

# Residential Land Availability Audit

## Piangil

### Township Characteristics

Piangil is one of the smaller townships in the municipality, dominated by dry farming land with wheat and sheep as well as some grape growing and wineries on the outskirts of the town. The township has limited services, with an operational post office and a petrol station along the Mallee Highway which also offer basic goods and hot food. The town is supported by a fire station and has a RSL building.

The Piangil free camping site is located in the well-maintained Piangil Memorial Park. The Park has become a place to showcase local artists with the toilets and shipping container painted with murals of the town’s history.

The Piangil Primary School closed in 2015, having only 6 students the previous year. The old school site is currently being used for informal workers accommodation, with temporary structures erected on the site. The primary school main building is identified as a heritage place.

Social Infrastructure	Address	Details
Ampol Piangil	82 Murray Street, Piangil VIC 3597	Petrol station selling essential goods and takeaway food
Piangil Memorial Park	Hall Street, Piangil	Public Park with war memorial and free camping sites and playground
Piangil RSL Sub-Branch	72 Murray Street, Piangil	RSL group
Australia Post Piangil	80 Murray Street, Piangil	Australia Post Office in Piangil



Key township facilities are identified on the following plan.

Figure 23. Key Township Facilities: Piangil



## Housing Market

Similar to the neighbouring townships, Piangil experienced an increased in the median sale price during 2020 to 2022 reaching \$185,000. There have been only 22 sales across ten years, with half of those occurring during the three-year period of 2020 to 2022.

Across the previous three months there have been no properties advertised for sale or to rent in Piangil. The slow sale and rental activity in Piangil doesn't indicate a lack of demand, rather a low turnover rate.

Residential Sales by Land Size in Piangil 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	3	995m <sup>2</sup>	\$50,000
1,000 – 1,999m2	11	1,229m <sup>2</sup>	\$155,000
2,000 – 3,999m2	5	2,016m <sup>2</sup>	\$110,000
4,000 – 9,999m2	1	9,954m <sup>2</sup>	\$260,000
10,000 – 99,999m2	2	30,650m <sup>2</sup>	\$205,000
100,000m2 +	0	-	-

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

Piangil Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	22	1,357m <sup>2</sup>	\$147,500
2020-2022	11	1,229m <sup>2</sup>	\$185,000

## 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
Piangil	7	9,227m <sup>2</sup>	\$45,000

## 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
Piangil	22	1,357m <sup>2</sup>	\$147,500	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
Piangil	11	1,229m <sup>2</sup>	\$185,000

## Zoning and Overlays

The entirety of the Piangil township is covered by the Land Subject to Inundation Overlay. This overlay only requires planning applications to demonstrate that the proposed development does not adversely affect the passage of floodwaters, does not increase the overall flood risk on the site and provide plans that specify the floor level of the existing dwelling as determined by a licensed surveyor to AHD.

The township is also affected by the Murray River Corridor Environmental Significance Overlay. Decision guidelines apply to this overlay which look to protect flora and fauna and minimise impact to waterways, banks, water quality and landscape.

Piangil is mostly made up of Township zoned land with small pockets of Public Use Service and Utility Zone, Public Park and Recreation. A small parcel of Public Conservation and Resource Zone encompasses the Piangil Bushland Reserve.

The property located at 4077 Murray Valley Highway, incorporates 131 land parcels or approximately 168 hectares of land zoned farming. To the east of the township zone, 21 hectares have been subdivided into 129 allotments of around 1500m<sup>2</sup>.

There are three allotments in Piangil that are covered by the Environmental Audit Overlay which is used to identify sites that potentially contaminated and, subject to their future use, which could be significantly adversely affected by tat contamination.

## Vacant Allotment Supply

There are around 15 vacant residential allotments in Piangil, however, they are all affected by the Land Subject to Inundation Overlay. The old school site provides an opportunity for residential or seasonal worker accommodation.

## Infrastructure Services

Piangil has access to water, power and telecommunications but has no reticulated sewer.

## Opportunities and Constraints

Piangil is an attractive small township surrounded by agricultural land, however, it has very limited community services, no sewer and significant planning constraints over the whole township. While residential sales prices and activity has increased, prices remain way below replacement costs, making speculative new builds highly problematic.

## Recommendations

No residential housing or seasonal worker accommodation proposals are recommended as part of this review. The current seasonal worker proposal for the old school site should continue to be encouraged.

*Figure 4. Flooding Inundation - Piangil*

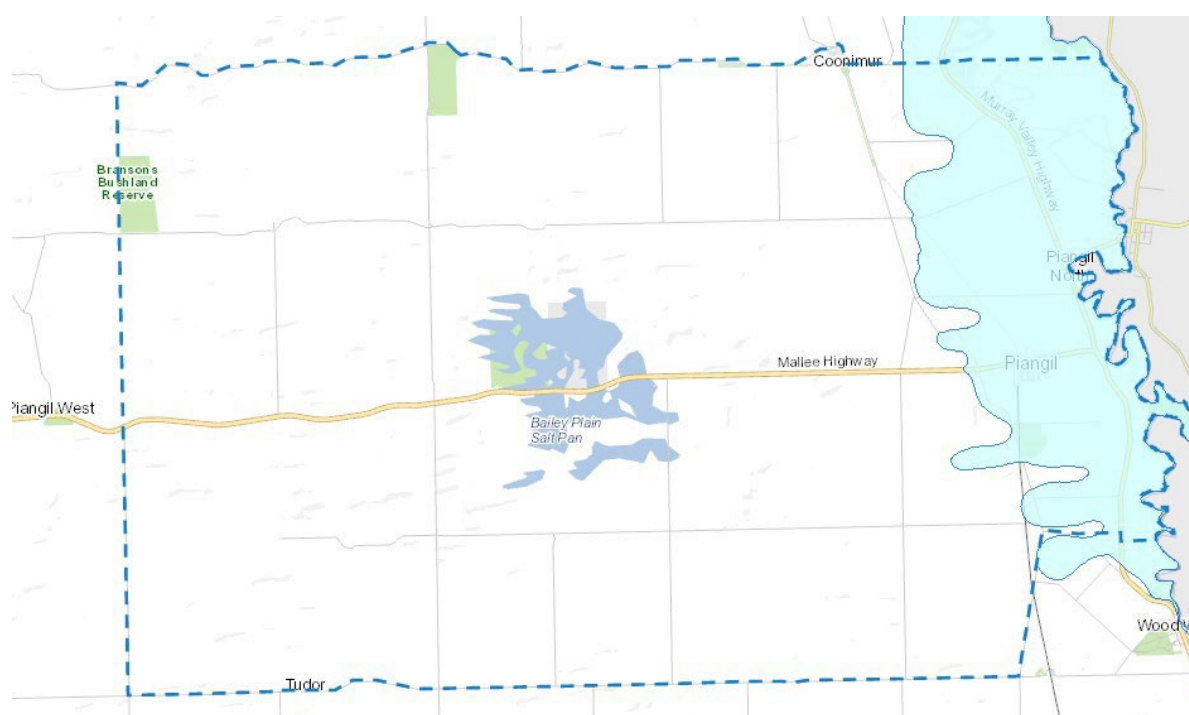












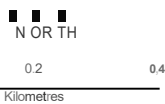
Figure 10. Boundary Bend Overlay Map

# Overlay Map

Boundary Bend



-  Property
-  Properties
-  Planning Scheme Overlays
-  Environment and Land Use
-  DESO - Environmental Significance Overlay
-  Heritage and Built Form
-  DHO - Heritage Overlay
-  Land Management
-  LSIO - Land Subject to Inundation Overlay
-  BMO - Bushfire Management Overlay



Map Projection: GOA 1994 VICGRID94  
Print Date: 1/2012023

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Piangil is an attractive town with very limited facilities and very low potential for growth, given its risk of inundation over most of the town and surrounding area.

Understanding of the potential to manage or avert the flood risk should be the key focus for the town.

We recommend that a comprehensive investigation be undertaken to determine what works are necessary to make the town free from flood risk, with a target for protection being the 1% AEP event.

If the flood risk is averted then substantial areas of subdivided land currently under agriculture / horticulture would potentially be available for development, as identified in the following plan.

**Figure 46. Piangil: Recommendations**



## European Cultural Heritage

### European Cultural Heritage Sites of Local Significance

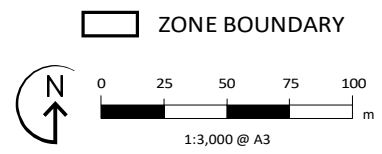
#### Location

Piangil

- Public Hall – 4 Hall Street, Piangil
- Piangil Primary School – High Street (cnr Hall Street), Piangil
- RSL Building – 72 Murray Street, Piangil
- House – 1 Station Street, Piangil



**PIANGIL  
TOWNSHIP  
DEVELOPMENT PLAN**



**HOLMES DYER**

# Regional Overview

## Demographic and Housing Profile

### Population Size

**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

Piangil is predominantly characterised by older workers and pre-retirees (19.0%), with this segment of the community experiencing substantial growth of 5.3% since 2016. This is then followed by senior-aged residents (which has experienced an increase of 2.0%) and parents and homebuilders who each make up 15.0%.

Whilst Piangil has a moderately young population, with 54.8% aged 49 and below, the township has seen substantial decreases in parents and homebuilders (15.0%) of 4.7%, tertiary and independence (10.9%) of 3.2%, and young workforce (6.8%) of 1.3%. Whilst there has been general decreases within these segments, the township has experienced an 8.9% increase in young and school-aged children (22.1% compared to 13.2% in 2016).

In 2016, empty nesters and pre-retirees was the second largest population segment (16.6%), however over the past five years this demographic has undergone a substantial decline of 7.1%, and now only consists of 9.5%.

**Table 7.** Service Age Groups (Piangil)

Service Age Group	Service Age Groups – Piangil			
	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	3	1.0%	16	7.2%
Primary schoolers (5 to 11)	24	8.4%	21	9.5%
Secondary schoolers (12 to 17)	11	3.8%	12	5.4%
Tertiary education and independence (18 to 24)	40	14.1%	24	10.9%
Young workforce (25 to 34)	23	8.1%	15	6.8%
Parents and homebuilders (35 to 49)	56	19.7%	33	15.0%
Older workers and pre-retirees (50 to 59)	39	13.7%	42	19.0%
Empty nesters and retirees (60 to 69)	47	16.6%	21	9.5%
Seniors (70 to 84)	37	13.0%	33	15.0%
Elderly aged (85 and over)	3	1.0%	3	1.3%

## 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%)
<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

Piangil residents are largely employed within the sectors of agriculture (38.3%) and manufacturing (23.3%).

As of 2021, the main employment industries within Piangil consisted of wine and other alcoholic beverage manufacturing (20.9%), fruit and nut tree growing (7.8%), citrus fruit growing (7.0%), grape growing (5.2%), and grain growing (5.2%).

**Table 23. Industry of Employment – Top Responses (Piangil)**

Industry of Employment – Top Responses (Piangil)						
Industry of employment, top responses (Employed people aged 15 years and over)	Piangil (No.)	Piangil (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Wine and Other Alcoholic Beverage Manufacturing	24	20.9%	4,163	0.1%	16,660	0.1%
Other Fruit and Tree Nut Growing	9	7.8%	516	0.0%	7,197	0.1%
Citrus Fruit Growing	8	7.0%	452	0.0%	2,527	0.0%
Grape Growing	6	5.2%	1,772	0.1%	6,009	0.0%
Other Grain Growing	6	5.2%	3,802	0.1%	18,945	0.2%

Source: ABS QuickStats (2021 ABS Census Data)

At the time of the 2021 Census the main occupations in Piangil consisted of managers (31.3%), labourers (25.2%), machinery operators and drivers (11.3%), technicians and trades workers (10.4%), professionals (7.0%), clerical and administrative workers (7.0%), and community and personal service workers (6.1%).

**Table 31. Occupation – Top Responses (Piangil)**

Industry of Employment – Top Responses (Piangil)						
Occupation, top responses (Employed people aged 15 years and over)	Piangil (No.)	Piangil (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Managers	36	31.3%	442,109	14.0%	1,645,769	13.7%
Labourers	29	25.2%	277,292	8.8%	1,086,120	9.0%
Machinery Operators and Drivers	13	11.3%	187,939	5.9%	755,863	6.3%
Technicians and Trades Workers	12	10.4%	399,460	12.6%	1,554,313	12.9%
Professionals	8	7.0%	790,960	25.0%	2,886,921	24.0%
Clerical and Administrative Workers	8	7.0%	392,444	12.4%	1,525,311	12.7%
Community and Personal Service Workers	7	6.1%	347,570	11.0%	1,382,205	11.5%



- Increase in residential sale prices
- Strong farming community

### Strengths

# S



- Slow residential turnover
- Few to no new builds
- Limited essential services
- Subject to flooding

### Weaknesses

# W



- Old school site provides opportunities for future workers accommodation

### Opportunities

# O



- Additional reporting and consideration for land covered by the water inundation overlays

### Threats

# T

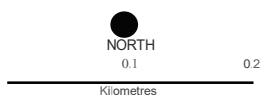
Figure 24. Piangil Zoning Map

# Planning Map

Piangil



<b>Property</b>	<b>Residential Zones</b>	<b>Public Land Zones</b>
○ Properties	D TZ - Township Zone	D PPRZ - Public Park and Recreation Zone
○ Parcel	<b>Rural Zones</b>	D PCRZ - Public Conservation and Resource Zone
[2] Properties proposed	D FZ - Farming Zone	TRZ1 - State Transport Infrastructure
D All Zones	D Public Land Zones	TRZ2 - Principal Road Network
<b>Planning Scheme Zones</b>	D PUZ1 - Public Use Zone-Service and Utility	



Map Projection: GOA 1994 VICGRD94  
Print Date: 11/30/2023

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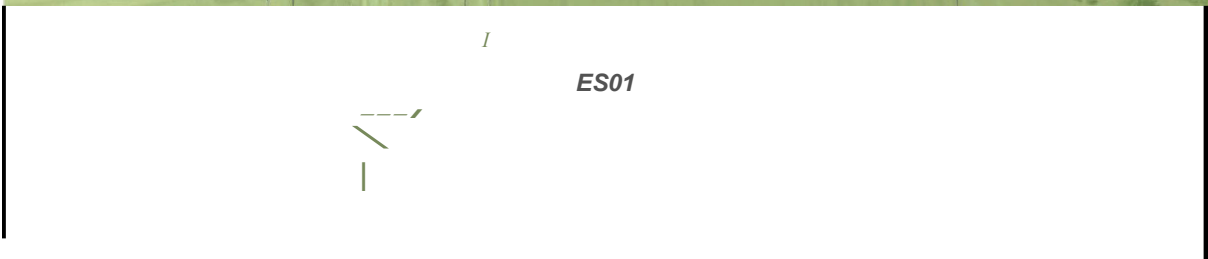
Figure 25. Piangil Overlay Map

# Overlay Map

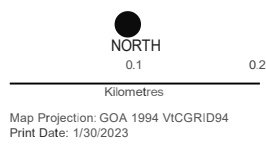
Piangil



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<p><b>Property</b></p> <ul style="list-style-type: none"> <li>○ Properties</li> <li>○ Parcel</li> <li>○ Properties proposed</li> </ul> <p><b>Planning Scheme Overlays</b></p>	<p><b>Environment and Landscape</b></p> <ul style="list-style-type: none"> <li>D ESQ - Environmental Significance Overlay</li> <li>Heritage and Built Form</li> <li>HO - Heritage Overlay</li> <li>Land Management</li> </ul>	<p><b>Other Overlays</b></p> <ul style="list-style-type: none"> <li>D LSIO - Land Subject to Inundation Overlay</li> <li>D EA0 - Environmental Audit Overlay</li> </ul>
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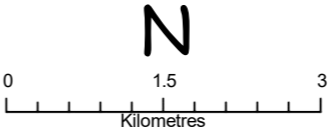
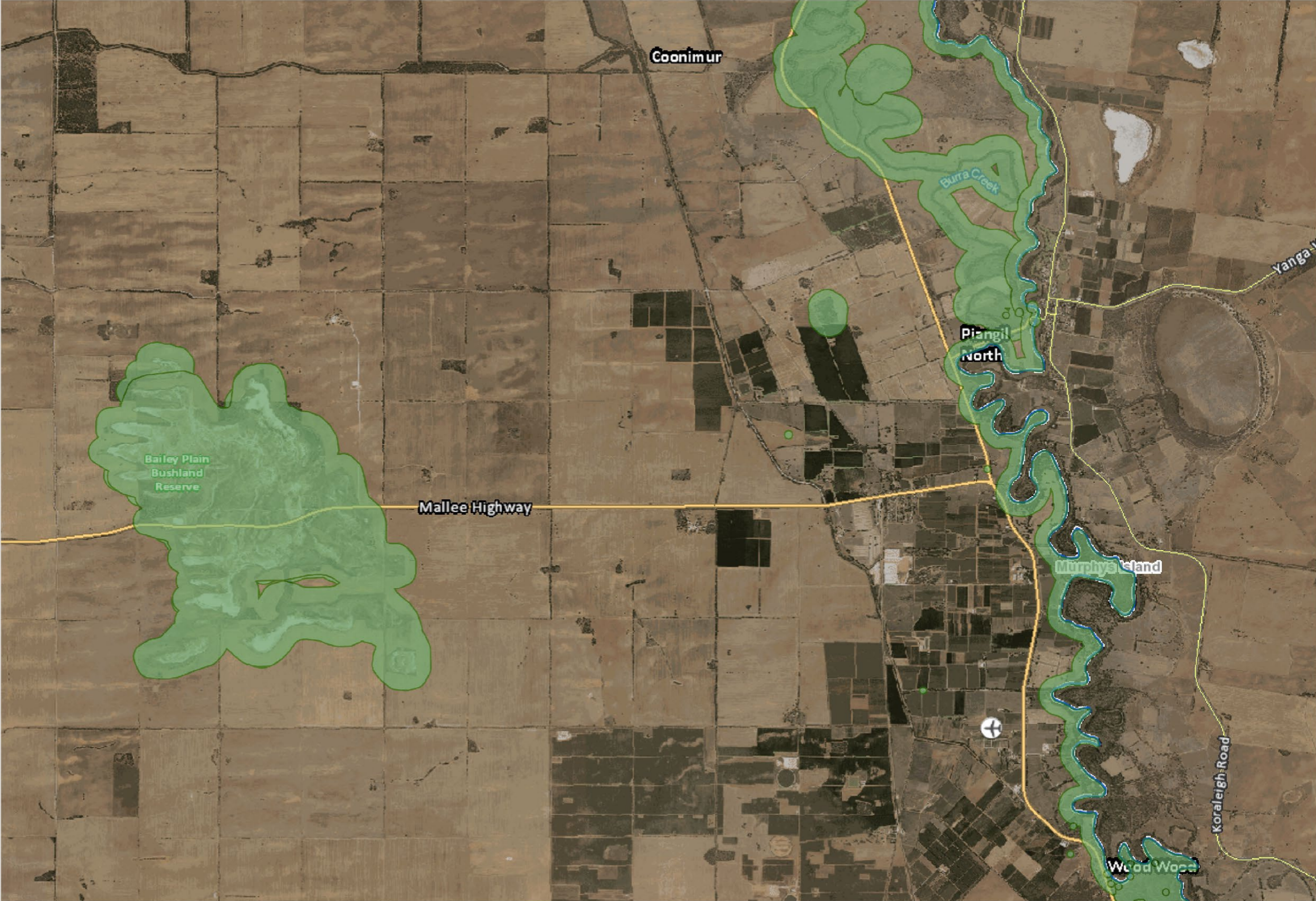
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# Piangil

## Aboriginal Cultural Heritage Sensitivity

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



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





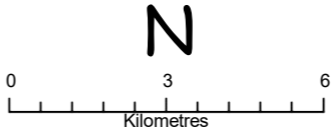
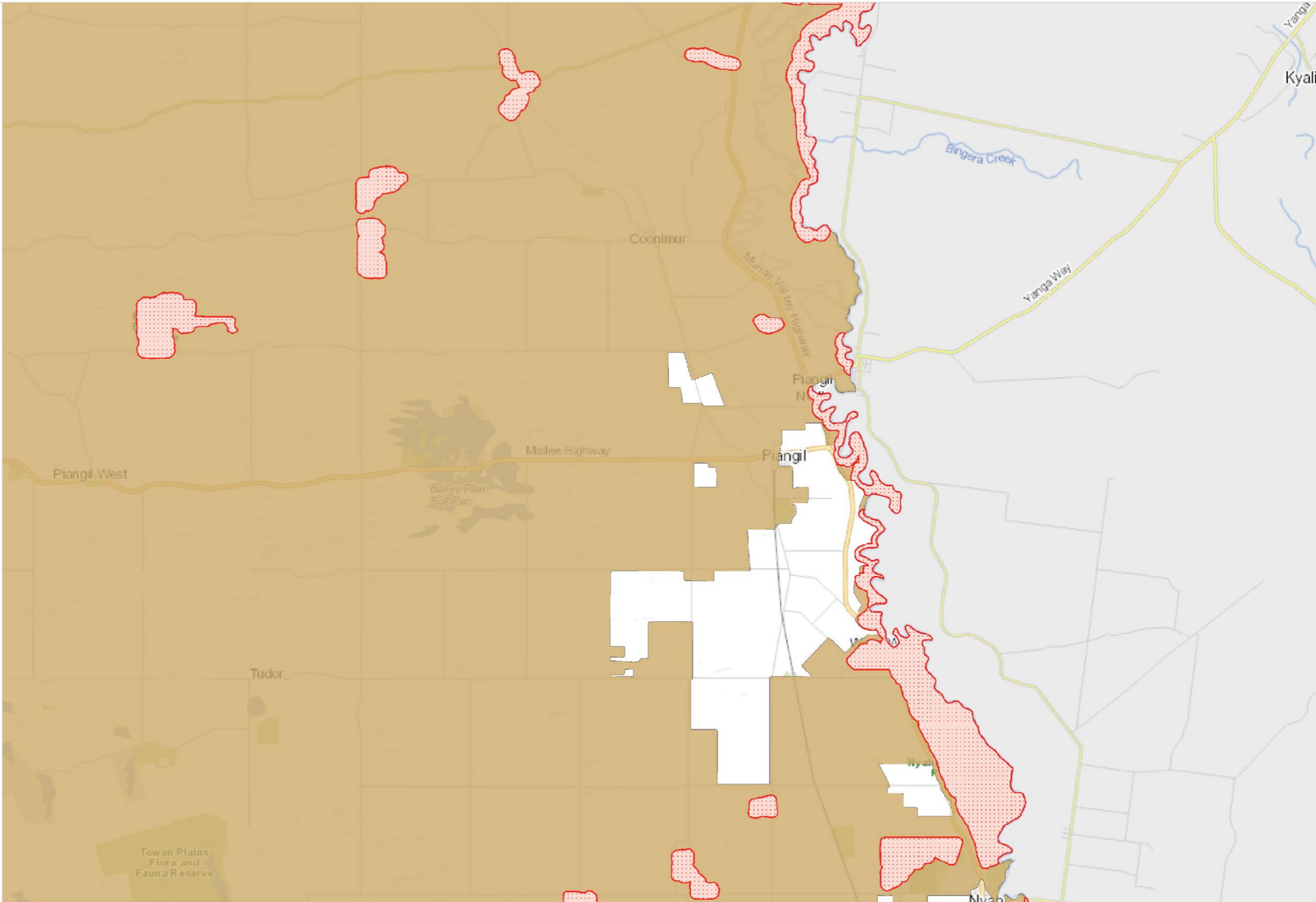
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# Piangil

## Bushfire

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



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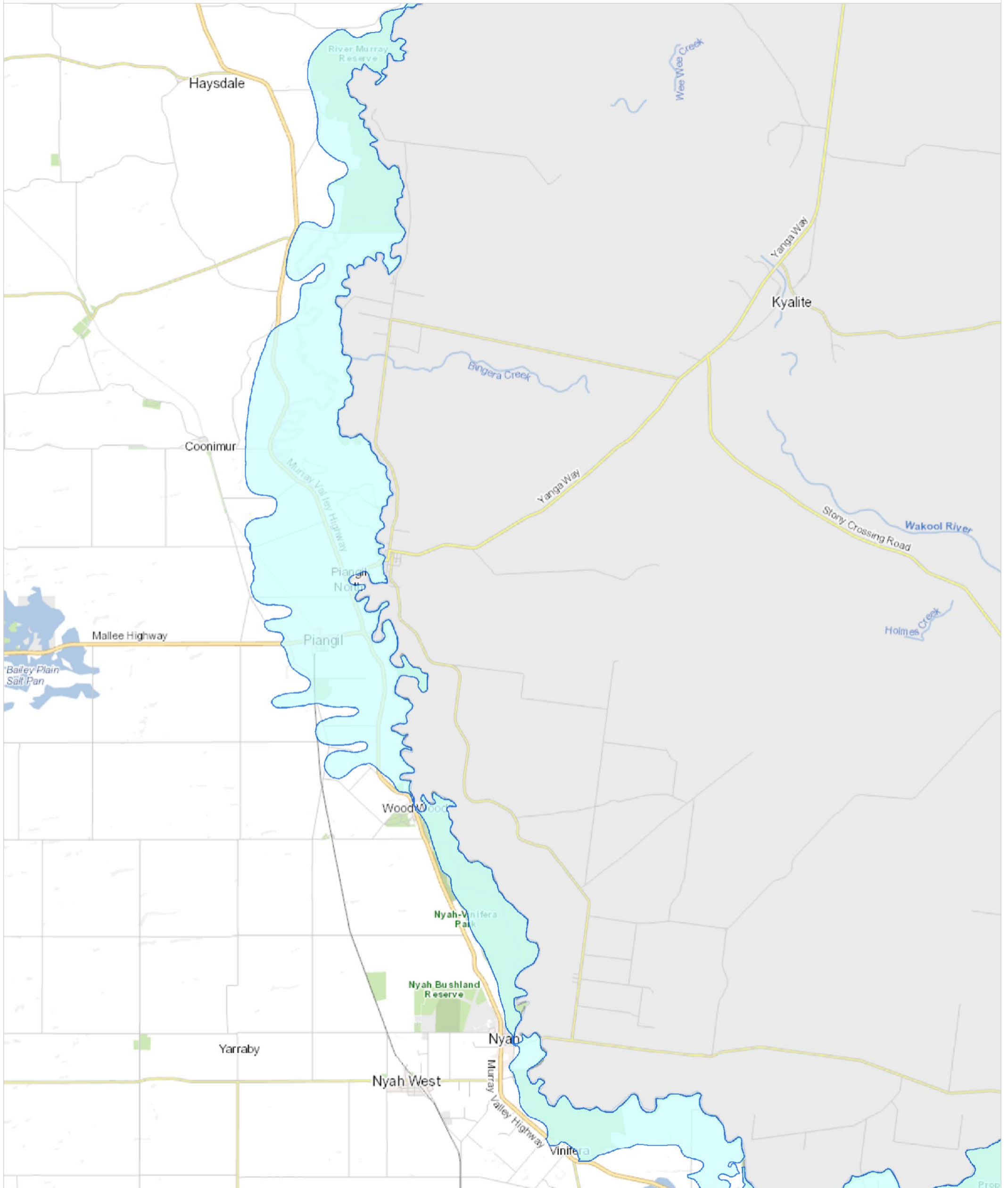


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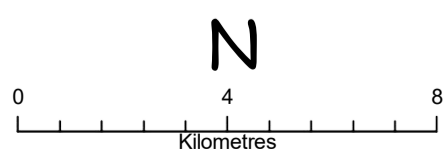
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# Piangil

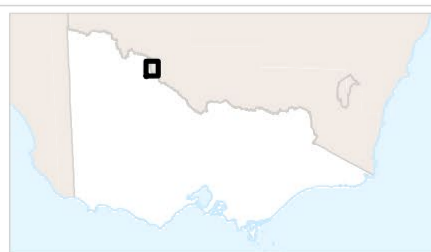
## Flooding



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



Map Projection: GDA 1994 VICGRID94  
Print Date: 2/24/2023



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