers (21.9%), clerical and administrative workers (9.4%), sales workers (4.7%) and machinery operators and drivers (4.7%).

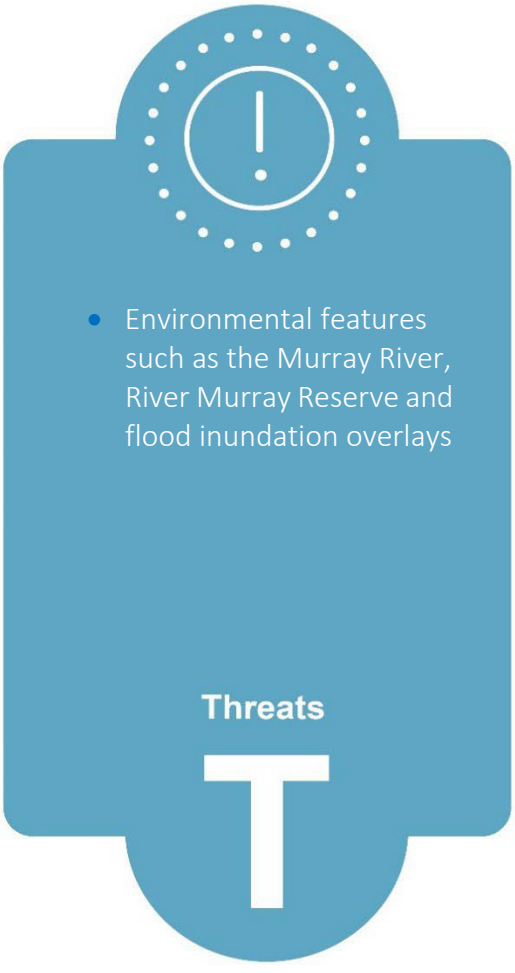
Table 26. ***Occupation – Top Responses (Boundary Bend)***

Industry of Employment – Top Responses (Boundary Bend)						
Occupation, top responses *(Employed people aged 15 years and over)*	Boundary Bend (No.)	Boundary Bend (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Managers	22	34.4%	442,109	14.0%	1,645,769	13.7%
Labourers	21	32.8%	277,292	8.8%	1,086,120	9.0%
Technicians and Trade Workers	14	21.9%	399,460	12.6%	1,554,313	12.9%
Clerical and Administrative Workers	6	9.4%	392,444	12.4%	1,525,311	12.7%
Sales Workers	3	4.7%	263,317	8.3%	986,433	8.2%
Machinery Operators and Drivers	3	4.7%	187,939	5.9%	755,863	6.3%


Riverside lifestyle
Picturesque natural landscapes
Strengths
S


Limited residential zoned land
No water supply
No reticulated sewer
Low residential sale prices
Weaknesses
W


Large allotments
Proximity to Robinvale
Opportunities
O


Environmental features such as the Murray River, River Murray Reserve and flood inundation overlays
Threats
T

Planning Map

Boundary Bend

VICTORIA State Government | Environment, Land, Water and Planning



Property

0 Properties proposed

All Zones

Planning Scheme Zones

Residential Zones

TZ - Township Zone

Commercial Zones

C1Z - Commercial 1 Zone

Rural Zones

FZ - Farming Zone

Public Land Zones

PPRZ - Public Park and Recreation Zone

PCRZ - Public Conservation and Resource Zone

TRZ2 - Principal Road Network

NORTH

0.2 0.4

Kilometres

Map Projection: GOA 1994 VICGRID94
Print Date: 1/20/2023

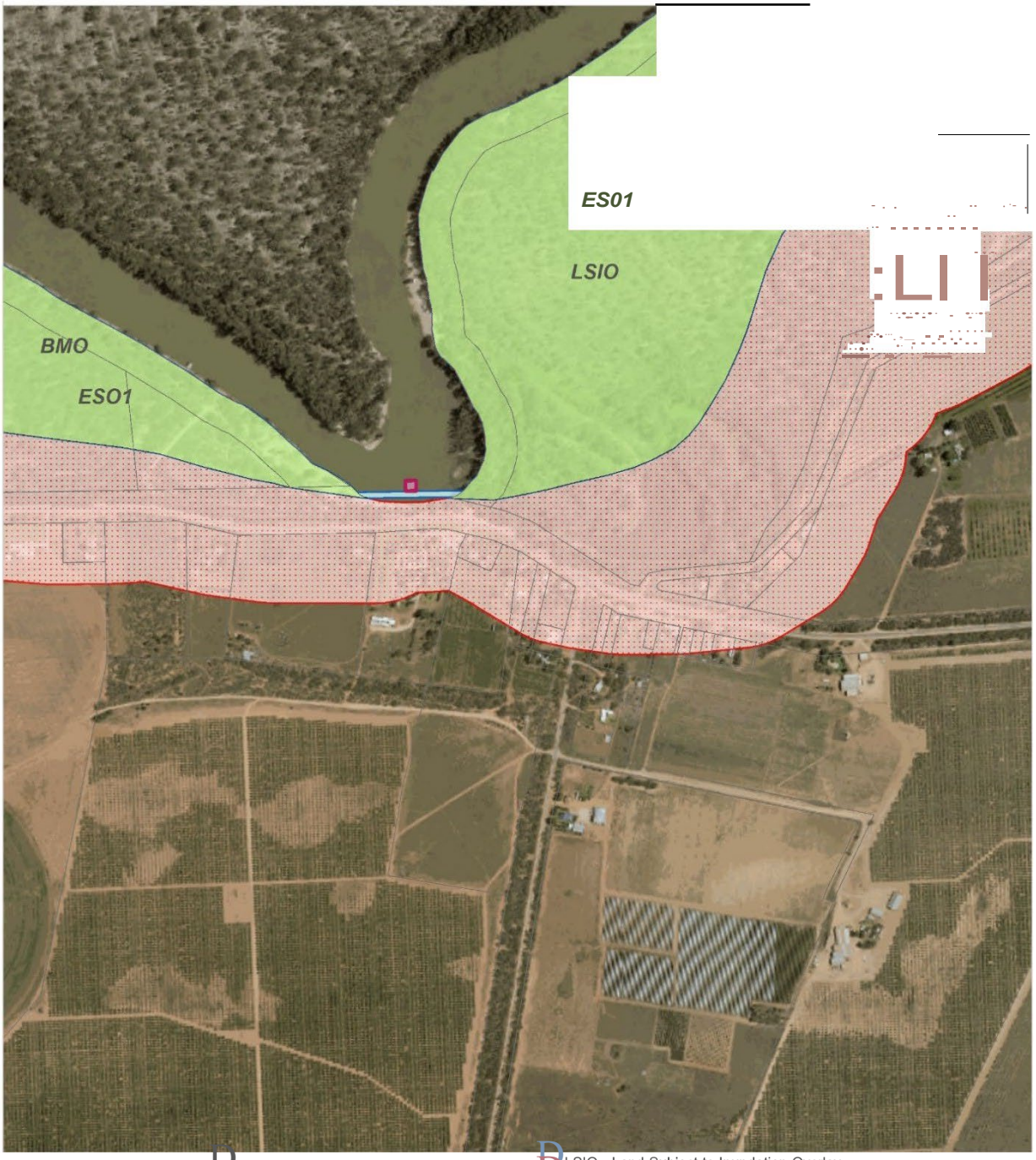
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Overlay Map

Boundary Bend

Environment, Lond,Woter and Planning



Property
Properties

Planning Scheme Overlays
Environment and Landscape

ESQ - Environmental Significance Overlay
Heritage and Built Form

HO - Heritage Overlay
Land Management

LSIO - Land Subject to Inundation Overlay
BMO - Bushfire Management Overlay

NORTH

02 04

Kilometres

Map Projection:GOA 1994 VICGRID94
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BOUNDARY BEND
TOWNSHIP DEVELOPMENT PLAN

ZONE BOUNDARY

N

0 50 100 150 200 m

1:5,000 @ A3

HOLMES DYER

PCRZ

PCRZ

TRZ2

TZ

PPRZ

TZ

FZ

TZ

C1Z

TZ

PPRZ

FZ

Investigate potable water supply

CONNER DRIVE

MILLEWA-MERBEIN HIGHWAY

BOUNDARY BEND-KOLOMONG ROAD

WILLIAM AVENUE

1463-010 R1 > 21.02.2023

Boundary Bend

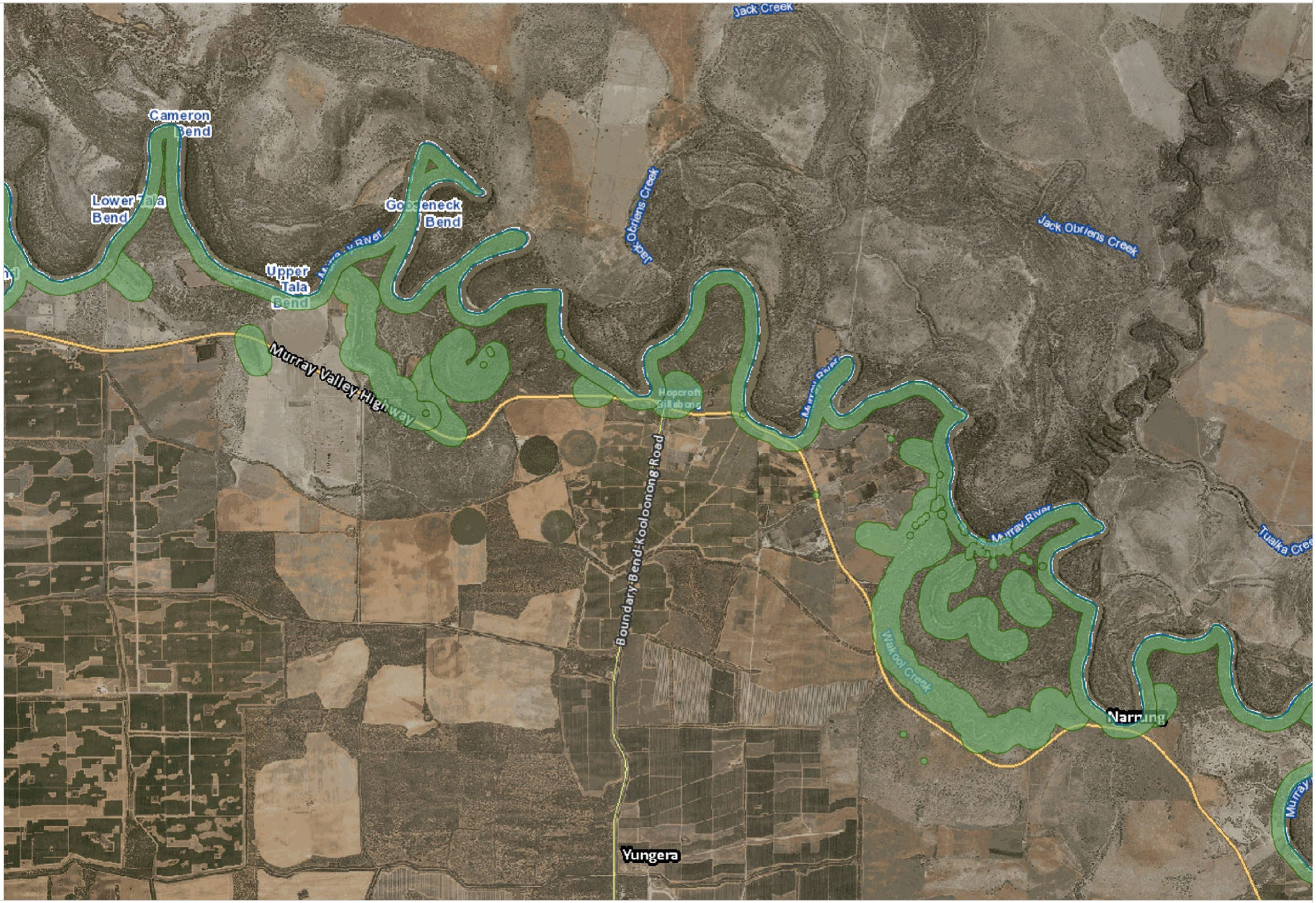
Aboriginal Cultural Heritage Sensitivity

Heritage

Aboriginal Cultural Heritage Sensitivity

Administrative

Local Government Areas

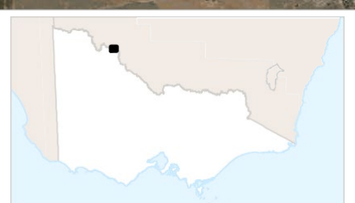


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Kilometres

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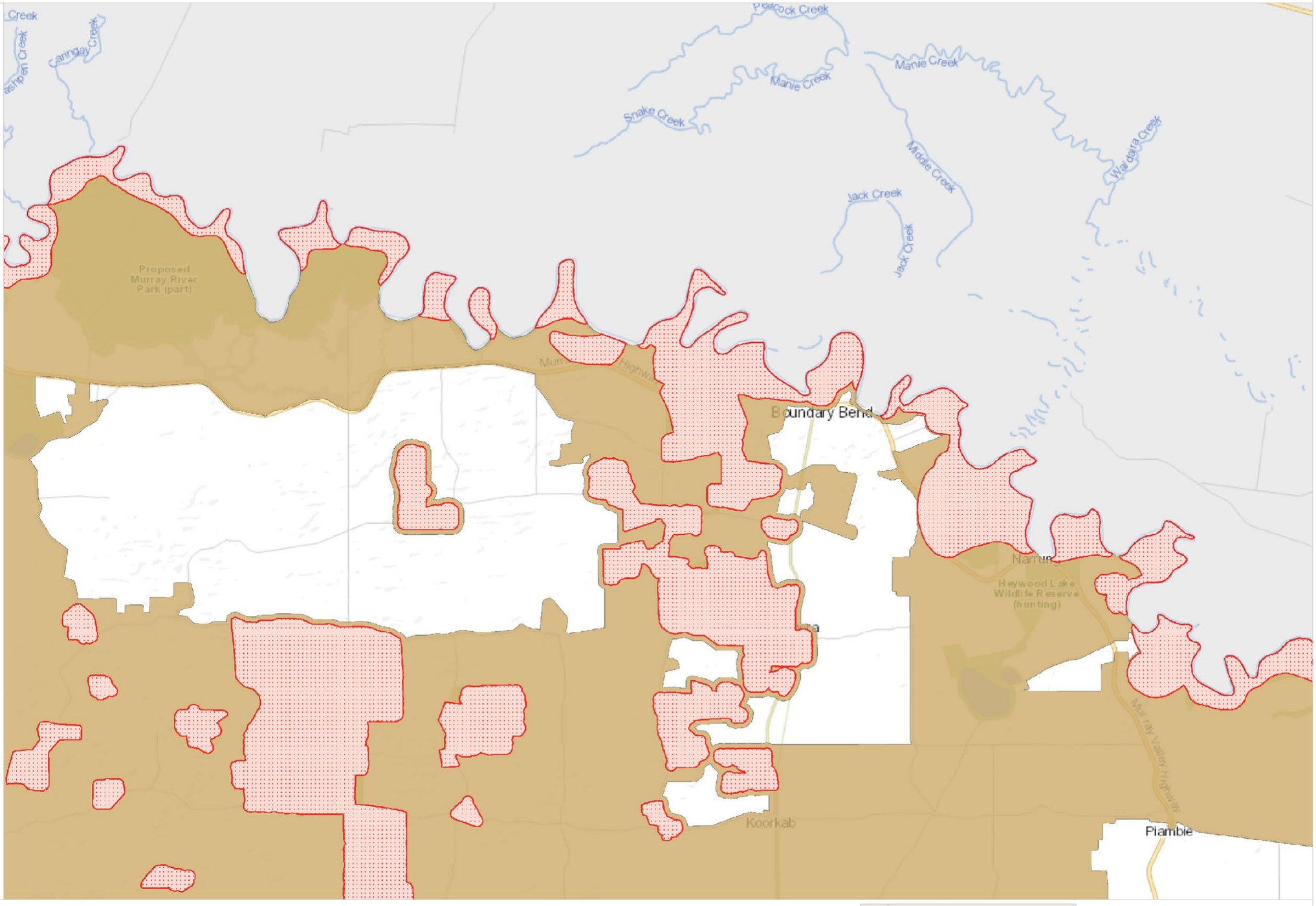
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Boundary Bend

Bushfire

BMO - Bushfire Management Overlay

BPA - Bushfire Prone Areas



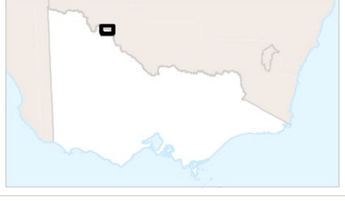
N

0 3 6

Kilometres

Map Projection: GDA 1994 VICGRID94

Print Date: 2/24/2023



Disclaimer

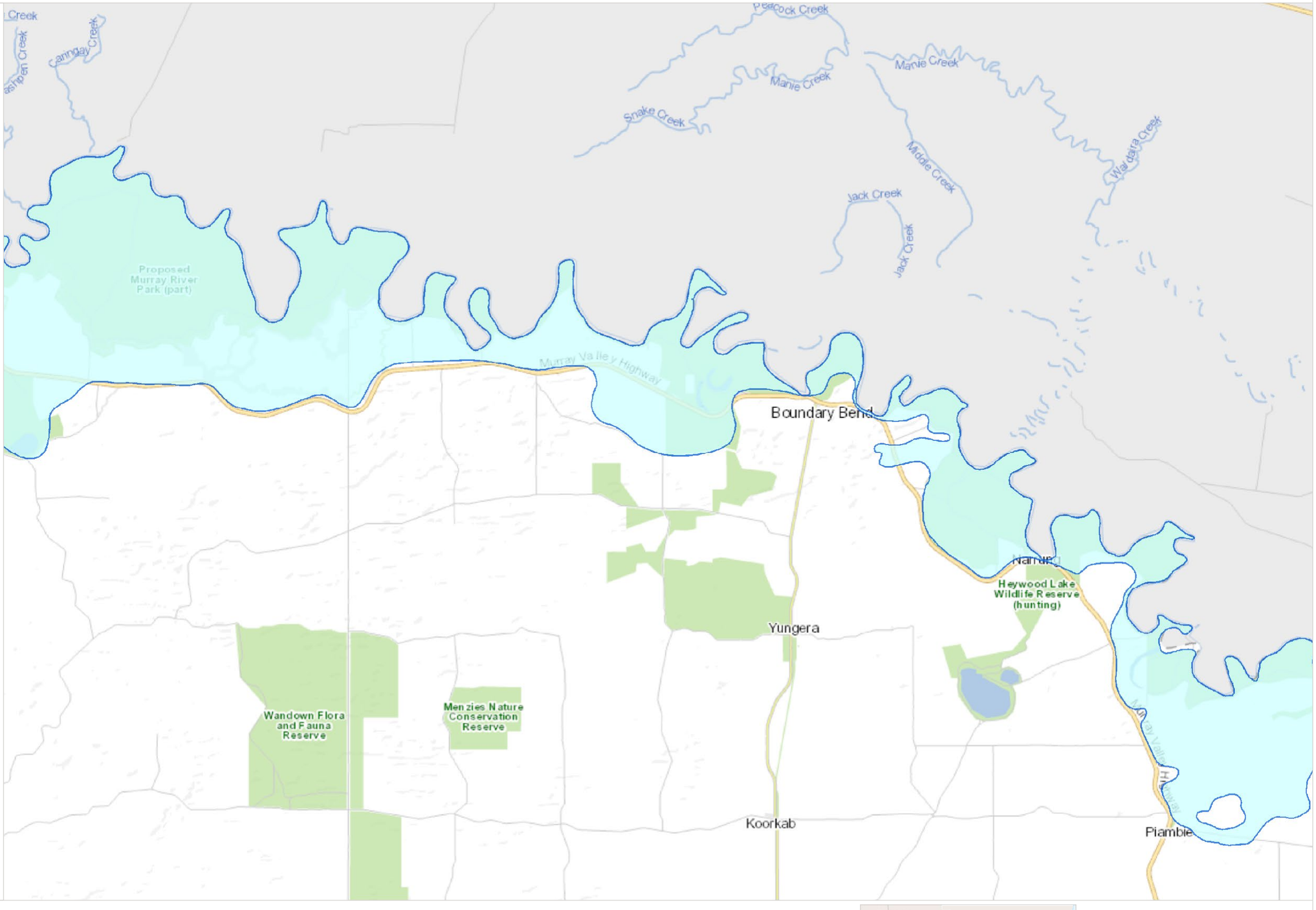
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Boundary Bend

Flooding

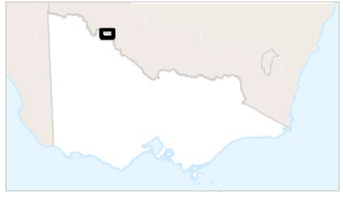
Planning Scheme Overlays
Land Management
LSIO - Land Subject to Inundation Overlay



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0 3 6
Kilometres

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