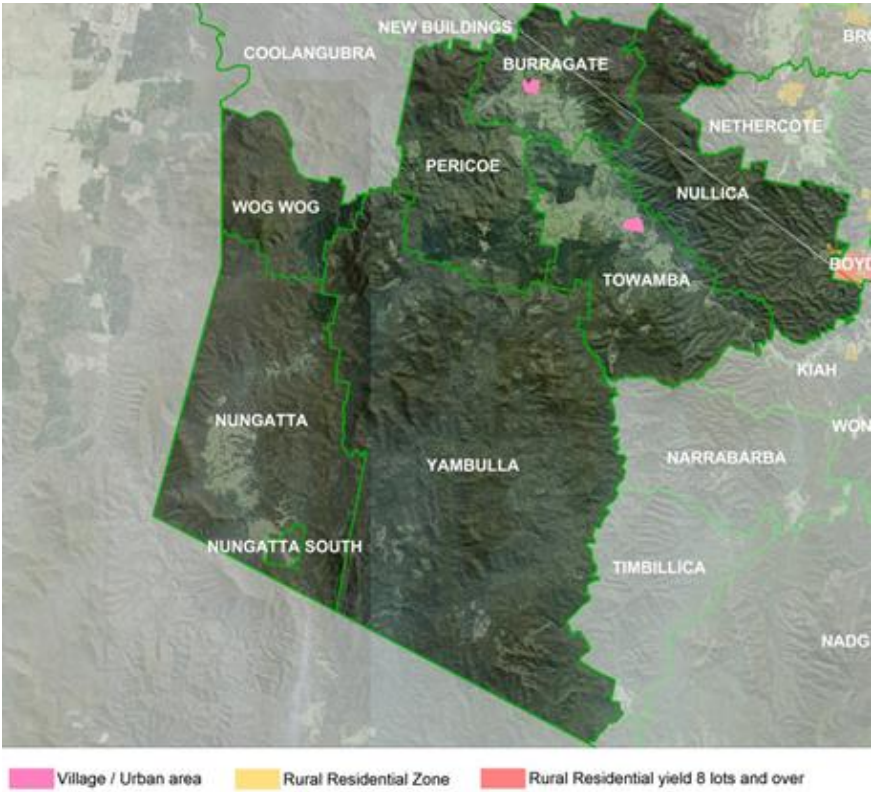


Towamba Catchment



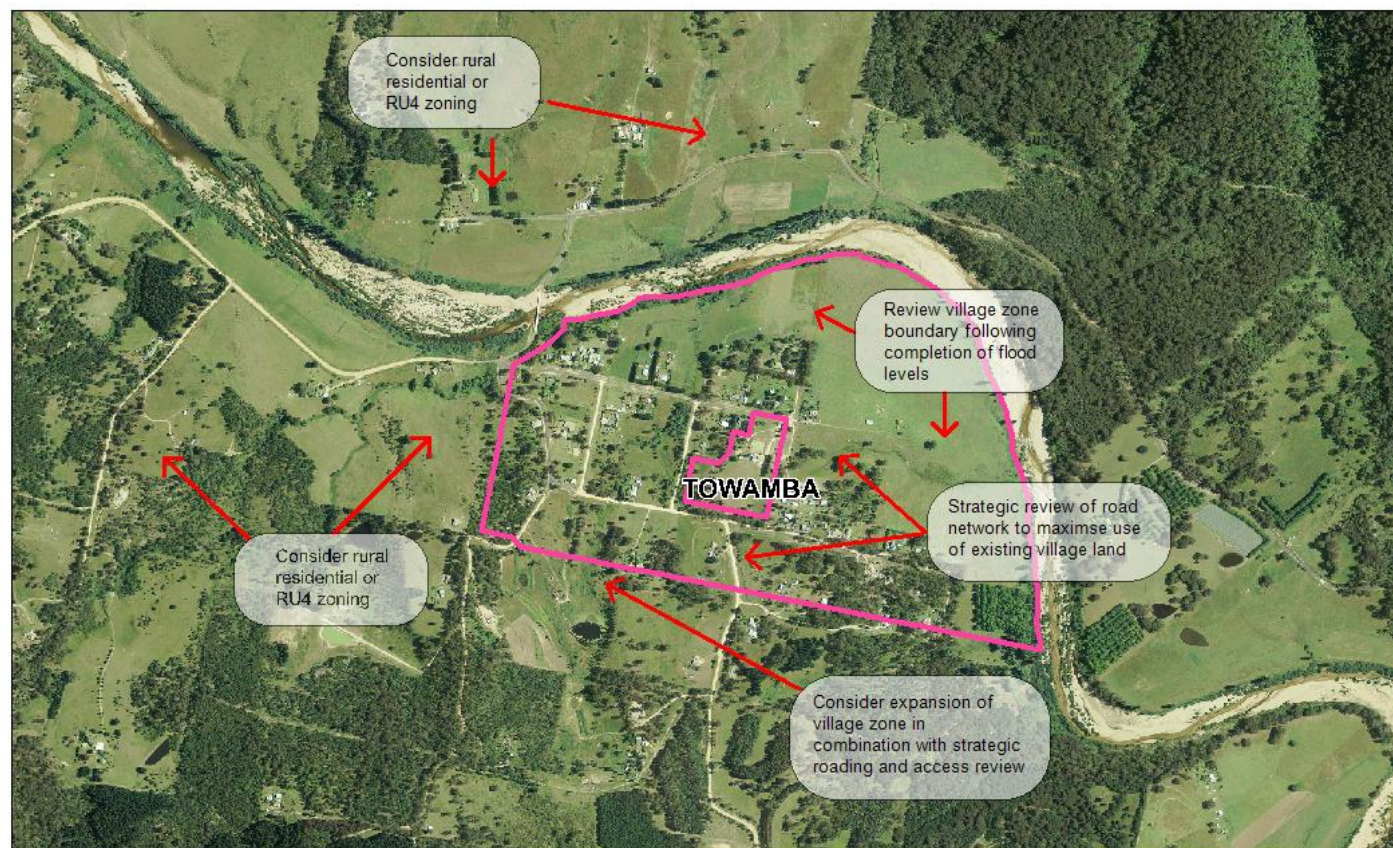
Rural Living Supply Analysis

Table 12: Towamba Catchment: Rural Residential & General Rural Supply				
Locality	Rural Residential		General Rural	Total Supply
	Vacant Lots	Potential Lots	Original Holdings	
Burragate	0	0	8	8
Nullica	0	0	1	1
Nungatta	0	0	4	4
Nungatta South	0	0	0	0
Pericoe	0	0	4	4
Towamba	0	0	6	6
Wog Wog	0	0	1	1
TOTAL	0	0	24	24
% Shire Total	0	0	9.3	

Key findings

- Very low levels of rural residential development
- Average dwellings per annum 1.9
- Approximately 13 years supply of rural residential living opportunities
- Existing holdings have been an important part of lot supply, particularly in the village of Burragate.

The largest catchment in the Shire at 1,180sqkm, Towamba consists of seven localities that are serviced by the villages of Towamba and Burragate with links to both the Eden and Pambula areas. The majority of the catchment is either National Park or State Forest with pockets of cleared agricultural land, mostly within the localities of Nungatta, Burragate and Towamba. Towamba village is the key hub for the Towamba Valley and provides school, recreation and other community service functions to the surrounding rural areas. The local community is keen to ensure the village’s viability through supporting appropriate growth in and around the village.



TOWAMBA FUTURE DIRECTIONS

Village Zone



Recommendations

Rural Residential

- Future growth should be centred around Towamba
- Potential for rural residential zoning on the western side of the village and north of the Towamba River to meet expressed demand

Village

- Vacant potential supply within Village Zone needs to be realised through strategic review of flooding constraints, road network, topography and drainage issues
- Should village expansion be required beyond current zoned area, that south be the preferred direction for expansion
- Burragate growth can be accommodated within existing village footprint