

# Residential Land Availability Audit

## Ultima

### Township Characteristics

Ultima is a small town 30km west of Swan Hill known for dry farming and silos. The focal point of the town is the well maintained and popular Ultima Hotel. The hotel offers accommodation and meals, as well as hosting regular events and functions. The town is also serviced by Ultima Café which offer coffee and takeaway food and sells basic goods and provides essential postal services.

In 2021 the Ultima Primary school had 2 students and 1 full time teacher and in recent years the school has undergone upgrade of the sporting shed, main school building and grounds. There is a small 9-hole white sand greens golf club and a skate park located at the memorial reserve. Lions Park, located on Dillon Street, offers exercise equipment, a playground and public toilets and the Recreation Reserve located on the southwestern side of the town has a mud hut used by sporting groups and hired out to the community.

A kilometre out of town is the Ultima Cemetery. The Cemetery is well maintained and showcases the long history of the township.

In an attempt to boost resident numbers, in 2003 the Ultima Progress Association offered 12 allotments for sale for \$1, under the condition that the buyer began building within 12 months. Eleven of the allotments sold.

The Cube Intermodal Hub is located at Ultima and takes advantage of the railway to export hay and dried fruit around the world.

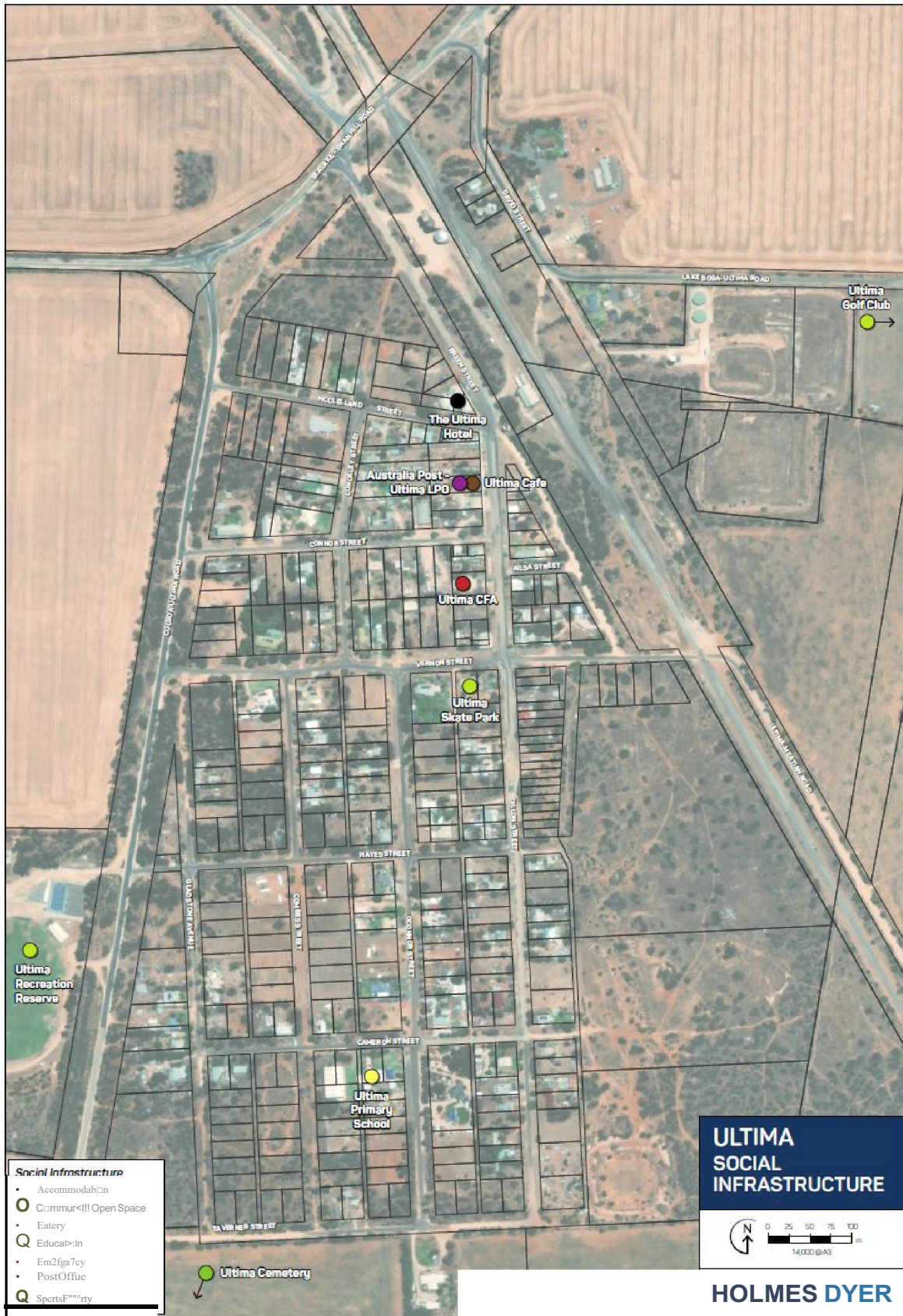
A future mineral sand mine south east of Ultima has the potential to generate significant employment and township activity in the future.

Social Infrastructure	Address	Details
The Ultima Hotel	1 Breen Street, Ultima	Hotel offering food and drinks services and accommodation
Ultima Primary School	9-15 Cameron Street, Ultima	Government primary school
Ultima Recreation Reserve	3535 Culgoa-Ultima Road, Ultima	Recreation and sporting grounds
Ultima Cemetery	Culgoa-Ultima Road, Ultima	Cemetery
Ultima Cafe	6 Dillon Street, Ultima	Café offering essential post office services and general store goods
Ultima Golf Club	3217 Lake Boga-Ultima Road, Ultima	9-hole white sand greens golf club



Key township facilities are identified on the following plan.

Figure 26. Key Township Facilities: Ultima



## Housing Market

Residential sales in Ultima are characterised by large allotments greater than 2000m<sup>2</sup>. Median sale prices in Ultima had the smallest increase of the neighbouring towns, reaching a median of \$157,500.

Dwelling styles are generally a mix of 1940 and 1970's weatherboard or brick façade. There are only 68 residential properties in Ultima. There are no residential properties for sale or rent in Ultima.

Residential Sales by Land Size in Ultima 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	4	900m <sup>2</sup>	\$150,000
1,000 – 1,999m2	7	1,950m <sup>2</sup>	\$138,000
2,000 – 3,999m2	16	2,071m <sup>2</sup>	\$149,000
4,000 – 9,999m2	1	4,298m <sup>2</sup>	\$75,000
10,000 – 99,999m2	0	-	-
100,000m2 +	0	-	-

Source: CoreLogic, 2022 (Calculations by Holmes Dyer, 2022)

Ultima Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	28	2,023m <sup>2</sup>	\$143,500
2020-2022	10	2,021m <sup>2</sup>	\$157,500

## 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
Ultima	13	1,867m <sup>2</sup>	\$19,900

## 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
Ultima	28	2,023m <sup>2</sup>	\$143,500	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
Ultima	10	2,021m <sup>2</sup>	\$157,500

## Zoning and Overlays

Majority of Ultima is zoned Township (TZ), with a large number of vacant and underutilised residential allotments. A number of the vacant allotments are covered in dense vegetation. The school grounds and abutting allotments are zoned Public Use Education (PUZ2). The land surrounding Ultima is zoned for farming (FZ)

There are a number of Heritage Places in Ultima including the Ultima Hotel and Dillon Street Town Centre Precinct which is a collection of original 1900's commercial and railway related buildings.

By scrutinising the relevant planning scheme zoning and overlays, priority sites were identified. These sites present the greatest opportunity and potential for residential development and seasonal workers accommodation.

The sites identified are all located in the Township Zone (TZ) which enables the subdivision of land into allotments between 300m<sup>2</sup> and 500m<sup>2</sup> or greater, with allotments less than 300m<sup>2</sup> permissible where a dwelling may be constructed on each allotment in accordance with the scheme's requirements.

## European Cultural Heritage

### European Cultural Heritage Sites of Local Significance

#### Location

#### Ultima

- Ultima Hotel – 1 Breen Street, Ultima
- House – 1 Condeley Street, Ultima
- ‘Operation Snail’ House – David Street, Ultima
- Former Bank – 12 Dillon Street, Ultima
- Former ES&A Bank – 23 Dillion Street, Ultima
- Former Shops – 24-26 Dillon Street, Ultima
- Ultima Post Office – 29 Dillon Street, Ultima
- House – 52-56 Dillon Street, Ultima
- Number reserved (Map Reference HO181) – No location provided
- Former Presbyterian Church – 18-20 Hayes Street, Ultima
- Holy Trinity Anglican Church – 21 O’Connor Street, Ultima
- War Memorial – 13 Vernon Street, Ultima
- Dillon Street Town Centre Precinct – Ultima
- Acacia melvillei (Yarran Tree) - CA 42N, between Breen Street and Sea Lake – Swan Hill Road, Ultima

## Vacant Allotment Supply

There are around 100 vacant residential allotments in Ultima, albeit that none are currently on the market. Many of these lots are contiguous and could provide consolidated sites for larger scale developments, especially along Coombes Street and Gladstone Avenue, Taverner Street and Culgoa – Ultima Road. (This may be a park.) These site could deliver sites for large numbers of future mine workers.

## Infrastructure Services

Ultima has access to water, power and telecommunications, but does not have reticulated sewer. Any housing development would therefore need to be on larger lots.

A Before You Dig (BYD) search has been undertaken for Ultima. The plans are contained in Appendix 7 – Infrastructure Plans. We consider this to be a reliable source of information, with the information being maintained and updated by each service provider.

## Opportunities and Constraints

Currently, supply and demand for residential land and housing is almost non-existent, with past residential sales prices so low as to be unable to support new land and housing development. Recent farm service investment and possible future mining operations in the wider region could provide impetus for additional housing and workers’ accommodation.

## Recommendations

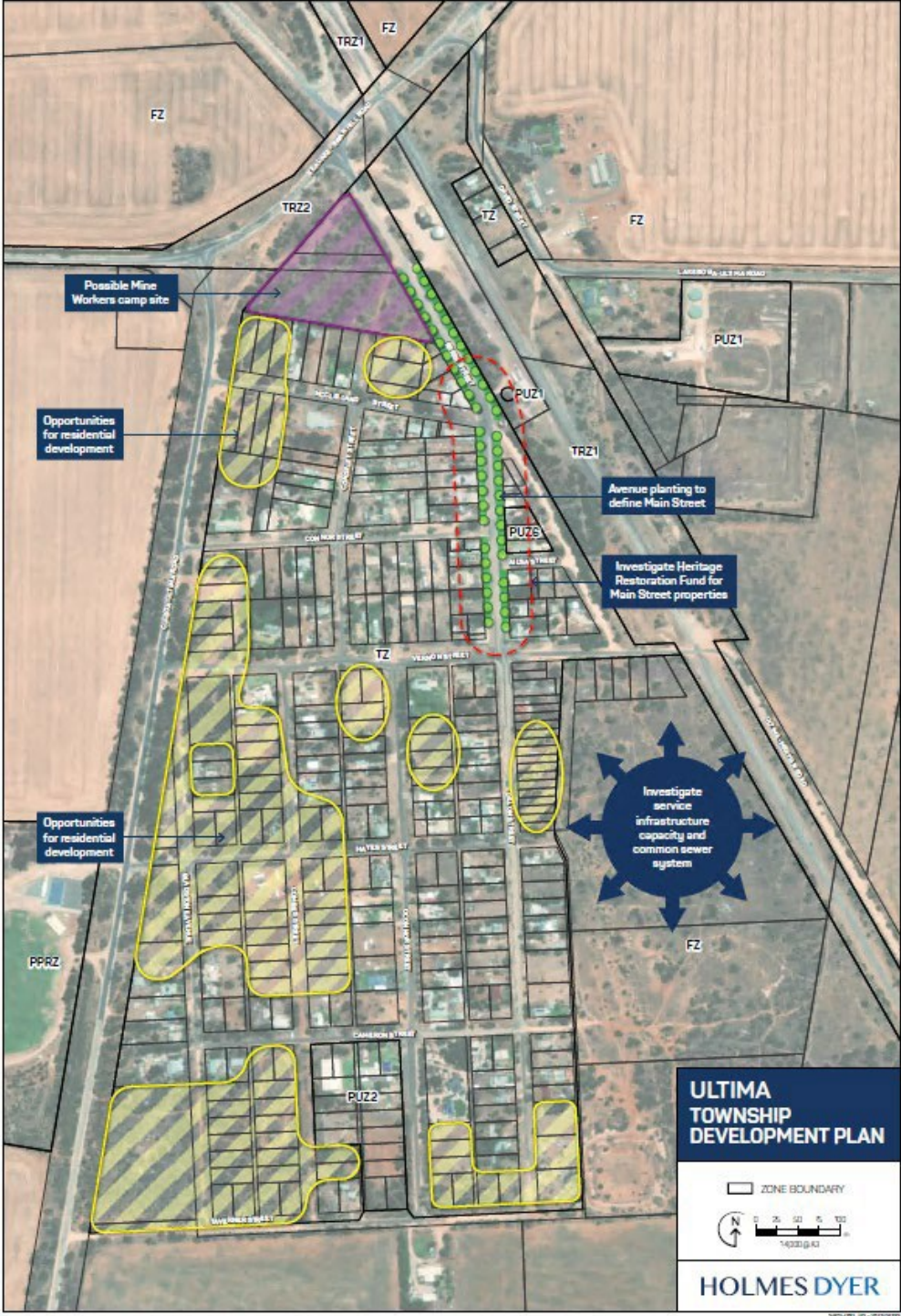
The potential to deliver workers’ accommodation is worthy of investigation so as to be able to offer a package to the future mine operators if quarrying commences in the future.

There are ample vacant residential allotments potentially available, some of which would be likely to be unlocked if demand increased and prices rise accordingly.

- Investigate the opportunity to instigate a heritage restoration fund for the main street precinct of Ultima.
- Undertake avenue planting with advanced trees along Breen Street and Dillon Street.
- Investigate the need for service infrastructure capacity improvements and a common sewer system, should mining operations occur in the region.
- Encourage the sale and development of the numerous vacant allotments in Ultima in response to a decision to proceed with mining in the region.

These recommendations are identified on the following plan.

Figure 47. Ultima: 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)			
Location	Population		Change 2018 - 2021 Number
	2016	2021	
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

Source: ABS QuickStats (2016 Census and 2021 ABS Census Data)

At the time of the 2016 census Ultima’s population largely consisted of a younger population, with 57.4% of residents aged 49 and below. Over the past five years the nature of service age groups has changed substantially, with 53.6% of Ultima’s population now aged 50 and over. In particular there has been a significant increase in empty nesters and pre-retirees of 20.7%, with this age demographic the most prominent within the township. The second largest demographic consists of older workers and pre-retirees (15.6%), whilst the senior residents (8.7%) have experienced a growth of 3.8%. This indicates that along with the natural ageing of the population that residents are moving to Ultima as a retirement destination.

Whilst growth has been experienced in older segments of the community, there has been a decline in family demographics, with parents and homebuilders (10.0%) declining by 7.2%, while young and school-aged children (18.7%) have undergone a collective decline of 11.7%.

**Table 8. Service Age Groups (Ultima)**

Service Age Groups – Ultima				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	12	7.9%	0	0.0%
Primary schoolers (5 to 11)	21	13.9%	17	10.6%
Secondary schoolers (12 to 17)	13	8.6%	13	8.1%
Tertiary education and independence (18 to 24)	3	1.9%	11	6.8%
Young workforce (25 to 34)	12	7.9%	17	10.6%
Parents and homebuilders (35 to 49)	26	17.2%	16	10.01%
Older workers and pre-retirees (50 to 59)	32	21.1%	25	15.6%
Empty nesters and retirees (60 to 69)	13	8.6%	47	29.3%
Seniors (70 to 84)	19	12.5%	14	8.7%
Elderly aged (85 and over)	0	0.0%	0	0.0%

## 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%)

Source: ABS QuickStats (2016 ABS Census Data)

**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%)
<b>Total</b>	<b>42</b>	<b>337</b>	<b>124</b>	<b>187</b>	<b>225</b>	<b>103</b>	<b>75</b>	<b>125</b>

Source: ABS QuickStats (2016 ABS Census Data)

**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%)
<b>Total</b>	<b>48</b>	<b>352</b>	<b>117</b>	<b>238</b>	<b>235</b>	<b>100</b>	<b>70</b>	<b>154</b>

Source: ABS QuickStats (2021 ABS Census Data)

## Employment Summary

Employment for Ultima residents is predominantly within the agricultural sector (35.0%), followed by the manufacturing (15.0%) and health care and social assistance (10.0%) sectors.

At the time of the 2021 Census, the main employment industries within the township were grain growing (16.2%), pubs, taverns and bars (7.4%), takeaway food services (5.9%), road freight transport (4.4%), and secondary education (4.4%).

**Table 24. Industry of Employment – Top Responses (Ultima)**

Industry of Employment – Top Responses (Ultima)						
Industry of employment, top responses (Employed people aged 15 years and over)	Ultima(No.)	Ultima (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Other Grain Growing	11	16.2%	3,802	0.1%	18,945	0.2%
Pubs, Taverns and Bars	5	7.4%	17,995	0.6%	76,602	0.6%
Takeaway Food Services	4	5.9%	58,942	1.9%	232,691	1.9%
Road Freight Transport	3	4.4%	36,207	1.1%	135,344	1.1%
Secondary Education	3	4.4%	52,660	1.7%	205,360	1.7%

**Table 32. Occupation – Top Responses (Ultima)**

Industry of Employment – Top Responses (Ultima)						
Occupation, top responses (Employed people aged 15 years and over)	Ultima (No.)	Ultima (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Managers	23	33.8%	442,109	14.0%	1,645,769	13.7%
Technicians and Trades Workers	11	16.2%	399,460	12.6%	1,554,313	12.9%
Professionals	8	11.8%	790,960	25.0%	2,886,921	24.0%
Community and Personal Service Workers	6	8.8%	347,570	11.0%	1,382,205	11.5%
Machinery Operators and Drivers	6	8.8%	187,939	5.9%	755,863	6.3%
Clerical and Administrator Workers	4	5.9%	392,444	12.4%	1,525,311	12.7%
Sales Workers	4	5.9%	263,317	8.3%	986,433	8.2%
Labourers	4	5.9%	277,292	8.8%	1,086,120	9.0%



- Riverside lifestyle
- Picturesque natural landscapes
- Large amounts of vacant residential land

## Strengths

# S



- Limited essential services
- No reticulated sewer

## Weaknesses

# W



- Future mineral sand mine south east of Ultima
- Opportunities for workers accommodation

## Opportunities

# O



- Cost of sewage connection for new dwellings or need for larger lots

## Threats

# T

# Ultima

## Aboriginal Cultural Heritage Sensitivity

### Property

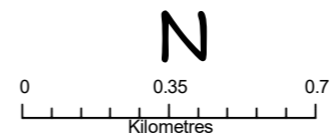
- Properties
- Parcel
- Properties proposed

### Heritage

- Aboriginal Cultural Heritage Sensitivity

### Administrative

- Local Government Areas



Map Projection: GDA 1994 VICGRID94  
Print Date: 2/23/2023





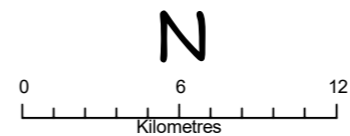
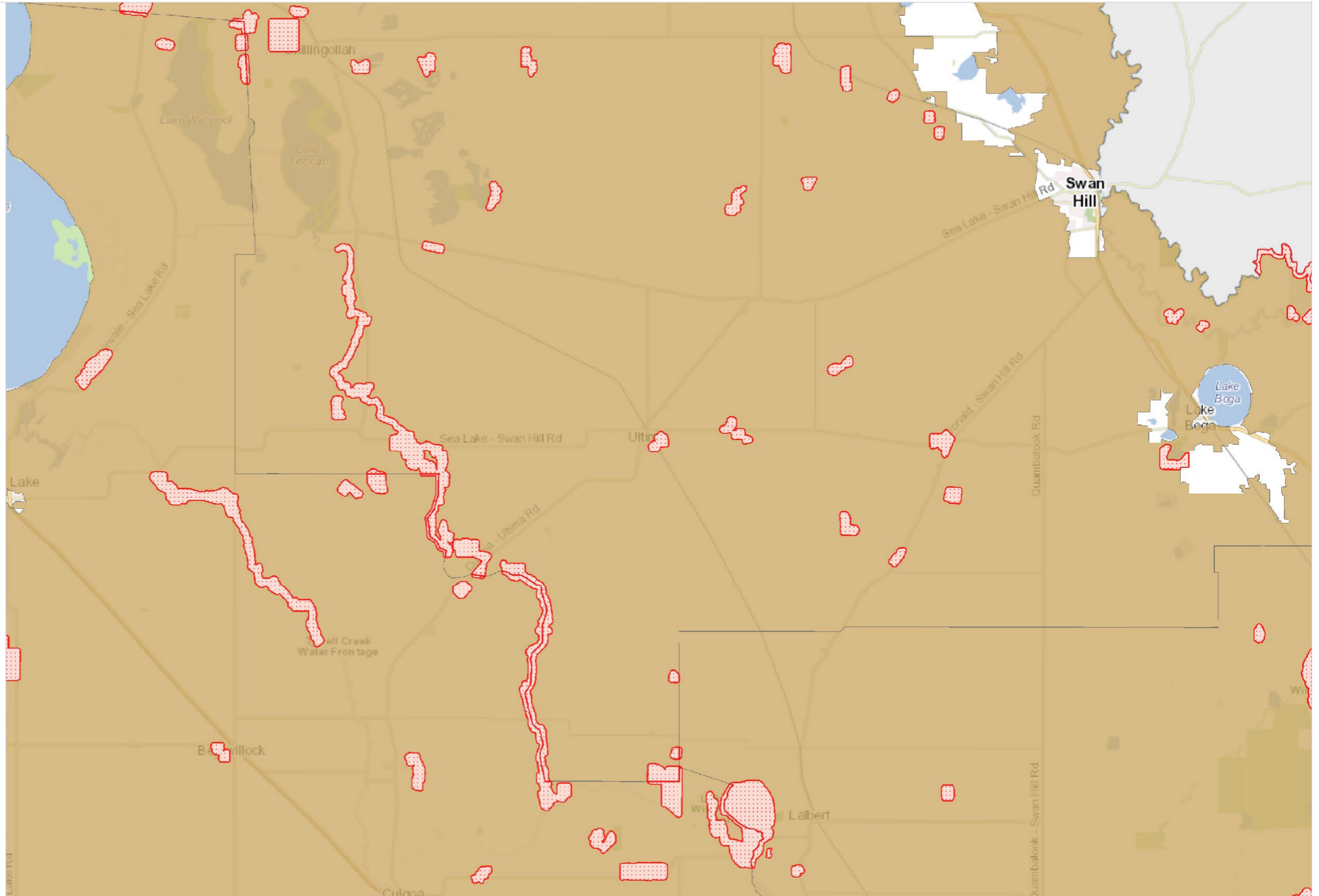
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# Ultima

## Bushfire

-  BMO - Bushfire Management Overlay
-  BPA - Bushfire Prone Areas



Map Projection: GDA 1994 VICGRID94  
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