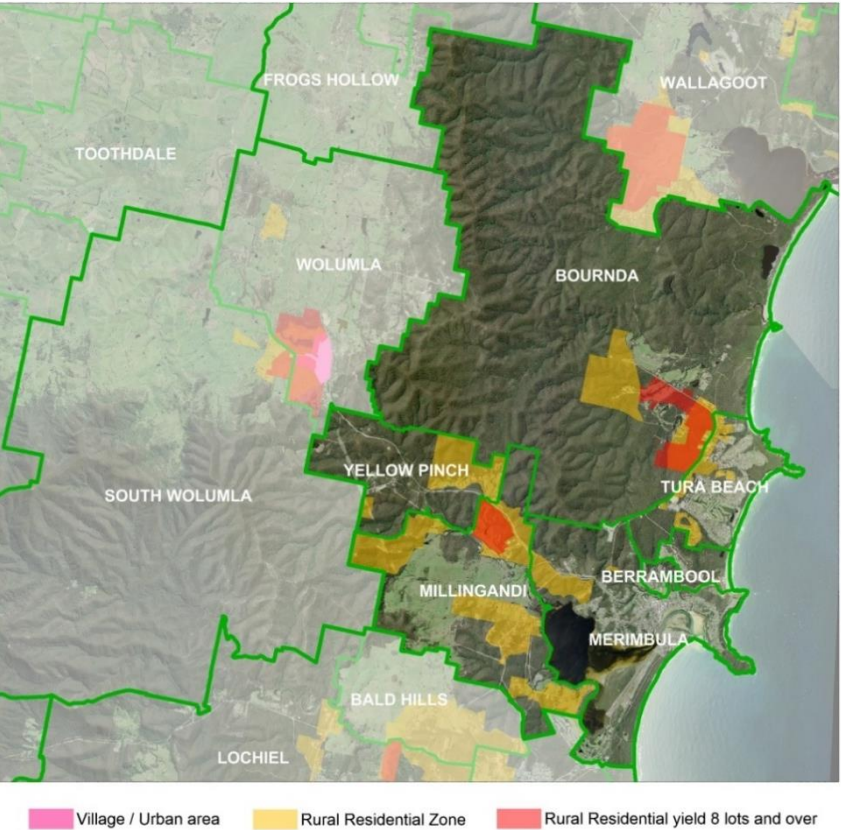


Merimbula Catchment



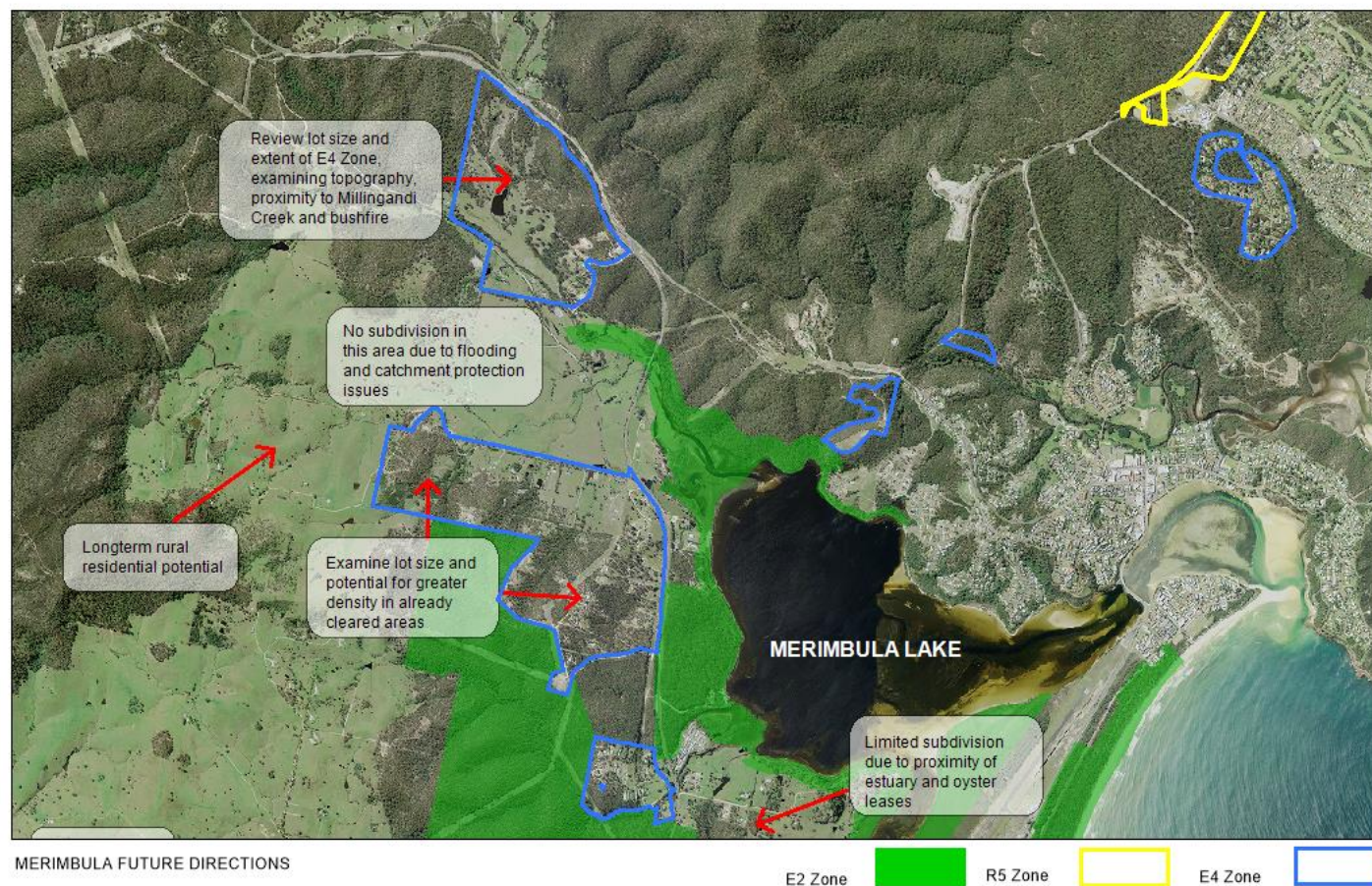
Rural Living Supply Analysis

Table 20 Merimbula Catchment: Rural Residential & General Rural Supply				
Locality	Rural Residential		General Rural	Total Supply
	Vacant Lots	Potential Lots	Existing Holdings	
Bournda	3	39	2	44
Merimbula	1	10	0	11
Millingandi	15	33	1	49
Tura Beach	10	0	0	10
Yellow Pinch	1	0	0	1
TOTAL	30	82	3	115
% Shire Total	9.7	9.1	1.9	

Key findings

- Average dwellings per annum 6.1
- Approximately 16 years supply of rural residential living opportunities
- good demand for rural residential living opportunities
- Within Bournda there is a 76ha property known as ‘Mandeni’ which is deferred from BVLEP 2013 but has approval for a 21 lot rural residential subdivision which has been included in the supply for the area. Adjacent to Mandeni is another site which could also yield approximately 18 lots. The only other large undeveloped site within the catchment zoned rural residential is in Millingandi, this site is highly constrained and it is estimated that it will yield 15 lots.
- Rural residential living is very popular in the Merimbula catchment and future supply is from the three sites discussed above and existing vacant lots in Millingandi. Much of the catchment is environmentally sensitive and despite the proximity to a major urban centre there is limited scope for supplementing the existing supply of rural residential living opportunities either through the reduction of rural residential lot sizes or introduction of additional rural residential zones within the catchment.

The Merimbula catchment is around 140sqkm and consists of five localities that surround the coastal township of Merimbula and the adjacent urban areas of Mirador and Tura Beach. The majority of Bournda locality and parts of Yellow Pinch locality are National Park. Areas of rural residential land in Millingandi and Tura Beach are in high demand, due to their close proximity to the coast and Merimbula township.



Recommendations

Rural Residential

- Priority be given to protection of coastline and estuaries and ensuring that natural hazards are avoided
- The current draft Mandeni Planning Proposal provide the final direction for lot yield and zone location at Mandeni
- No further rural residential zonings within the Merimbula catchment due to current supply and environmental constraints
- Review existing rural residential area north of Millingandi creek, focusing on bushfire, topography and catchment issues
- Examine lot sizing of existing E4 area on the southern side of Millingandi, to evaluate potential for re-subdivision of existing cleared blocks