Residential Land Availability Audit

Lake Boga

Township Characteristics

Lake Boga is located 16 kilometres or a 15-minute commute south of Swan Hill and is recognised for its water-based activities such as skiing, yachting and fishing. Lake Boga covers approximately 800 hectares and holds in excess of 37,000 megalitres.

The town is serviced by a newsagency which also provides some post office services and acts as a general store selling essentials and offering bakery items. There is also a pharmacy offering a number of health services and supplies for the local community. The proximity to Swan Hill allows residents the option to travel a short distance for facilities and amenities such as supermarkets, banks and retail.

The town also has many social and cultural facilities and services including sporting fields, the Flying Boat Museum, cafes and a Community Centre. These facilities along with the Lake Boga Primary School offer sufficient services for families.

Social Infrastructure	Address	Details
Lake Boga Flying Boat Museum	Willakool Drive	WW2 History Museum
Lake Boga Caravan Park	153 Murray Valley Highway	Lake side caravan park with cabins, powered and unpowered sites.
Lake Boga Scout Hall	Murray Valley Highway	Community hall
Lake Boga Community Centre	Lalbert Road	Community centre with a commercial kitchen and gymnasium with multi-court lines. A capacity for 280 people.
Lake Boga Fire Station	7 Station Street	Volunteer fire brigade
Australia Post - Lake Boga LPO	3 Marraboor Street	Post office
Lake Boga Newsagency	5 Marraboor Street	Newsagency
Lake Boga Pharmacy	3A Marraboor Street	Pharmacy
Lake Boga Primary School	8 Williams Road	Government Primary School
Commercial Hotel	9 Marraboor Street	Hotel serving food and offering accommodation
Lake Boga Police Station	124 Murray Valley Highway	Police Station
Lake Boga Community Garden	Station Street	Community space
Gray Park Playground	33 Marraboor Street	Community playground
Boos Lakeside Cafe and Providore	Willakool Drive	Eatery
Lake Boga Bowling Club	9 Jacaranda Crescent	Social bowling club
Happy Wanderer Motel Lake Boga	220 Murray Valley Highway	Tourist accommodation
Metro Petroleum Lake Boga	160 Murray Valley Highway	Petrol station







Key township facilities are identified on the following plan.

Figure 11. Key Township Facilities: Lake Boga



Housing Market

Over a ten-year period, Lake Boga had 153 residential sales with a median sale price of $255,000, significantly higher than the other townships. The turnover rate for Lake Boga is 22 years, averaging 15.3 sales per year. The median land size in Lake Boga was slightly smaller than the neighbouring townships with majority of sales being less than 999m^2. Many dwellings are located along the lake waterfront, contributing to the higher median sale price. Further, 20% of properties were reported as unoccupied private dwellings during the 2021 Census Housing and potentially used as holiday homes, utilised on and off during the year.
As of December 2022, there were no rental listings (CoreLogic and Realestate.com) in the suburb of Lake Boga. This indicates a potential market shortfall in accommodation options and rentals.

Residential Sales by Land Size in Lake Boga 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	60	888m^2	$230,000
1,000 – 1,999m2	51	1,048m^2	$230,000
2,000 – 3,999m2	21	2,444m^2	$360,000
4,000 – 9,999m2	10	5,280m^2	$420,000
10,000 – 99,999m2	6	24,050m^2	$438,500

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

Lake Boga Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	153	1,017m^2	$255,000
2020-2022	53	1,025m^2	$309,000

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

Since 2012 there have been 85 development and land sub division applications in Lake Boga. In the last 12 months there has been a development application for short term, seasonal/transient workers accommodation containing 52 three- and two-bedroom cabins and supporting communal facilities. The proposal, not yet given a completed status by Council, responds to an identified shortage of accommodation to cater for the region's significant seasonal and transient workforce.

Annual sales during the period of 2020 to 2022 grew significantly, averaging 17.6 sales per year, along with an increase in median sale price to $309,000. This follows the nationwide housing market trend, with sale prices spiking during and in the months after the Covid Pandemic. Growth is expected to continue at Lake Boga because of the added security of water in the Lake, the potential for desirable land with lake views and its availability of essential services.

Currently there are eight residential properties on the market in Lake Boga, six of which have an asking price over $500,000. Haven Lake Boga is a residential subdivision that has been developed along Hayes Road southeast of the lakefront by Northern Aurora Developments. Allotments in stage 7 of the masterplan are currently on the market for around $530,000. This highlights the significant price differential between lakefront / near lakefront allotments and properties in the original township west of Murray Valley Highway.

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
Lake Boga	43	1,047m^2	$135,000

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
Lake Boga	153	1,017m^2	$255,000	3

Residential Dwelling Sales in Swan Hill Region 2020 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Lake Boga	53	1,025m^2	$309,000

Zoning and Overlays

There are a number of planning proposals currently in place in Lake Boga in the commercial zone, farming zone and township zone. These proposals include subdivisions of residential land as part of the Haven Lake Boga Master Plan and industry related infrastructure. This indicates business and residential interest and activity around the township.

Large portions of land are impacted by the Environmental Significance overlays including areas of poor drainage or potentially subject to inundation; waterways, wetlands and lake environs; and Murray River Corridor. This overlay covers a number of smaller allotments adjoining the residential zone southwest of the lake.

The entirety of the lake and a significant buffer zone around the lake is covered by the Aboriginal Cultural Heritage Sensitivity layer.

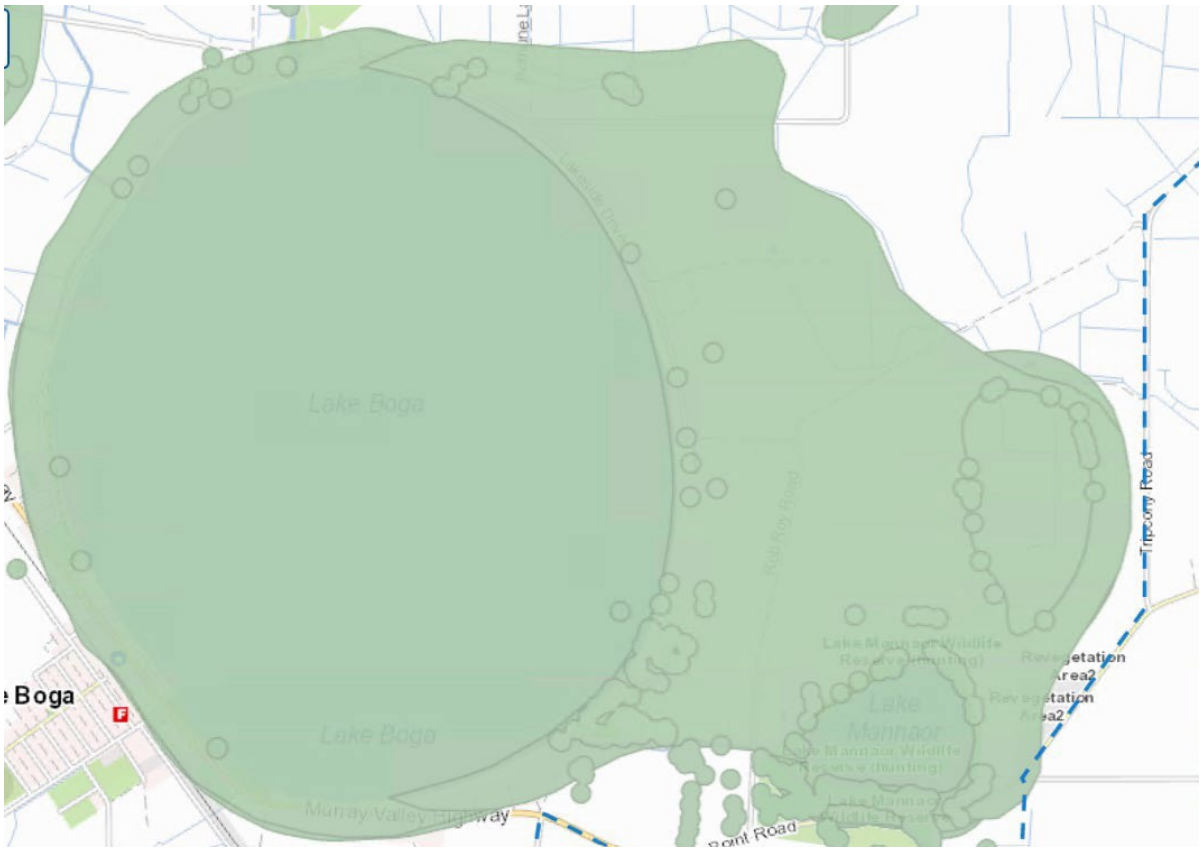
The Lake Boga Flying Boat Museum is located on a foreshore site which was part of the World War II RAAF Flying Boat Repair Depot and is listed on the Victorian Heritage Register. The abutting allotment which is recognised as a heritage place is the site of the Generator House, Store and Switch Room.

Development Plan Overlays demand a number of requirements to be met before a permit may be granted. These requirements include but aren't limited to a traffic impact assessment, Cultural Heritage Management Plan and all servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications.

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.

The numerous lakes within Lake Boga (including Lake Boga itself, Long Lake, Round Lake, Lake Mannaor) along with the various water ways, creeks, and the town's proximity to Little Murray River contributes to a number of residential allotments within the township to be subject to Aboriginal Cultural Heritage Sensitivity. This includes all allotments located between Station Street and Lake Boga, along with those situated around Lake Boga itself. The most significant portion of Aboriginal Cultural Heritage Sensitivity within this township spans from Lake Boga to Tripcony Road, as pictured below.



European Cultural Heritage

There is a rich European Cultural Heritage presence within the Region, with a total of 71 heritage listed properties spread across the eight townships.

Across the identified townships there are three properties listed within the Victorian Heritage Register which consist of the Tooleybuc Bridge (Tooleybuc Road, Piangil), the Manangatang Railway Station Complex (70 Wattle Street, Manangatang) and the Lake Boga Flying Boat Museum (Willakool Drive, Lake Boga).

Other properties of Local Significance, including a description of the heritage item and location if known, are depicted within the below table. Note that this table includes data listed as 'Number reserved'.

European Cultural Heritage Sites of Local Significance	
Location	
Lake Boga	• World War 2 plots (cemetery) – Cemetery Road, Lake Boga • St Joseph's Catholic Church – 6 Kunat Street, Lake Boga • World War 2 Bunker – CA 6B Lalbert Road, Lake Boga • Former Bank – 2-4 Marraboor Street (cnr Station Street), Lake Boga • Commercial Hotel – 9-13 Marraboor Street, Lake Boga • Butcher's Shop – 20 Marraboor Street (cnr Kerang Street), Lake Boga • Police lock-up, 133 (rear) Murray Valley Highway, Lake Boga • No.1 Flying Boat Repair Depot (former Generator House, Store and Switch Room) – Murray Valley Highway, Lake Boga • Long Lake Pump (Cannie Ridge Irrigation Pump) – Murray Valley Highway, Lake Boga • Burke and Wills Clump of Trees – Murray Valley Highway, Lake Boga • Former Shops – 17-19 Station Street, Lake Boga • State School No. 3278 – 2 William Street, Lake Boga

Vacant Allotment Supply

There are vacant allotments scattered throughout the original township west of Murray Valley Highway that have access to made roads and services. None of these lots are on the market. There are a further 30 or so township-sized allotments without made roads or services and subject to inundation within the Zone. These are located along the northern continuation of Station Street, Tyrrell Street, Boga Street and Soudan Street and are unlikely to ever become available for development.

Haven Lake Boga Estate, off Hayes Road, includes a number of vacant allotments currently available to the market, together with future stages that could deliver additional allotments.

Infrastructure Services

Lake Boga is served with gravity sewer, water, telecommunications and power supply. Future growth can be serviced and can include allotments of a smaller size than typically occurring elsewhere because of that access to services.

Opportunities and Constrains

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. These include the following:

Opportunities

- Lakefront allotments in Lake Boga generally produce a significantly higher return rate.
- Collection of vacant residential land on the southeast side of the lakefront part of the Haven Lake Boga residential subdivision
- Large portions of the lake front are currently zoned for farming activities
    - » Subdivision of these allotments to separate the lakefront from the remainder of the site could create opportunities for land to be rezoned for residential purposes, while still leaving the balance of the land for agricultural uses.
- Township can be marketed as a lifestyle and water side destination, that is well serviced by facilities and amenities and close to proximity to the larger centre of Swan Hill
- Lake Boga is one of four Mid Murray Storages, ensuring the lake remains drought proof.

Constraints

- Development Plan Overlays add costly reporting and contribution requirements to potential developers, builders or private investors development proposal.
- The value of land in the original township is significantly lower than around the lake, making new development marginal.

Lake Boga is the largest of the small towns, benefiting from the aesthetic and recreational advantages of Lake Boga itself and its close proximity to the extensive services and facilities provided by Swan Hill, some 10 minutes to the north.

Key initiatives for Lake Boga relate to improving pedestrian access to the waterfront from the original town, the increasing of canopy cover, and the improvement of streetscapes in the original town. Fundamentally, Lake Boga is a town of two halves, split by the railway and the highway. It is desirable that the original western half is uplifted to improve its market attractiveness and pricing so as to encourage development in this area.

Our recommendations are:

- Delivery of new street planting and streetscape works along the length of Marraboor Street and Lalbert Road to create shaded pedestrian links over the length of the town.
- Increase tree planting in Station Street, the main commercial street in Lake Boga.
- Provide shaded pedestrian links across the railway and highway from the west to the east to improve accessibility to the Lake.
- Investigate the opportunity to reduce speed limits on Murray Valley Highway to 50kph for a distance of about one kilometer in the centre of the town to improve pedestrian safety.
- Undertake a comprehensive analysis of the capacity of land surrounding Lake Boga with the intention of identifying any land suitable for rezoning for residential development.

LAKE BOGA TOWNSHIP DEVELOPMENT PLAN

ZONE BOUNDARY

N

0 50 100 150 200 m

1:6,000 @ A3

HOLMES DYER

Key development potential site

FZ
LDRZ
TRZ2
GRZ
LAKESIDE DRIVE
PUZ1
MUZ1
PPRZ
GRZ
JACARANDA AVENUE
PUZ1
PCRZ
TRZ1
MURRAY VALLEY HIGHWAY
FZ
GRZ
EASTLAKE DRIVE
PUZ7
SPACE STREET
KUNAT STREET
Pedestrian link to lake front
Reduced speed zone
Existing pedestrian network
Introduce street tree planting
New pedestrian path
C1Z
Key development potential site
PPRZ
MARRABOOR STREET
TYRELL STREET
MURRAY STREET
PARK STREET
GRZ
C1Z
LAKE BOGA - ULTIMA ROAD
SCULP STREET
LAKE ROAD
PUZ3
PUZ2
WILLOW STREET
CUMMINS ROAD
TRZ1
PPRZ
PPRZ
DAVIS STREET
CLEMENTS ROAD
Key development potential site
FZ
C1Z
IN1Z
Existing pedestrian path
Supplement street tree planting
New pedestrian path

1463-010 R1 > 21.02.2023

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 time frame.

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

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

Lake Boga is particularly youthful with 56% of residents aged 49 and below, with the largest population segments consisting of parents and homebuilders (15.5%) and older workers and pre-retirees (15.2%). This is then followed by senior-aged residents (14.4%). It is noted that Lake Boga has experienced a slight decrease in parents and homebuilders, with 2% of those aged 35 to 49 leaving the township or transitioning into the next age category, which is further reflective in the small decrease of 3.3% in school-aged and young children. The largest increase in population over the five year period for Lake Boga was for tertiary and independence aged residents, which increased by 3.7% to make up a total segment of 7.6%. A 2% increase was also recorded for those aged 25 to 34 which indicates that these demographics are moving to the township for employment opportunities and to raise families.

Service Age Groups (Lake Boga)

Service Age Groups – Lake Boga				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	47	4.7%	55	5.7%
Primary schoolers (5 to 11)	108	10.9%	89	9.2%
Secondary schoolers (12 to 17)	89	9.0%	62	6.4%
Tertiary education and independence (18 to 24)	39	3.9%	73	7.6%
Young workforce (25 to 34)	95	9.6%	112	11.6%
Parents and homebuilders (35 to 49)	173	17.5%	149	15.5%
Older workers and pre-retirees (50 to 59)	157	15.9%	146	15.2%
Empty nesters and retirees (60 to 69)	140	14.2%	130	13.5%
Seniors (70 to 84)	119	12.0%	139	14.4%
Elderly aged (85 and over)	19	1.9%	5	0.5%

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%)

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%)
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

As of the 2021 Census, the main employment industries within Lake Boga consisted of local government administration (4.3%), supermarket and grocery stores (3.9%), road freight transport (3.9%), hospitals (3.7%), and dairy cattle farming (3.0%).

Table 19. ***Industry of Employment – Top Responses (Lake Boga)***

Industry of Employment – Top Responses (Lake Boga)						
Industry of employment, top responses *(Employed people aged 15 years and over)*	Lake Boga (No.)	Lake Boga (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Local Government Administration	20	4.3%	43,175	1.4%	156,402	1.3%
Supermarket and Grocery Stores	18	3.9%	75,275	2.4%	299,810	2.5%
Road Freight Transport	18	3.9%	36,207	1.1%	135,344	1.1%
Hospitals (except Psychiatric Hospitals)	17	3.7%	146,890	4.6%	545,158	4.5%
Dairy Cattle Farming	14	3.0%	9,972	0.3%	17,445	0.1%

Source: ABS QuickStats (2021 ABS Census Data)

Lake Boga residents are employed in a number of employment sectors which predominantly consist of agriculture (13.9%) and health care and social assistance (12.2%). Whilst other townships within the Region are generally employed within a predominant grouping of employment sectors (such as the agricultural sector for Boundary Bend), Lake Boga residents are typically employed in a wider variety of sectors which is reflective the township's larger population and greater employment opportunities available.

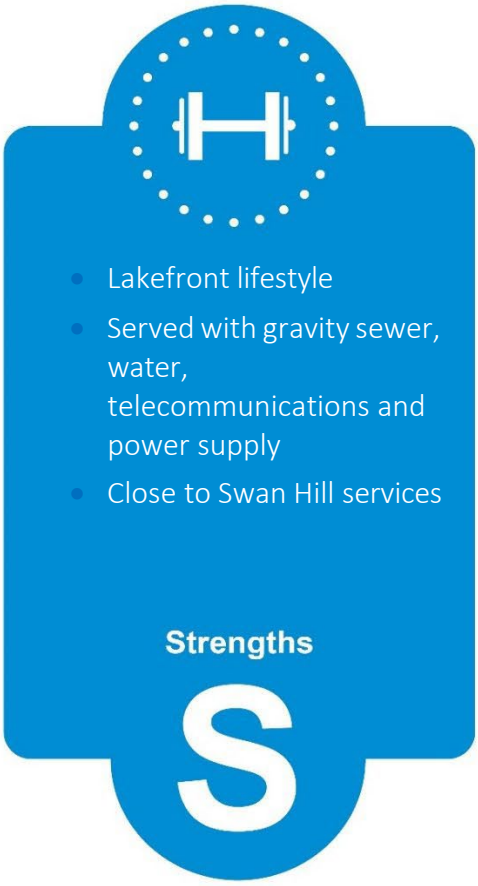
Occupation

Source: ABS QuickStats (2021 ABS Census Data)

At the time of the 2021 Census the main occupations within Lake Boga consisted of managers (18.6%), technicians and trades workers (16.2%), community and personal service workers (14.3%), professionals (13.9%), labourers (11.7%), clerical and administrative workers (9.3%), sales workers (8.7%), and machinery operators and drivers (6.9%).

Table 27. ***Occupation – Top Responses (Lake Boga)***

Industry of Employment – Top Responses (Lake Boga)						
Occupation, top responses *(Employed people aged 15 years and over)*	Lake Boga (No.)	Lake Boga (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Managers	86	18.6%	442,109	14.0%	1,645,769	13.7%
Technicians and Trades Workers	75	16.2%	399,460	12.6%	1,554,313	12.9%
Community and Personal Service Workers	66	14.3%	347,570	11.0%	1,382,205	11.5%
Professionals	64	13.9%	790,960	25.0%	2,886,921	24.0%
Labourers	54	11.7%	277,292	8.8%	1,086,120	9.0%
Clerical and Administrative Workers	43	9.3%	392,444	12.4%	1,525,311	12.7%
Sales Workers	40	8.7%	263,317	8.3%	986,433	8.2%
Machinery Operators and Drivers	32	6.9%	187,939	5.9%	755,863	6.3%


Strengths
S
Lakefront lifestyle
Served with gravity sewer, water, telecommunications and power supply
Close to Swan Hill services


Weaknesses
W
Farming land abutting the lakefront
Local heritage sites restricting some development


Opportunities
O
Vacant residential allotments ready for development

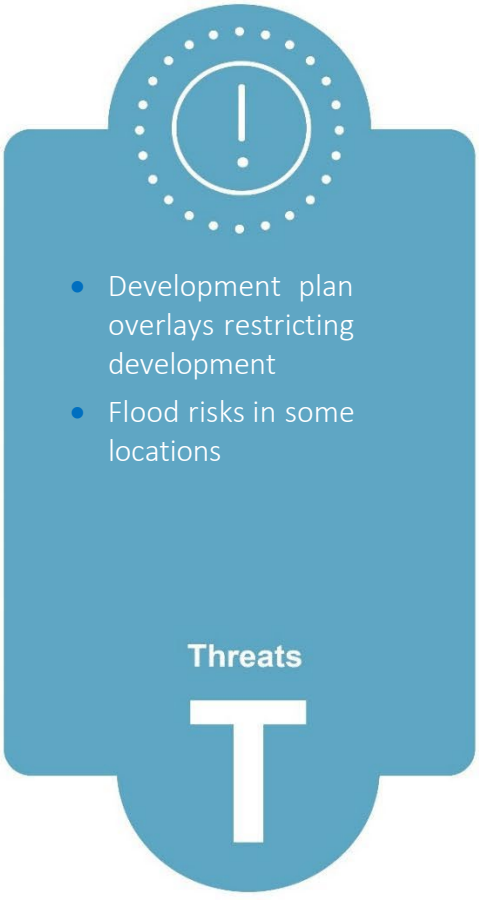

Threats
T
Development plan overlays restricting development
Flood risks in some locations

Figure 12. *Lake Boga Zoning Map*

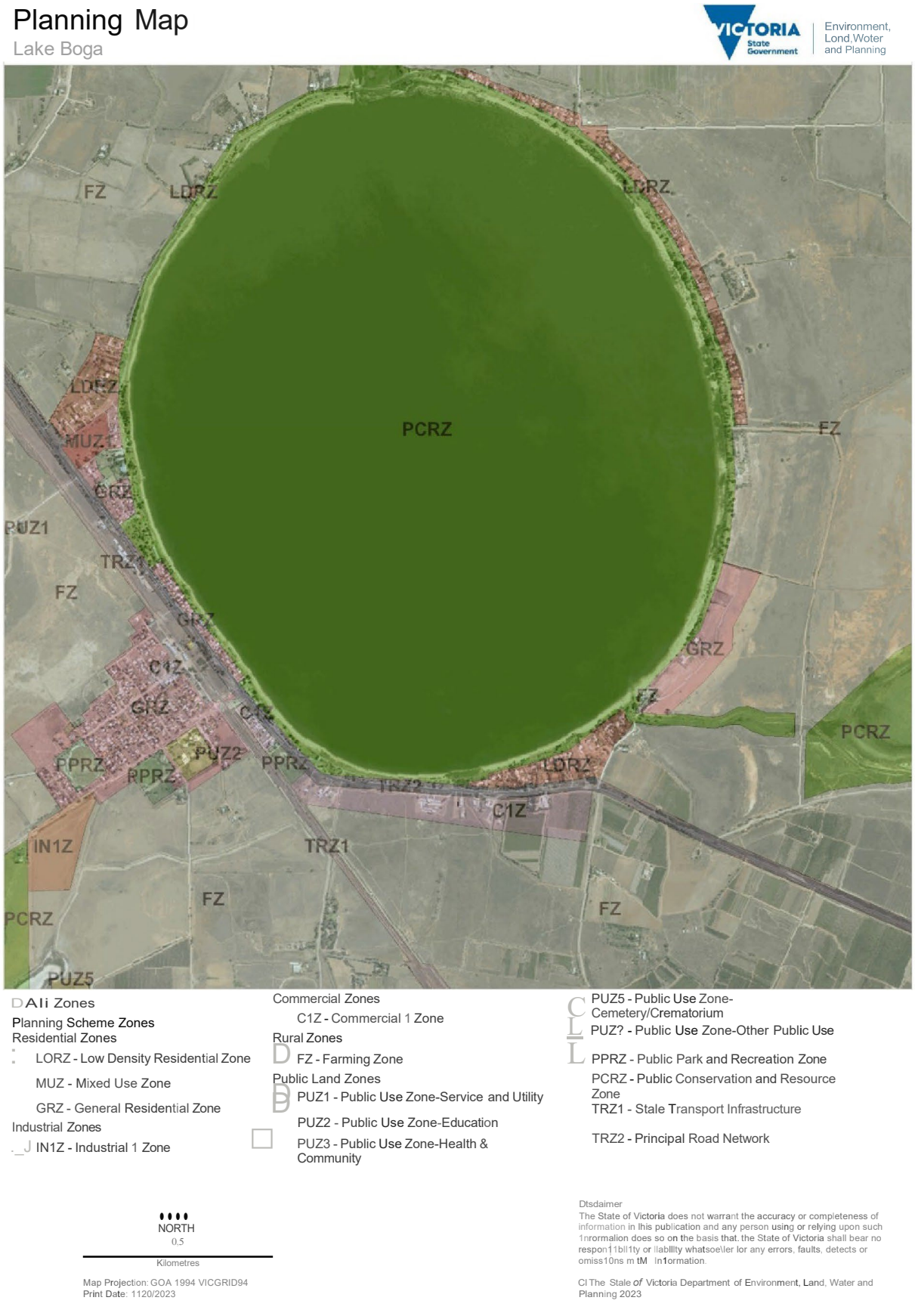
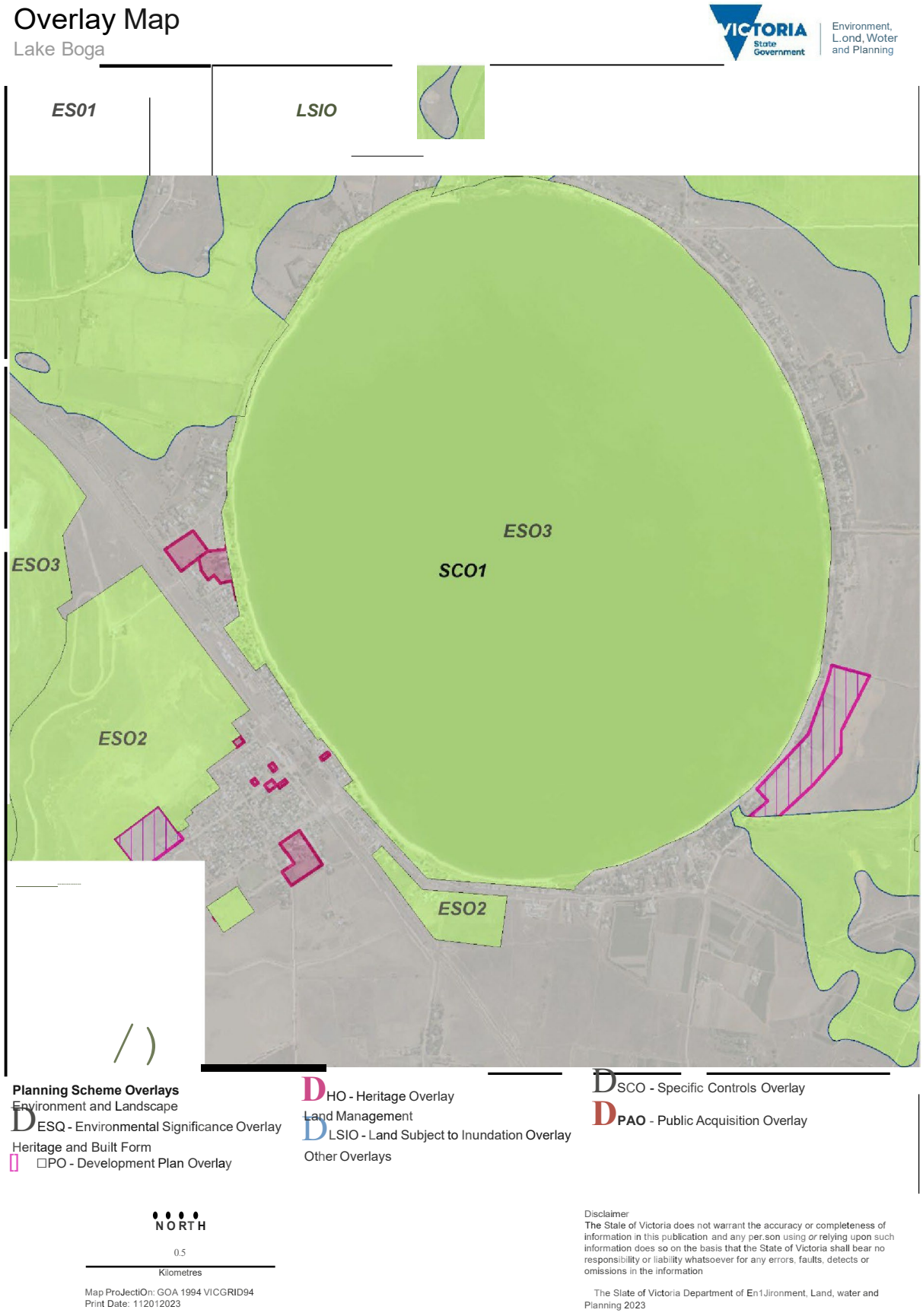


Figure 13. *Lake Boga Overlay Map*



Lake Boga

Aboriginal Cultural Heritage Sensitivity

Heritage

Aboriginal Cultural Heritage Sensitivity

Administrative

Local Government Areas



N

0 1.5 3

Kilometres

Map Projection: GDA 1994 VICGRID94

Print Date: 2/23/2023

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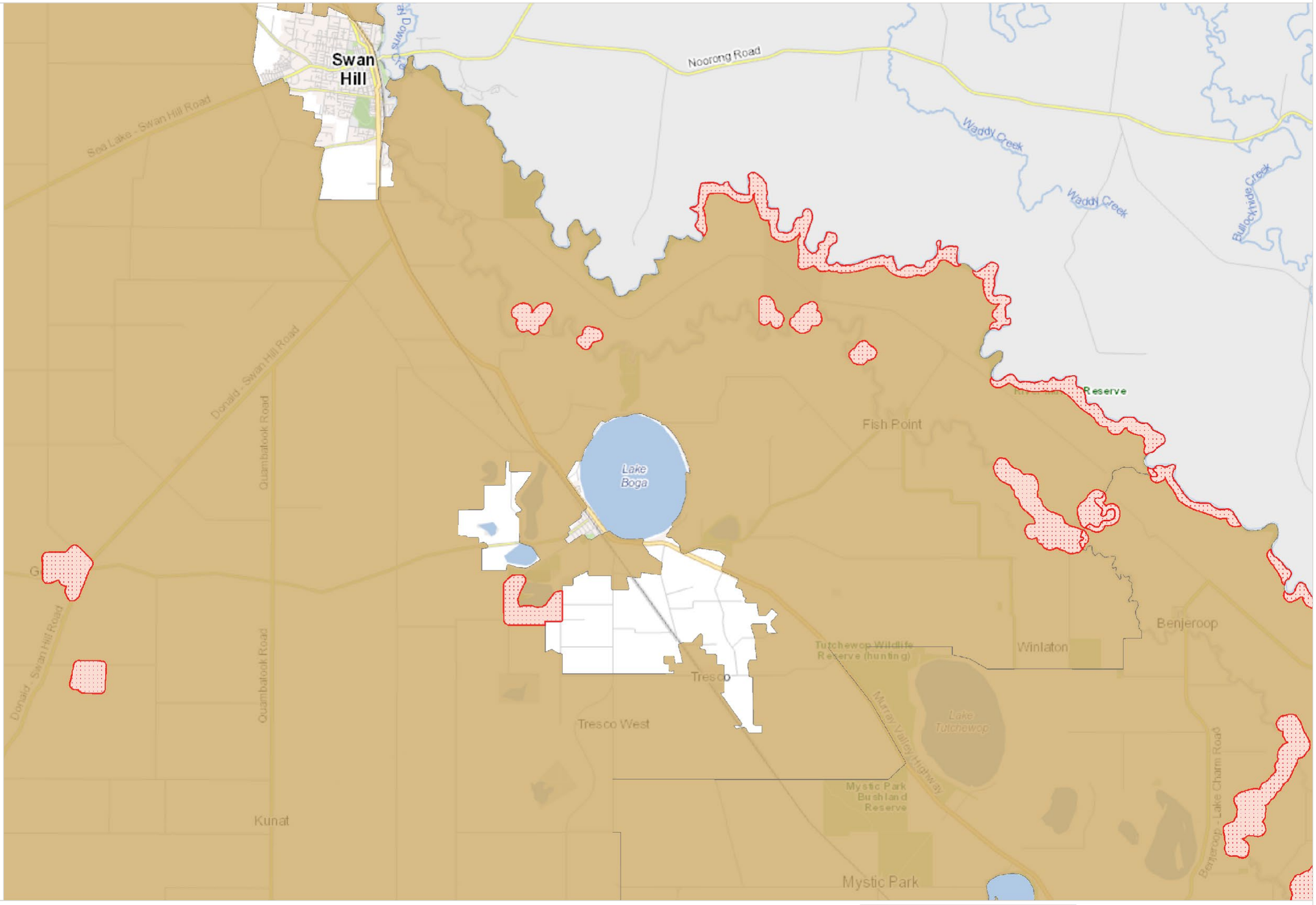
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Lake Boga

Bushfire

BMO - Bushfire Management Overlay

BPA - Bushfire Prone Areas



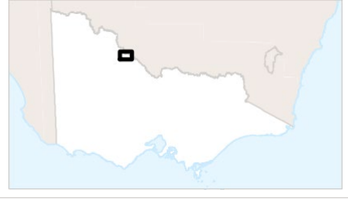
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Map Projection: GDA 1994 VICGRID94

Print Date: 2/24/2023



Disclaimer

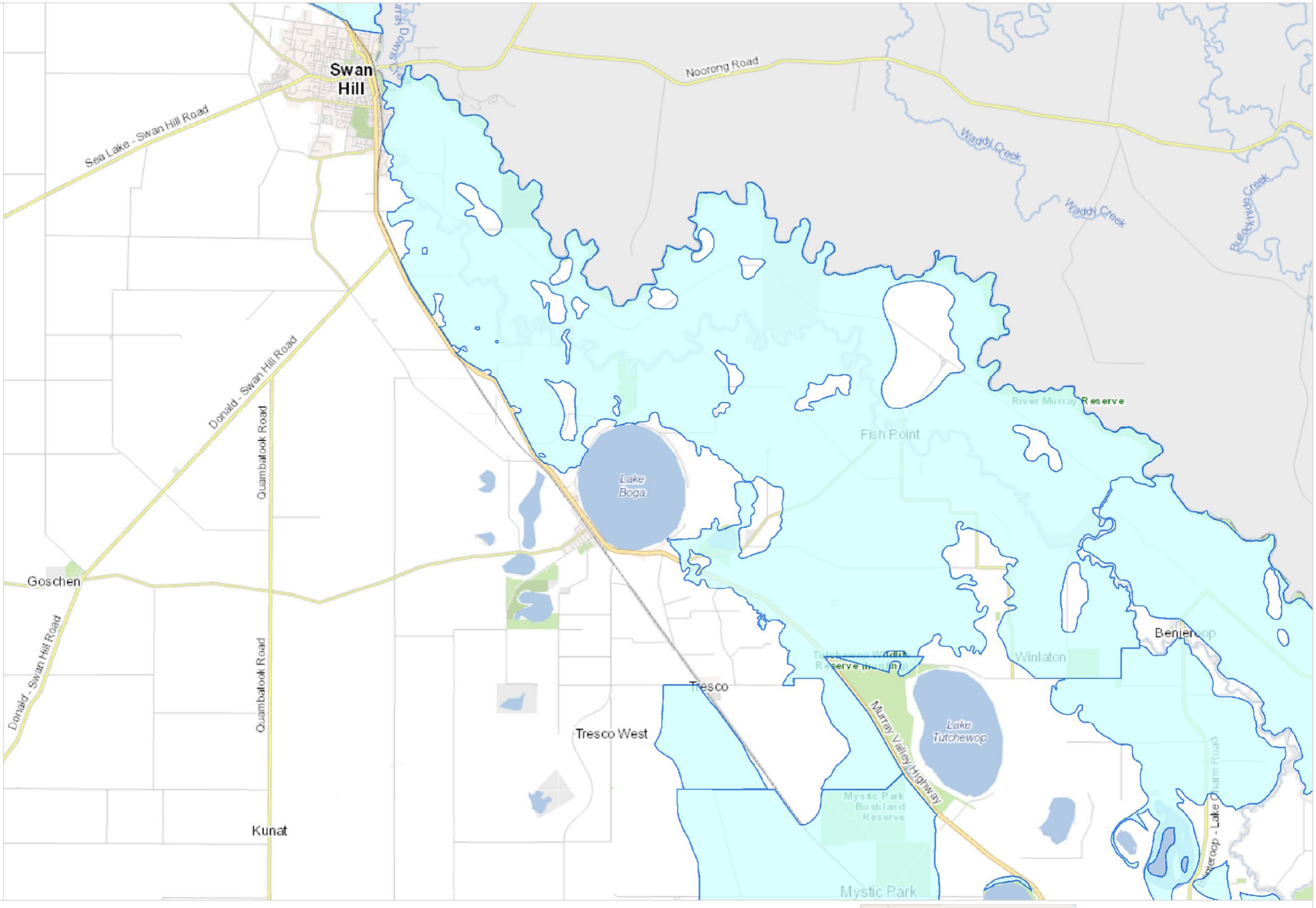
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Lake Boga

Flooding

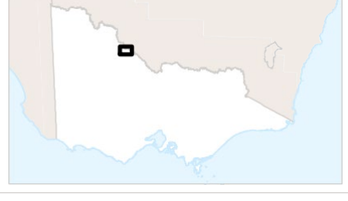
Planning Scheme Overlays
Land Management
LSIO - Land Subject to Inundation Overlay



N

0 3 6
Kilometres

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