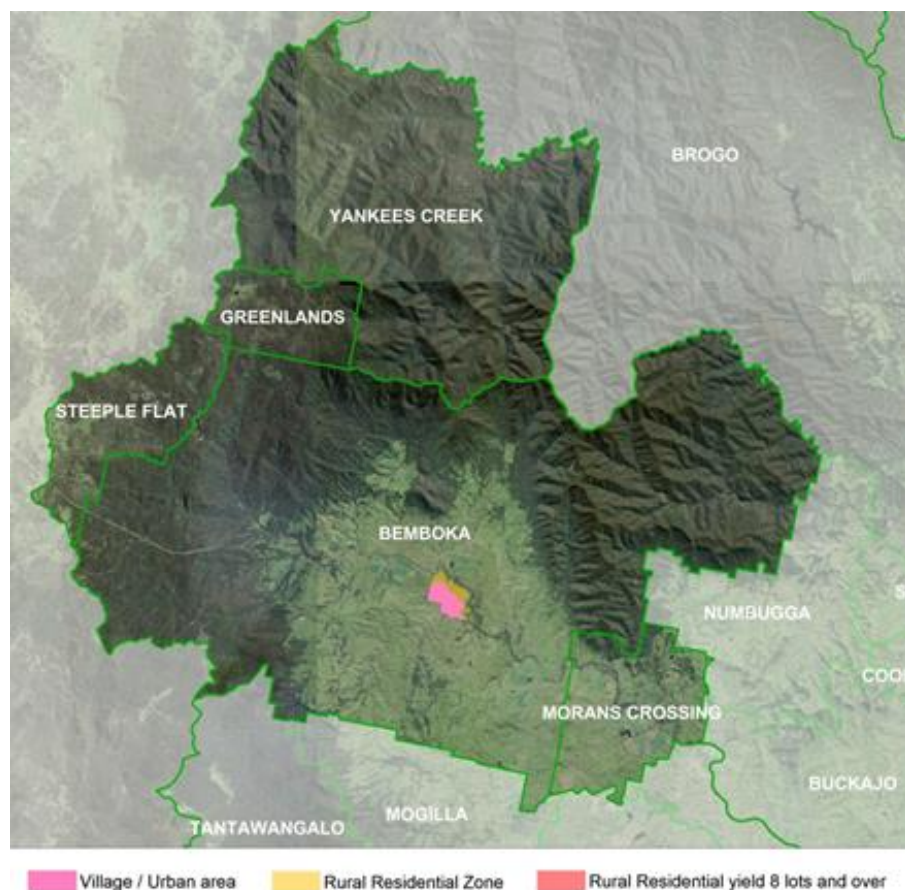


Bemboka Catchment



The Bemboka catchment consists of five localities that surround the village of Bemboka. The catchment is around 560sqkm and contains extensive agricultural lands as well as significant areas of State Forest and National Park. Bemboka Village plays an important role as a service centre for the surrounding rural community as well as an increasingly popular option for those seeking a village living lifestyle or more affordable housing opportunities.

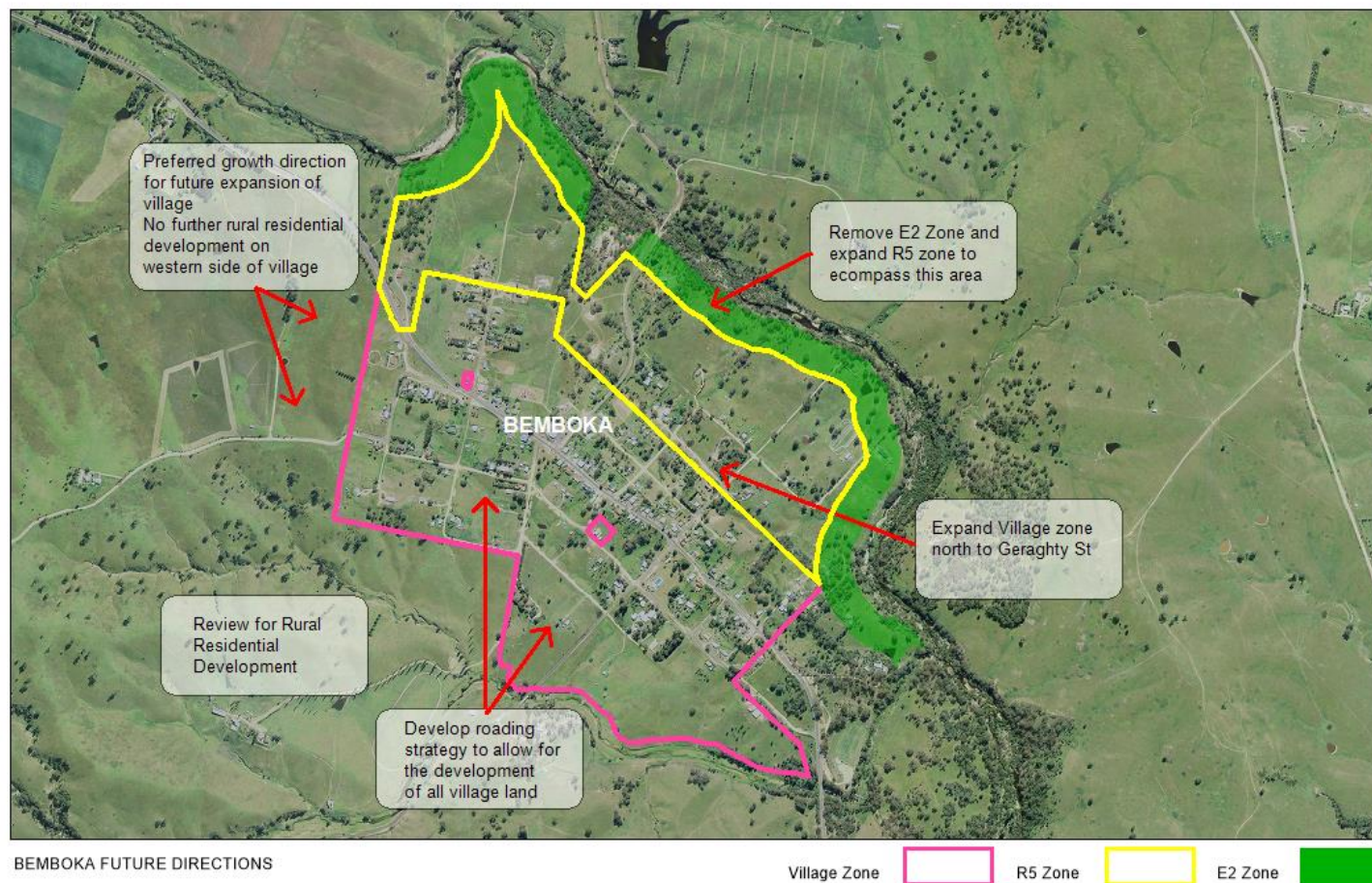
Rural Living Supply Analysis

Locality	Rural Residential		General Rural	Total Supply
	Vacant Lots	Potential Lots	Original Holdings	
Bemboka	29	27	11	67
Greenlands	0	0	1	1
Morans Crossing	0	0	3	3
Steeple Flat	0	0	1	1
Yankees Creek	0	0	1	1
TOTAL	29	27	17	73
% Shire Total	9.4	3.4	7.5	

Key findings

- High proportion of Shire's general rural zoned land and relatively little rural residential zoned land.
- Average dwellings per annum 2.4
- Over 20 years supply of rural residential living opportunities
- Low rates of rural residential development, predominantly within locality of Bemboka, due to the lack of rural residential land "on the market".

Bemboka Rural Living Future Directions



Recommendations

Rural Residential

- Future rural residential development to comprise infill of existing R5 land in Bemboka and cleared land to south of the current village
- No further rural residential development west or south west of the village as this will be the preferred growth direction of the village
- Review E2 zone along river and extend R5 zone to encompass this area

Village

- Substantial vacant potential supply within the Village Zone that needs to be realised through strategic review of road network, topography and drainage constraints
- Extend the current village zone north to Geraghty Street and support development of vacant land north of water reservoir