

Residential Land Availability Audit

Nyah West

Township Characteristics

Nyah West was established as a township along the railway line in 1915, west of the Nyah township. The town is considered a business and commercial centre for the surrounding agricultural area. The town is well serviced by essential services including a pharmacy, IGA, post office, aged care and skate park. The installation of the Skate Park was a part of the Council's Vibrant Villages Project, which also included a BBQ shelter, tree planting and public art installation.

The town centre comprises a fine collection of substantially intact Pre and Inter-war buildings, which enhance the character of the town and creates a tourism distinction.

Nyah Campus is a part of Swan Hill District Health Service and provides aged care services for up to 30 people. The facility has a communal dining area for residents with a kitchenette, a large community lounge area and 3 smaller lounge areas, laundry facilities and a chapel, all of which are available for you and your family.

The Nyah District Primary School is located in the township of Nyah West and serves families from the surrounding areas of Nyah, Nyah West, Wood Wood and Vinifera with a bus route servicing the nearby areas and delivers students to the school each day. As of 2020 there were 57 students enrolled at the school with three multi-age classes, and 3 full time teacher 2 support workers. The town is also serviced by a kindergarten operating three days a week for children aged 3 and 4 years.

The town boasts a number of recreation and sports facilities including a skate park, lawn bowls greens, tennis courts, sports oval and an 18-hole golf course which has a newly installed disc golf course.

The Grand Hotel Nyah West is a well frequented pub that offer meals and accommodation. Nyah Matakupay also provide hostel accommodation services and employment opportunities for travellers and seasonal workers.

Social Infrastructure	Address	Details
Nyah District Primary School	Monash Avenue, Nyah West	Government primary school
Jacaranda Lodge - Swan Hill District Health	Monash Avenue, Nyah West	Aged care facility providing low and high care as well as respite
Grand Hotel Nyah West	12 Station Street, Nyah West	Hotel offering accommodation and food and drink services
Nyah Nyah West CFA	Monash Avenue, Nyah West	Volunteer fire station
IGA Xpress	132 Monash Avenue, Nyah West	Independent grocer
Nyah District Bowling Club	110 Monash Avenue, Nyah West	Community sporting group
Nyah District Men's Shed Inc.	7 O'Connor Street, Nyah West	Community space for men to share interests
Shine Bright Nyah West Kindergarten	Lloyd Street, Nyah West	Kindergarten operated by a not-for-profit community-based organization
Nyah West Skate Park	150 Monash Ave, Nyah West	Skateboarding Park
Nyah West Golf Club		18-hole golf club with grass greens,



Key township facilities are identified on the following plan.

Figure 20. Key Township Facilities: Nyah West



4.5.2. Housing Market

Nyah West had 113 residential sales during the ten-year period averaging 11.3 sales per year, with majority of sales having a land size of 1,000m² to 1,999m². Nyah West township has a number of vacant residential allotments predominantly to the south of Monash Avenue. These vacant allotments generally reflect the dominant land size.

As of December 2022, there were two properties for rent in Nyah West, including a one-bedroom unit and a three-bedroom detached dwelling. There were also five residential properties advertised for sale. Sales prices in the last three years have increased the most substantially from historical residential sale prices compared to neighbouring townships.

Since 2012 there have been 11 development and land sub division applications in the township, of which one only was for the sub division of land and one for the development of a dwelling.

Residential Sales by Land Size in Nyah West 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	28	800m2	\$124,500
1,000 – 1,999m2	57	1,038m2	\$129,000
2,000 – 3,999m2	13	2,214m2	\$195,000
4,000 – 9,999m2	4	6,866m2	\$247,500
10,000 – 99,999m2	6	47,500m2	\$200,000
100,000m2 +	5	123,500m2	\$265,000

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

Nyah West Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	113	1,038m ²	\$135,000
2020-2022	48	1,022m ²	\$202,000

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
Nyah West	24	1,033m ²	\$30,500

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
Nyah West	113	1,038m ²	\$135,000	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
Nyah West	48	1,022m ²	\$202,000

Zoning and Overlays

There is a significant amount of vacant and underutilised land in the General Residential Zone.

A specific Public Use Health and Community Zone covers the Nyah West Ambulance Station and Swan Hill District Health service. Abutting this site is a number of vacant residential sites and easements.

A large portion of Monash Avenue and Station Street are covered by the Heritage Overlay. Heritage places include a number of residential properties, the former Picture theatre, post office, All Saints Anglican Church and Grand Hotel.

Approximately 12 hectares of the general residential zone is covered by a Development Plan Overlay. This overlay includes requirement for development such as all servicing, including water, sewerage, drainage and stormwater and internal road layout and external road access, including future road linkages, street lighting, and proposed road surfacing and standards.

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.

European Cultural Heritage

European Cultural Heritage Sites of Local Significance	
Location	
Nyah West	<ul style="list-style-type: none"> • Departmental residence – 48 Birdwood Avenue, Nyah West • Departmental residence – 50 Birdwood Avenue, Nyah West • Departmental residence – 52 Birdwood Avenue, Nyah West • Former Picture Theatre – 19 Lloyd Street, Nyah West • Eucalyptus cladocalyx (Sugar Gum) – Monash Avenue (cnr Frederick Street), Nyah West • All Saints Anglican Church – 45 Nyah Road, Nyah West • W H Willoughby House – Pira Road, Nyah West • W L Willoughby House – Pira Road, Nyah West • Grand Hotel – 16 Station Steet, Nyah West • Silos, Station Street (at Donald Street), Nyah West • Monash Avenue Precinct – Monash Avenue, Nyah West • Number Reserved (Map Reference HO82) – No location provided

Figure 22. Nyah West Overlays Map

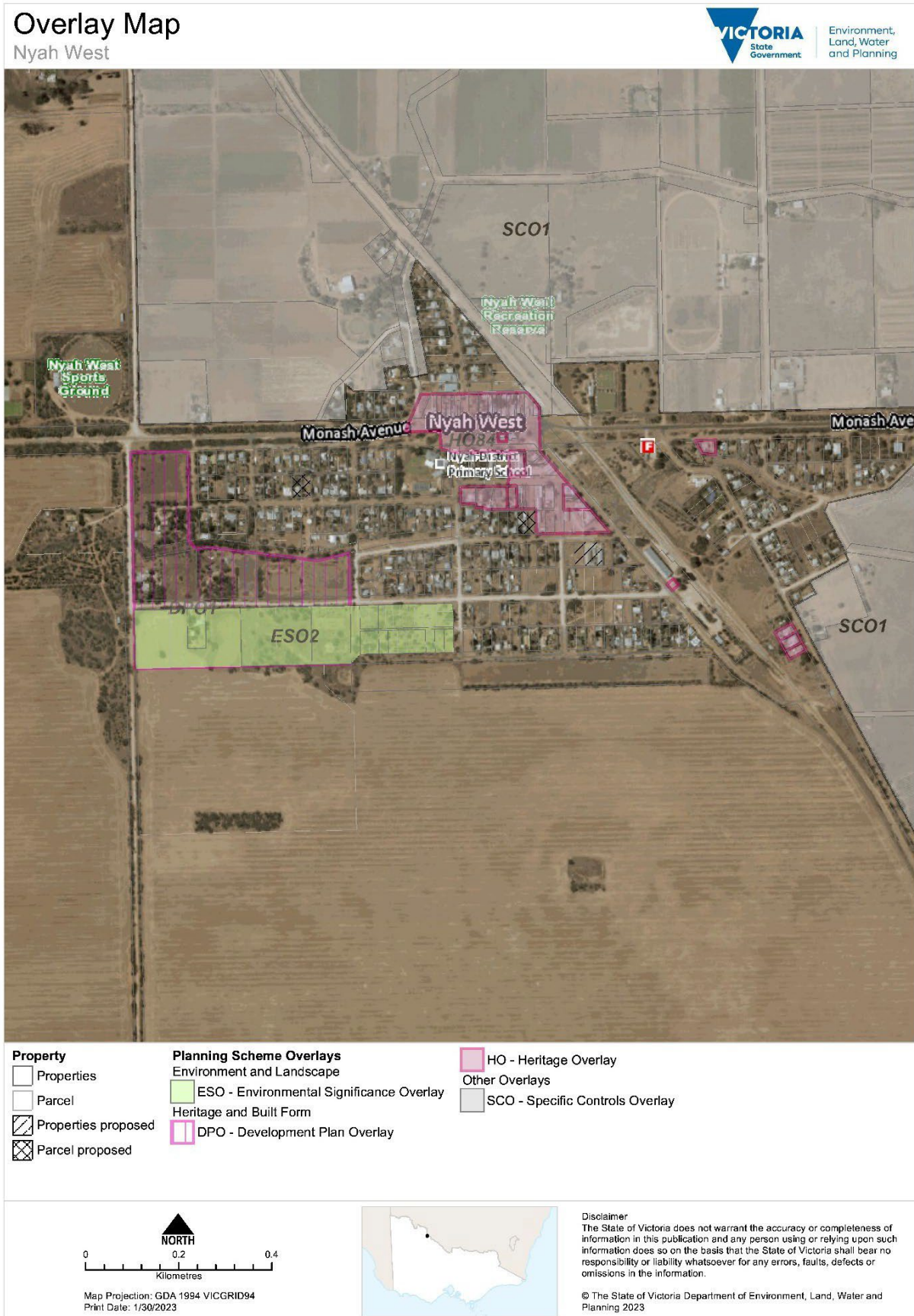
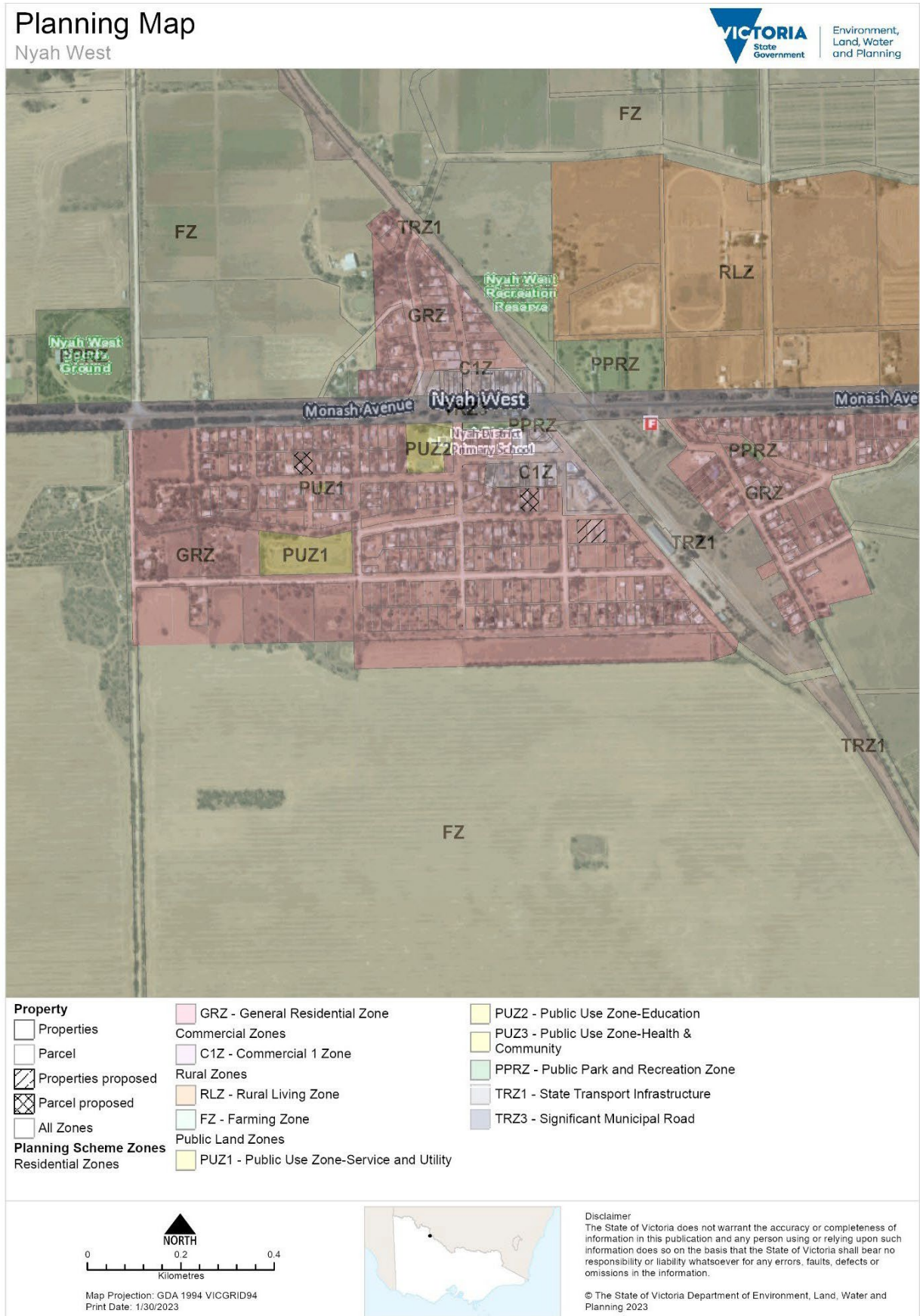


Figure 21. Nyah West Zoning Map



Vacant Allotment Supply

There are around 40 vacant allotments in the General Residential Zone in Nyah West, including a concentration of allotments in Donald Street, which is an unsealed road serving around 20 existing dwellings (and therefore has access to all services).

There are a number of broadhectare sites, including a large site off Stafford Street serving a single dwelling, 88 and 100 Donald Street, also serving one dwelling each and 29 – 35 Birdwood Avenue, which may be farmed. These sites could deliver around 40 or more allotments if pursued by their owners. A long narrow site with significant frontage to Elizabeth Street provides an opportunity to deliver more than 25 allotments with existing frontage to a sealed road.

In summary, Nyah West probably contains more opportunities for residential land development than any other small town. Current housing prices are a limiting factor on new development.

Infrastructure Services

Nyah West has access to all essential services, including gravity sewer, water, telecommunications and power.

Opportunities and Constraints

Nyah West represents an opportunity for development, given the number of potential development sites, its location serving a strong agricultural community and the number of community services provided in the town as well as its reasonable proximity to Swan Hill's services and facilities. Because it is not on the River, Nyah West does not command the higher prices obtainable in Nyah, and, accordingly, development of new house and land product is more problematic.

Recommendations

Nyah West is a service centre to the surrounding agricultural district and has a good level of community services and facilities to serve the town and surrounding population.

Its large aged care facility is an important resource for the surrounding aging population. Opportunities to increase aged care units should be investigated.

The commercial hub on the northern side of Monash Avenue is complemented by the landscaped reserve to the south, together with a range of community facilities including a playground, primary school and child care facility. The dilapidated nature of some of the commercial buildings might be remedied through a Council contribution scheme to supplement the private funding of heritage and character buildings in this commercial strip. Underpinning or supplementing of rentals for currently vacant buildings can also assist with building restoration.

Our recommendations are as follows:

- Investigate the opportunities to increase the number of aged care units in Nyah West.
- Investigate the opportunity to instigate a heritage restoration fund for the commercial precinct of Nyah West.

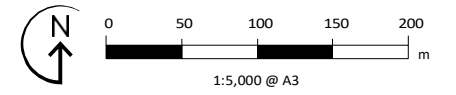
The areas identified above are contained in the following plan.

Figure 45. Nyah West: Recommendations



NYAH WEST TOWNSHIP DEVELOPMENT PLAN

□ ZONE BOUNDARY



HOLMES DYER



Key development potential site

Investigate Heritage Restoration Fund for commercial precinct

Investigate opportunity to increase aged care units

Key development potential site

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

Whilst Nyah West has a generally young population, with 55.7% of residents aged 49 and below, the township is still largely categorised by older workers and pre-retirees (16.4%), and empty nesters and retirees (14.3%). Notwithstanding this the township has seen a generally stable retention and growth of family demographics, with parents and homebuilders the second largest segment (15.8%), similarly the township has experienced an increase in primary (8.6% compared to 8.2% in 2016) and secondary (8.3% compared to 7.4% in 2016) aged children. Growth was also evident in the young workforce segment (12.6%) with an increase of 3.2%.

However, Nyah West has also seen a 2.3% decrease in tertiary and independence aged residents which may be attributed to the level of tertiary educational opportunities available, along with a 2.8% decrease in elderly aged residents.

Table 6. *Service Age Groups (Nyah West)*

Service Age Groups – Nyah West				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	43	6.6%	41	6.1%
Primary schoolers (5 to 11)	53	8.2%	57	8.6%
Secondary schoolers (12 to 17)	48	7.4%	55	8.3%
Tertiary education and independence (18 to 24)	43	6.6%	29	4.3%
Young workforce (25 to 34)	61	9.4%	84	12.6%
Parents and homebuilders (35 to 49)	103	15.9%	105	15.8%
Older workers and pre-retirees (50 to 59)	96	14.8%	109	16.4%
Empty nesters and retirees (60 to 69)	97	15.0%	95	14.3%
Seniors (70 to 84)	76	11.7%	81	12.2%
Elderly aged (85 and over)	25	3.8%	6	0.9%

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

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%)
Total	48	352	117	238	235	100	70	154

Source: ABS QuickStats (2021 ABS Census Data)

Employment Summary

Source: ABS QuickStats (2021 ABS Census Data)

Similar to other townships within the region Nyah West residents are largely employed within the agricultural (17.47%) and health care and social assistance (13.9%), in addition to retail trade (11.7%). Construction (10.4%) and transport, postal and warehousing (10.0%) sectors were also some of the main employment sectors within the town.

As of the 2021 Census, the main employment industries within Nyah West consisted of road freight transport (7.4%), hospitals (5.1%), supermarket and grocery stores (3.7%), stone fruit growing (3.2%), and takeaway food services (3.2%).

Table 22. Industry of Employment – Top Responses (Nyah West)

Industry of Employment – Top Responses (Nyah West)						
Industry of employment, top responses (Employed people aged 15 years and over)	Nyah West (No.)	Nyah West (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Road Freight Transport	16	7.4%	36,207	1.1%	135,344	1.1%
Hospitals (Except Psychiatric Hospitals)	11	5.1%	146,890	4.6%	545,158	4.5%
Supermarket and Grocery Stores	8	3.7%	75,275	2.4%	299,810	2.5%
Stone Fruit Growing	7	3.2%	315	0.0%	805	0.0%
Takeaway Food Services	7	3.2%	58,942	1.9%	232,691	1.9%

Table 30. Occupation – Top Responses (Nyah West)

Industry of Employment – Top Responses (Nyah West)						
Occupation, top responses (Employed people aged 15 years and over)	Nyah West (No.)	Nyah West (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Labourers	49	22.6%	277,292	8.8%	1,086,120	9.0%
Managers	30	13.8%	442,109	14.0%	1,645,769	13.7%
Machinery Operators and Drivers	28	12.9%	187,939	5.9%	755,863	6.3%
Technicians and Trades Workers	27	12.4%	399,460	12.6%	1,554,313	12.9%
Community and Personal Service Workers	24	11.1%	347,570	11.0%	1,382,205	11.5%
Professionals	20	9.2%	790,960	25.0%	2,886,921	24.0%
Sales Workers	15	6.9%	263,317	8.3%	986,433	8.2%
Clerical and Administrative Workers	13	6.0%	392,444	12.4%	1,525,311	12.7%



- A number of vacant residential allotments
- Well serviced community
- Access to all essential infrastructure services

Strengths

S



- Rundown housing in some locations reduces the appeal

Weaknesses

W



- Surplus land in the residential zone could be utilised for residential development in locations already connected to services

Opportunities

O



- Historically lower sale prices creates challenge for new housing products to be developed due to low return rate

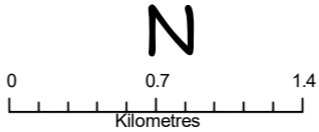
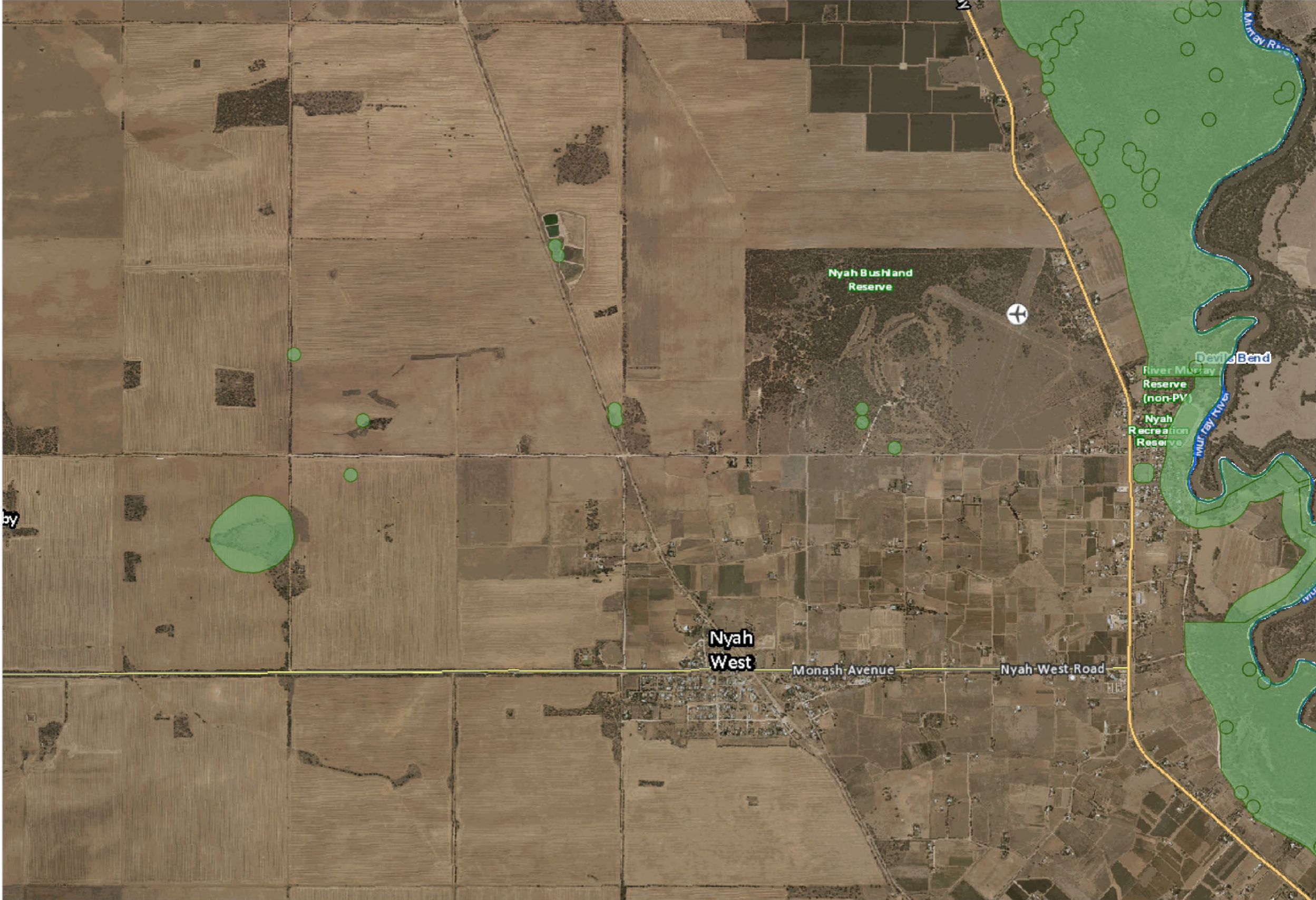
Threats

T

Nyah West

Aboriginal Cultural Heritage Sensitivity

- Heritage**
 - Aboriginal Cultural Heritage Sensitivity
- Administrative**
 - Local Government Areas



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





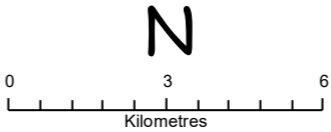
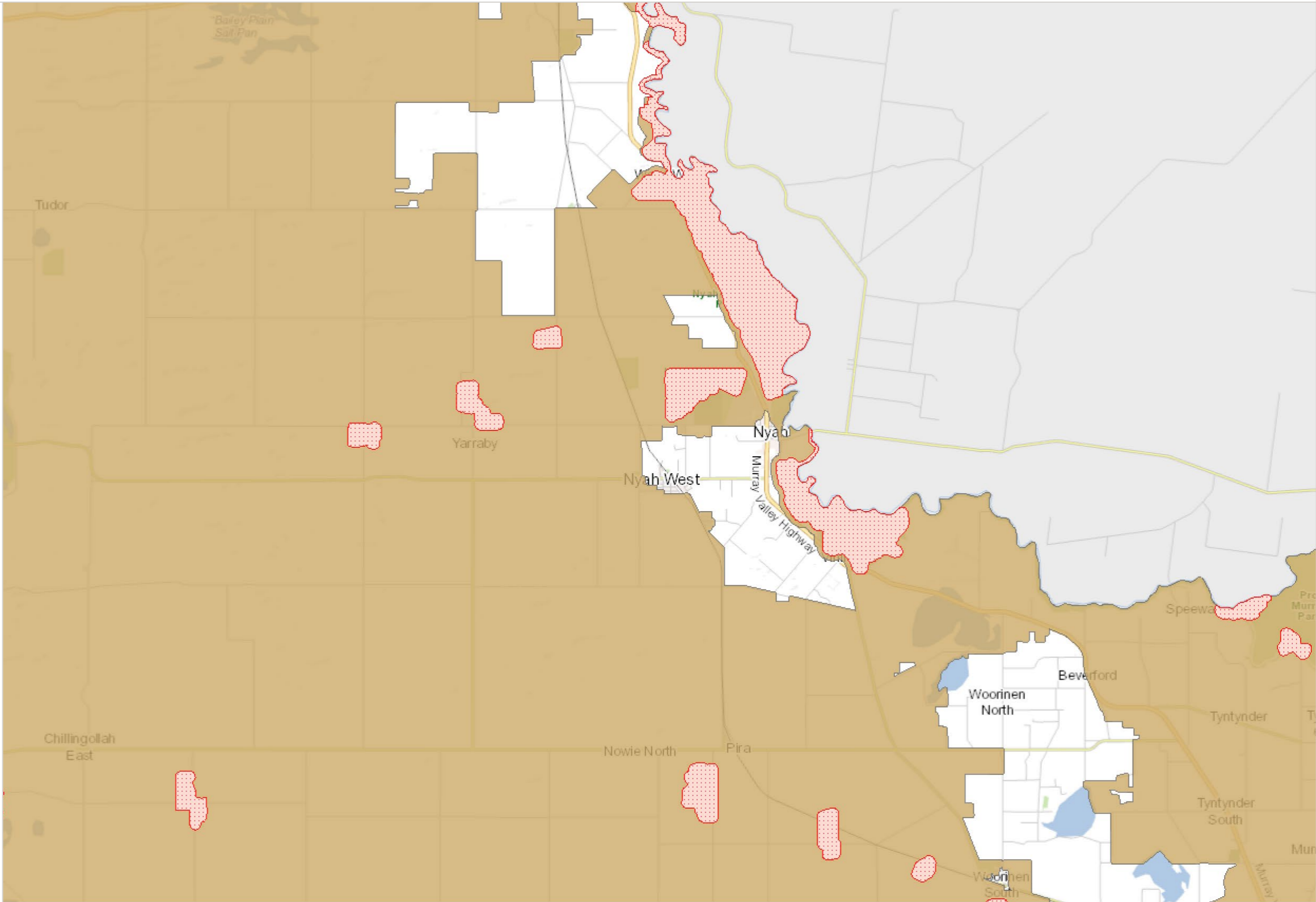
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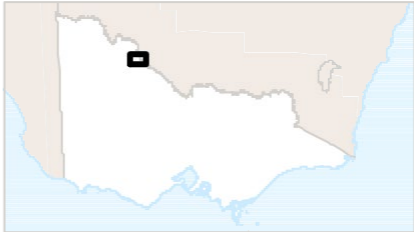
Nyah West

Bushfire

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



Map Projection: GDA 1994 VICGRID94
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