Residential Land Availability Audit

Nyah

Township Characteristics

Nyah is located along the riverfront of the Murray River, approximately 27km from the township of Swan Hill and 105km from Robinvale. Today, most of the original 1920's streetscape remains, giving the township a heritage charm. Grape growing and other dried fruits as well as grain sheep and cattle are the main farming pursuits around the township.

The town is serviced by a local grocery store which also provides some post office services, police station and petrol station which also sells takeaway food. There are a number of parks for outdoor recreations and sports. The Nyah District Memorial Hall which was built in the early 1920s is used for community and private events and managed by the Memorial Hall Committee.

The Nyah Recreation Reserve houses a community centre most recently upgraded in 2012. The centre has a commercial kitchen and bar and can accommodate up to 200 people. The facilities including a large hall space can be hired out for functions from the Councils website. In 2020 the netball courts located at the recreation ground were upgraded to included new surfaced courts, shelters and lighting.

Other parks and recreational spaces include the AN Lewis Park which received Council funding to upgrade bollards, car park and add new trees and park furniture and the 33 metre Nyah District Community Swimming Pool.

The township has limited essential services and many residents would travel to neighbouring towns to access services such as pharmacies, childcare and schools. Its close proximity to Swan Hill make this possible.

Nyah Village Caravan Park, Two Bays Caravan Park are hostel like caravan parks that offer holiday stays and short-term accommodation as well connecting backpackers, students, and working holiday visa holders with informal employment opportunities at local farms such as fruit picking placements.

Social Infrastructure	Address	Details
Nyah Police Station	2 Hayes Hill Rd, Nyah	State police station
Nyah Community Centre	River Street, Nyah	Community centre at the recreation grounds
Nyah Recreation Reserve	River Street, Nyah	Recreation and sports ground that serves the Nyah Nyah West United Demons FNC and the Nyah District Cricket Club
Nyah District Memorial Hall	71 Stradbroke Ave, Nyah	Community hall
Nyah Lions Club		Community group focused on service to those in need
Nyah Heritage Park Playground	10 School Hill Rd, Nyah	Playground located on the former primary school site
Burton's Store	90/88 Stradbroke Ave, Nyah	Local grocer selling basic goods and providing post office and new agency services
Heritage Park	96 Stradbroke Avenue, Nyah	Park with public toilets, BBQ facilities and play equipment
Stradbroke Ave Wayside Stop	Stradbroke Ave, Nyah	Park with public toilets and BBQ facilities
Shell Petrol Station	64 Murray Valley Highway, Nyah	Fuel pumping station with takeaway food
Nyah District Community Swimming Pool	Chinkapook-Nyah West Road, Nyah	33 metre outdoor pool with kid's pool, kiosk and changerooms







Key township facilities are identified on the following plan.

Key Township Facilities: Nyah



Housing Market

Residential sales in Nyah have been characterised by allotments 800m^2 to 1,500m^2 in size, generally three bedrooms and one bathroom. During the period 2020 to 2022 the median sale price in Nyah was $255,000, significantly higher than the ten-year median of $193,500. There have also been significantly more residential sales in Nyah between 2020 and 2022 than the ten years prior.

Dwelling styles are dominated by post war 1940's and weatherboard. The desirable location adjacent to the Murray River, markets Nyah as a quaint lifestyle location for potential buyers. Traditionally sale prices in Nyah have been higher than that of Nyah West and other small towns such as Piangil and Ultima.

As of January 2023, there are two properties for sale in Nyah, both rural living, with asking price ranging from $575,000-$600,000. There is also a rental listing for a 4-bedroom rural living property, with a weekly rent of $525.

Residential Sales by Land Size in Nyah 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	24	823m^2	$195,500
1,000 – 1,999m2	36	1,043m^2	$193,500
2,000 – 3,999m2	7	2,746m^2	$185,000
4,000 – 9,999m2	7	7,230m^2	$167,500
10,000 – 99,999m2	9	40,300m^2	$339,000
100,000m2 +	1	418,500m^2	$195,500

Source: CoreLogic, 2022 (Calculations by Homes Dyer 2022

Nyah Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	84	1,043m^2	$193,500
2020-2022	29	1,189m^2	$255,000

Land Sales Activity

Land Sales in Swan Hill Region 2012 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Nyah	14	7,519m^2	$71,500

Residential Dwellings Sales Activity

Residential Dwelling Sales in Swan Hill Region 2012 – 2022 (18 November)				
Location	Count	Median Land Size	Median Sale Price	Median Number of Bedrooms
Nyah	84	1,043m^2	$193,500	3

Residential Dwelling Sales in Swan Hill Region 2020 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Nyah	29	1,189m^2	$255,000

Zoning and Overlays

There is a mix of residential zones in Nyah, including low density residential and rural living. The Rural Living Zone (RLZ) requires new allotments to be at least 2 hectares. Nyah has a portion of industrial land to the north with an interface to the General Residential Zone and commercial zone along Stradbroke Avenue.

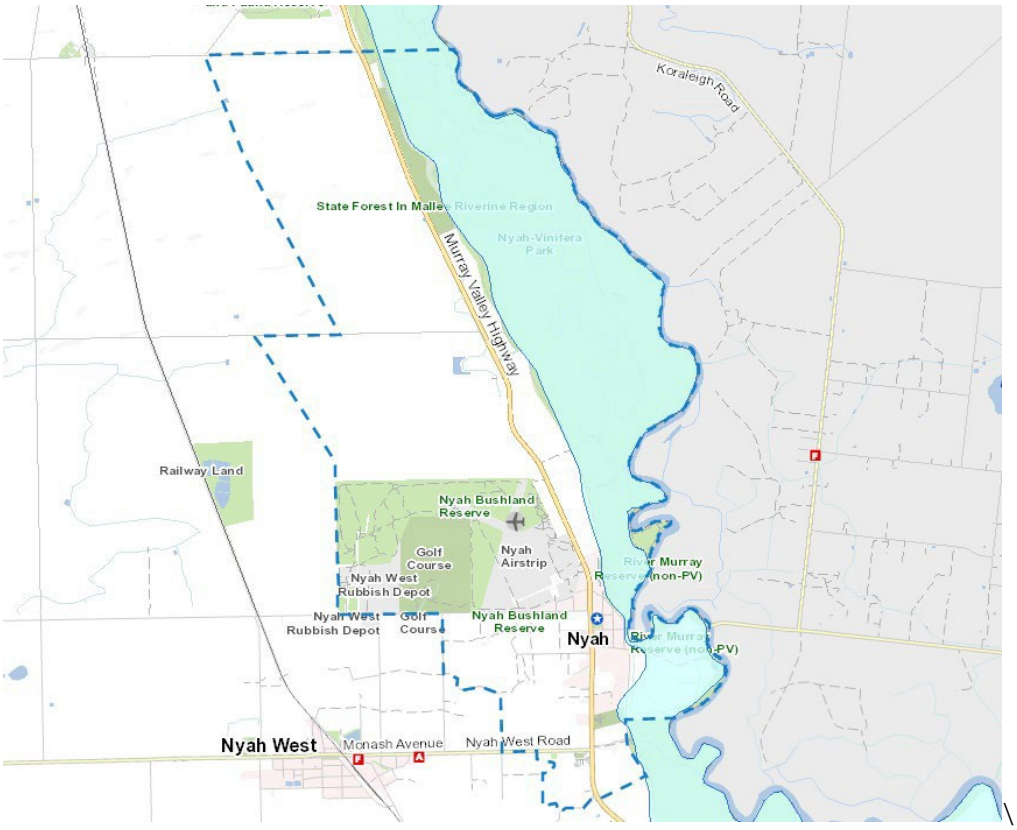
There are few underutilised residential allotments in Nyah with one large 7.3-hectare site situated in the residential zone and two large allotments in low density residential zone. The Low Density Residential Zone (LDRZ) specifies that where not connected to reticulated sewerage new allotments must be at least 4000 square metres. The Caravan Park located at 2636 Murray Valley Highway is a 5-hectare site split by the Public Park and Recreation zone and the Low Density Residential zone. The River Road or eastern side of the property is vacant.

The Goulburn-Murray Water Specific Controls Overlay covers the entirety of the Nyah Township and is in place to reduce water losses in the irrigation delivery system through renewal, rationalisation, and decommissioning of irrigation infrastructure. Approximately one third of the township is covered by Development Plan Overlays, including the low-density residential zone and general residential zone which require additional assessments and servicing additions.

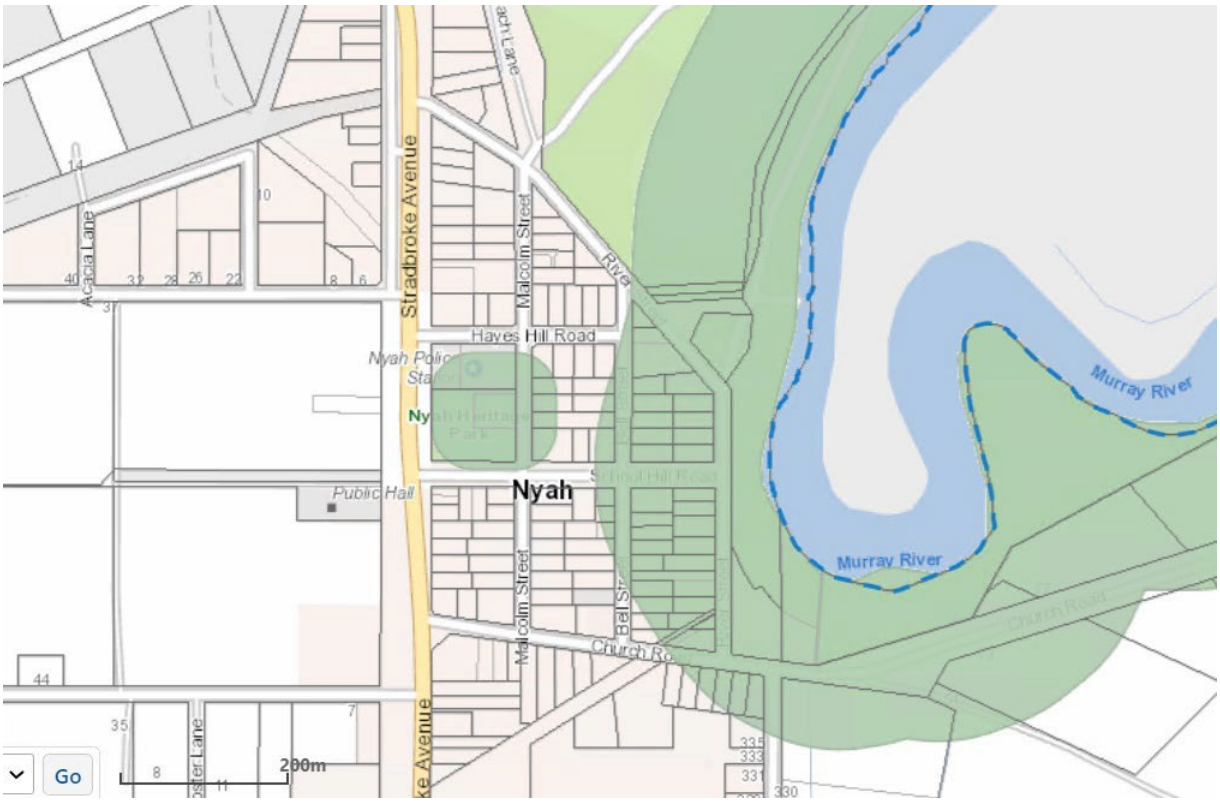
The Environmental Significance Overlay Riverine Flooding is in place over some of the township due to Nyah's adjacency to the Murray River. Portions of the township are also covered by the Poor Drainage or Potentially Subject to Inundation Overlay.

The bank of the Murray River is covered by a Aboriginal Cultural Heritage and Sensitively layer.

Flooding Inundation – Nyah



Indigenous Cultural Heritage – Nyah



A complete map identifying areas of Aboriginal Cultural Heritage Sensitivity for each township is included within Appendix 4.

3.4.4. 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	
Nyah	• Araucaria heterophylia (Norfolk Island Pine) (Stand of 20 trees) – McAlpine Road, Nyah • Two Bays Homestead – Murray Valley Highway, Nyah • Concrete basin – Murray Valley Highway, Nyah • Nyah District Memorial Hall – Murray Valley Highway (Hill Street), Nyah • Ficus macrophylla (Moreton Bay Fig Tree) – 1 (front) River Street, Nyah • House – 3 River Street, Nyah • Historic Pump Station – River Street, Nyah • Punt Site - Murray River, River Street, Nyah • Memorial Gates – River Street, Nyah • Explorer's Cairn – School Hill Street, Nyah

Vacant Allotment Supply

Nyah has a small number of vacant residential allotments within the General Residential Zone, albeit some with further minor subdivision potential. The township includes two large sites capable of subdivision as well as some rural living lots that could be further subdivided. The eastern half of the caravan park site would also provide opportunity for further development, possibly with short term and seasonal stay options.

Infrastructure Services

Nyah is provided with all necessary infrastructure services, including reticulated sewer and water, power and telecommunication. Smaller lot sizes are possible because of this service availability.

A BYD search has been undertaken for Nyah. 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.

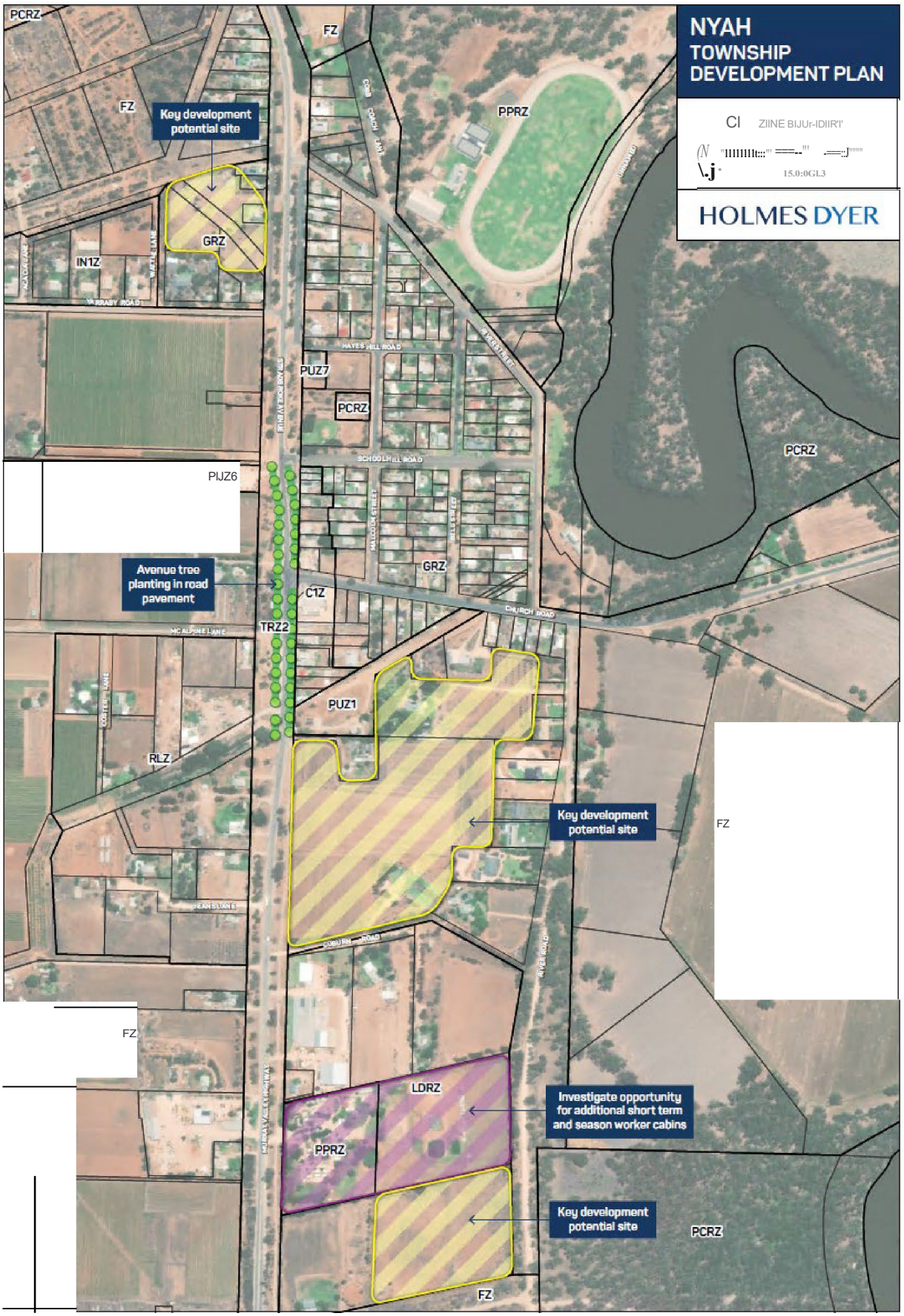
Opportunities and Constrains

Nyah presents good opportunities for development given its availability of infrastructure services, its proximity to the wide range of services and facilities, albeit 20 minutes away at Swan Hill, its scenic quality and recreational opportunities on the adjacent River Murray and the strength of the local employment market which includes orchards, horticulture and viticulture.

The town is bisected by the Murray Valley Highway. There is an opportunity to improve the environmental amenity of this expanse of bitumen by carefully selected tree planting in locations that create separation between the main highway and the parking areas serving the adjacent commercial premises.

Growth in land and housing values in the area provides some potential for new development to achieve viable market values, particularly in close proximity to the River and on rising ground with views to the River.

Figure 44. *Nyah: Recommendations*



Regional Overview

Demographic and Housing Profile

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

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

Population Size

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

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

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

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

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

Source: ABS Table Builder (2016 Census and 2021 ABS Census Data)

Whilst Nyah is largely categorised by empty nesters and retirees (17.7%), the township has experienced a moderate increase in young workforce aged residents (25 to 34) of 4.7%, with this group now the second largest segment of the township's population (16.5% compared to 11.8% in 2016). The township has also experienced a moderate decrease in parent and homebuilder aged residents of 3.5%, along with a collective decline of school-aged and young children of 2.7% over the five year period.

Table 5. ***Service Age Groups (Nyah)***

Service Age Groups – Nyah				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	15	2.9%	20	3.7%
Primary schoolers (5 to 11)	36	7.0%	24	4.5%
Secondary schoolers (12 to 17)	37	7.2%	33	6.2%
Tertiary education and independence (18 to 24)	26	5.0%	30	5.6%
Young workforce (25 to 34)	61	11.8%	88	16.5%
Parents and homebuilders (35 to 49)	95	18.5%	80	15.0%
Older workers and pre-retirees (50 to 59)	76	14.8%	85	16.0%
Empty nesters and retirees (60 to 69)	82	15.9%	94	17.7%
Seniors (70 to 84)	85	16.5%	71	13.3%
Elderly aged (85 and over)	0	0.0%	6	1.1%

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)

The main occupations within Nyah at the time of the 2021 Census consisted of labourers (29.9%), technicians and trades workers (13.8%), professionals (9.8%), clerical and administrative workers (9.8%), machinery operators and drivers (9.8%), community and personal service workers (9.4%), managers (9.1%), and sales workers (7.5%).

Table 29. ***Occupation – Top Responses (Nyah)***

Industry of Employment – Top Responses (Nyah)						
Occupation, top responses *(Employed people aged 15 years and over)*	Nyah(No.)	Nyah (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Labourers	76	29.9%	277,292	8.8%	1,086,120	9.0%
Technicians and Trades Workers	35	13.8%	399,460	12.6%	1,554,313	12.9%
Professionals	25	9.8%	790,960	25.0%	2,886,921	24.0%
Clerical and Administrative Workers	25	9.8%	392,444	12.4%	1,525,311	12.7%
Machinery Operators and Drivers	25	9.8%	187,939	5.9%	755,863	6.3%
Community and Personal Service Workers	24	9.4%	347,570	11.0%	1,382,205	11.5%
Managers	23	9.1%	442,109	14.0%	1,645,769	13.7%
Sales Workers	19	7.5%	263,317	8.3%	986,433	8.2%

Table 21. ***Industry of Employment – Top Responses (Nyah)***

Industry of Employment – Top Responses (Nyah)						
Industry of employment, top responses *(Employed people aged 15 years and over)*	Nyah (No.)	Nyah (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Vegetable Growing (Outdoors)	16	6.3%	4,021	0.1%	16,273	0.1%
Hospitals (Except Psychiatric Hospitals)	15	5.9%	146,890	4.6%	545,158	4.5%
Other Fruit and Tree Nut Growing	10	3.9%	516	0.0%	7,197	0.1%
Other Social Assistance Services	8	3.1%	68,023	2.2%	278,221	2.3%
Wine and Other Alcoholic Beverage Manufacturing	7	2.8%	4,163	0.1%	16,660	0.1%

Strengths

S

- Connected to all essential infrastructure serves
- Riverfront lifestyle

Weaknesses

W

- Limited number of vacant residential allotments for future development
- Additional planning assessments and conditions due to a number of overlays

Opportunities

O

- Close proximity to Swan Hill is attractive to potential buyers
- Growth in residential sale values creates promising return rates on future development

Threats

T

- Prime future residential sites are mostly in the ownership of private residents and would require interest by current owners.

Figure 18. *Nyah Zoning Map*

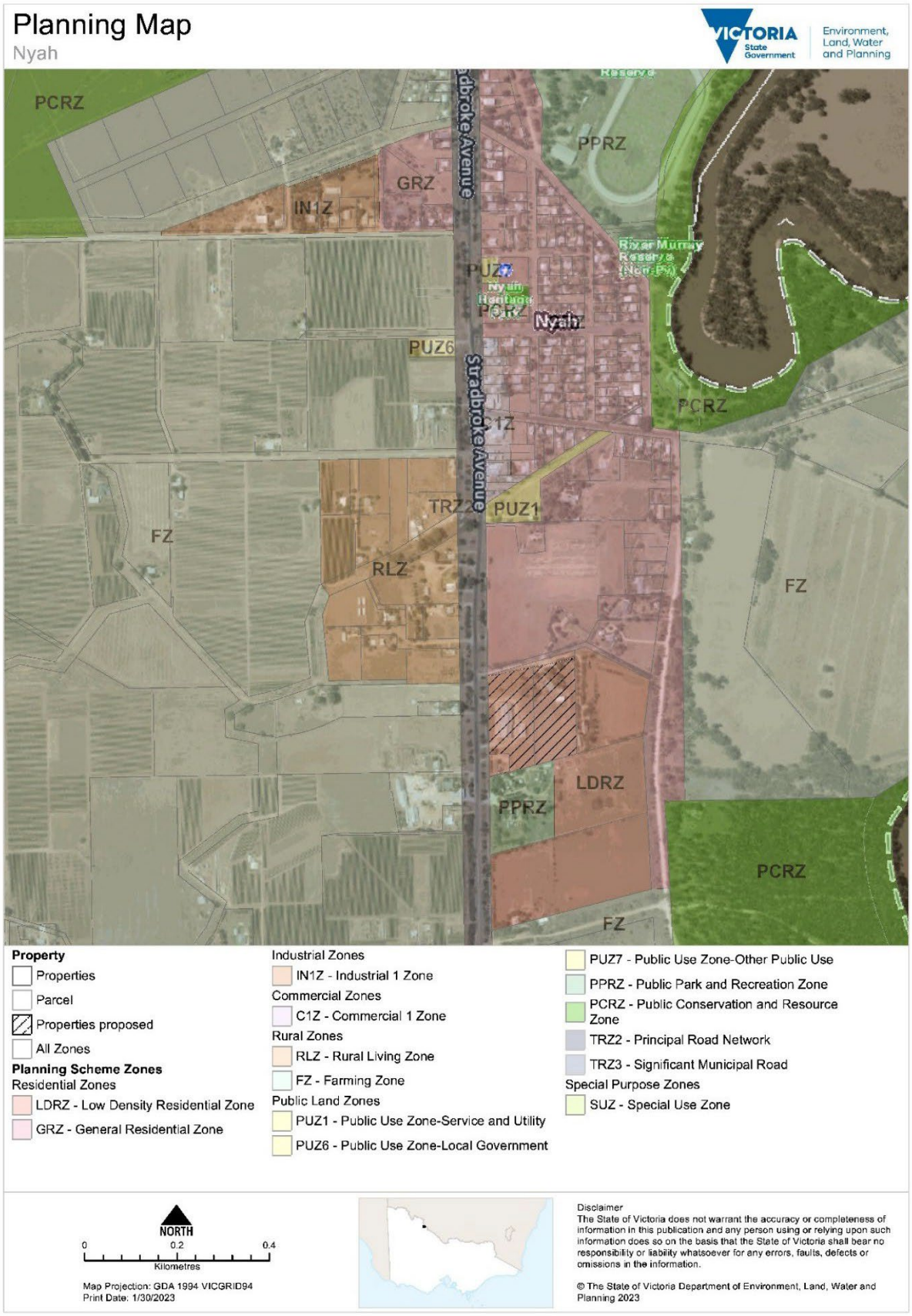
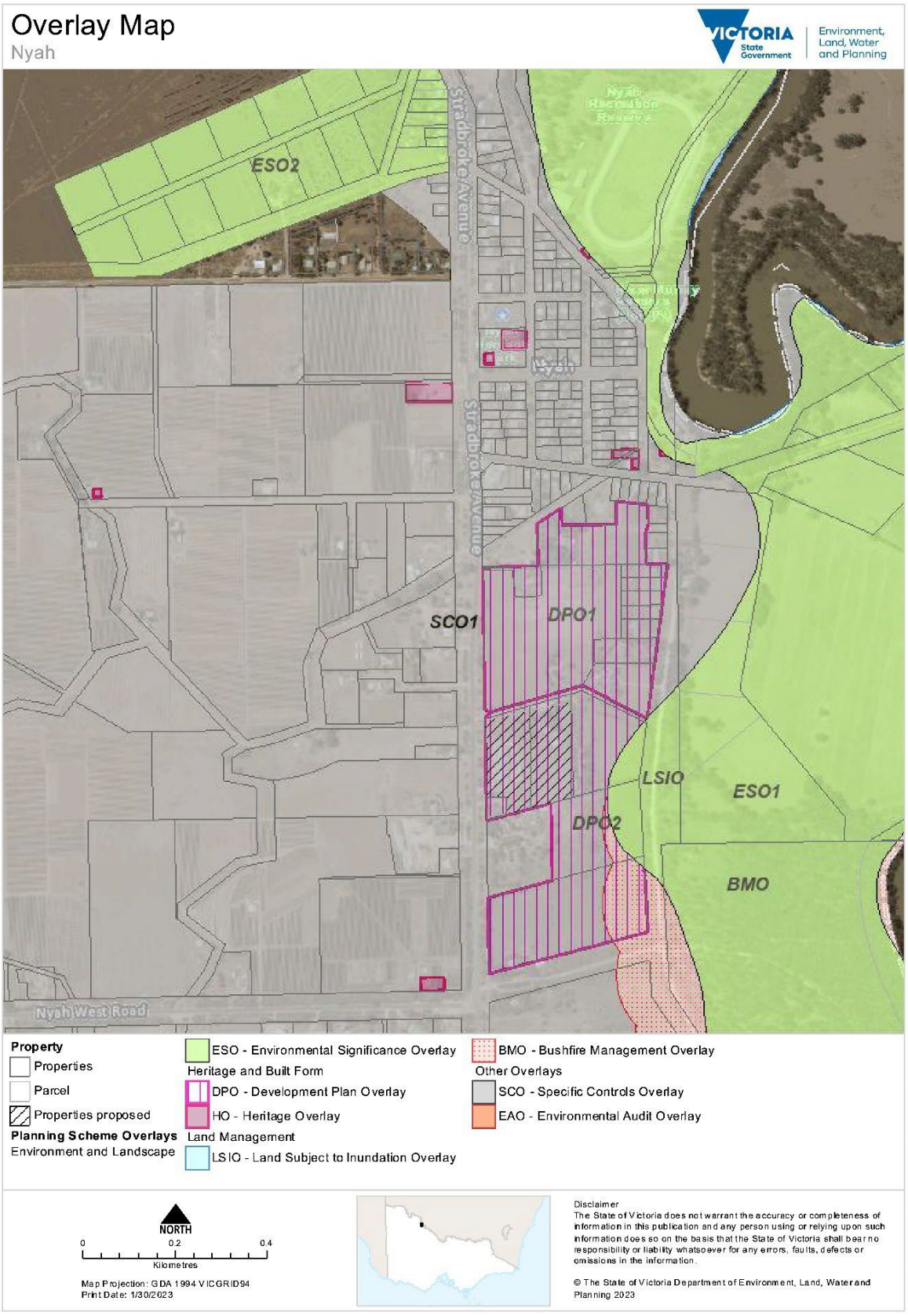


Figure 19. *Nyah Overlays Map*



Nyah

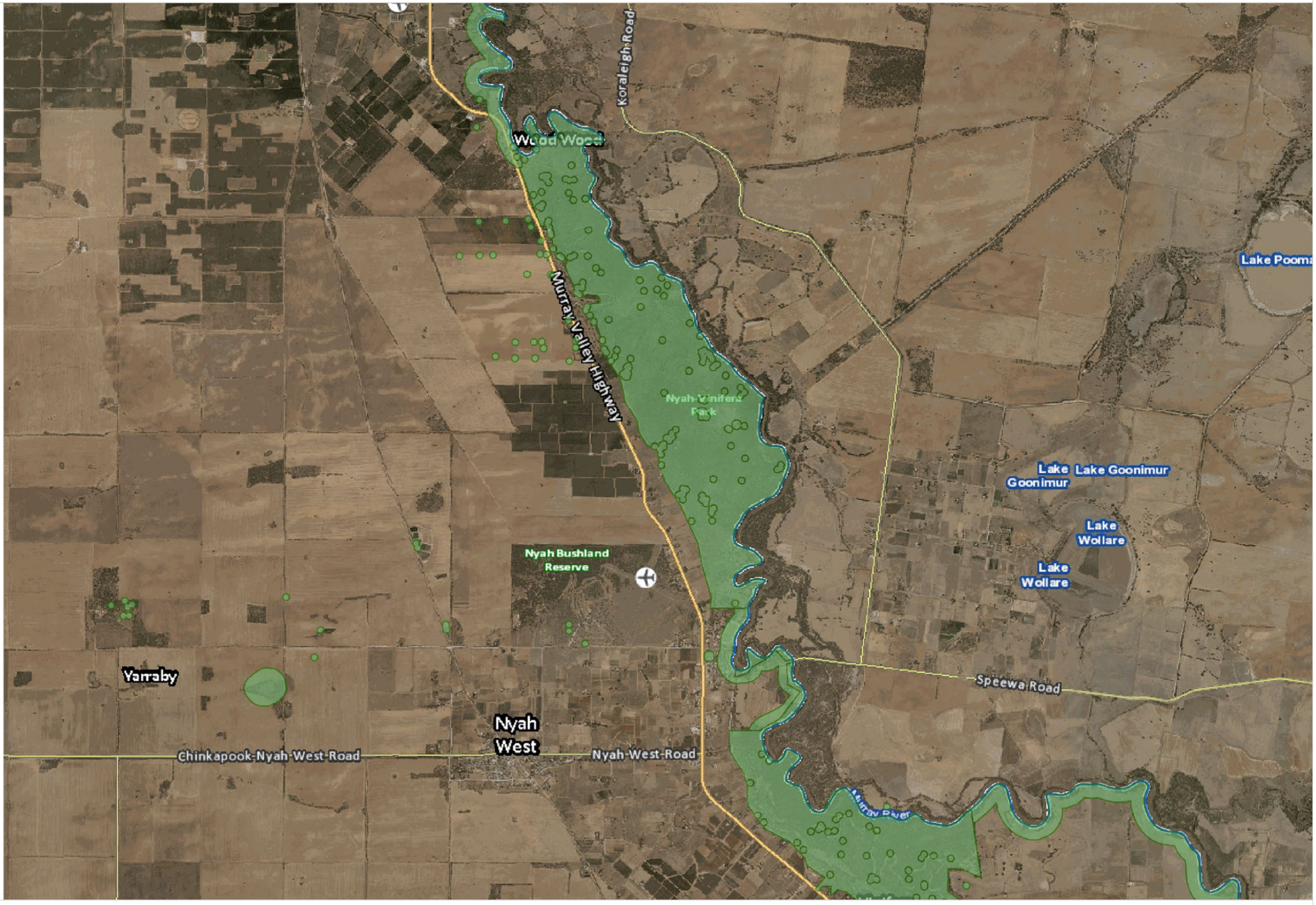
Aboriginal Cultural Heritage Sensitivity

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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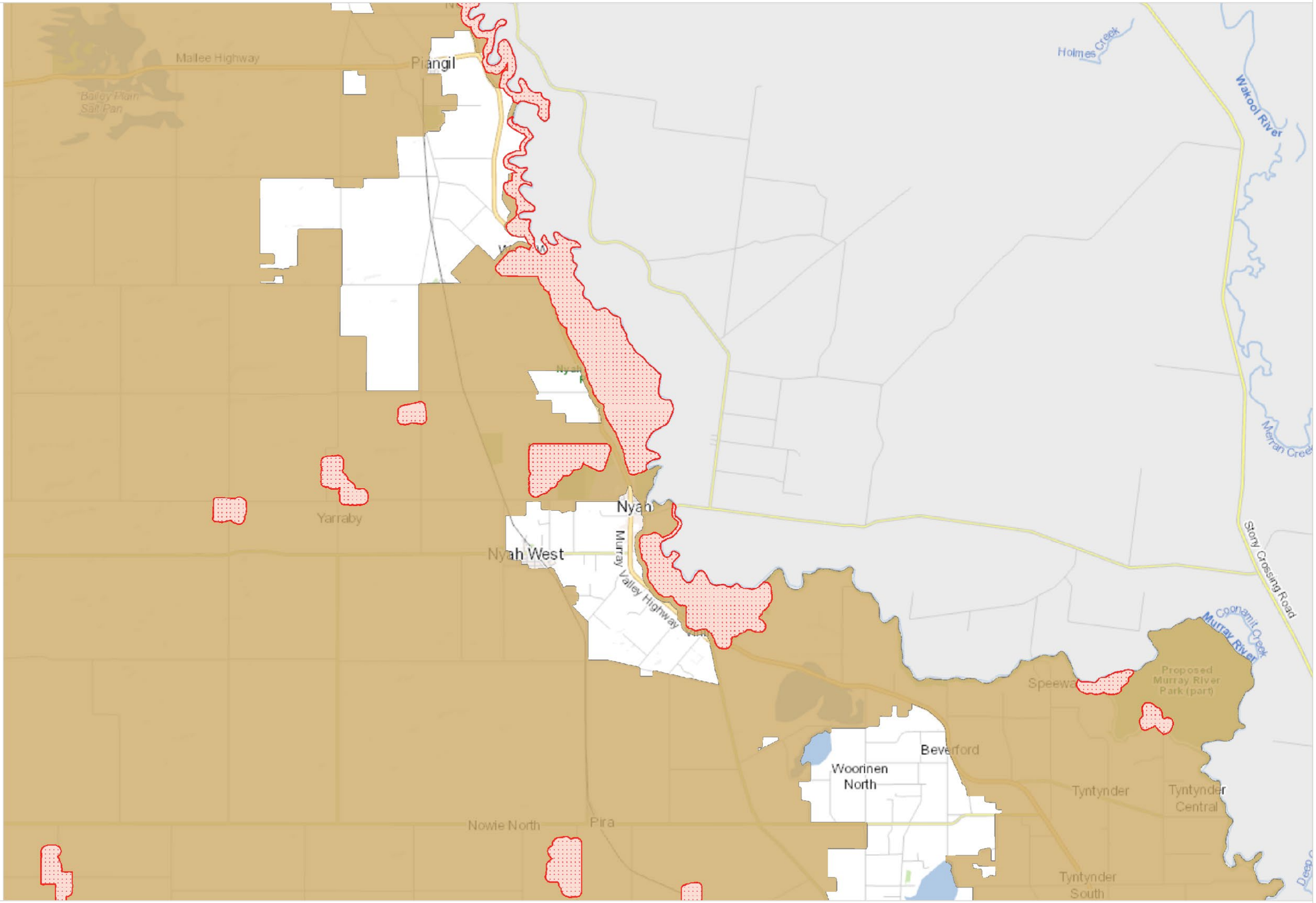
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Nyah

Bushfire

BMO - Bushfire Management Overlay

BPA - Bushfire Prone Areas



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Kilometres

Map Projection: GDA 1994 VICGRID94

Print Date: 2/24/2023



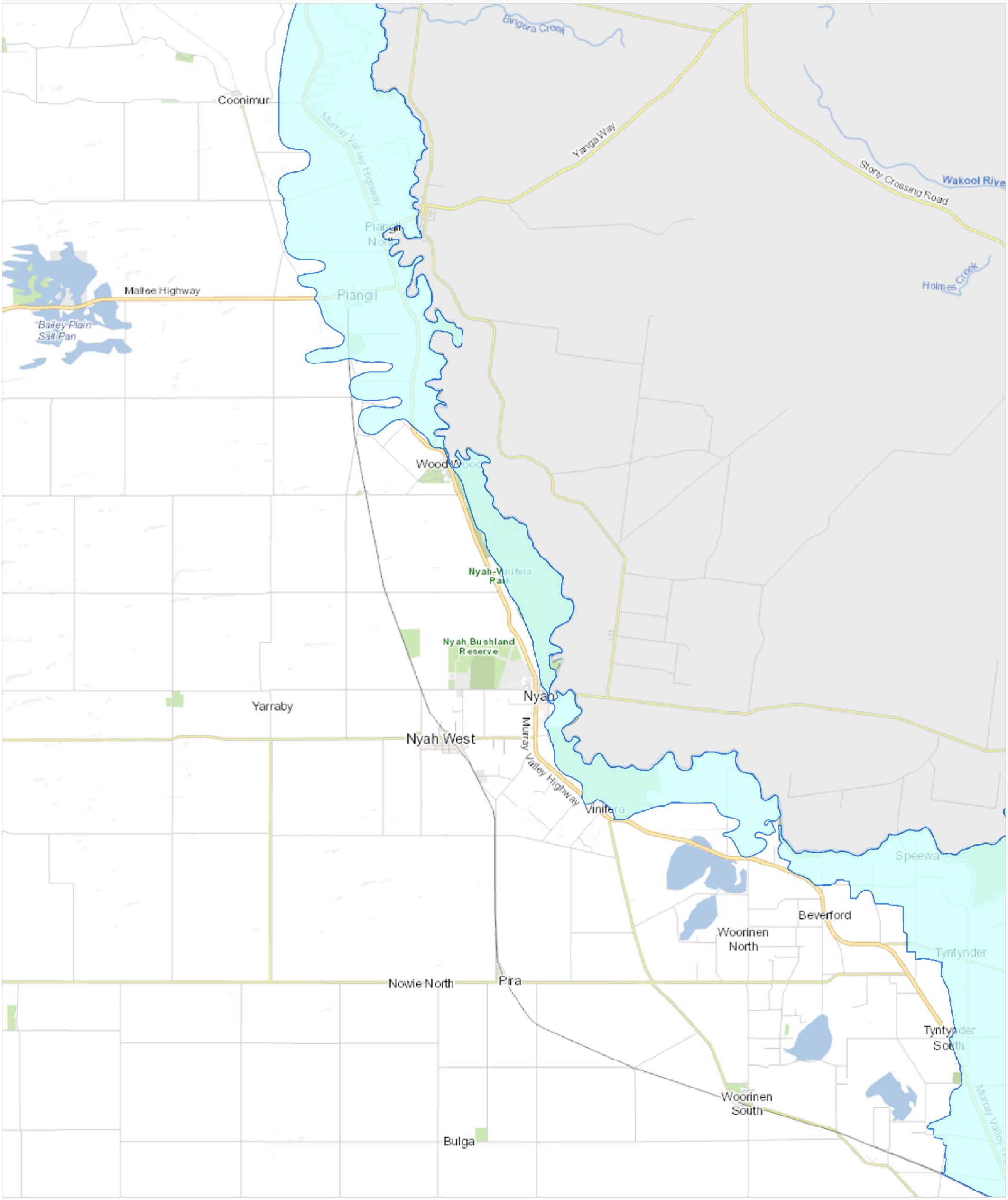
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Nyah

Flooding



Planning Scheme Overlays Land Management

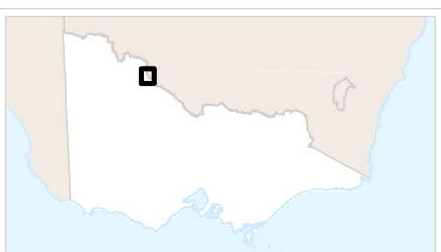
LSIO - Land Subject to Inundation Overlay

N

0 4 8

Kilometres

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



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