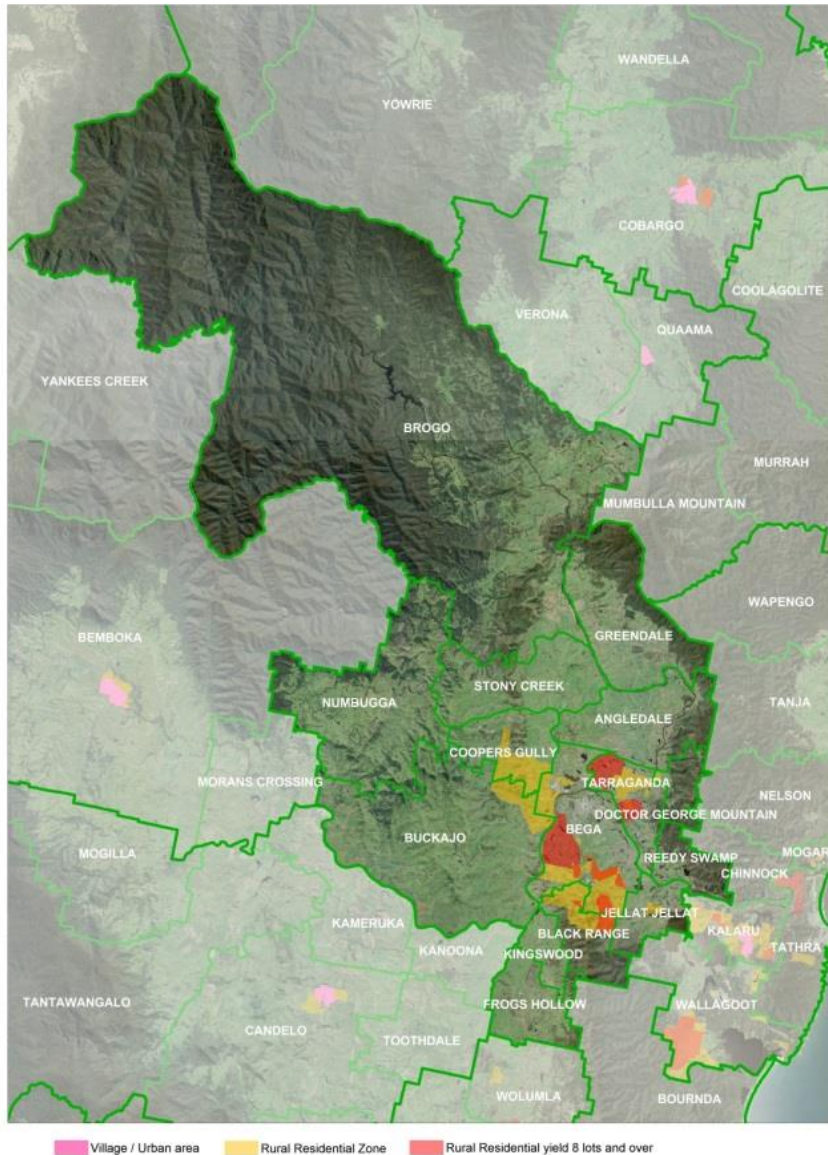


## Bega Catchment



The Bega catchment is around 740sqkm and consists of 15 localities surrounding the regional centre of Bega. With the exception of a large area of National Park in the Brogo locality, the majority of the catchment is cleared and used for rural residential or agricultural purposes, including some key agricultural dairying land to the north and west of Bega.

There are numerous Concessional lots yet to be realised on some of the major remaining operating dairy and beef farms across the Bega catchment. Concessional lots have been the key to growth in areas such as Buckajo, Reedy Swamp, Angledale and Frogs Hollow.

Bega is the Shire's regional centre and is the administrative and service centre of the Shire, providing a range of commercial, retail and public services to the people both within the catchment and the whole Shire.

Bega's relatively unconstrained landscape and extensively cleared former rural land has been the key to the rapid expansion of rural residential areas that surround Bega, popular with local and new residents seeking more space and the convenience of proximity to town. Many of these rural residential areas are serviced by town water and bitumen roads that increase their popularity.

Rural residential zones surround the Bega urban centre and range in lot size between 1 to 20 ha.

## Rural Living Supply Analysis

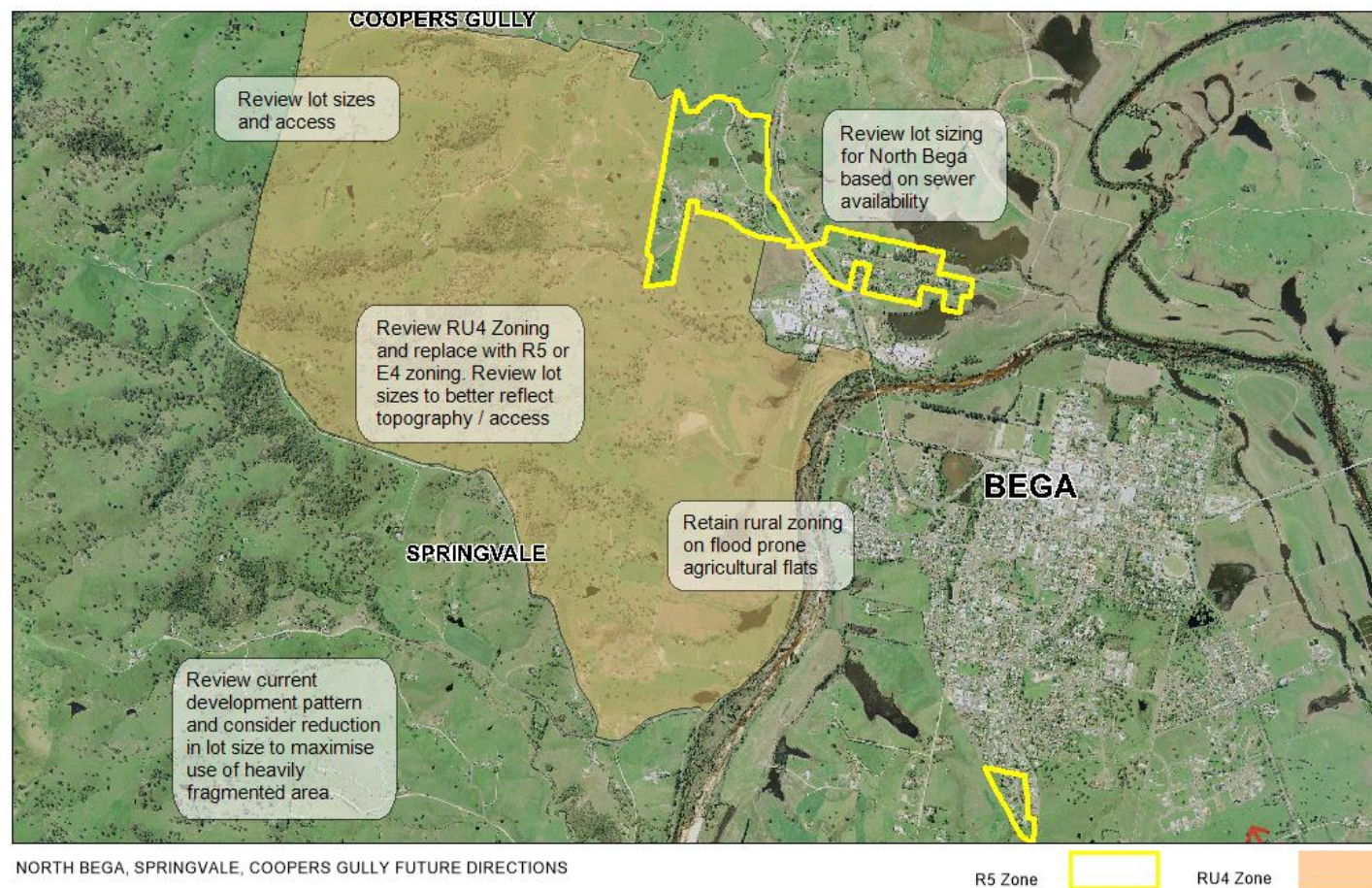
Table 17: Bega Catchment: Rural Residential & General Rural Supply				
Locality	Rural Residential		General Rural	Total Supply
	Vacant Lots	Potential Lots	Original Holdings	
Angledale	0	0	1	1
Bega	13	199	1	213
Blackrange	15	46	0	61
Brogo	0	0	1	1
Buckajo	5	9	12	26
Coopers Gully	3	17	1	21
Dr George	2	2	0	4
Frogs Hollow	0	0	1	1
Greendale	0	0	0	0
Jellat Jellat	0	2	0	2
Kingswood	0	0	0	0
Numbugga	0	0	6	6
Reedy Swamp	0	0	0	0
Stony Creek	0	0	1	1
Tarraganda	5	41	2	48
<b>TOTAL</b>	<b>43</b>	<b>316</b>	<b>26</b>	<b>385</b>
% Shire Total	14	40.2	23.4	

## Key findings

- High proportion of Shire's general rural and rural residential zoned land – 24% and 29% respectively
- Average dwellings per annum 26.7
- Approximately 14 years supply of rural residential living opportunities
- Majority of rural residential zoned land is located within 5km of the Bega town centre
- Highest number of occupied rural residential lots in Shire - 29% of Shire's total
- High demand for vacant lots in rural residential zones, with interest in rural residential living opportunities increased since Regional hospital announced
- Existing lot supply in Tarraganda is largely exhausted, with remaining supply based on undeveloped area of R5 zone on operating farms and an existing subdivision approval on Coridgerree Lane.



## North Bega – Coopers Gully – Springvale Rural Living Future Directions

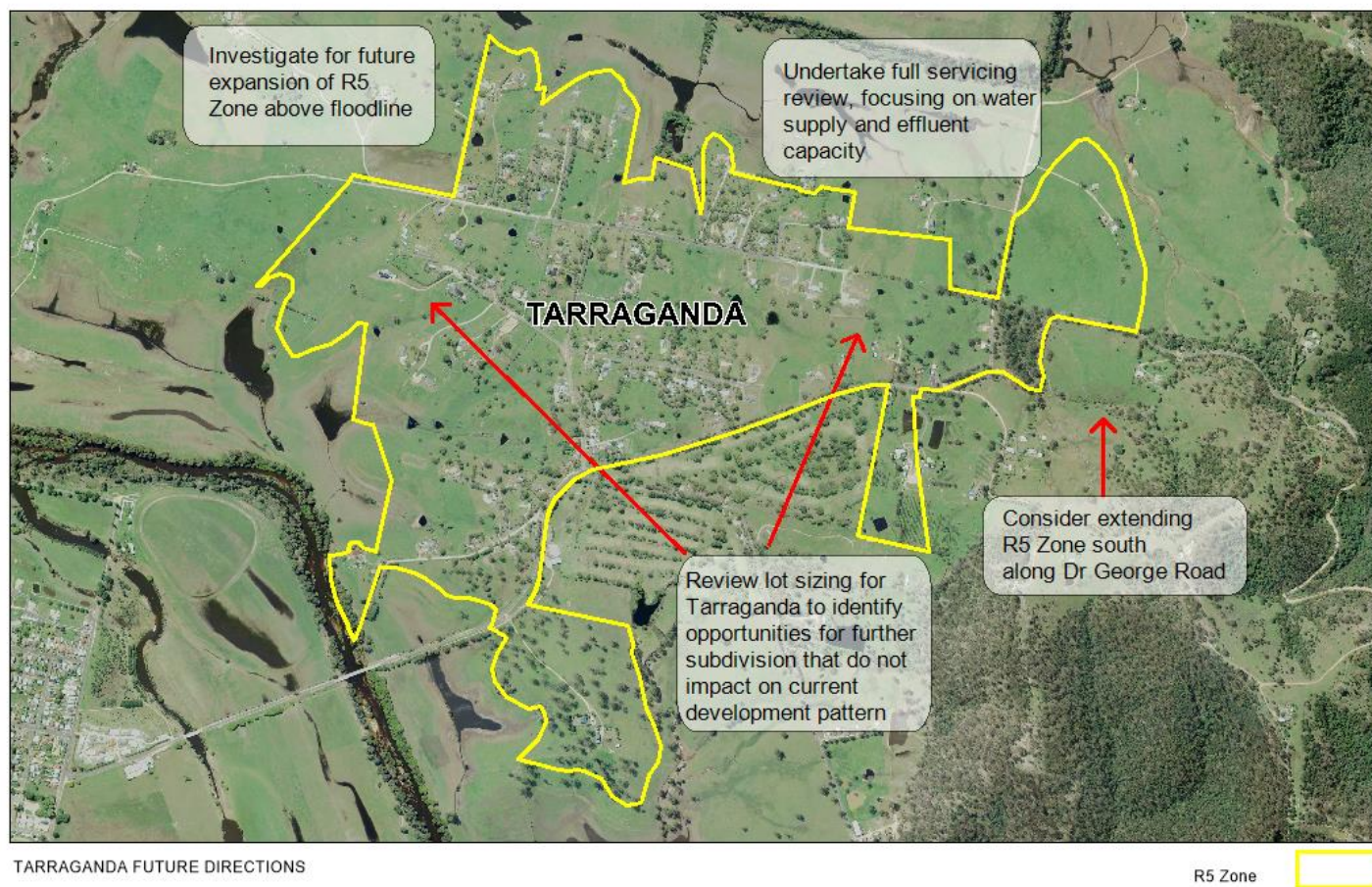


### Recommendations

#### Rural Residential

- No further rural residential rezoning required in Bega catchment
- Review lot sizing of North Bega R5 zone in line with the provision of pressure sewer to this area
- Review lot sizing of Coopers Gully area, in particular the Mount Pleasant Road area to ensure development opportunities are maximised in this area. Consider amending zoning from RU4 to R5
- Review lot sizing of Springvale area, in particular the Peak Hill and Daisy Hill Road area to ensure development opportunities are maximised in this area as appropriate to topography, access and environmental constraints
- Undertake a thorough analysis of the location of the remaining Concessional lots in the Buckajo area to understand the implications for road infrastructure and land use conflict





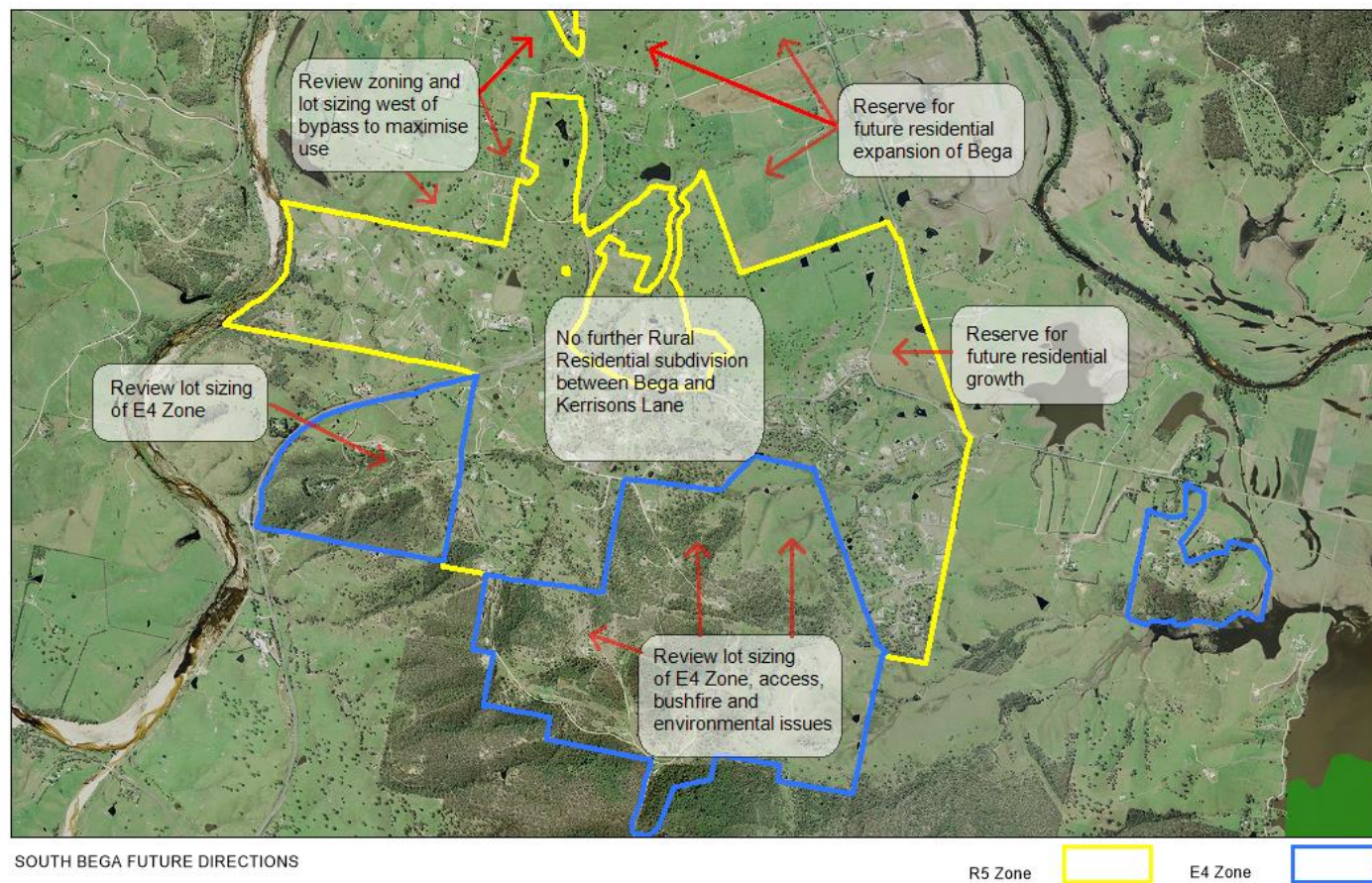
### Recommendations

#### Rural Residential

- Undertake full lot sizing review of Tarraganda in conjunction with servicing review. Lot size changes need to consider impact on current development pattern and dwelling siting
- Consider expansion of R5 zone south east, along Dr George Road
- Investigate for future expansion of R5 zone above flood line



## South Bega Rural Living Future Directions



### Recommendations

#### Rural Residential

- No further rural residential subdivision between the Bega urban area and Kerrisons Lane to preserve remaining land for future residential expansion of Bega
- Review lot sizing and zoning of fragmented land west of bypass, with a view to maximising utilisation of this land. Effluent disposal and access will be key constraint
- Review lot sizing in Black Range area to ensure efficient use of existing zoned land. This review needs to be based on access, bushfire risk, topographical and environmental constraints. In particular the large undeveloped areas need to be examined for true potential or consider down zoning and placement of large lot size to prevent inappropriate development in this area