

# Residential Land Availability Audit

## Manangatang

### Township Characteristics

Manangatang is a dry land cropping township, located at the crossroads of the Mallee Highway and Robinvale-Sea Lake Road. The town is adequately serviced by essential facilities and community spaces including a post office, swimming pool, police station, racecourse and a 18 hole public golf course within the recreation reserve.

The town has a district school servicing preschool to year 12 students. Students at the Manangatang P-12 College are drawn from the surround area of approximately 4,000km<sup>2</sup>. As of 2020, 72 students were enrolled, and 15 full time staff were employed at the school.

Manangatang & District Hospital is located in the town and provides emergency services and a nursing home care unit. The facility has a total of 12 beds, 2 sub-acute beds and 10 aged care beds.

The township also has a community centre which hosts the local preschool and playschool. The Manangatang Community Centre can be booked by the community for group up to 60 people.

Social Infrastructure	Address	Details
Manangatang Golf Club	Off Sport Street, Manangatang	Golf
Manangatang Racecourse	Off Sport Street, Manangatang	Horse Racing
Manangatang Tennis Courts and Outdoor Gym	Off Sport Street, Manangatang	Tennis / Informal Gym
Manangatang P – 12 College	4105 Mallee Highway, Manangatang	Primary and Secondary School
Manangatang CFA	Mallee Highway, Manangatang	Volunteer fire brigade
Manangatang Community Centre	1 Wattle Street, Manangatang	Community center
Manangatang Swimming Pool	Larundel Street, Manangatang	Public Swimming Pool
Manangatang & District Bowling Club	89 Mallee Highway, Manangatang	Lawn bowls club
Australia Post - Manangatang LPO	31-33 Wattle St, Manangatang	Post Office
Manangatang Public Hall	75 Wattle Street, Manangatang	Community public hall
Manangatang & District Hospital	37 Pioneer Street, Manangatang	Aged care and emergency unit
Manangatang Police Station	91 Wattle Street, Manangatang	State Police Station



Key township facilities are identified on the following plan.



## Housing Market

The housing market in Manangatang has been characterised by traditionally low sale prices and considerably aging housing stock. Despite a low median sale price of \$84,357 over the previous ten years, Manangatang experienced similar growth to neighbouring townships in median sale price in 2021 and 2022, increasing approximately \$25,000.

Residential Sales by Land Size in Lake Boga 2012 – 2022 (18 November)			
Land Size (m2)	Count	Median Land Size	Median Sale Price
<999m2	5	964m <sup>2</sup>	\$70,000
1,000 – 1,999m2	24	1,241m <sup>2</sup>	\$82,500
2,000 – 3,999m2	8	2,421m <sup>2</sup>	\$97,500
4,000 – 9,999m2	0	-	-
10,000 – 99,999m2	0	-	-

Manangatang Sale Comparison			
Sale Period	Count	Median Land Size	Median Sale Price
2012-2022	39	1,244m <sup>2</sup>	\$84,357
2020-2022	15	1,277m <sup>2</sup>	\$110,000

Dwellings are generally small and located on allotments greater than 1000m<sup>2</sup> and are made up of three bedrooms and one bathroom. There is a mix of 1980's redbrick, post-war and aging weatherboard houses, often raised from the ground on blocks or stilts.

During the last few months of 2022, there were no rental listings in Manangatang and a total of five residential dwellings advertised for sale. Expressions of interest was also advertised for the sale of the Manangatang Hotel, which is a key community site located along the main street.

## Land Sales Activity

**Table 36.** Land Sales 2012 - 2022

Land Sales in Swan Hill Region 2012 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Manangatang	5	22,700m <sup>2</sup>	\$100,000

## Residential Dwellings Sales Activity

**Table 34.** Residential Dwelling Sales 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
Manangatang	39	1,244m <sup>2</sup>	\$84,357	3

**Table 35.** Residential Dwelling Sales 2020 – 2022

Residential Dwelling Sales in Swan Hill Region 2020 – 2022 (18 November)			
Location	Count	Median Land Size	Median Sale Price
Manangatang	15	1,277m <sup>2</sup>	\$110,000

## Zoning and Overlays

Manangatang has a large amount of land zoned township, with a small portion along Wattle Street zoned for commercial activities. There are a number of vacant or underutilised allotments scattered throughout the township zone, generally ranging between 900m<sup>2</sup> and 1,500m<sup>2</sup>.

Located at the northern end of the township is a collection of vacant residential sized allotments zoned for township or farming activities. The property report identifies the 3.65 hectare property is made up of 17 parcels and serviced by Grampians Wimmera Mallee Water and POWERCOR. These allotments are covered by the poor drainage or potentially subject to inundation overlay which potentially creates challenges for future residential development.

There are a number of Heritage Places identified on the overlays map including the Manangatang Railway Station Complex which is listed on the Victorian Heritage Register. Manangatang Railway Station is historically significant as an example of a station built for the extension of the railway network into the Mallee and Wimmera regions. The heritage places overlay doesn't place any requirements on surrounding or adjacent allotments. Small areas on the fringe of Manangatang are covered in remnant vegetation which has high conservation, landscape and recreation significance.

By scrutinising the relevant planning scheme zoning and overlays, one priority site was identified, being Lot 2 Robinvale – Sea Lake Road. This site presents the greatest opportunity and potential for residential development and seasonal workers accommodation within Manangatang.

## 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).

European Cultural Heritage Sites of Local Significance	
Location	
Manangatang	<ul style="list-style-type: none"><li>• Uniting Church – 34 Church Street, Manangatang</li><li>• Presbytery – 31 Pioneer Street, Managatang</li><li>• Catholic Church – 33 Pioneer Street, Manangatang</li><li>• St Andrew's Church – 43 Pioneer Street, Manangatang</li><li>• Masonic Hall – 18 Rose Street, Manangatang</li><li>• Former Bakery – 9 Wattle Street, Manangatang</li><li>• Former Butcher's Shop – Wattle Street, Manangatang</li></ul>

## Vacant Allotment Supply

The number of separately titled vacant residential allotments not impacted by restrictive overlays appears to be around 15, suggesting that there are opportunities for housing construction if required by the market, subject of course to the owners of those properties being willing sellers. There are also large land holdings at the northern and southern end of the township that could be subdivided if needed for residential purposes. These are the farming land off Larundel Street, south of the swimming pool, that is zoned Township and the Council land off Wattle Street and Pioneer Street which is also zoned Township.

## Infrastructure Services

Manangatang has access to reticulated water, communications and electricity. It has no reticulated sewer. Larger lots, say greater than 2,000m<sup>2</sup> in area, could be developed, accommodating onsite sewerage disposal.

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

## Opportunities and Constraints

A review of township characteristics, social infrastructure, service infrastructure, housing market and zoning and overlays has identified a range of opportunities for potential development, but also constraints that may slow or challenge residential and serviced based activity. It is noteworthy that Manangatang is a well serviced township with one of the only aged care facilities outside of the larger townships of Swan Hill and Robinvale and the location supports a P to year 12 school and kindergarten and emergency health services, and is well serviced for families, including a community swimming pool.

Service infrastructure is adequate to support additional housing.

The Environmental Significance (flood inundation) overlay affects a large area of land in the northwest corner of the township, limiting development of that area.

The lack of new development activity in the town, the town's position in the grain belt, which is not attracting population growth, and the very low values being obtained for existing housing suggest any development is highly problematic.

## Recommendations

It is recommended that no residential housing or seasonal worker housing initiatives be pursued in Manangatang as part of this project.

Manangatang is an agricultural service town in an area of little or no population growth and with low expectation of future growth. It is an aging population and does have one of the few aged care facilities in the whole Council area. The opportunity to provide additional aged care units to serve the wider region is warranted.

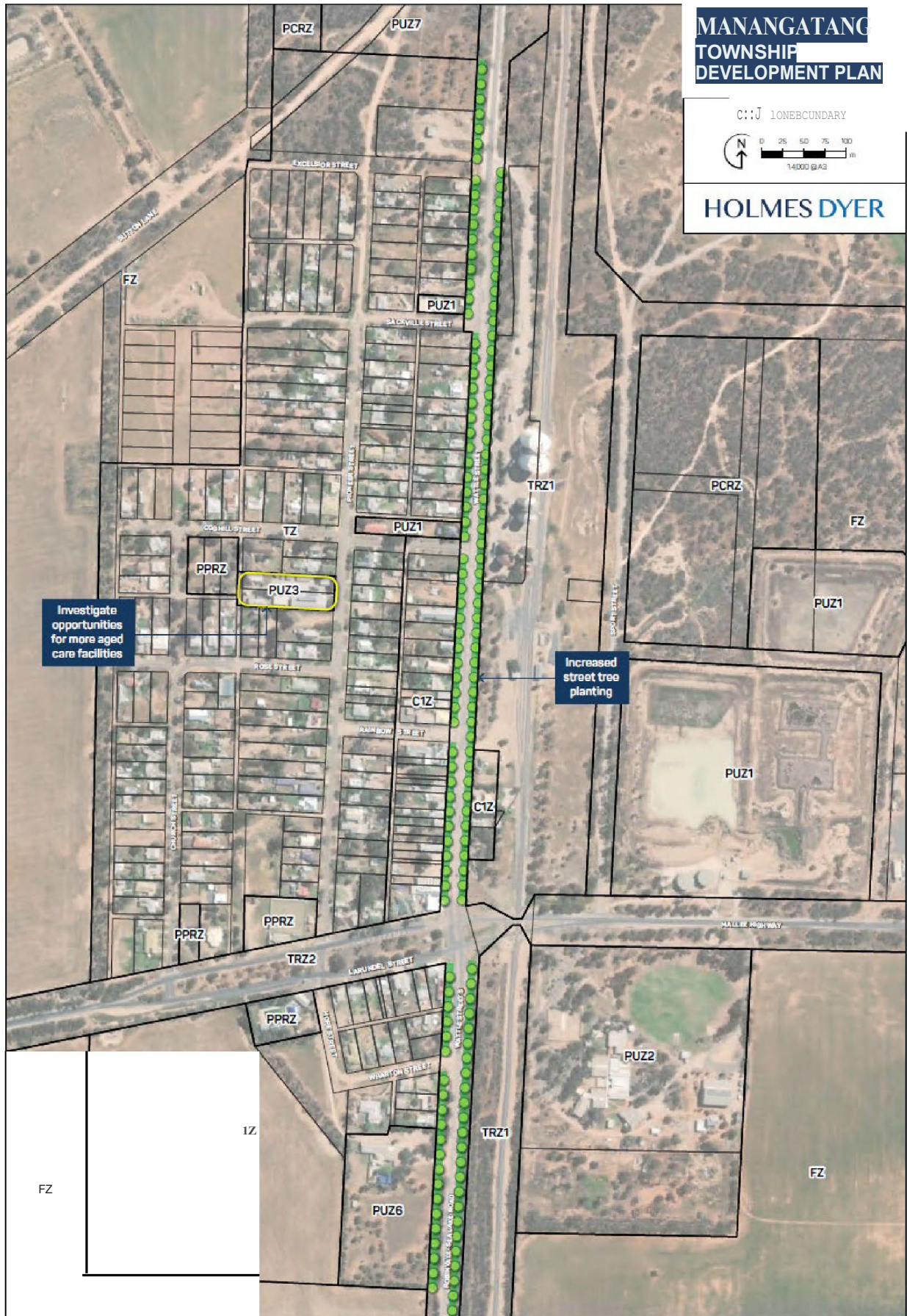
The town has ample vacant zoned residential land but with little need for its development, hence, no additional zoning is warranted.

Increased tree canopy cover generally and more street tree planting along the main street (Wattle Street) is desirable.

Recommendations are as follows:

- Investigate opportunity to deliver more residential aged care units on the existing aged care / hospital site.
- Investigate street tree planting along Wattle Street.

Figure 43. Manangatang: 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).

**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

Manangatang’s population has progressively been aging over the past five year period, with those aged 50 and over residing in the township increasing by 7.6% to a total of 56.2% - resulting in Manangatang having the largest proportion of older residents compared to the rest of the region. The largest segment of the township’s population consists of older workers and pre-retirees (aged 50 to 59) who make up 19.0% of the population, followed by empty nesters and retirees (18.2%), and seniors (14.0%). Whilst there has been a slight increase in the parents and homebuilders demographic (increase of 2.2%) the township in general has seen a general decline in younger residents of 7.9%. In particular there has been a significant decline in tertiary education and independence aged residents by 7.9%, with this demographic now attributing to 2.3% of the population compared to 13.0% at the time of the 2016 Census. In addition, there has been a slight decline of 0.6% within the young workforce demographic (7.7%).

**Table 4.** *Service Age Groups (Manangatang)*

Service Age Groups – Manangatang				
Service Age Group	2016 Census		2021 Census	
	No.	%	No.	%
Babies and preschoolers (0 to 4)	13	4.3%	17	6.6%
Primary schoolers (5 to 11)	30	10.0%	16	6.2%
Secondary schoolers (12 to 17)	15	5.0%	20	7.7%
Tertiary education and independence (18 to 24)	39	13.0%	6	2.3%
Young workforce (25 to 34)	25	8.3%	20	7.7%
Parents and homebuilders (35 to 49)	32	10.6%	33	12.8%
Older workers and pre-retirees (50 to 59)	60	20.0%	49	19.0%
Empty nesters and retirees (60 to 69)	31	10.3%	47	18.2%
Seniors (70 to 84)	45	15.0%	36	14.0%
Elderly aged (85 and over)	10	3.3%	13	5.0%

## Household Tenure

Household tenure across the region has remained consistent over the past five years, with fully-owned dwellings (45.5%) the predominant tenure type, followed by dwellings owned under mortgage (34.2%). Private rentals (10.45%) were the third most common tenure type within the region, and have remained fairly stable since 2016 with little change.

Renting as part of a social housing has declined by 1.3% since 2016, with declines in this tenure type evident in the townships of Lake Boga (2.5% decrease) and Manangatang (1.0% decrease).

In comparison there has been an increase of 1.8% in the 'renting – other' category, which captures dwellings being rented through an owner / manager of a residential park (such as a caravan park and manufactured homes estate), or employer.

There has also been a substantial 2.0% increase in tenure classified as 'other' which captures dwellings being occupied under a life tenure scheme or occupied rent-free; which now attributes to 2.3% of the region's household tenure. As at the 2016 Census, Boundary Bend was the only township which incorporated 'other' tenure type, however over the past five years the introduction of life tenure schemes and rent-free occupation has expanded to Manangatang, Nyah West, Ultima and Woorinen South.

**Table 14. Household Tenure – 2016 Census**

Household Tenure by Township (2016 Census)								
Household Tenure Type	Boundary Bend	Lake Boga	Manangatang	Nyah	Nyah West	Piangil	Ultima	Woorinen South
Fully Owned	20 (60.6%)	134 (41.1%)	61 (54.4%)	85 (50.0%)	88 (42.5%)	66 (63.4%)	38 (61.2%)	53 (41.0%)
Mortgage	3 (9.0%)	130 (39.8%)	27 (24.1%)	53 (31.1%)	76 (36.7%)	19 (18.2%)	18 (29.0%)	55 (42.6%)
Renting – Private	0 (0.0%)	42 (12.8%)	16 (14.2%)	22 (12.9%)	26 (12.5%)	4 (3.8%)	6 (9.6%)	3 (2.3%)
Renting – Social Housing	0 (0.0%)	11 (3.3%)	5 (4.4%)	0 (0.0%)	7 (3.3)	0 (0.0%)	0 (0.0%)	12 (9.3%)
Renting - Other	4 (12.2%)	0 (0.0%)	0 (0.0%)	3 (1.7%)	3 (1.4%)	9 (8.6%)	0 (0.0%)	0 (0.0%)
Renting – Not Stated	3 (9.0%)	6 (1.8%)	0 (0.0%)	4 (2.3%)	0 (0.0%)	3 (2.8%)	0 (0.0%)	0 (0.0%)
Other tenure type	3 (9.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)	0 (0.0%)
Not stated	0 (0.0%)	0 (0.0%)	3 (2.6%)	3 (1.7%)	7 (3.3%)	3 (2.8%)	0 (0.0%)	6 (4.6%)

**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

Unsurprisingly, agriculture is the main industry of employment in the Region, however, the make up of individual towns is distinctly different, for example, Boundary Bend, Nyah, Piangil and Woorinen South being strongly reflected in olives, fruits, nuts, citrus, wine and / or vegetables, Manangatang and Ultima having an emphasis on grain, sheep and / or beef and Nyah West and Lake Boga being more strongly represented in retail, services and community employment.

**Table 28. Occupation – Top Responses (Manangatang)**

Industry of Employment – Top Responses (Manangatang)						
Occupation, top responses (Employed people aged 15 years and over)	Manangatang (No.)	Manangatang (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Managers	35	26.9%	442,109	14.0%	1,645,769	13.7%
Professionals	20	15.4%	790,960	25.0%	2,886,921	24.0%
Labourers	17	13.1%	277,292	8.8%	1,086,120	9.0%
Community and Personal Service Workers	16	12.3%	347,570	11.0%	1,382,205	11.5%
Machinery Operators and Drivers	13	10.0%	187,939	5.9%	755,863	6.3%
Technicians and Trades Workers	10	7.7%	399,460	12.6%	1,554,313	12.9%
Clerical and Administrative Workers	10	7.7%	392,444	12.4%	1,525,311	12.7%
Sales Workers	4	3.1%	263,317	8.3%	986,433	8.2%

Source: ABS QuickStats (2021 ABS Census Data)

Manangatang residents are largely employed within the sectors of agriculture (39.6%), health care and social assistance (22.2%), and education and training (14.2%).

As of 2021, the main employment industries within Manangatang consisted of grain growing (16.2%), grain-sheep or grain-beef cattle farming (10.8%), combined primary and secondary education (10.0%), aged care residential services (8.5%) and grocery wholesaling (6.2%).

**Table 20. Industry of Employment – Top Responses (Manangatang)**

Industry of Employment – Top Responses (Manangatang)						
Industry of employment, top responses (Employed people aged 15 years and over)	Manangatang (No.)	Manangatang (%)	Victoria (No.)	Victoria (%)	Australia (No.)	Australia (%)
Other Grain Growing	21	16.2%	3,802	0.1%	18,945	0.2%
Grain-Sheep or Grain-Beef Cattle Farming	14	10.8%	3,230	0.1%	18,276	0.2%
Combined Primary and Secondary Education	13	10.0%	34,324	1.1%	146,993	1.2%
Aged Care Residential Services	11	8.5%	62,520	2.0%	258,274	2.1%
Other Grocery Wholesaling	8	6.2%	6,044	0.2%	19,985	0.2%



- There are a number of vacant allotments in the township
- The town has access to basic services

### Strengths

# S



- Significantly lower residential sale prices than surrounding townships
- No access to reticulated sewer

### Weaknesses

# W



- There are no overlays restricting or challenging development in the township zone

### Opportunities

# O



- Very low values being obtained for existing housing suggest any development is highly problematic

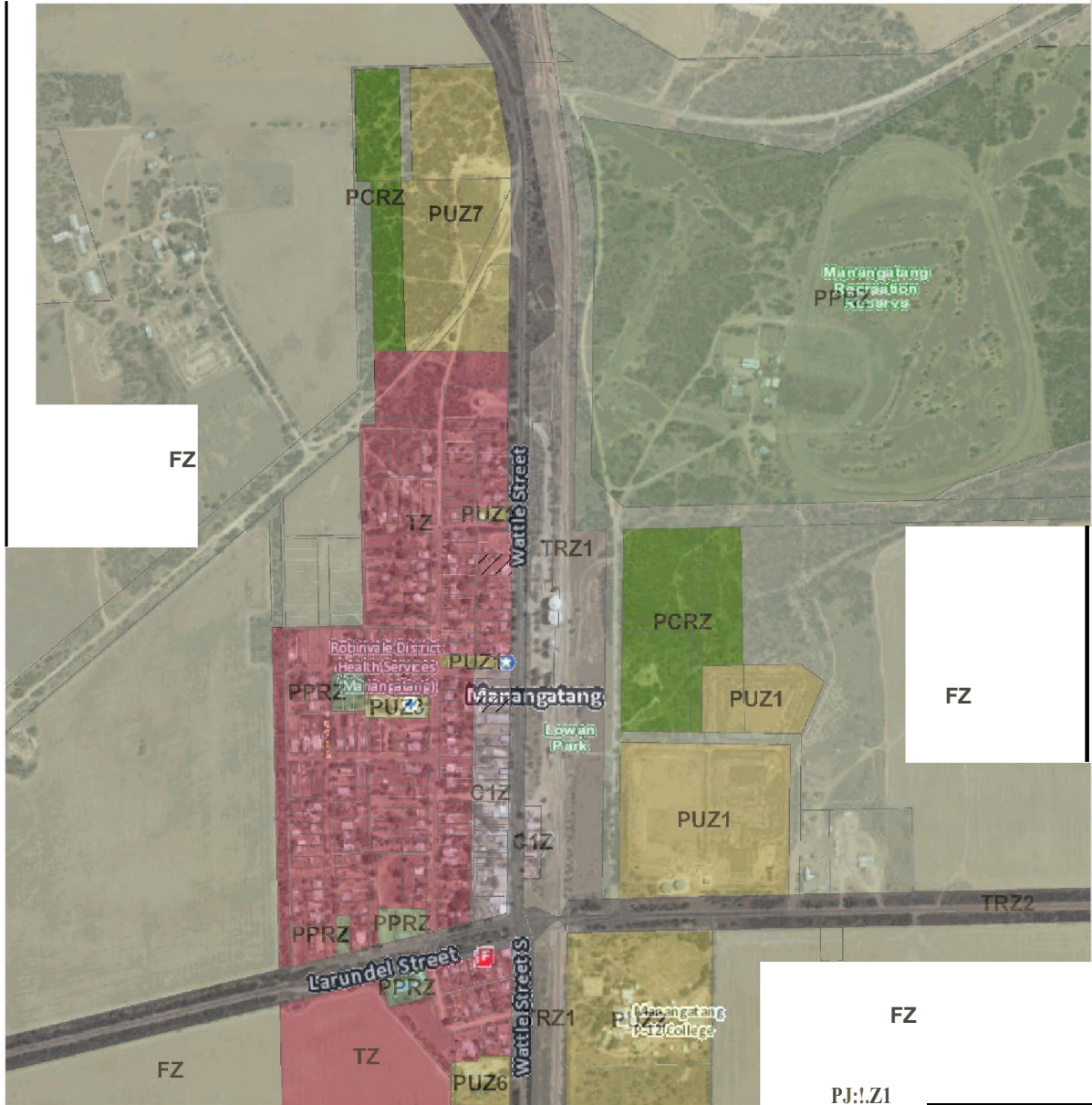
### Threats

# T

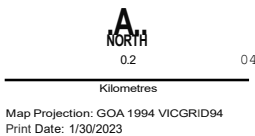
Figure 15. Manangatang Zoning Map

# Planning Map

## Manangatang



- |  |   |   |
|--|---|---|
| <b>Property</b>                              | <b>Commercial Zones</b>   | <input type="checkbox"/> PUZ5 - Public Use Zone-Local Government      |
| <input type="checkbox"/> Properties          | <input type="checkbox"/> C1Z - Commercial 1 Zone                    | <input type="checkbox"/> PUZ? - Public Use Zone-Other Public Use      |
| <input type="checkbox"/> Parcel              | <b>Rural Zones</b>  | <input type="checkbox"/> PPRZ - Public Park and Recreation Zone       |
| <input type="checkbox"/> Properties proposed | <input type="checkbox"/> FZ - Farming Zone                          | <input type="checkbox"/> PCRZ - Public Conservation and Resource Zone |
| <input type="checkbox"/> All Zones           | <b>Public Land Zones</b>  | <input type="checkbox"/> TRZ1 - State Transport Infrastructure        |
| <b>Planning Scheme Zones</b>                 | <input type="checkbox"/> PUZ1 - Public Use Zone-Service and Utility | <input type="checkbox"/> TRZ2 - Principal Road Network                |
| <b>Residential Zones</b>                     | <input type="checkbox"/> PUZ2 - Public Use Zone-Education           |   |
| <input type="checkbox"/> TZ - Township Zone  | <input type="checkbox"/> PUZ3 - Public Use Zone-Health & Community  |   |



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Figure 16. Manangatang Overlay

# Overlay Map

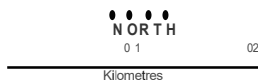
Manangatang



D Properties  
D Properties  
**Planning Scheme Overlays**

Environment and Landscape  
 DESO - Environmental Significance Overlay  
 Heritage and Built Form

D HO . Heritage Overlay



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

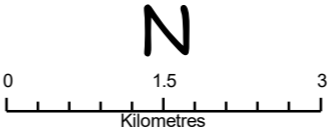
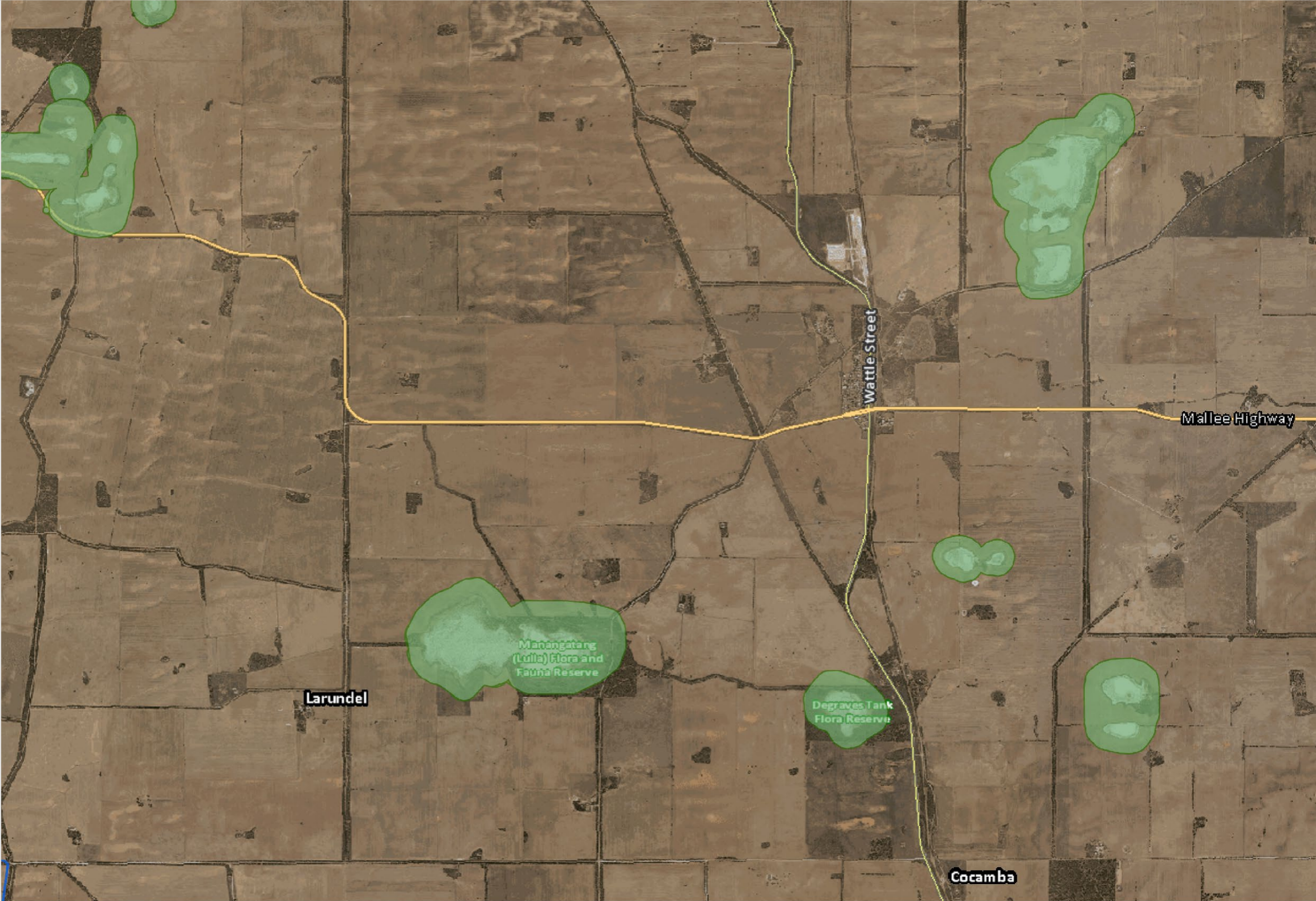
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# Manangatang

## Aboriginal Cultural Heritage Sensitivity

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



Map Projection: GDA 1994 VICGRID94  
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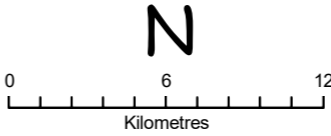
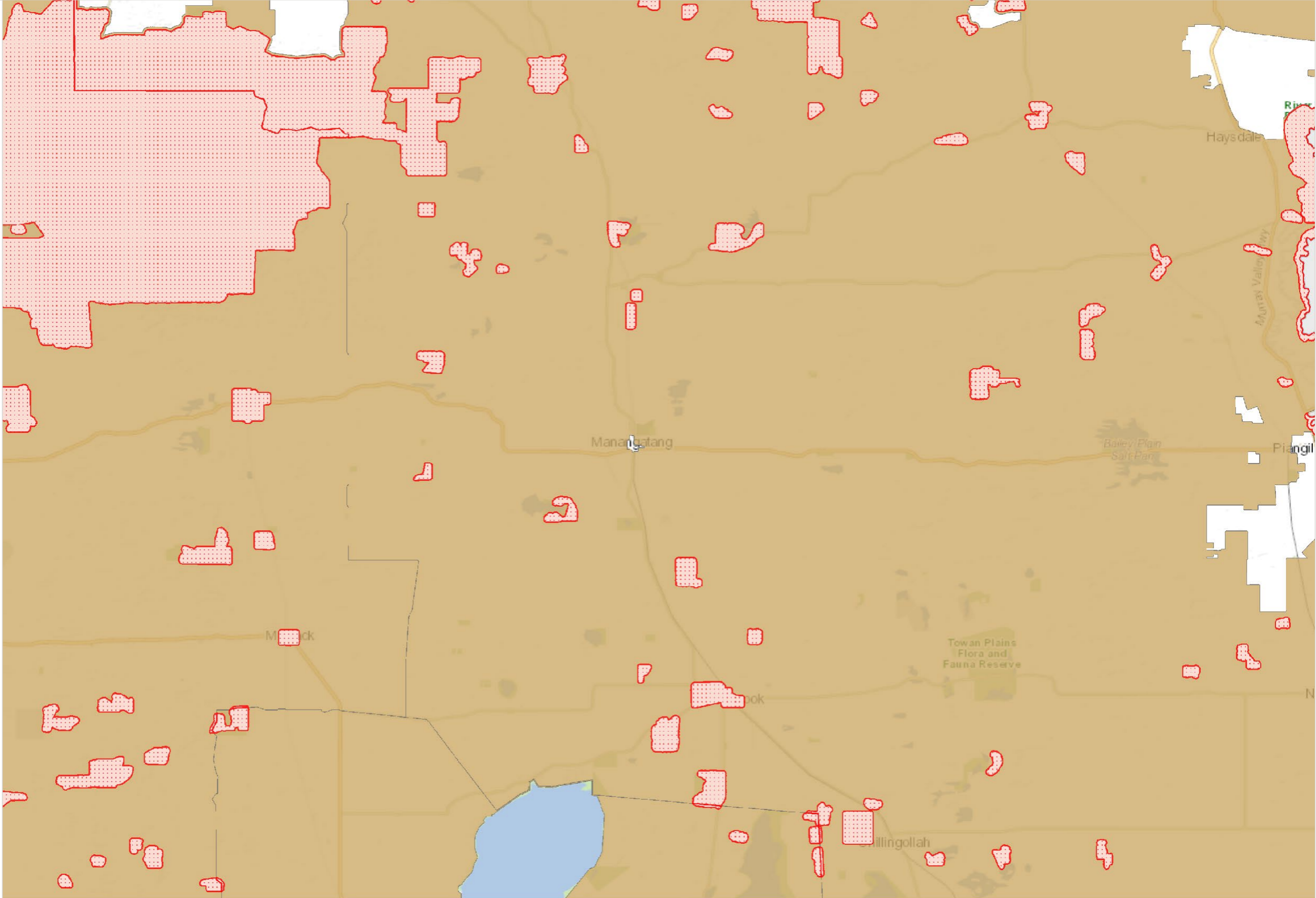
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## Bushfire

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



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