



THE VILLAGES

Figure 1: Village entrance signs for Conargo, Wanganella, Blighty, Pretty Pine, and Booororban and view of Mayrung (2023).

Please note that this is a Briefing Note with some suggestions about planning outcomes. It is yet to be tested through community and council engagement and is subject to change.

Table of Contents

1. Introduction	3
1.1. Village Hierarchy	3
1.2. History	3
1.3. Population & Growth Estimates.....	3
2. Summary of Key Findings (All Villages).....	4
2.1. Core Principle(s)	4
2.2. Land Supply/Demand	4
2.3. Infrastructure & Recreation.....	5
3. Conargo	6
3.1. Location	6
3.2. Brief Settlement History	6
3.3. Population.....	6
3.4. Facilities & Infrastructure	7
3.5. Land Uses & Key Planning Controls.....	7
3.6. Natural Environment & Hazards	7
3.7. Other Opportunities/Constraints	7
3.8. Growth Investigation Area(s)	8
4. Blighty	10
4.1. Location	10
4.2. Brief Settlement History	10
4.3. Population & Infrastructure.....	11
4.4. Land Uses & Key Planning Controls.....	11
4.5. Natural Environment & Hazards	11
4.6. Other Opportunities/Constraints	11
4.7. Growth Investigation Area(s)	12
5. Wanganella	13
5.1. Location	13
5.2. Brief Settlement History	13
5.3. Population & Infrastructure.....	13
5.4. Land Uses & Key Planning Controls.....	14
5.5. Natural Environment & Hazards	14
5.6. Other Opportunities/Constraints	14
5.7. Growth Investigation Area(s)	15
6. Pretty Pine.....	16
6.1. Location	16

6.2. Brief Settlement History	16
6.3. Population & Infrastructure	16
6.4. Land Uses & Key Planning Controls	17
6.5. Natural Environment & Hazards.....	17
6.6. Other Opportunities/Constraints	17
6.7. Growth Investigation Area(s)	18
7. Mayrung	19
7.1. Location.....	19
7.2. Brief Settlement History	19
7.3. Population & Infrastructure	19
7.4. Land Uses & Key Planning Controls	20
7.5. Natural Environment & Hazards.....	20
7.6. Other Opportunities/Constraints	20
7.7. Growth Investigation Area(s)	20
8. Boooroorban.....	21
8.1. Location.....	21
8.2. Brief Settlement History	21
8.3. Population & Infrastructure	21
8.4. Natural Environment & Hazards.....	22
8.5. Other Opportunities/Constraints	22
8.6. Land Uses & Key Planning Controls	23
8.7. Growth Investigation Area(s)	23
9. Mulumbah Estate	24

Table of Figures

Figure 1: Village entrance signs for Conargo, Wanganella, Blighty, Pretty Pine, and Boooroorban and view of Mayrung (2023).	1
Figure 2: Population of each Census Area for the Villages in Edward Shire (Census 2016/2021).....	3
Figure 3: Map of Edward River key settlements and key routes (Historical Deniliquin brochure).....	3
Figure 4: Conargo Constraints & Growth Investigation Areas.	8
Figure 5: Conargo Constraints & Growth Investigation Areas.	9
Figure 6: Photos of Blighty key facilities (2023).....	10
Figure 7: Blighty key facilities and growth investigation areas.	11
Figure 8: Blighty Growth Investigation Area (left) West of Village Zone (Right) North of Recreation Grounds.	12
Figure 9: Photos of Wanganella key facilities (2023).	13
Figure 10: Wanganella Constraints & Growth Investigation Area(s).	14
Figure 11: Wanganella Constraints & Growth Investigation Area(s).	15
Figure 12: Photos of Pretty Pine key facilities (2023).....	16
Figure 13: Pretty Pine Opportunities & Constraints.....	17
Figure 14: Pretty Pine Growth Investigation Area(s).....	18
Figure 15: Photos of Mayrung key facilities (2023).....	19
Figure 16: Mayrung Growth Investigation Area(s).....	20
Figure 17: Photos of Boooroorban key facilities (2023).	21
Figure 18: Boooroorban & surrounds & natural environment overlays. ...	22
Figure 19: Boooroorban Growth Investigation Area(s).	23
Figure 20: Photos of Mulumbah Estate entrance & RFS shed.	24
Figure 21: Mulumbah Estate constraints.....	24

IMPORTANT NOTE:

This Growth Strategy has been prepared with the aim of encouraging discussion around the requirements to support long-term sustainable growth for key settlements and the Shire as a whole.

This Land Use Strategy provides a planning framework to address higher or aspirational growth targets set out in the Strategy and identifies the future use of land to achieve this vision. However, it can also be adapted for lower growth rates.

This is a DRAFT Strategy until adopted so it is subject to change. To achieve this growth will require funding for infrastructure and services that is yet to be confirmed.

1. Introduction

1.1. Village Hierarchy

Please see the Introduction in *Chapter 1 – Shire & Overview* for more details. This Chapter focusses primarily on land uses and growth potential in the smaller villages outside Deniliquin including:

- a) Conargo
- b) Blighty
- c) Wanganella
- d) Pretty Pine
- e) Mayrung
- f) Booroorban

Note: *Mulumbah Estate is only addressed briefly in this chapter but has more dwellings than some of the villages.*

The above list could be used as an estimated hierarchy of villages in terms of a balance of population catchment, urban zoning, level of services/ facilities, and potential to grow their population.

1.2. History

It is important to note that this is primarily a review of growth potential of each of the settlements flowing from non-indigenous colonisation. As such it briefly reviews the settlement history but does not review First Nations history and cultural importance in detail.

However, these lands and settlements are, and will always be, the traditional homelands of the Wamba Wamba and Perrepa Perrepa peoples whose history extends for thousands of years before European settlement.

These settlement locations are likely to be significant cultural and archaeological places and, ideally, this should be further investigated and protected through cultural and archaeological studies (as funding permits).

The first European settlers displaced the local Aboriginal people and established large pastoral runs that later became large sheep and cattle stations. Settlements then formed on key stock and goods routes and river crossings.

Originally, these settlements would have been spaced in accordance with a standard day’s travel by horse or coach to provide rest-stops on key routes or to service a particular agricultural catchment.

As technology has increased travel distances and services have increasingly centralised in larger settlements, the purpose of these villages has evolved. They are now more important as local community meeting places and valued places representing the history of the Shire.

1.3. Population & Growth Estimates

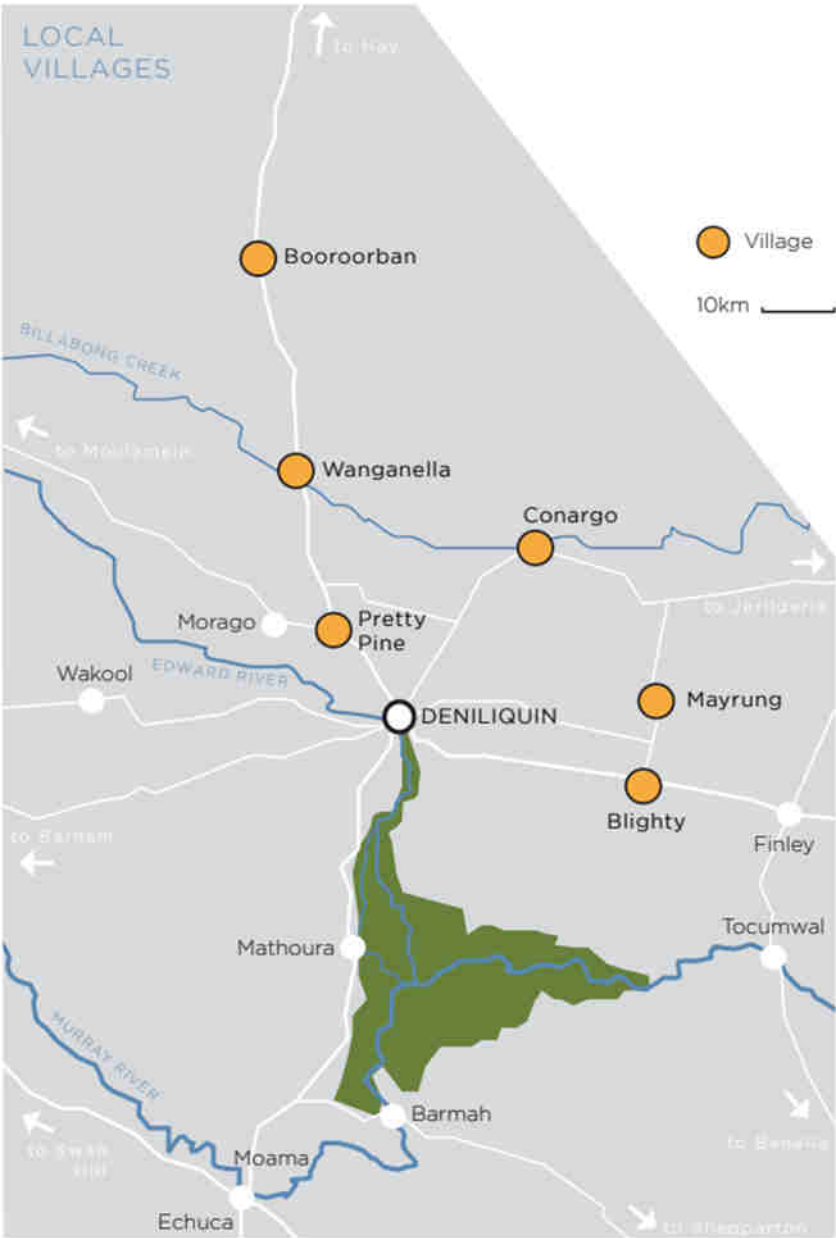
Figure 2: Population of each Census Area for the Villages in Edward Shire (Census 2016/2021).

Period	Deniliquin	Blighty	Mayrung	Conargo	Wanganella	Pretty Pine	Booroorban	Others	ERC
2016	7,434	138	148	123	86	63	33	826	8,851
2021	7,038	192	171	117	61	59	36	588	8,262
Growth (%)	-1.1%	6.8%	2.9%	-1.0%	-6.6%	-1.3%	1.8%	-6.6%	-1.4%

The population of the villages is considered in *Chapter 1 – Shire & Overview* and 2016/2021 census figures reproduced on the page above.

It is important to note that the census catchments are significantly larger than the actual zoned urban land (Zone RU5 Village and/or Zone R5 Large Lot Residential) excluding Mayrung & Booroorban (Zone RU1 Primary Production). The actual populations within these zones maybe as little as 10-20 and as high as 40-70 people. These numbers are sufficiently low that measuring population growth as a percentage has limited value as it is significantly affected by gains or losses of just a few families.

Figure 3: Map of Edward River key settlements and key routes (Historical Deniliquin brochure).



2. Summary of Key Findings (All Villages)

2.1. Core Principle(s)

A simple summary of some core (common) high-level planning principles for villages is as follows and should also integrate with any principles in Council's *Community Strategic Plan (CSP)*, *Local Strategic Planning Statement (LSPS)*; and the Regional Plan:

- a) **Sustainability** – The aim is for all growth in the Shire’s settlements to achieve long-term sustainability by balancing population, economics, infrastructure, social & environmental growth.
- b) **Population & growth** - The aim is population stability in the first instance and capacity for growth. Sufficient land needs to be provided to support both likely & possible growth scenarios with a diversity of land owners & options.
- c) **Infrastructure & services** – The population growth should be clearly linked to infrastructure availability and services that are sustainable and appropriate.
- d) **Heritage & character** – Growth should protect the places, buildings and landscape that provide the unique character for each village.
- e) **Community resilience, cohesion & spirit** – Communities have the greatest ‘potential’ when they have the tools to be resilient in the face of change and adapt to maximise their opportunities with strong community leadership.
- f) **Recreation & meeting places** – Recreational areas continue to be the centre-piece of most of the villages & need to adapt to changing demands.
- g) **Land use conflict** – All land use decisions should seek to minimise land use conflict to balance residential amenity with flexibility for economic growth.

GROWTH:

Considering the above principles, and considering the core findings in the rest of this Briefing Note – we strongly suggest that the most cost-effective way to accommodate growth is to prioritise it in and around Deniliquin where there is supportive infrastructure, services and employment AND then allow for organic growth in the villages as a ‘flow-on-effect’ to providing housing choice and diversity.

It is clearly acknowledged that at the higher or aspiration growth rates that growth cannot all be accommodated in Deniliquin so it will extend to the villages. For this reason, GROWTH INVESTIGATION AREAS have been provided for each village. Growth and investment should consider the hierarchy of villages above in terms of prioritising investment. Conargo, Pretty Pine & Blighty may experience growth in a shorter timeframe than the other settlements.

This does NOT preclude each village from growing but does not provide a population or dwelling growth rate target. As such, it may be in the medium to longer term before other villages experience any significant growth in population/dwellings.

2.2. Land Supply/Demand

2.2.1. Industrial Land & Temporary Uses

At this stage there is no specifically zoned industrial land in any of the villages and this is unlikely to be considered until populations exceed 1000-2000 people, land-use conflict increases, and/or there is higher-level infrastructure. Zone RU5 is used in Conargo, Wanganella, Blighty & Pretty Pine and is an open zone that only prohibits rural & heavy industries & heavy industrial storage establishments. However, market demand, reduced infrastructure, & merit assessment is likely to limit most growth to light industry and low-impact industrial activities in Zone RU5. It is important to note that Zone RU1 Primary Production permits a range of Industries.

GROWTH: At this stage there is no clear demand for zoned industrial land in the villages except for possibly Blighty where there are significant grain storage facilities in the Village Zone. Industrial growth is unlikely in Mayrung and Booroorban due to the current land zoning, travel distances, and limited infrastructure. In the surrounding Zone RU1 Primary Production areas ‘rural industries’ are permitted and this will cover most immediate demand.

A key principle in this Strategy is (for the foreseeable future) is to consolidate (non-rural) industrial activities in Deniliquin where possible to access reticulated water/sewer and higher level services/employment opportunities with lower land use conflict and increased growth potential. However, this could change if there is significant population and infrastructure growth in key villages.

2.2.2. Commercial & Community Land

At this stage there is no specifically zoned business or commercial land in any of the villages and this is unlikely to be considered until populations exceed 1000-2000 people, land-use conflict increases, and/or there is higher-level infrastructure. It is important to note that Zone RU1 Primary Production permits a range of Community Facilities & limited businesses.

GROWTH: Zone RU5 is used in Conargo, Wanganella, Blighty & Pretty Pine and is an open zone that permits a wide range of commercial or community land uses where there is a low risk of land use conflict so there is sufficient land supply. Conargo has the greatest potential for growth in the short-term but even this is limited. Mayrung or Booroorban have no current demand to justify Zone RU5 in the short to medium-term. The key issue will be maintaining existing business & supporting new local businesses in larger villages through population growth and business diversity/ catchments to encourage village sustainability and attraction.

2.2.3. Urban Residential Land

At this stage there is no specifically zoned urban residential land in any of the villages and this is unlikely to be considered until populations exceed 1000-2000 people, land-use conflict increases, and/or there is higher-level infrastructure.

However, the need for on-site effluent management is likely to dictate larger lot / low densities in the urban areas (see *Infrastructure* below) even if there are smaller historic lot sizes. Therefore, Village zone effectively acts as large lot residential lands with less efficiency.

GROWTH: Zone RU5 Village permits a wide variety of ‘residential accommodation’ (group term) and is used in Conargo, Wanganella, Blighty & Pretty Pine. Some villages have Zone R5 Large Lot Residential.

There are significant areas of vacant or under-utilised lands in the existing Village zoned areas that should be developed prior to investigating growth areas. Council may need to develop master-plans for subdivision/servicing to facilitate and guide this infill development and work with local land-owners to release land as required. This is likely to be sufficient for short to medium growth (up to 10-15 years).

2.2.4. Large Lot Residential Land

Zone R5 Large Lot Residential is found in Conargo & Pretty Pine (& Mulumbah Estate). There has been reasonable recent take-up of Zone R5 land north-west of Conargo along Billabong Creek and at Mulumbah Estate with a limited amount of vacancy or future subdivision potential. There is very little consumption of Zone R5 land at Pretty Pine.

GROWTH: There are significant areas of vacant or under-utilised lands in the existing Zone R5 areas that should be developed prior to investigating growth areas and should meet demands for the short to medium term (up to 10-15 years). Council may need to develop master-plans for subdivision/servicing to facilitate and guide this infill development and work with local land-owners to release land as required.

Chapter 2 – Deniliquin suggests that the flood protected lands inside the levee should be prioritised for urban residential growth (higher densities). This may push some large lot residential growth to the villages as land prices increase in Deniliquin and ideally this housing is located above the Flood Planning Level so it is cheaper to construct and has less environmental impact.

Large lot residential growth appears to have the greatest potential where lots are located with higher amenity (e.g., water frontage – Conargo) or services/recreation access.

To minimise impacts on agriculture, these areas should ideally be a natural extension of the existing urban area of each village – but occasionally more suitable land may be separated from the village but still have good access and require limited infrastructure extensions.

2.3. Infrastructure & Recreation

2.3.1. Potable Water

At this stage there is no Water Treatment Plant (WTP) or potable water supplied to the villages outside Deniliquin.

Conargo and Wanganella pump water from Billabong Creek to tank ('turkey-nest') storage which is a non-potable supply reticulated to some lots. However, as flooding or other changes can impact water quality, the primary reliance should be on rainwater/ tank storage supplemented by bore water.

GROWTH: As each of the core urban zoned village areas generally have populations below 50-100 people – the cost of installing potable water infrastructure is unlikely to be viable for the foreseeable future. We suggest that this should only be investigated further once populations exceed 200-400 people and there is a sustainable business case.

2.3.2. Sewerage Management

At this stage there is no Sewage Treatment Plant (STP) in any of the villages outside Deniliquin so all villages rely on on-site effluent management systems.

GROWTH: As each urban zoned village area generally has a population below 50-100 people – the cost of installing potable water infrastructure is unlikely to be viable for the foreseeable future. We suggest that this should only be investigated further once populations exceed 200-400 people and there is a sustainable business case or a need to address a particular environmental impact. As a result, lot sizes may be limited to 4,000m² to 1ha (subject to geotechnical study) to support on-site effluent disposal depending on the system and this will impact lot size, density, and efficient use of infrastructure. This has a significant impact on efficient use of land, infrastructure, and accessibility. Where there are significant developments proposed then Council may need to consider packaged treatment plants but these are not yet cost-effective.

2.3.3. Solid Waste

Council will continue to investigate appropriate local and sub-regional waste disposal and recycling facilities. As landfills reach capacity or encounter environmental issues it may be difficult to expand or open new facilities.

GROWTH: A long-term strategy should be prepared for appropriate landfill and transfer facilities to maximise access and minimise ongoing cost. Council may also need to consider increased local waste separation and re-use/recycling to minimise waste going to landfill.

2.3.4. Community & Recreational Infrastructure

The community facilities and recreation areas in each village are critical infrastructure to provide meeting places and spaces for active and passive recreation for health and community spirit. However, they are expensive to maintain and there is a significant amount of duplication in facilities and resources between Deniliquin and the Villages.

GROWTH: Council should continue to engage with communities to determine appropriate levels of recreational infrastructure that matches facilities to local demand whilst minimising duplication and capital/ongoing maintenance costs. Council's Open Space & Recreation Strategies may need to be updated to reflect the hierarchy of spaces and levels of service. The community should take ownership of their priorities for funding based on the limited Council budgets. This is an essential part of continuing to update the Village Plans. Communities should be empowered to source additional funding for recreational outcomes to top-up Council budgets. Villages may wish to work together to identify regional needs for shared facilities/funding/maintenance.

3. Conargo

3.1. Location

Conargo is located towards the eastern central part of the Shire on the Conargo Road between Jerilderie & Deniliquin with the following travel times/distances by road to:

- Deniliquin ~32km via Conargo Rd (20-25 minutes' drive);
- Jerilderie ~53km via Conargo Rd (30-35 minutes' drive);
- Wanganella ~56km via Millears Rd (35-40 minutes' drive);
- Hay ~114km via Willurah Rd (1 hour 15 mins' drive);
- Echuca ~111km via Cobb Highway (1 hour 20 mins' drive).

3.2. Brief Settlement History

The Aboriginal name for the locality of Conargo was 'Gooriara', meaning "hopping" or "kangaroo ground".

Key non-indigenous settlement dates include (Sources: *Wikipedia / Conargo tourist signs / Historical Deniliquin brochure*):

- 1853 the Conargo Inn (named after the nearby "Conargo" pastoral run) was established.
- 1856 William McKenzie settled in Conargo and grew the settlement.
- 1858 Coach run from Deniliquin to Jerilderie through Conargo.
- 1859-1860 Conargo was surveyed (McCulloch) & notified.
- 1864 Conargo Post Office opened (it closed in 1988).
- 1865 the Riverine Hotel was built (Publican- James McKeys).
- 1866 Conargo was reported as having a population of thirty persons, with a post-office, a store, and two hotels.
- 1867 the Billabong Hotel was opened (Publican - David Rogers).
- 1869 the Baker brothers built a store there.
- 1879 the Conargo Public School opened.
- 1907 Conargo Shire was gazetted.
- 1914 Conargo Church.
- 2001 Conargo Shire amalgamated with Windouran Shire.
- 2014 the Conargo Pub was destroyed by fire (re-opened in 2022).
- 2016 Conargo Shire was amalgamated with Deniliquin Council to create the Edward River Council.

3.3. Population

At the 2021 Census, Conargo had a population of around 117 people, but this includes a wide rural catchment around the core settlement. The population decreased slightly from 123 people in 2016 (-1.0%/annum growth). Within the Village & Large Lot Residential Zones the population is likely to be significantly lower with about 20-30 houses / 40-70 people. The population growth rates are likely to relate to the agricultural and economic fortunes of the village which can be cyclical.



Conargo Hotel (Source: The Conargo Pub Facebook page).



Tourist Interpretative Centre.



Community Hall & Recreation Reserve.



Tennis courts.



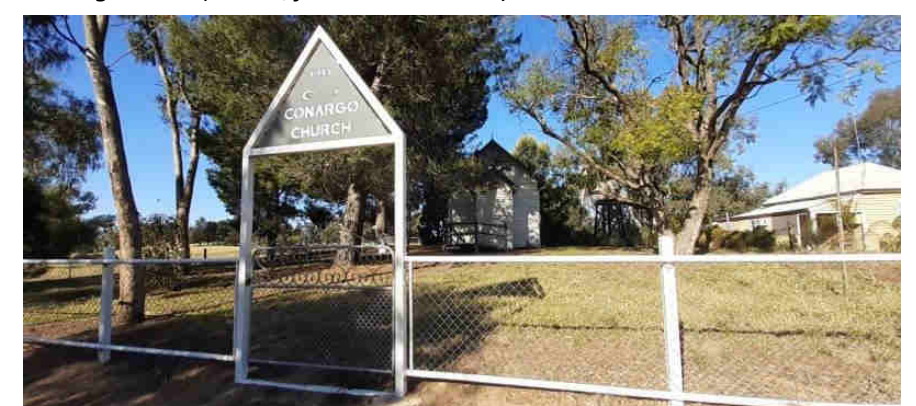
Playground with shelter.



Pottinger Park & tourist information display.



Conargo Store (closed/for sale late 2023).



Conargo Church.

3.4. Facilities & Infrastructure

In 2023, Conargo had the following key facilities:

- Conargo Store (closed/for sale late 2023 but may reopen);
- Tourist Interpretative Centre;
- Recreation Ground with Community Hall; sports ground; tennis courts; playground and camp-draft/horse-sports arena;
- Conargo Public School;
- Rural Fire Service (RFS) shed(s);
- Conargo Church;
- Former Cobb & Co drop log stables/change station;
- Conargo Waste Transfer Station;
- Conargo North Swimming Area.

Conargo generally has higher level facilities than most other villages with the school, an active hotel, and the quality of its recreational grounds. Being 25-30 minutes from Deniliquin may make it more difficult for local retail unless the population grows.

The bus stop shows a trial bus service from Conargo to Echuca/Moama on Wednesdays (return).

Conargo does not currently have access to potable water or reticulated sewer within the Village Zone – but there are relatively low densities. All buildings are reliant on rainwater tanks and on-site effluent management. There are no adopted Council plans to upgrade these in the foreseeable future.

3.5. Land Uses & Key Planning Controls

Conargo has both Zone RU5 Village area on the eastern side of Billabong Creek and Zone R5 Large Lot Residential on the western side of the creek with access from Willurah Road.

There has been limited development of the Village Zone except for the community and commercial uses listed above and approximately 10-12 dwellings. Most of the land south of Taylor St is vacant or significantly under-developed.

Within the Village Zone there are four (4) listed local heritage items including the Conargo Hotel; Conargo Store; former Cobb & Co stable/change station; and Conargo Church.

The large lot residential subdivision with access from Willurah Rd to the north of town appears to have been relatively successful with approximately 13-15 dwellings on about 32 lots – mostly located along the Billabong Creek frontage. There are another 15-19 vacant lots but we have not conducted a land ownership review to confirm if these are in separate ownership or their likelihood of future development. Part of this land is flood prone land but there is generally an area for building outside the FPL/flood area.

This suggests some potential for population growth, but mostly on large lot residential lots rather than smaller village lots.

3.6. Natural Environment & Hazards

Conargo is located on Billabong Creek with Picanniny Creek connecting through near Bills Park, Yanco Creek to the north and Forest Creek to the south. Billabong Creek is believed to be the longest creek in the world (~320km). It sits on a significant floodplain with riparian corridors and wetlands and terrestrial biodiversity mapped particularly along Billabong Creek. Much of the land south and east of Conargo has been cleared for agriculture.

Conargo Flood Study has identified the Flood Planning Area (FPA) that extends along both sides of Billabong Creek and alongside Picanniny Creek and its tributaries to the west.

Flood potential affects some of the northern end of the Village Zone (north of Taylor St). Land south of Taylor St is generally above the FPA (but may be affected by larger floods). It also affects some large lot residential lots but there are dwelling areas above the FPA on most lots.

3.7. Other Opportunities/Constraints

In summary, Conargo has several key opportunities for growth including, but not limited to:

- The most consolidated facilities of all the villages outside of Deniliquin.
- Recreational facilities well above most villages of its size including a new campdrafting/horse event facility.
- Location on the main road from Jerilderie to Deniliquin to Echuca/Bendigo as an alternate route to the Newell Highway.
- Both Village and Large Lot residential zoned land.
- A public school with a large catchment.
- Some larger agricultural employers such as the Conargo Feedlot & major rural holdings.
- Significant history and tourist potential.
- A strong community with the ability to leverage investment.
- Natural qualities and attractions along the watercourses with mapped wetlands, biodiversity, and riparian areas.
- A clearly defined Flood Planning Area allows for more sustainable development and investment
- Potential for overflow growth from Deniliquin at higher growth levels.

However, the key constraints may include, but are not limited to:

- Potential flooding restricting some development and impacting the village centre.
- Proximity to Deniliquin that can reduce local retail and community land use growth with the store currently closed.
- Distance to larger settlements that impacts access to services & employment.
- A reliance on agriculture and reduced economic diversity.



Horse sports arena (camp-drafting).



Conargo Waste Transfer Station.



Conargo Public School.



Rural Fire Service (RFS) sheds and Caravan Waste Dump Point.

3.8. Growth Investigation Area(s)

If the Moderate Growth Rates in Deniliquin are achieved then there is likely to be some significant flow on growth to Conargo that may warrant investigation of additional growth areas, as follows:

3.8.1. Infill Village Zone 1 (CON-VZ1)

Area CON-VZ1 is No.5435 Conargo Rd (Lot 7 DP655546 ~51ha) is located to the south of Conargo and south of Conargo Rd. This appears to be a single holding with only a small pocket of historic subdivision and paper road.

This land appears to be outside the Flood Planning Area for Billabong Creek and Piccaninny Creek (though the Flood Study may need to be extended/updated). There are few native trees and it appears to be used as agricultural land (grazing). It is surrounded to the south and east by Crown land. It is outside the groundwater vulnerability area. It may be less desirable as it does not have a water frontage.

In the short-term, new lots could potentially be subdivided with direct access to Conargo Rd (subject to sightlines and government approval). However, as the land is up to ~500m deep, in the longer term new roads will need to be constructed to open-up the rear of the land. A master plan for key sites should be prepared once demand increases.

Assuming an average lot size of 0.6ha (unserviced) and 15% of land used for roads this may create ~43-44ha of developable land and up to 70-75 lots. As there is only a handful of dwellings in the Village Zone this is expected to meet demand for the foreseeable future.

3.8.2. Infill Village Zone 2 (CON-VZ2)

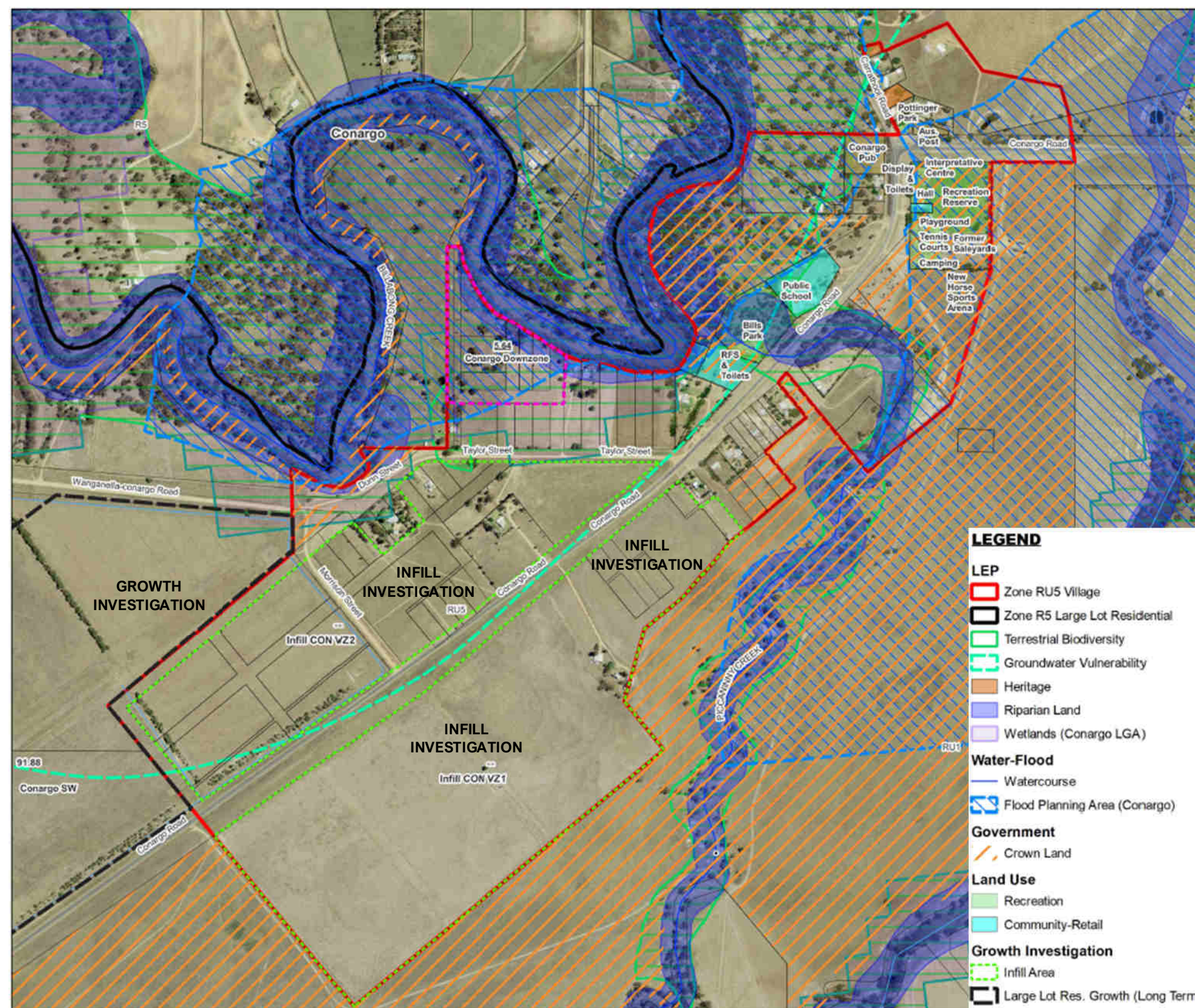
Area CON-VZ2 is located to the south of Conargo between Conargo Rd and Taylor St / Dunn St / Wanganella-Conargo Rd (~32ha). It has a historic road pattern with some limited historic paper subdivision. It is made up of several addresses including but not limited to:

- No.5436 Conargo Road (Lot 1 DP415375) – two lots/single dwelling;
- No 3404 Wanganella-Conargo Rd (Part Lot 4 DP758269) –dwelling;
- Dunn St (multiple lots incl. Lot 3 S10 DP758269;
- Part of No.3195 Pretty Pine Road (part Lot 60 DP756327) - part of a larger agricultural holding extending east of Conargo.

Whilst this land is outside the Flood Planning Area of Billabong Creek it is within the groundwater vulnerability area. It has the benefit of several road frontages including Morrison St that make it easier to develop. It has limited native trees. It may be less desirable as it does not have a water frontage.

Assuming an average lot size of 0.6ha (unserviced) and 15% of land used for roads this may create ~27ha of developable land and up to 40-50 lots. As there is only a handful of dwellings in the Village Zone this is expected to meet demand for the foreseeable future.

Figure 4: Conargo Constraints & Growth Investigation Areas.



3.8.3. Future Growth Investigation Areas

Should both Infill CON-VZ1 & CON-VZ2 ever achieve 50-60% subdivision & sale for housing/growth then Council could consider some expansions of the Zone R5 Large Lot Residential land around Conargo. This is only likely to occur if high or aspirational population growth rates occur in the Shire in the medium to longer term.

3.8.4. Future Growth Area South-West (CON-SW)

The area to the South-West of Conargo (CON-SW) is ~92ha and is in Zone RU1 Primary Production. It is located with frontage to Conargo Rd to the south and Wanganella-Conargo Rd to the north-east.

It forms a logical extension of the existing Village Zone (or new Large Lot Residential Zone). It is part of the larger agricultural holdings of 3195 Pretty Pine Rd (Lot 60 DP756327) & Wanganella Rd (Lot 118 DP756268). Whilst this would be take-up of agricultural land – these holdings are of sufficient size that it may have limited impact and does not substantially increase the urban interface with Conargo.

It is outside the Flood Planning Area but partly in the groundwater vulnerability area. It is largely cleared of native trees except for more recent plantings. Like most of the Shire it is in Bushfire Prone Land Vegetation Category 3. It may be less desirable as it does not have a water frontage.

Assuming an average lot size of 2ha (unserviced) and 10% of land used for roads this may create ~82-83ha of developable land and a yield estimate of 40-45 lots.

3.8.5. Future Growth Area North-West (CON-NW)

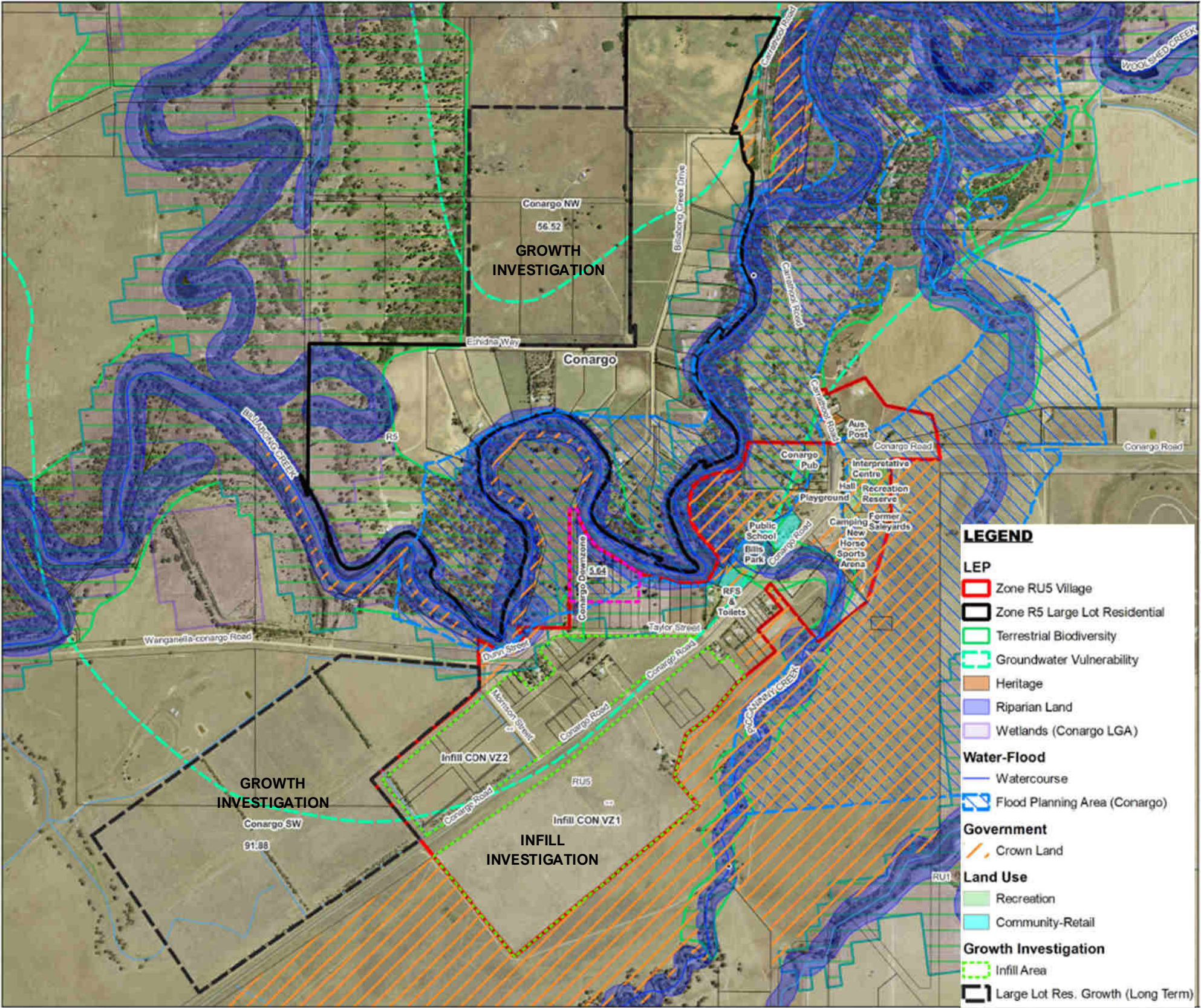
The area to the North-West of Conargo (CON-NW) is ~56.5ha and is in Zone RU1 Primary Production. It is located with access from Billabong Creek Drive and Echidna Way.

It forms a logical extension of the existing Zone R5 Large Lot Residential area. It consists of four (4) lots including 10 Billabong Creek Drive (Lot 31 DP756308 – 3 lots) and Echidna Way (Lot 33 DP756308).

It is outside the Flood Planning Area but partly in the groundwater vulnerability area. It is largely cleared of native trees but it is adjacent to significant vegetation on lots to the west. It is in Bushfire Prone Land Vegetation Category 3. It may be less desirable as it does not have a water frontage.

Assuming an average lot size of 2ha (unserviced) and 10% of land used for roads this may create ~50ha of developable land and a yield estimate of 20-25 lots.

Figure 5: Conargo Constraints & Growth Investigation Areas.



4. Blighty

4.1. Location

Blighty is located towards the eastern part of the Shire on the Riverina Highway between Finley & Deniliquin with the following travel times/distances by road to:

- Finley ~28km via Riverina Highway (20 minutes' drive);
- Mayrung ~24km via Woodbury Rd (20 minutes' drive);
- Deniliquin ~32km via Riverina Highway (25 minutes' drive);
- Echuca ~112km via Riverina/Cobb Highways (1 hour 20 mins' drive).

4.2. Brief Settlement History

The first European settlers displaced the local Aboriginal people and established large pastoral runs that later became large sheep and cattle stations such as Tuppal Station and Woodbury.

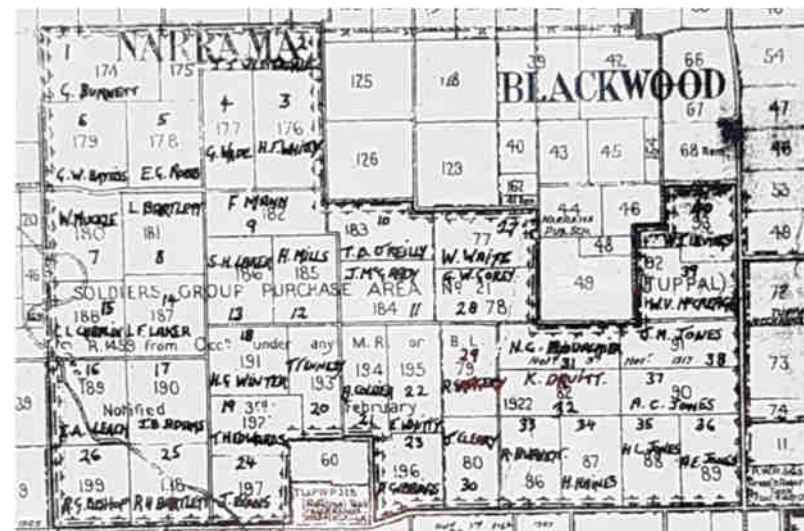
After World War I, the New South Wales government introduced the *Returned Soldiers Settlement Act* in 1916 which provided Crown Lands and money advances for land improvements. Land was subdivided around Blighty into 500-800 acres. However, the lot sizes were too small and lacked water for sustainable agriculture.

Blighty Post Office opened in 1926, closed in 1932, reopened in 1956, and closed again in 1991. Blighty Public School was opened in 1929 and the local football and netball clubs have been competing since 1949. Blighty Hotel opened in 1941.

The Mulwala Canal, which is the largest irrigation channel in the Southern Hemisphere, was constructed between 1935 and 1944 diverting water from the Murray River at Lake Mulwala and enabling more intensive agriculture surrounding Blighty, including rice.

There was again a soldier resettlement scheme after World War II which again nearly failed due to drought but was saved by irrigation.

(Sources: *Blighty Tourist Signs / Historical Deniliquin Brochure*).



Tuppal Soldier Settlement Scheme (Blighty) – Tourist Sign.

Figure 6: Photos of Blighty key facilities (2023).



Grain storage.



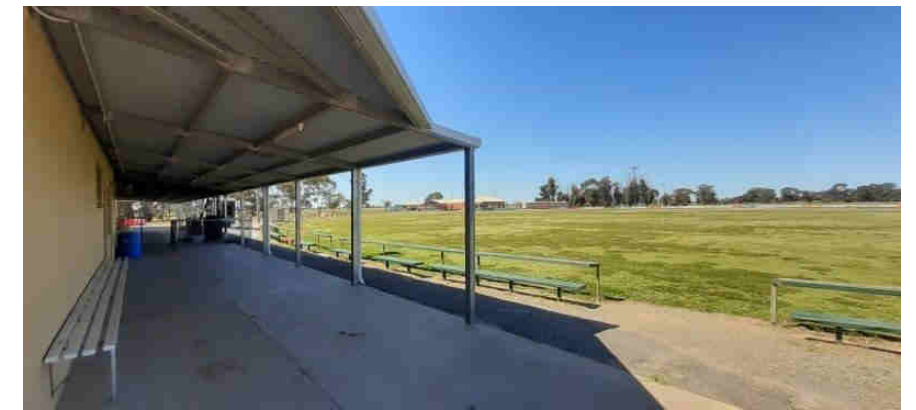
Blighty Pub/Hotel.



Entrance to Recreation Grounds/RFS Shed.



RFS Shed.



Recreation Grounds – Community Hall.



Recreation Grounds – Netball facilities.



Waste Depot / Community Recycling Centre.



Blighty Public School.

4.3. Population & Infrastructure

At the 2021 Census, Blighty had a population of around 192 people, the largest outside Deniliquin, but this includes a wide catchment around the core settlement. Within the Village are limited dwellings. Population has increased from 138 in 2016 (6.8%/annum growth – the highest growth rate in the Shire). In 2023, Blighty had the following key facilities:

- Blighty Bulk Storage (Rice/Grain) Facility – AGS & Fanmac Logistics – Grain Accumulation for Conargo Feedlot;
- Blighty Hotel/Pub with public bus stop/tourist information;
- Blighty Public School (currently ~17 children/ 3-4 staff);
- Recreation Reserve with Community Hall, Mobile Preschool & Childcare, football & cricket oval, tennis/ netball courts and facilities, playground & Rural Fire Service shed;
- Waste Disposal Depot/Community Recycling Centre.

Blighty does not have access to potable water or reticulated sewer. All buildings are reliant on rainwater tanks and on-site effluent management. There are no adopted Council plans to upgrade these in the foreseeable future.

4.4. Land Uses & Key Planning Controls

Blighty has Zone RU5 Village that incorporates the Grain Storage and Blighty Hotel and a few vacant lots. However, the Recreation Reserve is another kilometre further east in the rural zone and then the Public School is another couple of kilometres east and north on Blighty School Rd in the rural zone – so the village is fragmented and not walkable. Only the Blighty Hotel is heritage listed at this time.

4.5. Natural Environment & Hazards

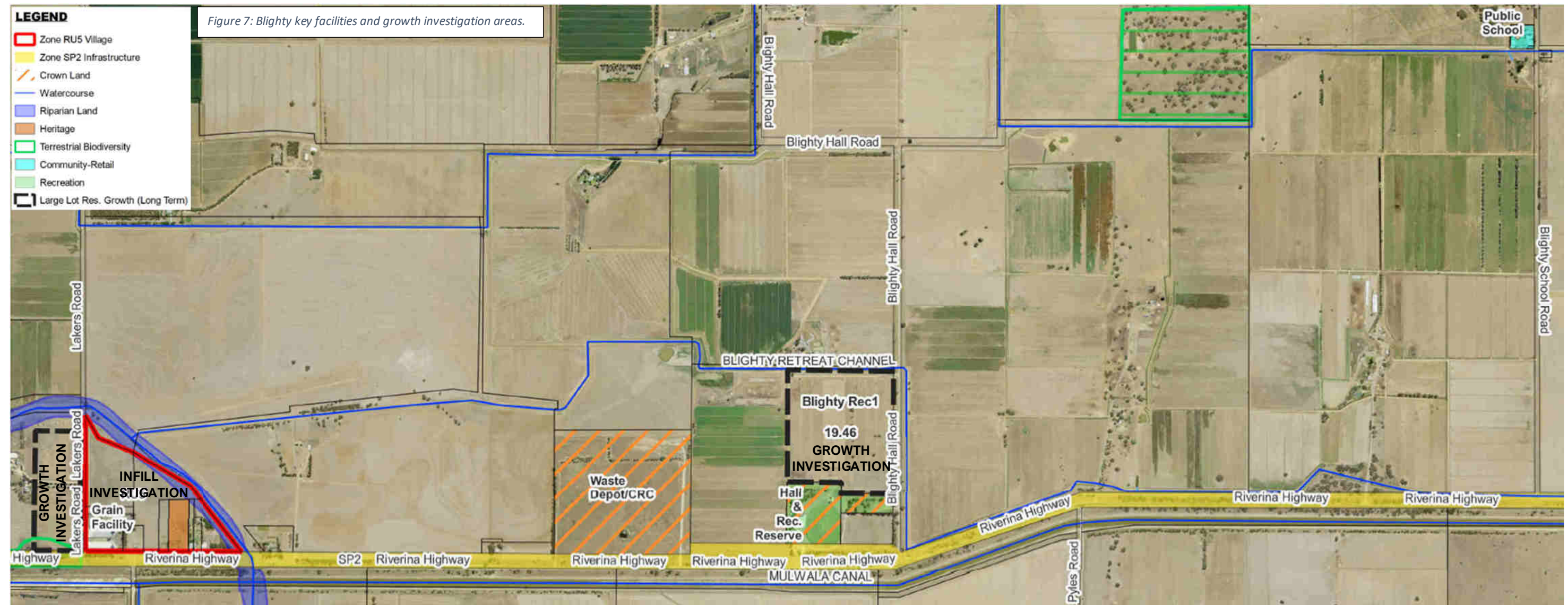
The Mulwala Canal runs along the southern side of the Riverina Highway and constrains growth to the south.

The Box Creek Escape Channel (riparian corridor) is the northern boundary of the Village Zone. Blighty Retreat Channel runs north of the Village zone and Recreation Reserve. These tend to constrain growth to the north. There is no Flood Study for Blighty but it is expected Box Creek Escape Channel may have some flood risk.

As the lands have been used for intensive agriculture, they have been largely cleared of significant vegetation so there are no pockets of mapped terrestrial biodiversity close to the urban areas/facilities. There are limited natural environmental hazards other than flood risk and bushfire prone land – vegetation category 3 grass fire risk.

4.6. Other Opportunities/Constraints

Blighty has access to higher level facilities and secondary schools in Finley (20 minutes) and Deniliquin 25 minutes' drive). It has a strong supporting agricultural area but it is heavily dependent on water and economic conditions that can be cyclical. It has a strong community with well-supported school and local sport teams with above average recreation facilities. The school has potential to grow (with current bathroom facilities) up to 30 students. However, its fragmentation means it is difficult to consolidate facilities and identify potential growth areas. There should be a buffer of at least 100-200m from the waste depot for all future development or be subject to odour/dust studies.



4.7. Growth Investigation Area(s)

If the Aspirational or Higher Growth Rates in Deniliquin are achieved then there is likely to be some significant flow on growth to Blighty that may warrant investigation of additional growth areas, as follows:

4.7.1. Infill Development (Existing Village Zone)

There is limited infill opportunity within the existing Village Zone as much of the vacant land is owned by Aust. Grain Storage Pty Ltd and has an interface with both grain storage facilities.

Access would ideally be located off Lakers Road and the slip lane in front of the hotel rather than the Riverina Highway. Infill is likely to be larger 0.4-0.6ha lots with on-site effluent systems.

Figure 8: Blighty Growth Investigation Area (left) West of Village Zone (Right) North of Recreation Grounds.

4.7.2. West of Village Zone (Blighty VZ1)

Once there is 50-60% take up of the existing Village Zone, Council may consider a growth investigation area west of the Village Zone in Zone RU1 Primary Production.

It is part of No.31 Lakers Rd (part Lot 60 DP756327 ~9ha) with primary access from Lakers Rd. It is a logical extension of the Village Zone or new Large Lot Residential area. It has a small patch of Terrestrial Biodiversity mapping but this does not appear significant. Interface with the Grain Facility needs to be managed.

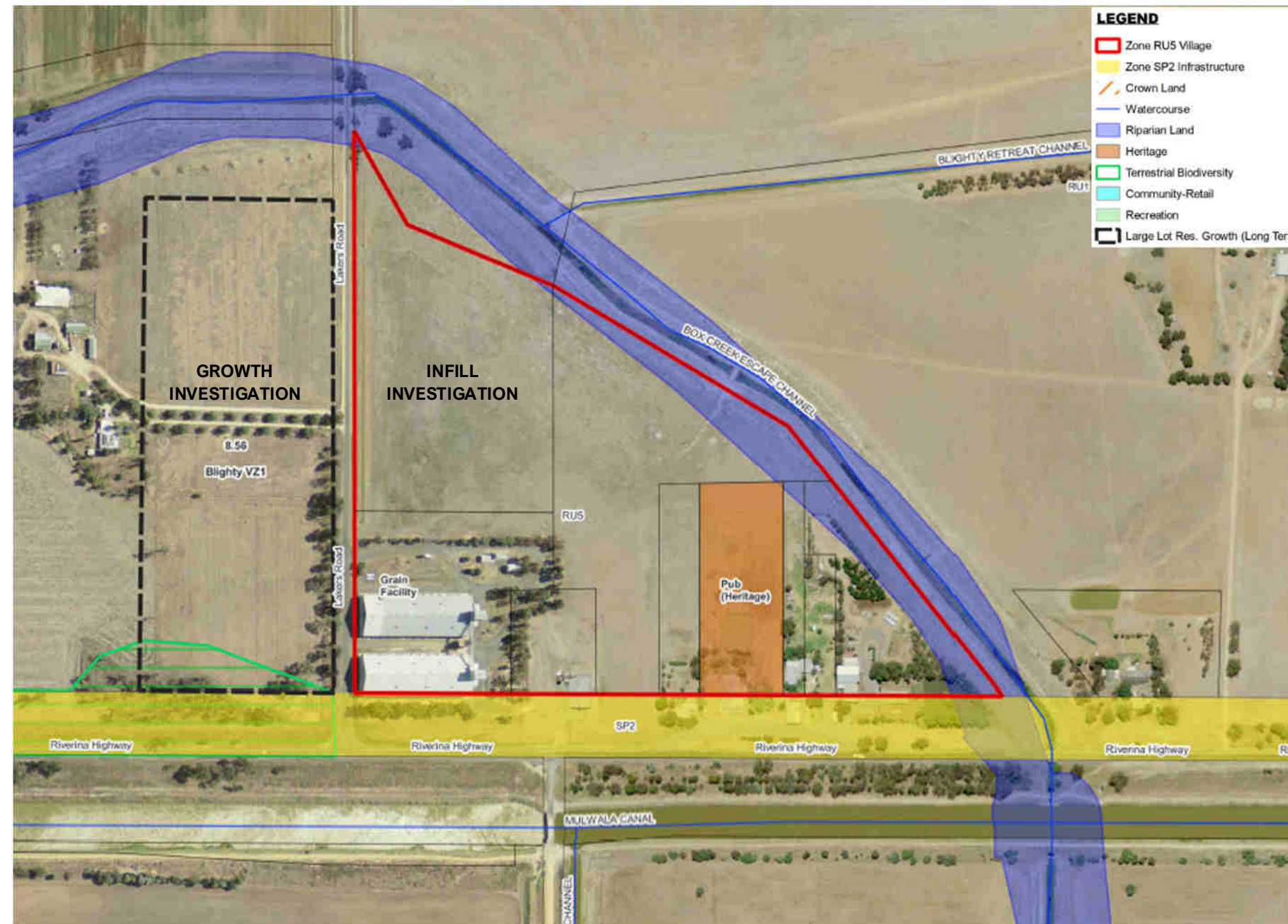
Assuming an average lot size of 1ha (unserviced) and 10% of land used for roads this may create ~8ha of developable land and a yield estimate of 6-8 lots.

4.7.3. North of the Recreation Ground (Blighty Rec1)

An alternate growth investigation area is north of the recreation ground in Zone RU1 Primary Production. It has address Blighty Hall Rd (Lot 65 DP756319 ~19ha).

Interface with the recreation grounds and some intensive agriculture to the west needs to be managed but it has limited native trees or other environmental constraints.

Assuming an average lot size of 1ha (unserviced) and 15% of land used for roads this may create ~16ha of developable land and a yield estimate of 12-16 lots.



5. Wanganella

5.1. Location

Wanganella is located towards the north central part of the Shire on the Cobb Highway on a crossing of Billabong Creek between Hay & Deniliquin with the following travel times/distances by road to:

- Boorooban ~28km via Cobb Highway (17 minutes' drive);
- Pretty Pine ~29km via Cobb Highway (18 minutes' drive);
- Deniliquin ~44km via Cobb Highway Rd (30 minutes' drive);
- Hay ~75km via Cobb Highway (45 minutes' drive);
- Echuca ~124km via Cobb Highway (1 hour 25 mins' drive).

5.2. Brief Settlement History

Wanganella formed around the crossing of Billabong Creek on the road from Deniliquin to Hay.

George Hall Peppin and sons were English sheep breeders who settled at Wanganella Station in 1858. They nearly sold in 1861 due to difficulties growing sheep but subsequently created a new breed of Peppin Merino with high-quality wool suited to local conditions that became a world-famous breed and supported the Australian wool industry.

The first allotments from a subdivision were sold in Wanganella in 1864. By 1865 there is anecdotal evidence of two public houses, a blacksmith, a shoe-makers, and butchers with a bridge over Billabong Creek and around 25 people. Later it had a school, a church, and police station.

(Sources: Wikipedia / Visit Deni website / Historic Deniliquin brochure / Conargo Tourist Sign).

5.3. Population & Infrastructure

At the 2021 Census, Wanganella had a population of around 61 people, but this includes a wide catchment around the core settlement and the village population is likely closer to 30 people. It has decreased from 86 people in 2016 (-6.6%/annum).

After Conargo, it is the settlement with the most dwellings within the urban area but the majority are rural dwellings and may be affected by the cyclical nature of agricultural economics.

In 2023, Wanganella had the following key facilities:

- Wanganella Store & Cafe;
- Recreation Reserve with Community Hall (for hire), tennis courts, and playground;
- Rural Fire Service shed(s);
- Wanganella Creek Camp Park (caravan & camping);
- Former Cobb & Co stop (heritage) – now dwelling;
- Former Public School (heritage) – now privately owned;
- Crown land to the west with waste depot & cemetery;
- Peppin Memorial/PK Edmunds Park on the Cobb Highway to the south.

Figure 9: Photos of Wanganella key facilities (2023).



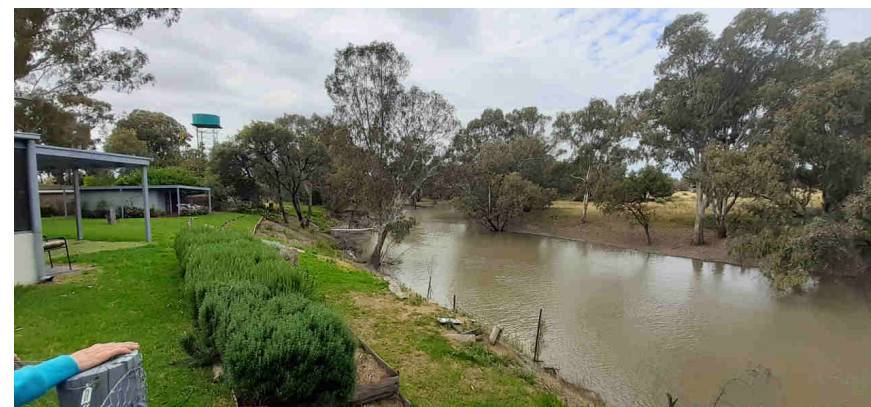
Peppin Memorial just south of Wanganella.



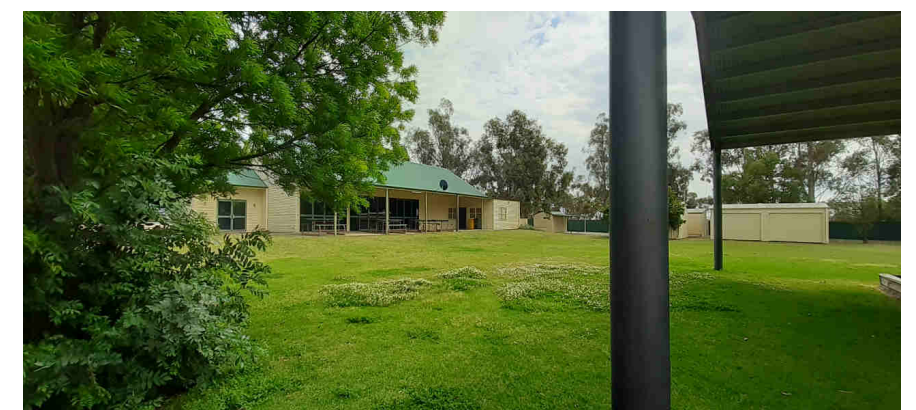
Wanganella Creek Camp Park just south of Wanganella.



Wanganella Store & Café on Billabong Creek.



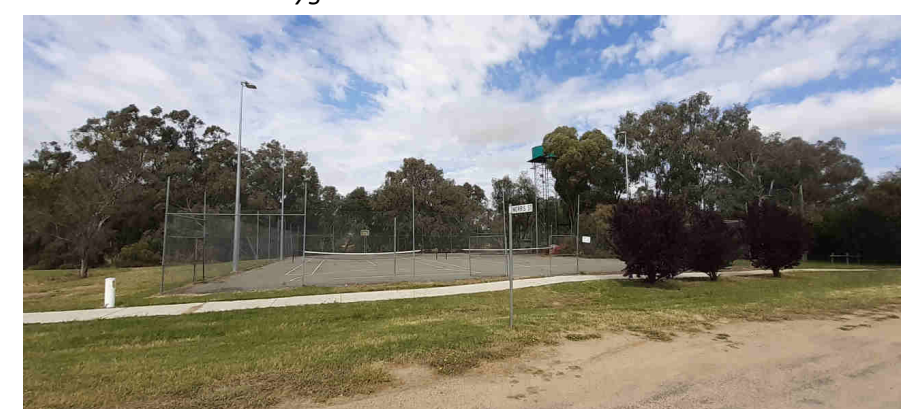
Billabong Creek (behind Store & Café).



Recreation Reserve / Community Hall.



Recreation Reserve Playground.



Tennis Courts.



Rural Fire Service shed.

As at late 2023, the tourist accommodation cottage was no longer open and the store may soon be for sale.

Wanganella does not have access to potable water or reticulated sewer. All buildings are reliant on water pumped from Billabong Creek to a turnkeys nest tank which has limited reticulation around the town, rainwater tanks and on-site effluent management. There are no adopted Council plans to upgrade these in the foreseeable future. After recent floods there are efforts to minimise use of creek water as a potable water source.

5.4. Land Uses & Key Planning Controls

Wanganella has Zone RU5 Village extending north of Billabong Creek up to Brodrick Street, west of the Cobb Highway. This covers some of the historic subdivision pattern but smaller lots also exist to the north and north-west in the surrounding rural zone/Crown lands. It facilitates some flexibility in non-residential uses.

It does not have a Zone R5 Large Lot Residential area. However, as it relies on on-site effluent systems dwelling lots must generally be larger – so most are like large lot residential lots.

Crown lands may constrain growth to the north and south-west.

5.5. Natural Environment & Hazards

Wanganella sits in a floodplain including Billabong Creek, Estuary Creek / Eight Mile Creek (to the south), Wanganella Creek and Two Mile Creek to the north that are all riparian corridors with wetlands.

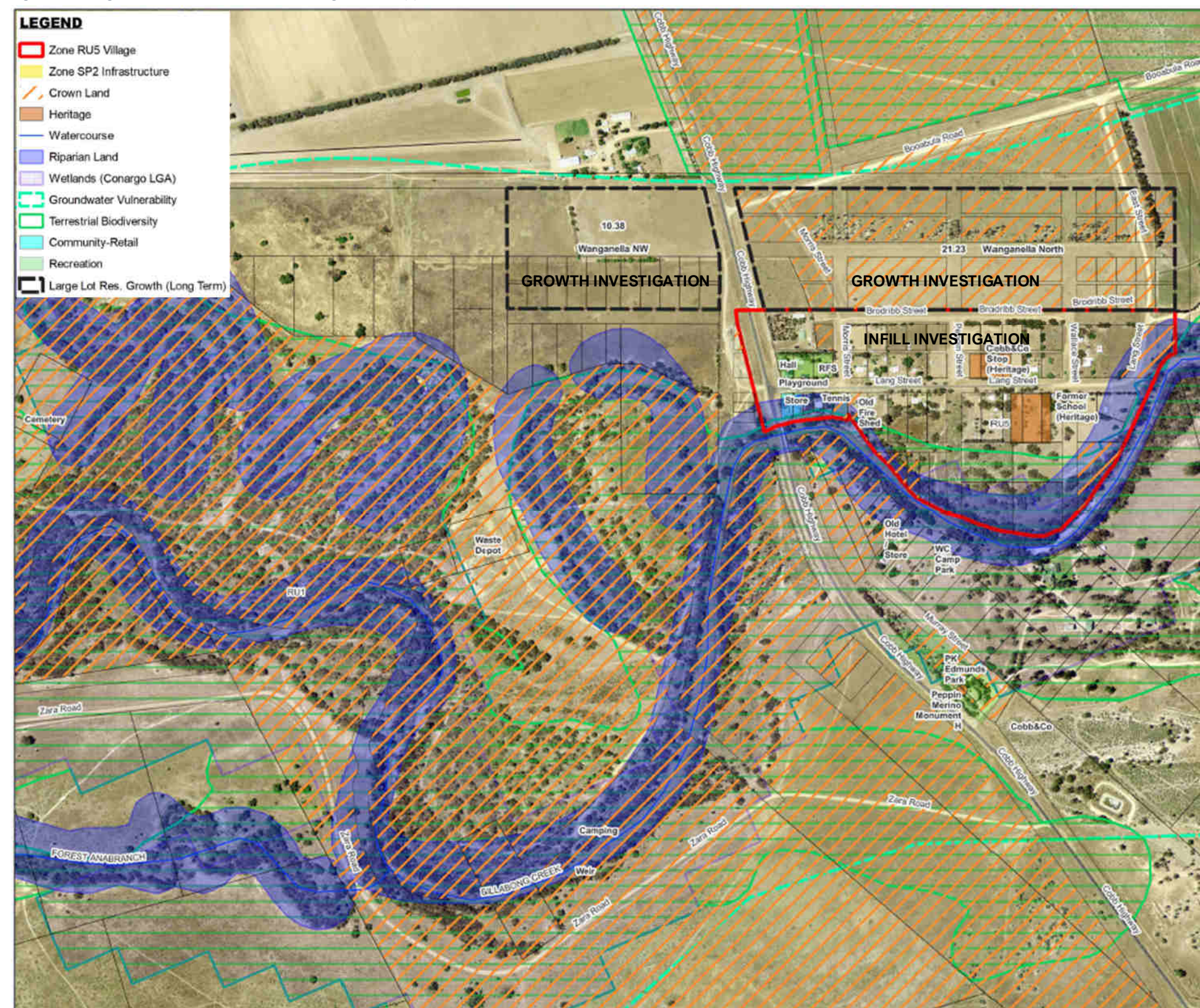
There is no adopted Flood Study for Wanganella but there has been some analysis of recent floods with some 2012 flood estimates (see next page). Flood areas in 2012 were just south of Lang St and did not affect the majority of the Village Zone or existing buildings – though this may not have been a 1% AEP Flood.

Most significant vegetation extends along these watercourses with some terrestrial biodiversity mapping but this does not affect much of the Village Zone. There are some significant trees across the Village Zone that contribute to amenity. The village is in a groundwater vulnerability area.

5.6. Other Opportunities/Constraints

Outside of Deniliquin and Conargo, Wanganella has perhaps the most urban settlement with several historic buildings and dwellings and some recent new or upgraded dwellings. 30 minutes' drive to Deniliquin is a reasonable travel distance to higher-level services but there is limited local employment. The recent loss of population suggests that its economy is closely tied to agriculture and passing traffic on the highway. However, there is no formal truck rest stop here so this limits business to the store.

Figure 10: Wanganella Constraints & Growth Investigation Area(s).



5.7. Growth Investigation Area(s)

If the Aspirational or Higher Growth Rates in Deniliquin are achieved then there is likely to be some significant flow on growth to Wanganella that may warrant investigation of additional growth areas, as follows:

5.7.1. Infill Development (Existing Village Zone)

At this time there would appear to be capacity for some limited growth/development (up to 8-12 dwellings) on vacant lots in the existing Village Zone, assuming these are made available and there are suitable areas for on-site effluent management (assume 0.4ha holdings). Therefore, in the short-term there is no need to amend the current planning controls.

5.7.2. Growth Investigation Area(s)

However, should another 4 or 5 of these vacant lots be developed then Council may wish to consider a staged adoption of Zone R5 Large Residential Zone over historic subdivided land as shown in the Figure opposite, including:

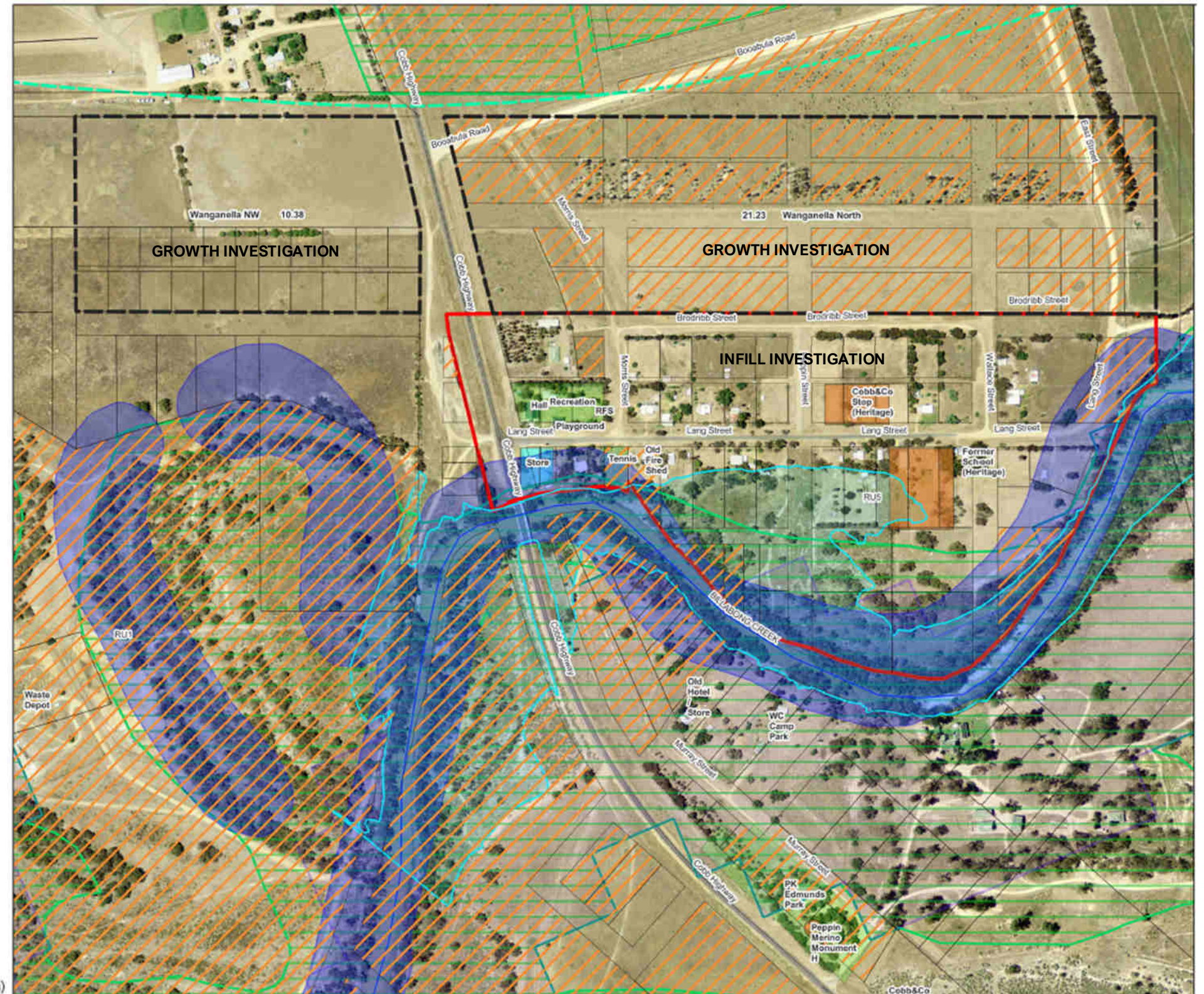
- Wanganella North:** In the first instance to the north assuming the Crown lands can be made available (~21ha including roads); and
- Wanganella North-West:** Longer-term to the north-west assuming the agricultural impacts can be addressed and suitable access from Cobb Highway can be achieved (~10ha).

Assuming an average lot size of 0.8ha (unserviced) and 15% of land used for roads this may create ~26ha of developable land and a yield estimate of 30-35 lots depending on detailed constraint testing and existing subdivision patterns.

However, recent population decline and lack of key local drivers suggests this growth may not be needed unless Deniliquin achieves the aspirational growth targets in this Report.



Figure 11: Wanganella Constraints & Growth Investigation Area(s).



6. Pretty Pine

6.1. Location

Pretty Pine is located north-west of Deniliquin at the junction of the Pretty Pine/Moulamein Road. It is in the central part of the Shire on the Cobb Highway between Hay & Deniliquin with the following travel times/distances by road to:

- Deniliquin ~16km via Cobb Highway Rd (12 minutes' drive);
- Wanganella ~28km via Cobb Highway (17 minutes' drive);
- Moulamein ~88km via Pretty Pine Rd (55 minutes' drive);
- Echuca ~95km via Cobb Highway (1 hour 5 minutes' drive);
- Hay ~105km via Cobb Highway (1 hour 5 minutes' drive).

6.2. Brief Settlement History

In 1875 Robert Holloway constructed a new hotel at 'Pretty Pine' as a Cobb & Co coach stopping place between Deniliquin and Wanganella. The name came from a native pine tree near the hotel.

In 1879, 213 acres of Crown land surrounding the Pretty Pine Hotel was set aside as a site for the village of Dahwilly (the parish name) though this name was not used locally.

Pretty Pine Post Office opened on 6 October 1890 but reduced to a telephone office in 1942 and was closed in 1954. There was once the Pretty Pine Provisional School (Sources: *Wikipedia / Visit Deni website / Historic Deniliquin brochure*).

6.3. Population & Infrastructure

The 2021 Census population for Pretty Pine was 59 people but this includes a wide catchment around the core settlement. It has decreased from 63 people in 2016 (-1.3%/annum). However, there is a very limited population within the actual core of the settlement and this is largely rural dwellings in the surrounding irrigated / agricultural areas and may be affected by the cyclical nature of agricultural economics.

In 2023, Pretty Pine had the following key facilities:

- n) Pretty Pine Hotel & outdoor stage/performance space;
- o) Recreation Reserve with Sports/Community Hall (for hire), tennis courts, playing field, and playground (on-site caretaker);
- p) Deniliquin Pistol Club (Shooting Range);
- q) Crown lands to the south with significant vegetation.

Pretty Pine does not have access to potable water or reticulated sewer. All buildings are reliant on rainwater tanks and on-site effluent management. There are no adopted Council plans to upgrade these in the foreseeable future.

Figure 12: Photos of Pretty Pine key facilities (2023).



Pretty Pine Hotel.



'Smoko' Sculpture at Pretty Pine Hotel.



Outdoor performance space at Pretty Pine Hotel.



Entrance to the Recreation Reserve.



Community/Sports Hall at Recreation Reserve.



Playing field (football, cricket).



Tennis courts.



Deniliquin Pistol Club.

6.4. Land Uses & Key Planning Controls

Pretty Pine has Zone RU5 Village around the Hotel on both sides of the highway and Zone R5 Large Lot Residential extending up to Edward St. However, there is only a handful of dwellings (5-6) within the urban zoned area and limited subdivision.

The Hotel is the only listed heritage item in the village. There urban zoned land is mostly surrounded by Crown Land or larger agricultural holdings except for a pocket of land to the south of Pretty Pine Rd.

6.5. Natural Environment & Hazards

Pretty Pine is north of the Edward / Kolety River and Back Creek and may be affected by the flood plain. There is no Flood Planning Level (1%AEP + freeboard) mapped for this area (Figure opposite shows the flood study did not extend this far).

However, as the Probable Maximum Flood (PMF) map only just extends across the village it is less likely that the FPL extends to the village. Further flood studies may need be prepared before any significant redevelopment.

Dahwilly Main Channel passes along the northern edge of the Village Zone and through the Large Lot Residential Area with the No.3 channel diverting to the north.

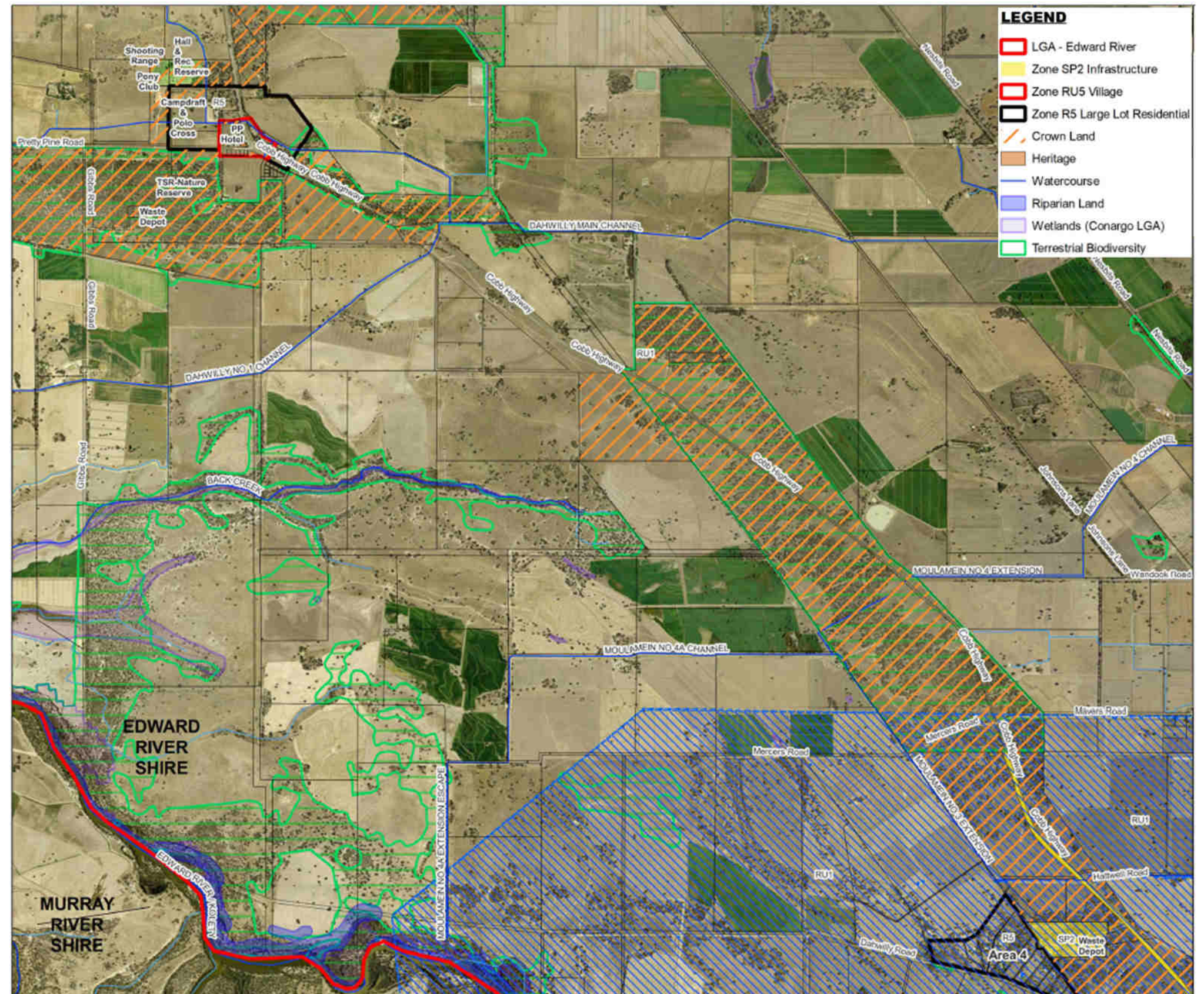
There are no significant mapped areas of terrestrial biodiversity over the existing urban zones of Pretty Pine. However, there is significant vegetation to the north of the Hotel extending up into the Recreation Reserve. There is also a significant area of vegetation with mapped terrestrial biodiversity on the Crown lands (TSR/Nature Reserve) to the south and along the Cobb Highway.

6.6. Other Opportunities/Constraints

The key advantage for Pretty Pine is its proximity to the larger service centre of Deniliquin with good access along the Cobb Highway. Therefore, it could act as a support suburb to Deniliquin but is unlikely to need/support significant additional commercial or community land uses.

It is not situated directly on a major watercourse but it does have the irrigation channels around the village. Crown lands constrain growth to the north, west and south. Council may also work with NSW Spatial Services to rectify the small cadastre misalignment with the aerial photograph.

Figure 13: Pretty Pine Opportunities & Constraints.



6.7. Growth Investigation Area(s)

If Moderate Growth Rates in Deniliquin are achieved then there is likely to be some significant flow on growth to Pretty Pine that may warrant investigation of additional growth areas, as follows:

6.7.1. Infill Development (Village & Large Lot Res. Zones)

The existing Village Zone should be retained in Pretty Pine around the Hotel just in case some additional non-residential uses are supported in the future and leverage the Cobb Highway frontage.

Currently, there has been very limited subdivision and development of the existing zoned urban and large lot residential areas. The vacant lands are owned by a limited number of owners – so there may need to be discussions with them to facilitate future development.

Primary dwelling growth should occur in the Large Lot Residential areas along Pretty Pine Rd, Edward St, and longer term to the east of the Cobb Highway (with suitable highway access to be determined).

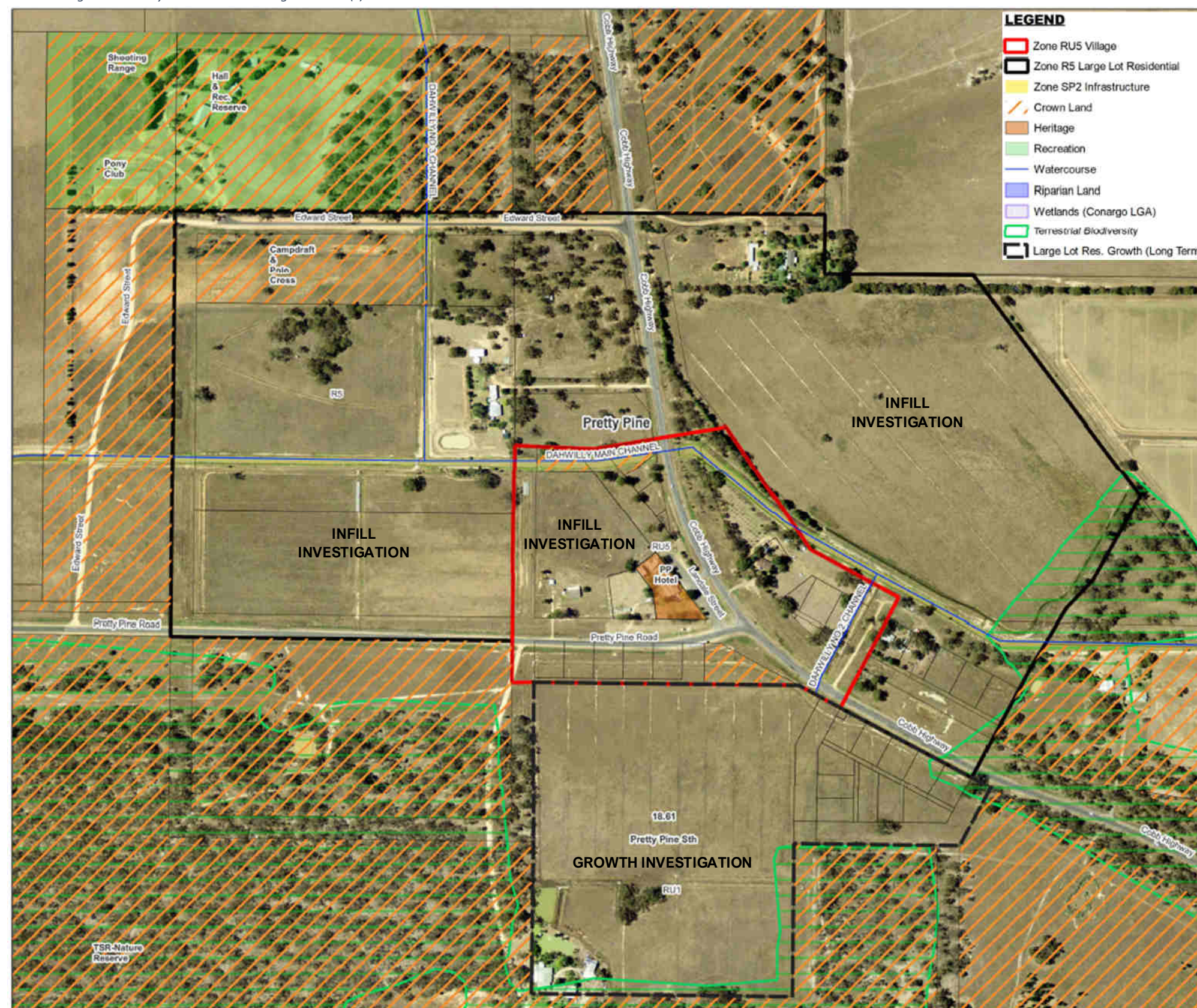
6.7.2. Growth Investigation – Pretty Pine South

Once the existing zoned lands achieve 50-60% subdivision and take-up (or are not proceeding) then there is potential to extend the large lot residential zone to the south over private land adjacent to the Crown lands to the south.

This is a single holding at 31 Pretty Pine Rd (Lot 73 DP756274 ~18.6ha) that has a historic subdivision pattern over part of that land and a narrow frontage to Pretty Pine Road.

Assuming an average lot size of 0.6ha (unserviced) and 15% of land used for roads this may create ~16ha of developable land and a yield estimate of 25-30 lots depending on detailed constraint testing and existing subdivision patterns.

Figure 14: Pretty Pine Growth Investigation Area(s).



7. Mayrung

7.1. Location

Mayrung is located towards the eastern part of the Shire just north of the Riverina Highway between Finley & Deniliquin with the following travel times/distances by road to:

- Blighty (Pub) ~22km via Woodbury Rd (18 minutes' drive);
- Deniliquin ~40km via Mayrung/Moonee Swamp Rd (30 minutes' drive);
- Finley ~43km via Coree Rd/Riverina Highway (30 minutes' drive);
- Echuca ~116km via Riverina/Cobb Highways (1 hour 20 mins' drive).

7.2. Brief Settlement History

The Wiradjuri Aborigines, who inhabited the district prior to white settlement, called it 'Carawatha', which is thought to mean 'place of pines'.

During European settlement it was an agricultural settlement. The Mayrung Public School was established in 1884 and is still the focus of the community.

After World War II (post 1945), Mayrung became a 'solider settlement area' and was subdivided for small farms that had mixed success until irrigation was introduced.

There is limited history on Mayrung. It is a small collection of buildings that centres around the public school, hall, and fire service (Sources: *Wikipedia / Visit Deni website / Historic Deniliquin brochure*).

7.3. Population & Infrastructure

The 2021 Census population for Mayrung was 171 people but this includes a wide catchment around the core settlement. It has increased from 148 people in 2016 (2.9%/annum), the 2nd highest growth rate of settlements in the Shire.

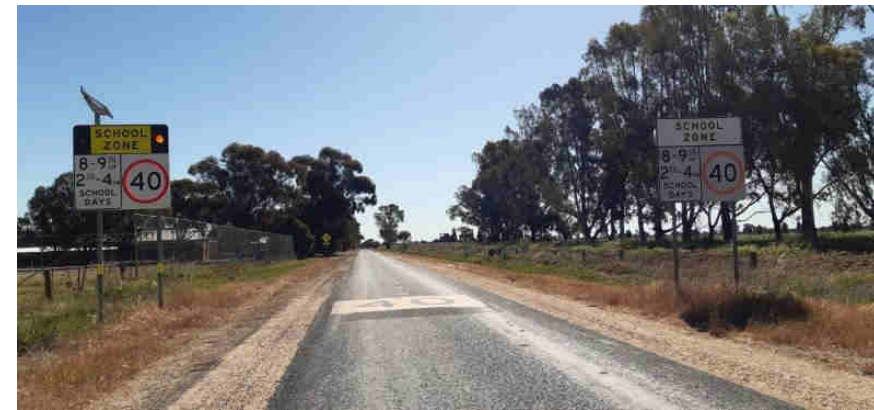
However, there is a very limited population within the actual core of the settlement (around the school) so the population is made up largely of rural dwellings in the surrounding irrigated / agricultural areas and may be affected by the cyclical nature of agricultural economics.

In 2023, Mayrung had the following key facilities:

- Mayrung Public School & playground;
- Mayrung Public Hall & old tennis courts;
- Rural Fire Service shed;
- Old church (disused).

Mayrung does not have access to potable water or reticulated sewer. All buildings are reliant on rainwater tanks and on-site effluent management. There are no adopted Council plans to upgrade these in the foreseeable future.

Figure 15: Photos of Mayrung key facilities (2023).



Entrance to Mayrung along Mayrung Rd from east.



Mayrung Public Hall & fire shed.



Entrance to Public School (Source below – Localista).



New playground & outdoor kitchen (Deniliquin Pastoral Times 25/10/22).



Older tennis courts near hall



Disused building.

7.4. Land Uses & Key Planning Controls

Mayrung does not have an urban zone for the settlement which only really contains the facilities noted above. The village sits in the surrounding rural zone with a minimum lot size of 40ha.

Mayrung does not have a historic urban subdivision pattern (except immediately around the school/hall) so without an urban zoning it has limited potential for additional dwellings.

CLEP2013 Schedule 5 only has NO listed heritage items in Mayrung but the school, hall and other building may have historic importance.

7.5. Natural Environment & Hazards

There are lower constraints from the natural environment & hazards at Mayrung. It is not near a major watercourse – though it is near Blighty No.3 Channel so there is a lower flood risk and no riparian or wetland areas near the settlement.

There are pockets of significant vegetation around the settlement but they are not continuous and likely can be protected.

The land is bushfire prone land (Vegetation Category 3) but this affects most of the Shire and it is likely this could be managed with appropriate Asset Protection Zones (APZs) around buildings/infrastructure.

7.6. Other Opportunities/Constraints

Mayrung is not on a major transport route and is serviced by local (often gravel) roads. Higher level services are at least 30 minutes' drive away. This is likely to limit population growth. It is also likely there is limited additional dwelling potential in the surrounding agricultural area unless supported by additional intensive agricultural subdivision. This suggests Mayrung's strength lies in continuing to support the surrounding rural community for primary school and community functions.

7.7. Growth Investigation Area(s)

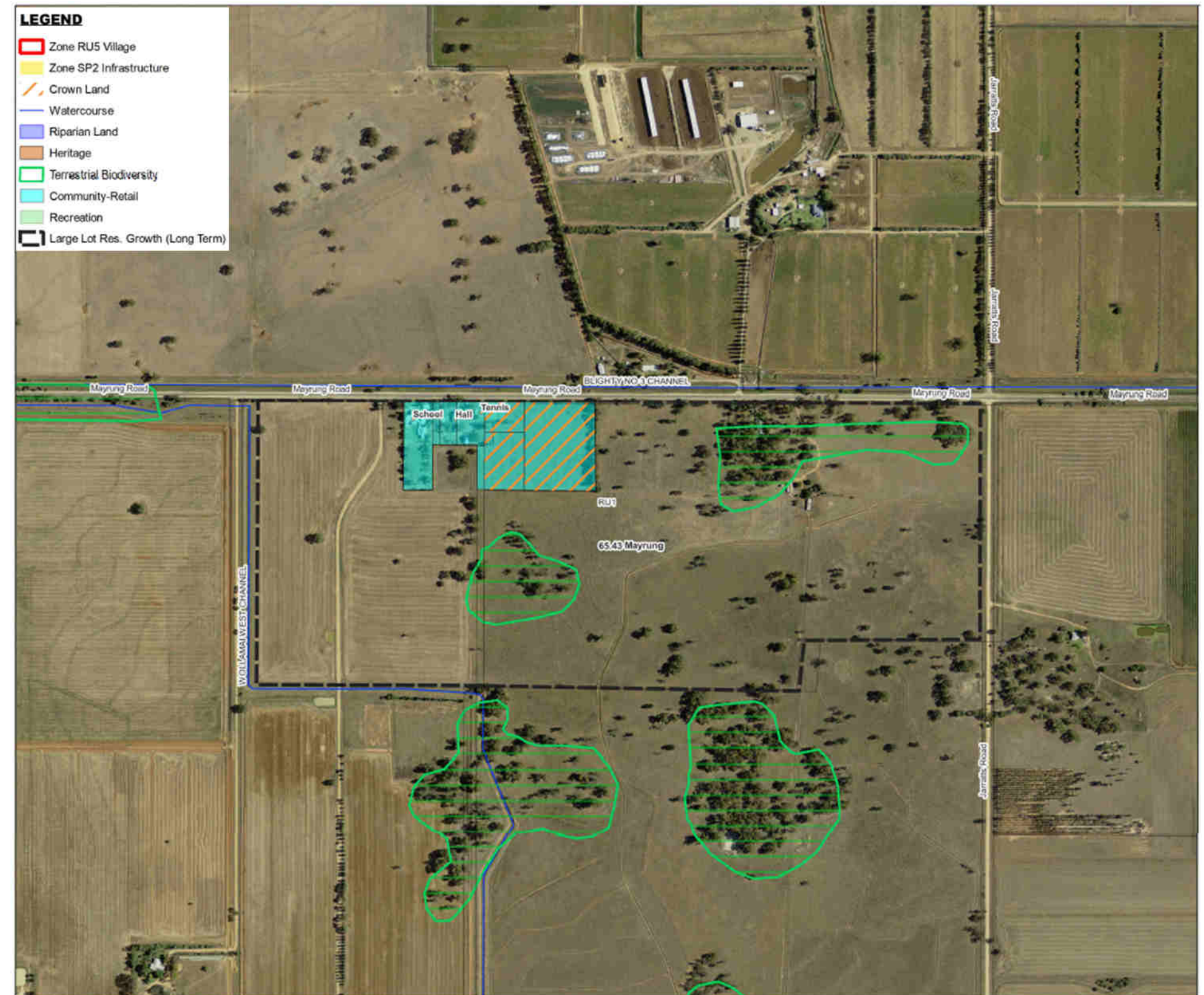
For the reasons noted above, Mayrung is not a key settlement that is likely to support significant population growth and development close to the village centre. Instead, the surrounding rural population is likely to grow and decline organically with agricultural potential.

Regardless, if the higher/aspirational population growth rates were to be achieved then this may result in some growth flow-on from Deniliquin to smaller settlements in the medium to longer term. Other villages are likely to have higher growth potential than Mayrung.

However, if required the land immediately around the school/hall between Wollama West Channel, Mayrung Rd, and Jarratts Rd could be investigated for long-term large lot residential zoning.

This has an area of ~65ha so with a minimum lot size average of 0.8-1ha it could provide 65-80 additional dwellings. This is likely to significantly exceed the growth potential for Mayrung to 2050.

Figure 16: Mayrung Growth Investigation Area(s).



8. Booororban

8.1. Location

Booororban is located near the northern boundary of the Shire (with Hay Shire) on the Cobb Highway (intersection Wargam Rd) between Hay & Deniliquin with the following travel times/distances by road to:

- Wanganella ~28km via Cobb Highway (17 minutes' drive);
- Hay ~48km via Cobb Highway (30 minutes' drive);
- Pretty Pine ~56km via Cobb Highway (35 minutes' drive);
- Deniliquin ~75km via Cobb Highway Rd (45-50 minutes' drive);
- Echuca ~150km via Cobb Highway (1 hour 40 mins' drive).

It is located on the Old Man Plain between the Murrumbidgee River and Billabong Creek on the southern side of the Coleambally Outfall Drain and Nyangay Creek which has less irrigated agriculture.

8.2. Brief Settlement History

Prior to European settlement the Nari Nari and Wiradjuri Aboriginal people were caretakers for the land.

Booororban is located on a key Travelling Stock Reserve (TSR) route between Queensland, western NSW (Wilcannia), and Victoria known as the 'Long Paddock' developed in the 1840/50s along the Cobb Highway.

It was originally known as 'Pine Ridge.' A well was sunk here in 1859 to provide water for travellers across the Old Man (Hay) Plain. In 1860, a public house that became known as the Pine Ridge Inn (or Hotel) was constructed and this became a coach stop between Deniliquin and Hay.

In 1867 Crown Lands were declared to be set aside for the Village of Booororban with the name possibly coming from the Aboriginal name for a swamp on the nearby property 'Burraburoon'.

In 1868 the Royal Mail Hotel was constructed as Cobb & Co stables. Booororban Post Office opened in 1881. The village was proclaimed in 1885 with two hotels, a school, post-office, general store about 20 houses and 200 residents. (Sources: *Wikipedia* / *Visit Deni website* / *Historic Deniliquin brochure* / *Booororban Tourist Sign* / *aussietowns.com.au*).

8.3. Population & Infrastructure

The 2021 Census population for Booororban was 36 people but this includes a wide catchment around the core settlement. It has increased slightly from 33 people in 2016. This is a very small population with very few dwellings in the core settlement area.

In 2023, Booororban had the following key facilities:

- Royal Mail Hotel & old play equipment;
- Old recreation ground to west of hotel;
- Booororban Hall (available for hire) & shade-covered play equipment on Wargam Rd;

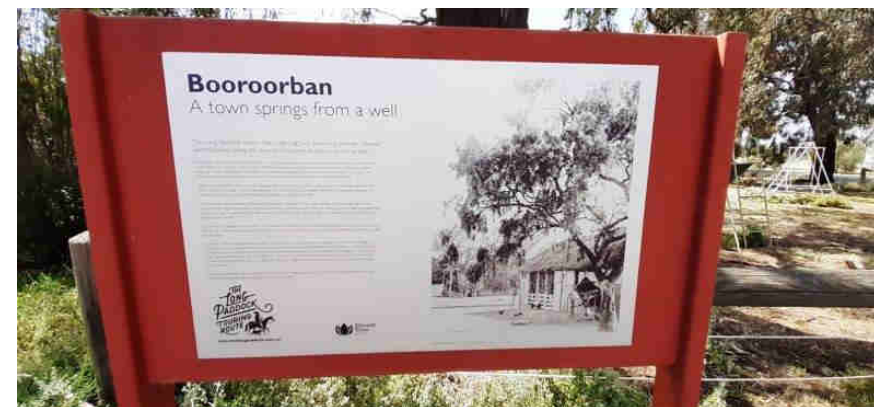
Figure 17: Photos of Booororban key facilities (2023).



Entrance Sign for Booororban on Cobb Highway.



Royal Mail Hotel.



Booororban tourist sign & history.



Play equipment at Royal Mail Hotel.



Booororban Hall & play equipment.



Booororban Hall



Rural Fire Service shed.



Old school building (derelict/unsafe).

- d) Rural Fire Services shed near Hall;
- e) Old school building (derelict) near Hall;
- f) Waste depot off Cobb Highway.

Boooroban does not have access to potable water or reticulated sewer. All buildings are reliant on rainwater tanks and on-site effluent management. There are no adopted Council plans to upgrade these in the foreseeable future.

8.4. Natural Environment & Hazards

Boooroban is located just south of Coleambally Outfall Drain and then Nyangay Creek to the north that are riparian corridors with associated wetlands.

Whilst there is no Flood Study available, Boooroban may be impacted by mainstream flooding and some overland flow/drainage issues due to the flat terrain on the plains. A more detailed study would be needed to determine if this would affect new development in the village.

The Long Paddock Travelling Stock Reserve (TSR) along Cobb Highway is mapped with terrestrial biodiversity as are the lands along the Outfall Drain. There are some significant trees around the hotel and hall across the Crown lands that make up most of the village. The South-West Woodland Nature Reserve is just to the east of the village.

The natural environment of the Hay Plains could be a limited tourism opportunity for the town. It could be supplemented with native vegetation plantings, formalised access and viewing points, and public information. The trees across the Crown lands provide some character/amenity and should be retained & enhanced where possible.

8.5. Other Opportunities/Constraints

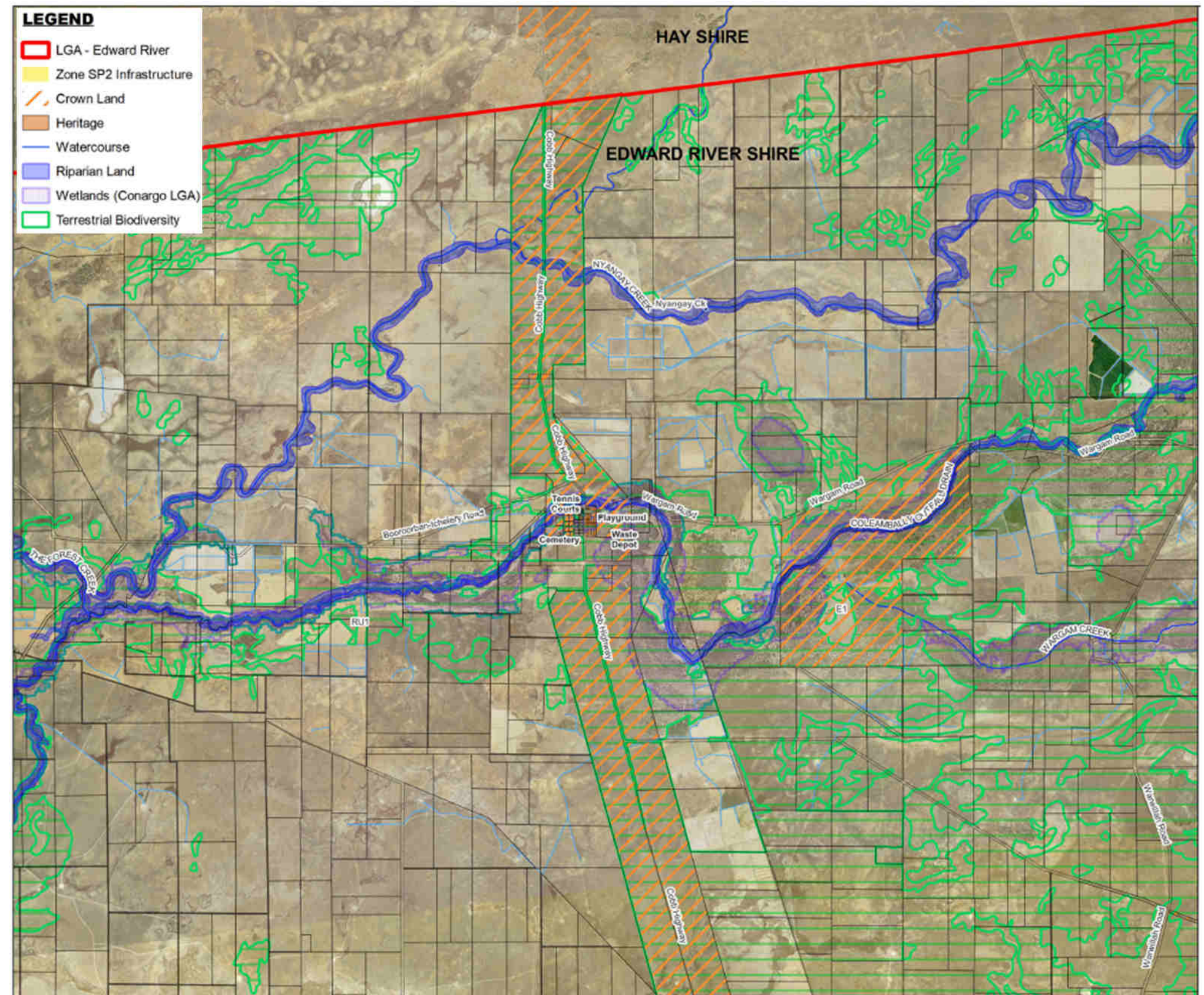
Boooroban has a 2021 census population of around 30 people in a large catchment area around the village. Population is likely to be highly variable and subject to agricultural economics with less intensive agriculture.

Boooroban could continue to leverage its location in the middle of the Hay Plain alongside the Long Paddock TSR and with the historic Royal Mail Hotel as a tourist stopping point with improved truck rest area and camping facilities. However, currently there appear to be limited growth opportunities for sustainable local businesses unless it is enhanced as a destination. Even the community centre appears to have shifted away from Boooroban with the hotel largely closed and hall appearing to have limited use.

It is currently too small and distant from larger support centres to be expected to grow significantly or warrant significant investment in infrastructure.

Council should pursue NSW Spatial Services to rectify the significant cadastre shift where lots do not align to the aerial photography.

Figure 18: Boooroban & surrounds & natural environment overlays.



8.6. Land Uses & Key Planning Controls

Booorooban does not have an urban zone for the settlement (Zone RU1 Primary Production) which limits growth of commercial and urban residential uses unless they meet the minimum lot size. The village sits in the surrounding rural zone with a minimum lot size of 200ha. Crown lands constrain growth to the west, east & north.

Whilst there is the historic subdivision pattern for the village, the lot size and Crown Land may prevent significant dwelling growth unless there were historic dwelling entitlements.

CLEP2013 Schedule 5 only has 1 listed heritage items in Booorooban – Royal Mail Hotel Lot 2 DP1169466 Item 3 (Local). There is no apparent ruins of the old Pine Ridge Inn.

8.7. Growth Investigation Area(s)

For the reasons noted above, Booorooban is not a key settlement that is likely to support significant population growth and development close to the village centre. Instead, the surrounding rural population is likely to grow and decline organically with agricultural potential.

Regardless, if the higher/aspirational population growth rates were to be achieved OR there were major energy projects on the Hay Plains then this may result in some growth flow-on from Deniliquin to Booorooban in the medium to longer term.

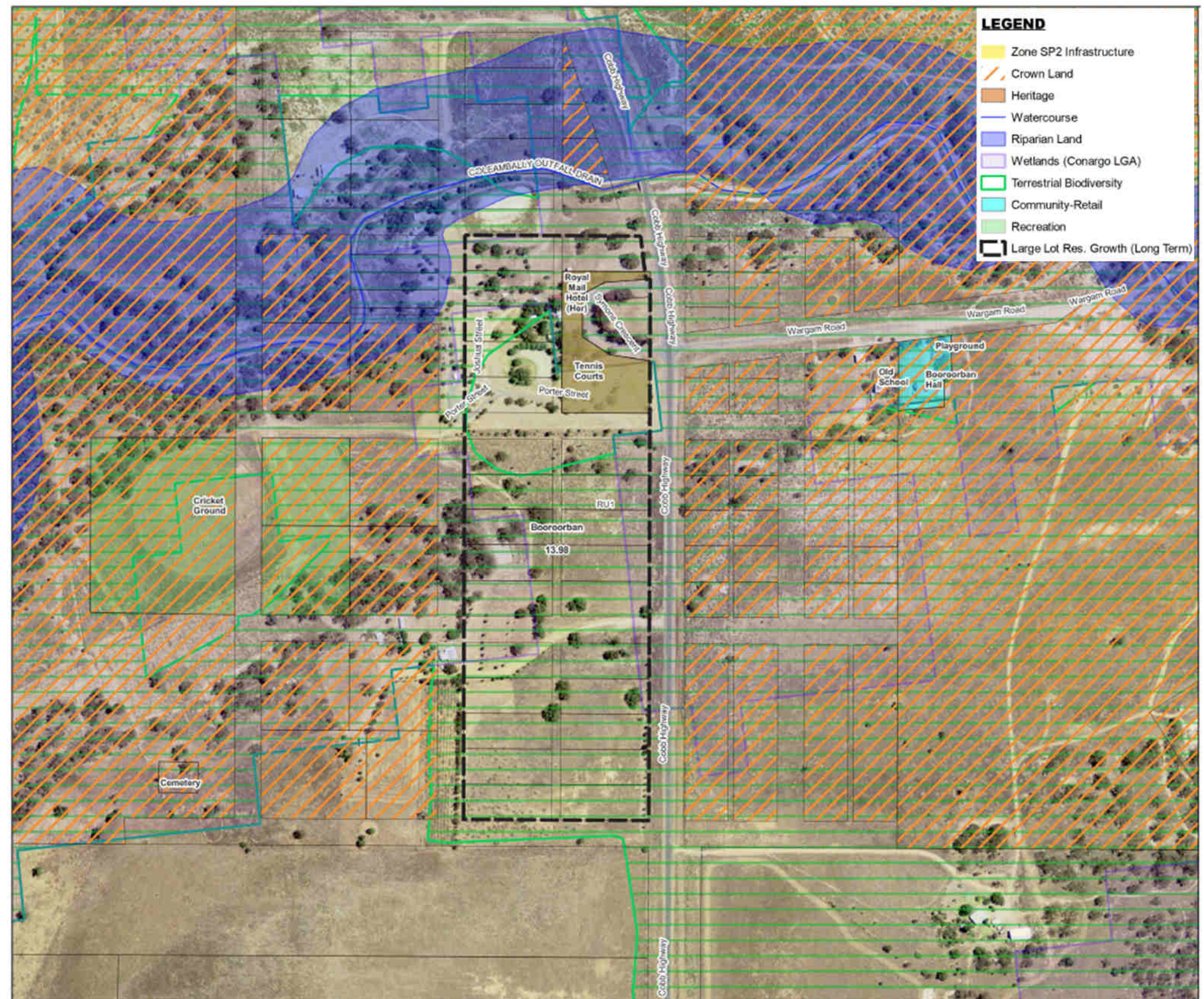
It is important to note that Zone RU1 Primary Production permits a broad range of land uses that may assist Booorooban to growth without rezoning including, but not limited to: camping grounds; community facilities; depots & truck depots; eco-tourist facilities; industrial retail outlets; industries & rural industries; kiosks; landscaping material supplies; markets; recreation areas/facilities; restaurants or cafes; storage premises; tourist & visitor accommodation; vehicle body/repair stations; warehouse or distribution centres; wholesale supplies.

The Figure opposite suggests that the logical growth investigation area is the existing small lot pattern on the western side of the Cobb Highway extending from the Royal Mail Hotel to the south over private land holdings. These are predominantly 0.3-0.4ha smaller lots with limited vegetation. It is constrained by Crown lands on all sides.

This has an area of ~13ha (including Crown roads). If each of the historic lots away from the hotel were developed this could support up to 20 additional dwellings. However, this would likely require a large lot residential zoning to permit dwellings on each of the historic lots.

Alternatively, the planning controls could be reviewed to ensure that at least Temporary Workers Camps can be facilitated (if required) to support growth in electricity and renewable energy generation infrastructure. However, it is noted that there are very few supporting facilities/services and no reticulated water/sewer in Booorooban to support a larger development without its own infrastructure.

Figure 19: Booorooban Growth Investigation Area(s).



9. Mulumbah Estate

It is important to briefly mention Mulumbah Estate as it is a stand-alone Zone R5 Large Lot Residential area that is only ~10km north of Deniliquin off the Conargo Road and not addressed elsewhere in this Briefing Note. This is not a complete strategy for Mulumbah Estate.

The tourist signs opposite the entrance state that the Woodlands Hotel (McLarens Hotel) was built here and licensed from 1876-1885 but the building no longer exists. There was also the Wandook School that had several locations but was closed in 1979.

Mulumbah Estate has a Rural Fire Service shed but no retail or other community functions remaining.

There appears to be good take-up of this Estate – possibly because of its proximity to Deniliquin but also its elevation on the sandhills that gives it some views out over the Biganbigil No.7A Channel estuary and elevates it mostly above the flood plain. It is also located at the edge of the Probable Maximum Flood (PMF) mapped area (to be confirmed by additional study).

It is suggested that there could be some growth of large lot residential land supply in this location either through additional subdivision in the existing zoned area or logical expansion – subject to more detailed investigation that was outside the scope for this Chapter. Ideally this growth would occur on elevated lands that minimises impact on agriculture and the natural environment.

Figure 20: Photos of Mulumbah Estate entrance & RFS shed.



Figure 21: Mulumbah Estate constraints.

