



Rural Residential Strategy

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Executive Summary

Around one third of the population of the Bega Valley Shire live in rural areas outside urban areas and villages. Although demand is gradually declining it is likely that rural living will continue to be popular into the future. This strategy examines the supply of rural residential dwelling opportunities to 2040 on a catchment basis and where possible land is identified that is likely to be suitable for new rural residential development to meet predicted shortfalls.

A total of 1,460 ha land that is likely to be suitable for rural residential development is identified in the strategy. However, estimated shortfalls in supply were not able to be met in some catchments due to land constraints.

This strategy focuses on land where the primary use is residential. Opportunities for small lot agricultural enterprises with supporting dwellings are also discussed, with further work required to explore this opportunity to expand agribusiness opportunities within the Shire.

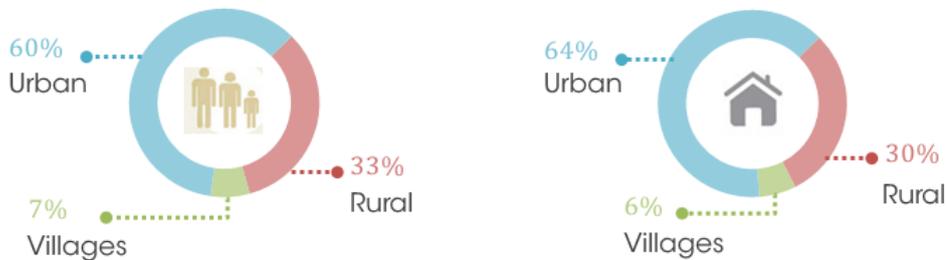
This strategy outlines Council's strategic direction for rural living opportunities and will be used to inform the Council's upcoming Local Strategic Planning Statements. It meets the NSW Department of Planning requirement for a strategy to guide future rural residential development. Council will only consider planning proposals from landholders that are prepared in accordance with this strategy and that seek to:

- rezone land in areas identified on the catchment maps to R5 Large Lot Residential or E4 Environmental Living
- re-lot size land in areas identified on the catchment maps
- rezone land to RU4 Small Lot Agricultural Production where enough justification is provided

The strategy also makes recommendations for further investigations regarding residential development in rural areas to encourage affordable housing and review the application of the RU4 zone throughout the Shire.

Introduction

Rural living is a popular lifestyle choice for people in the Bega Valley Shire with around 30% of the Shire's population choosing to live in rural areas.



Council's role is to provide the strategic direction for the future growth and management of our rural areas. This will ensure that future rural residential opportunities are appropriately planned while ensuring that the important productive, environmental and scenic landscape attributes are protected.

The legacy of previous rural living land use planning policy, both State Government and at a local Council level, have in some cases contributed to land use conflicts, the extension of Council's infrastructure network and people being remote from services such as schools, shops and recreational opportunities.

This strategy will help Council manage future rural residential opportunities in an informed and sustainable manner and will guide future rezoning and lot size amendments to the Bega Valley Local Environmental Plan 2013.

Strategy Objectives

The objectives of this strategy are to:

- Provide strategic direction for the provision of future rural living opportunities in the Bega Valley Shire to 2040
- Implement the relevant goals of the Bega Valley Community Strategic Plan 2040 and directions and actions of the South Coast and Tablelands Regional Plan 2036
- Identify where the supply of rural residential development opportunities is sufficient to meet demand to 2040
- Identify suitable future growth areas in Catchments where additional supply is required
- Investigate the distribution of the existing supply of vacant and underutilised rural residential zoned land and review suitability for further subdivision

Strategic Directions for Rural Living

South East and Tablelands Regional Plan 2036

Direction 28 of the South East and Tablelands Regional Plan 2036 (Regional Plan) states that new rural residential development is supported only where it has been identified in a local housing strategy approved by the Department of Planning. This strategy has been prepared to meet this requirement.

The Regional Plan:

- states that new rural residential areas must be located:
 - Close to existing urban settlements to maximise efficient use of existing infrastructure and services including roads, water, sewer and waste services, and social and community infrastructure
 - To avoid and minimise potential for land use conflicts with productive, zoned agricultural land and natural resources
 - To avoid areas of high environmental, cultural and heritage significance, important agricultural land and areas affected by natural hazards (Action 28.2)
- includes the following housing principles in the Bega Valley Shire narrative:
 - Ensure residential growth in the coastal zone does not impact Bega’s natural advantage
 - Consolidate rural residential growth in high demand catchments near existing developments and infrastructure
 - Implement long-term development plans for the Shire’s villages

Direction 5 of the South Coast and Tablelands Regional Plan Regional Plan aims to promote agricultural innovation, sustainability and value-add opportunities. The plan contains the following actions:

- Encourage value-add agricultural opportunities through flexible planning provisions in local strategies and local environmental plans (Action 5.2)
- Encourage co-location of related value-added agricultural industries to maximise infrastructure, decrease supply chain costs, increase economies of scale and attract further investment (Action 5.3)

Bega Valley Shire Community Strategic Plan 2040

This strategy supports the following Strategies of The Bega Valley 2040 Community Strategic Plan (CSP):

Strategy 7: collaborate with relevant parties to promote opportunities that will grow and diversify our economy and provide employment including research and education initiatives, micro industries and other innovative creative and sustainable industries.

Strategy 11: Ensure land use planning and resource use protects the quality of the natural environment, the existing character of rural landscapes and the high value agricultural land.

Strategy 20: Encourage and support local identity, heritage and character in our towns, villages and rural areas.

Rural Living Opportunities

The Bega Valley Local Environmental Plan 2013 (BVLEP 2013) permits residential development in the following zones provided certain criteria are met:

Table 1: Types of residential development permitted in rural and rural residential zones				
Zone	Dwelling houses	Secondary Dwellings	Dual occupancies (attached)	Dual occupancies (detached)
R5 Large Lot Residential	✓	✓	✓	✓
E3 Environmental Management	✓	✓	✘	✘
E4 Environmental Living	✓	✓	✓	✓
RU1 Primary Production	✓	✘	✓	✓
RU2 Rural Landscape	✓	✘	✓	✓
RU4 Primary Production Small Lots	✓	✘	✓	✘

General Rural Zones

- RU1 Primary Production
- RU2 Rural Landscape
- E3 Environmental Management with 120ha lot size
- RU4 Primary Production Small Lots

Living opportunities in rural zones are scattered throughout the Shire and represent a substantial part of the overall rural housing land supply. Except for Concessional lots, lots created for the purposes of a dwelling under an Interim Development Order or mapped Original Holdings, BVLEP 2013 does not contain provisions that enable the subdivision of new lots for dwelling purposes on rural land that does not meet the 120ha minimum lot size.

Rural Residential Zones

Residential development is permitted in the following rural residential zones:

Table 2: Application rural residential zones and typical lot sizes			
Zone	Objective	Typical lot sizes	Lot size considerations
R5 Large Lot Residential	Provide residential housing in a rural setting while preserving and minimising impacts on environmentally sensitive locations and scenic quality.	3000sqm - 3ha	Landscape, servicing, road networks, catchment characteristics & site attributes
E4 Environmental Living	Provide for low-impact residential development in areas with special ecological, scientific or aesthetic values.	1ha - 10ha	Landscape, servicing, road networks, catchment characteristics & site attributes
E3 Environmental Management Zone with lot size less than 120ha	Protect, manage and restore areas with special ecological, scientific, cultural or aesthetic values and limit residential development in environmentally sensitive areas.	10ha - 40ha	Conservation or landscape values, servicing, road networks, catchment characteristics & site attributes

Villages

Our villages are an important component of rural living opportunities, in terms of the supply of land for housing and the services they offer residents in surrounding areas as well as the importance of the surrounding rural catchment to the sustainability of the economies and communities of our smaller villages.

This strategy is limited to the demand and supply of non-village rural living opportunities however it is acknowledged that our villages will become increasingly important sources of rural living opportunities due to their available land supply, relatively high coastal housing prices and lifestyle choice. Opportunities for village living will be explored in the upcoming Residential Land Strategy.

Council's objective is to ensure that new rural residential zones are located close to villages and their services but do not inhibit their future expansion.

Small Lot Agricultural Production Zones

The application of the RU4 Primary Production Small Lots zone has not been adequately explored in the Bega Valley Shire to date. Within the Shire there is potential to expand local food production and processing, and agribusiness has been identified as one of Council's six Priority Industry Sectors for future economic development. Agricultural innovation, sustainability and value-add opportunities could be facilitated through expanded application of the RU4 zone with appropriate lot sizes.

This strategy focuses on identifying suitable land in rural areas where the primary purpose is residential development. Land suitable for small lot agricultural production with dwellings as a secondary consideration has not been identified.

This strategy endorses, in principle, planning proposals to zone and lot size land to RU4 where it is adequately demonstrated that the land is suitable for the intended purpose, the objectives of the zone are met, and all relevant NSW Government and Council guidelines, policy and directions are satisfied.

Future Planning Proposals

Planning proposals that create additional rural residential opportunities will only be supported by Council where they align with this strategy.

Council will consider planning proposals from landholders to:

- rezone land in areas identified on the catchment maps or otherwise identified in this strategy (including Aboriginal land, as set out in the section below) to R5 Large Lot Residential or E4 Environmental Living
- re-lot size land in areas identified on the catchment maps and including Aboriginal land, as set out in the section below
- rezone land to RU4 Primary Production Small Lots where sufficient justification is provided (including Aboriginal land, as set out in the section below)

NOTE: On land proposed to be rezoned to E4, lot sizes of 2ha or less will not be supported where the land could be connected to reticulated water or sewer

Except for the sites that are currently deferred from Bega Valley Local Environmental Plan 2013, Council will not be preparing planning proposals to rezone land or reduce lot sizes for rural residential purposes.

The notional yields outlined in this strategy from future rural residential zones should not be used as a guide to the actual potential of any of the land identified in this strategy. Rural residential lot sizes in the Shire vary from 3,000sqm to 40 ha. The capacity of the identified land for rural residential development must be assessed on a site by site basis and demonstrated through the planning proposal process.

This strategy provides the strategic context for future planning proposals but it does not remove the need for those planning proposals to meet all Ministerial Directions for plan making issued under section 9.1 of the Environment, Planning and Assessment Act 1979 at the time of lodgement.

In addition to addressing all Council policies, 9.1 Directions and any other applicable State Legislation or policy including NSW Planning for Bushfire Guidelines and NSW Biodiversity Conservation Act 2016, planning proposals to rezone land to R5 or E4 or re-lot size existing rural residential zones must consider:

- Access and traffic management
- Native flora and fauna
- Aboriginal cultural heritage
- Planning for Bushfire Protection and compliance with the NSW RFS Planning for Bushfire Guidelines 2018 Strategic Planning requirements
- Visual impacts and desired future character
- Infrastructure and servicing including the cumulative impacts of on-site sewer
- Potential for land use conflict with existing agricultural activities

In addition to addressing all Council policies, 9.1 Directions and any other applicable State Legislation or policy including NSW Planning for Bushfire Guidelines and NSW Biodiversity Conservation Act 2016, planning proposals to rezone land to RU4 must consider:

- Soil, water and access to markets
- Proximity to other agricultural land uses' Access and traffic management Native flora and fauna
- Aboriginal cultural heritage
- Planning for Bushfire Protection and compliance with the NSW RFS Planning for Bushfire Guidelines 2018 Strategic Planning requirements
- Visual impacts and desired future character
- Infrastructure and servicing including the cumulative impacts of on-site sewer

Local Aboriginal Land Council Landholdings

Under the NSW Aboriginal Land Rights Act (ALRA) 1983 Local Aboriginal Land Councils (Land Councils) were granted land as compensation for historic dispossession of traditional land through colonisation and to support the social and economic development of Aboriginal communities. The three Local Aboriginal Land Councils in the Bega Valley Shire have significant land holdings throughout the Shire.

Ministerial determination of Aboriginal Land Claims under the ALRA is ongoing, and these determinations and subsequent transfers of title of granted Aboriginal land is a lengthy process. Detailed assessment of the development potential of most of this land has never occurred. LALC's will require active support to assess the development potential of current and future Aboriginal land; and to develop their capacity to provide informed engagement in consultation over statutory planning processes on behalf of the local Aboriginal community.

The South East and Tablelands Regional Plan 2036 includes a direction to strengthen the economic self-determination of Aboriginal communities. The NSW Department of Infrastructure, Planning and Environment have been delivering this direction by working with the Land Councils to conduct strategic assessments of their landholdings and identify priority sites with economic development potential. Once these high-level assessments are completed there will be a need for further investigation and studies of identified properties to determine what economic benefits can be realised from the land and what processes need to be followed to achieve these.

Council has committed to work in partnership with the three Land Councils to acknowledge and respect their need to have the ability to develop land to achieve social and economic growth, and to identify development opportunities for their lands to achieve this. This commitment is part of the Memorandum of Understanding between the Bega Valley Shire Council and Eden, Bega and Merrimans Land Councils. This work will require a review by Council, in partnership with the three LALC's, to investigate and address where appropriate, the constraints to development of Aboriginal Land identified under various statutory planning instruments, plans, strategies and assessment criteria.

The NSW State Environmental Planning Policy (Aboriginal Land) 2019 allows for an alternate process to support the development of suitable Aboriginal land through the preparation of development delivery plans or the declaration of regionally significant development.

In accordance with the intentions of the NSW Aboriginal Land Rights Act 1983, South East and Tablelands Regional Plan 2036, the NSW SEPP (Aboriginal Land) 2019, and Memorandum of Understanding, all current and future land owned by the three Land Councils is included in this strategy for the purposes of potential investigation for rural residential development, subject to future assessment having regard to the assessment criteria outlined in this strategy and relevant Government Guidelines.

Methodology

Catchment Approach

The Bega Valley Shire covers a large and varied area. It is understood that potential buyers of rural residential lots are greatly influenced by location, and that demand is generally area specific to the extent that individual catchments constitute separate markets. To reflect this, the demand and supply is reviewed for individual rural catchments based on logical geographic or topographical clustering of localities around a village or towns.

Demand

Demand for rural residential opportunities is estimated using demographic information and projections based on Census data, Council's dwelling approval statistics and information from local real estate agents.

Demographics

2016 Census data for primarily rural residential localities¹ in the Shire indicate that rural residential style living is favoured by families and couples without children. These areas typically have more children aged 0 - 17 years and adults aged 35 – 59 years compared to whole Shire. This information is verified by local real estate agents who confirmed the popularity of living in rural residential areas of the Shire amongst middle aged couples and families.

The Shire's population is aging, and low levels of overall population growth are predicted in the medium-long term. The Bega Valley Shire population estimate for 2019 is 34,538 and is forecast to grow by 3,600 people to 38,138 by 2036². By 2036 the proportion of the population aged over 65 will have increased from 25% to 35%³.

As people age, they typically reduce their land size due to land maintenance issues and the increased need for closer proximity to health, transport and community services and facilities and established social networks. The long-term future housing needs of the aging population is therefore expected to result in a gradual shift in demand away from rural residential dwellings towards urban areas.

However, in the Bega Valley Shire, high levels of in-migration of retiring baby boomers who prefer rural residential opportunities is likely to offset the trend for older people to down-size. The preference for rural residential opportunities is expected to continue as 65-69 year old's and couples without dependents become more dominant in the Shire by 2036 while the number of families will also slightly increase in this period.

Based on this analysis, it is considered that rural residential will continue to be a popular lifestyle choice for existing residents and new arrivals although it is unlikely that overall demand for rural residential opportunities will increase significantly from existing levels in the period to 2040.

¹ Based on the localities of Bald Hills, Lochiel, Coolagolite and Tarraganda

².id the population experts

³.id the population experts

Low Growth Scenario

In the 2016 census it was estimated that there were 17,674 dwellings in the Shire. Based on the predictions of the Shire's future population and its characteristics it is estimated that between 2016 and 2036 the housing stock in rural residential zoned areas will increase by approximately 14.4%⁴

Based on the estimate that 33% of dwellings in the Shire are in rural areas, 1,059 new dwellings will be required in rural areas between 2019 and 2040 which equates to 50 per annum.

Medium Growth Scenario

The number of dwellings approved is another measure of demand for rural residential opportunities. Future demand for rural residential opportunities was calculated using Council's dwellings approval data from the last 10 years in both the general rural and rural residential zones. The number of dwelling approvals was calculated for each catchment to provide an estimation of demand for each catchment and the proportion of Shire's total demand that is being met by each catchment.

The average number of approvals for dwellings in rural areas in the Shire for the 10-year period is 120 per annum.

High Growth Scenario

The location of the supply of suitably zoned land has an impact on the ability to satisfy the demand for rural residential. Local real estate agents report that the lack of land supply in some catchments is skewing the demand figures, and that if quality lots were available in key localities it is likely that demand figures would be substantially increased. They report a shortage of supply of vacant rural residential lots within 10 a minute drive of Bega and the coast in some parts of the Shire.

To factor in this reported demand for rural residential opportunities and the impact on demand figures, an additional 10% has been added to demand in the Bega, Merimbula, Pambula, Eden and Tathra catchments. The 10% increase has been selected to reflect this short-term demand in the context of long-term projections.

Estimated rural residential demand

The analysis of demand scenarios above indicates that the low growth scenario is very conservative and unlikely to ensure sufficient supply in the future. Therefore, to more accurately reflect demand for rural residential opportunities to 2040, future demand for each catchment has been modelled using a combination of medium and high growth scenarios. The medium growth scenario has been applied to all catchments except for Bega, Eden, Merimbula, Pambula and Tathra to which the high growth scenario has been applied.

Based on the combination of medium and high growth scenarios for the various catchments the estimated demand for the Shire is 127 per annum.

⁴ Based on .id the population experts population and household forecasts for the figures for the Bega Rural area within the Shire

Supply

Rural Residential Zones

The Shire has around 8,400 hectares of land in 39 localities zoned for rural residential purposes under BVLEP 2013.

The supply of rural residential zoned land was analysed through Council's land and housing monitor. The land and housing monitor figures include those parts of the Shire that are subject to BVLEP 2013 and do not include any deferred land (i.e. land to which BVLEP 2002 applies).

Land and housing monitor totals for potential additional lots under the existing zoning are based on the maximum number of lots that could theoretically be created given the standards on the minimum lot size map and the size of the existing lots (both vacant and occupied).

Refinements

There is a low likelihood of 1 into 2 lot subdivisions on land that already contains a dwelling. This is because people generally live in rural areas for lifestyle, amenity and extra space and are therefore unlikely to want to subdivide and lose these benefits of rural living. In addition, the location of existing dwellings and infrastructure, onsite sewage requirements, natural hazards and other physical constraints makes subdivision less likely. To reflect these considerations, 1 into 2 lot subdivisions of occupied lots has been discounted from the potential supply in this strategy.

Several sites in Bournda, Millingandi, Pambula and Bald Hills are highly constrained by biodiversity, bushfire, topography, access and catchment issues. These sites were assessed individually regarding the likely lot yield and land monitor yields for these parcels of land have been adjusted accordingly.

To factor in environmental and other development constraints on all other land, the maximum theoretical yields from all other rural residential lots has been discounted by 25%.

The R5 zone at Eden Cove has a lot size of 1,000 sqm and has been discounted from this strategy as it does not represent rural residential supply as defined by this strategy.

General Rural Zones

Until recently, the supply of rural residential land within the Shire was augmented by the approval of concessional lot subdivisions. Several major operating dairy and beef farms have large numbers of approved, but not yet created concessional lots, which are unlikely to be developed while farming operations are still occurring.

The supply of vacant and potential concessional lots was examined in 2015 and it was found that there were 1,067 existing vacant and approved concessional lots. However, due to the uncertainty as to when the remaining Concessional lots will or in fact be released for sale, Council in consultation with the NSW Department of Planning, Industry and Environment have determined that they do not need to be considered as part of current rural residential land supply for the purposes of this strategy.

Under the provisions of BVLEP 2013 Clause 4.2A(3)(d) vacant existing holdings have a dwelling opportunity and are known as 'Original Holdings'. There are currently 283 vacant original holdings in the Shire. These lots have been included in the supply analysis.

Total rural residential supply

For each catchment, the supply of Original Holdings, existing vacant rural residential zoned lots and potential lots that could be created from the further subdivision of vacant or occupied rural residential zoned lots has been determined. This provides the total rural residential supply for the purposes of this strategy.

Gap Analysis

For each catchment, the estimated demand to 2040 was compared with the total rural residential supply to identify gaps in rural residential opportunities in number of dwellings and the number of years' worth of supply remaining.

The results of the demand, supply and gap analysis for each catchment is outlined in the following Catchment Analysis section of this strategy.

Land Analysis

For the majority of the catchments where the current supply of rural residential opportunities was found to be insufficient in the gap analysis, land has been identified that could be considered for rezoning or re-lot sizing. A set of criteria based on the goals and objectives of the Regional Plan and CSP for rural residential development was developed to identify suitable additional rural residential land, these criteria are outlined in the table below.

Land that was found to be constrained by environmental values or natural hazards or that has relatively good land and soil capability is indicated in grey in the maps in the Catchment Analysis and marked with * in Table 3 below. Other factors that were used in the analysis such as proximity to existing services and fragmentation of ownership were considered but are not shown in the Catchment Analysis maps.

Land that has been identified as potentially suitable for village or urban expansion was also identified and excluded from the potential rural residential growth areas. These areas were identified as land containing lower quality agricultural land and largely already fragmented. These areas have good access to existing road infrastructure and are close to a major town or village. These areas can be easily serviced by both Councils water and sewer infrastructure.

Table 3: Land suitability criteria		
Attribute	Data Sources	Application
Existing infrastructure and services	Proximity to existing village, urban and rural residential zones	Land was excluded if not close to an existing urban, village or rural residential zone
	Identified Village Expansion areas	Land was included that could be serviced by Councils sewer and water infrastructure
	Proximity to Council Waste Roads Register Mapping	Land was excluded that did not have direct access to an existing or planned waste services route
	Proximity to sealed Council roads/planned future roads	Land was included that could gain direct access to a sealed Council road network
Important agricultural	*NSW Land Capability Mapping (OEH) – The land and soil capability assessment	Land was excluded if considered to be important agricultural land or largely

land	scheme – A general rural land evaluation scheme for NSW 2 nd Approximation	mapped as containing Soil Capability Classes 1, 2 and 3 under the land and soil capability assessment scheme
	Local Land Service Agricultural Land Classification Atlas	
	Existing lot size and fragmentation of ownership	Land was generally excluded if it formed part of an existing large agricultural land holding. Land was considered that was largely surrounded by existing fragmented farmland
Natural Resources	Office of Environment and Heritage Biodiversity Values Mapping	Land was excluded if largely mapped as containing high biodiversity values including endangered ecological communities, rare vegetation types, old growth forests and endangered species habitat
	* BVLEP 2013 Biodiversity layer	
	*Wildlife Corridor Mapping	Land was excluded if largely mapped as containing important biodiversity corridors
	*Department of Planning Coastal Management SEPP 2018 Mapping includes Coastal Environment Area, Coastal Use Area, Wetlands and Wetlands Proximity – including the priority oyster aquaculture areas meaning an area identified as a priority oyster aquaculture area on a map referred to in Chapter 5.3 of the NSW Oyster Industry Sustainable Aquaculture Strategy.	Land was excluded if mapped as containing or within a 100m buffer of land mapped as Wetlands and Littoral Rainforests Areas or containing land mapped as Coastal Use Areas under SEPP Coastal Management 2018
Natural hazards	*Flood Planning Level data 2018	Land was excluded if largely affected by flooding
	*NSW Rural Fire Service Bushfire Prone Land	Land was excluded if largely mapped as containing Category 1 vegetation
	*BVLEP 2013 Acid Sulfate Soil	Land was excluded if largely mapped as containing acid sulfate soils
Heritage and landscape	Office of Environment and Heritage AHIMS Mapping	Land was excluded if assessed as having a high likelihood of impacting upon Aboriginal Cultural Heritage
	Not in areas of high cultural sensitivity - Cultural landscapes identified in the <i>Bega Valley Aboriginal Cultural Heritage Study, S. Dale-Donaldson, 2010</i>	Proposed rural residential land was excluded if largely affected by areas identified or mapped as being a High Value Aboriginal Cultural Heritage Landscape
	High Value Aboriginal Cultural Landscapes mapping (Council)	
	Rural Landscape Character	Land was excluded if it was considered to form ribbon development on major transport routes
Land use conflict	Proximity to existing rural residential areas	Land was excluded if not within an approximate 3km radius of an existing urban, rural residential or village areas
	Minimum buffer distance to existing	Land was excluded if it was located

	agricultural activities as detailed in DPI publication <i>Living and working in rural areas handbook – Recommended minimum buffers (metres) for primary industries</i> , in accordance with NSW Right to farm policy and the considerations for minimising potential land use conflict as detailed in the Primary Production and Rural Development SEPP 2019	within a 500m buffer to any potential source of land use conflict (most commonly in terms of noise and odour) associated with an existing agriculture activity.
	*Contaminated Land Mapping	Land was excluded if mapped as contaminated land
	*Extractive industries	Land was excluded if located within a 1km buffer of an existing extractive industry

Estimated supply from rezoning recommendations

The average size of an existing rural residential lot with no subdivision potential in the Bega Valley Shire is 2 hectares. This strategy makes recommendations for land suitable to rezoning to either R5 Large Lot Residential or E4 Environmental Living based on the above criteria.

The land selected is relatively unconstrained and therefore in estimating the supply that may result, indicative yields based on a 1 and 2 hectare average lot size have been provided for the purposes of estimating a potential yield.

These calculations are based on the area recommended for rezoning less 10% to allow for environmental constraints and road infrastructure. No allowance has been made for existing dwellings or lot patterns.

Additional supply of rural residential opportunities may be generated through reducing the minimum lot size in existing rural residential zones. Areas that may be suitable for this are identified in this strategy, however no additional yield has been calculated.

Key Findings

Demand

- High variability in demand between catchments
- Strongest demand in the Bega, Bermagui, Candelo, Merimbula, Pambula and Tathra catchments
- Strong correlation between the number of approvals in the rural residential and general rural zones prior to the introduction of BVLEP 2013 indicates the importance of both types of zones in the Shire in meeting demand for rural residential development.
- Overall trend of declining approvals in the rural and rural residential areas
- Decline in numbers of dwelling approvals in general rural zones indicates that the removal of concessional lot subdivision entitlements in 2008 has reduced supply in general rural areas and increased demand in rural residential zones

Supply

- High variability in supply between catchments
- Catchments with highest amount of supply are Bega, Candelo, Pambula and Tathra
- Catchment supply generally relates to the quantity of rural residential zoned land
- Highest rates of occupancy in the Bega, Bermagui, Eden, Merimbula, Pambula and Tathra catchments
- Approximately 16% of existing rural residential zoned lots are vacant (decrease from 18% in 2015)
- Capacity for up to 590 additional lots to be created in rural residential zones (decrease from 787 in 2015)

Gap analysis

- Insufficient supply of rural residential zoned land to meet expected demand to 2040 in all catchments except Bemboka

Land criteria

- Little or no suitable land was identified to meet projected shortfall in supply in some catchments
- Shortfall in land identified to meet projected rural residential growth in highly environmentally constrained coastal catchments of Bermagui, Tathra and Merimbula
- Shortfall in additional rural residential land supply to meet projected rural residential growth in Cobargo, Candelo and Quaama catchments which contain significant productive agricultural lands

General Recommendations

Several issues arose in the development of this strategy that warrant further investigation by Council. The following actions are recommended:

- Review the application of the RU4 zone, including the land that is currently zoned RU4, to ensure that it is only applied to land that is suitable for small lot agriculture and investigate the potential application of the zone in fragmented rural areas with suitable characteristics to encourage local agribusinesses
- The land use tables for rural and rural residential zones be reviewed to increase provision of affordable housing options without permitting further subdivision of land by including Secondary Dwellings as permitted with consent in the RU1, RU2 and RU4 zones

Catchment Analysis

Bega Catchment

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

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. Most of the rural residential zoned land in the catchment is located within 5km of the Bega town centre and many of these rural residential areas are serviced by town water and bitumen roads that increase their popularity.

There is high demand for vacant lots in rural residential zones, and interest in rural residential opportunities increased when the Regional hospital was announced. The Blackrange locality has significant Aboriginal Cultural heritage values.

Localities	Angledale, Bega, Blackrange, Brogo, Buckajo, Coopers Gully, Dr George Mountain, Frogs Hollow, Greendale, Jellat Jellat, Kingswood, Numbugga, Reedy Swamp, Stony Creek, Tarraganda	
Rural Residential Zones	Total Ha.	2,207
	% Shire's Total	26
Rural Residential Supply	No. Occupied lots	528
	No. Vacant lots	79
	No. Potential Additional lots	214
	No. Original Holdings	52
	Total Supply	345
Rural Residential Demand	% Shire's demand	26
	Dwelling forecast demand per annum	34.21
	Forecast demand to 2040	718
Gap Analysis	Dwelling supply shortfall to 2040	373
	Years supply remaining	10
Estimated supply from rezoning recommendations	Total Ha.	427
	No. lots	192-384

Summary of findings

There is insufficient supply in the Bega catchment to meet projected needs to 2040 and limited additional rural residential zoning or reductions in lot size are supported in identified areas.

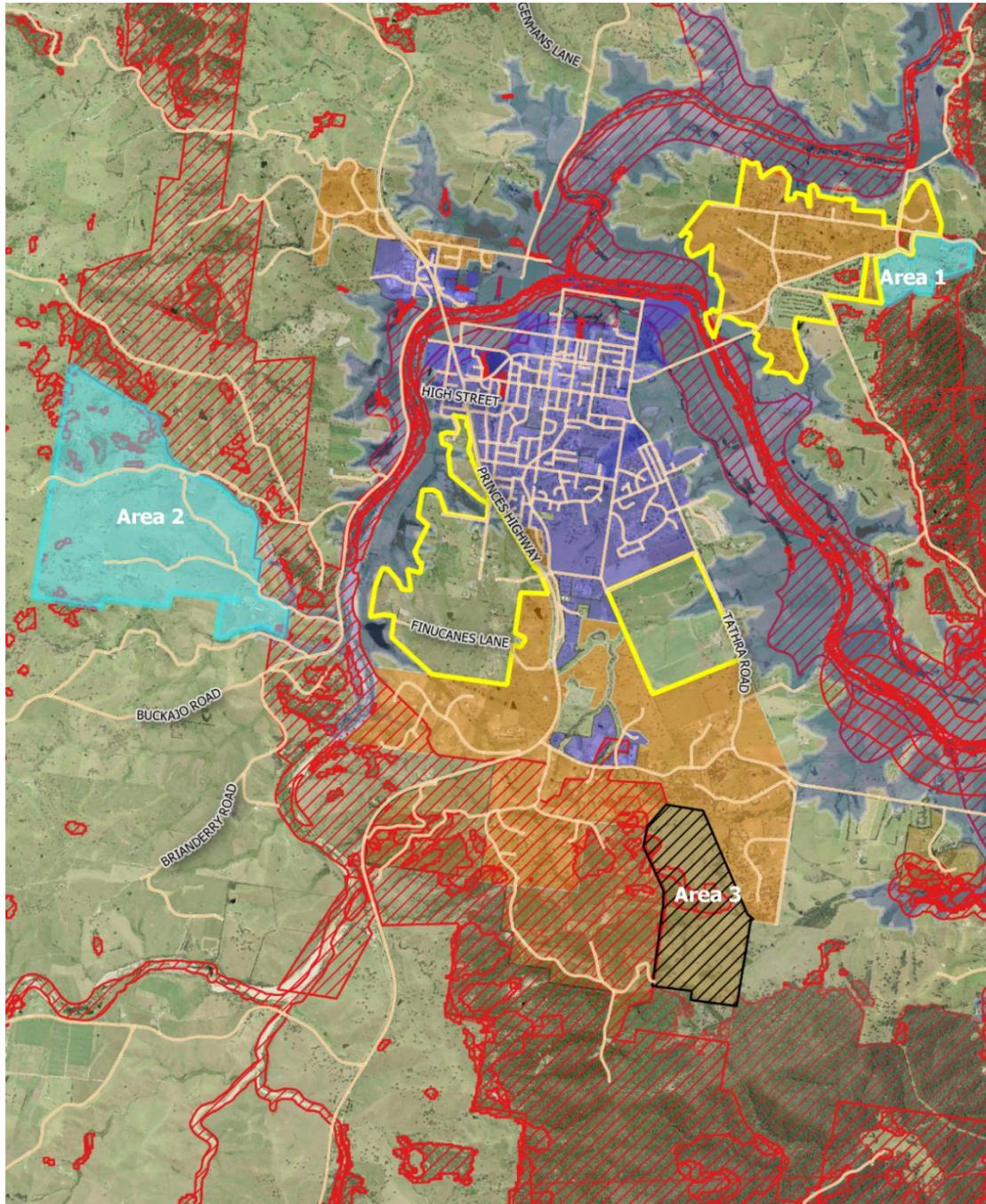
Area 1 – Area is relatively unconstrained and close to existing rural residential development and the Bega township.

Area 2 – This land is lower quality agricultural land and largely already fragmented. The area is sufficient distance from an existing agricultural activity likely to cause land use conflict. This area has good access to existing road infrastructure and is close to Bega township.

Area 3 – Area is currently zoned E4 Environmental Living with a minimum lot size of 5 hectares. This area could support lower minimum lot sizes as this area is relatively unconstrained,

contains lower quality agricultural land which is highly fragmented, has good access to existing road infrastructure and is located close to Bega township.

BEGA FUTURE DIRECTIONS



- Council Service Roads
- Existing Urban/Village Areas
- Urban/Village Investigation Area
- Existing Rural Residential Zones
- Proposed Rural Residential Areas
- Flood Prone Land
- Lot Size Reduction Considered
- Constrained Land

Bemboka Catchment

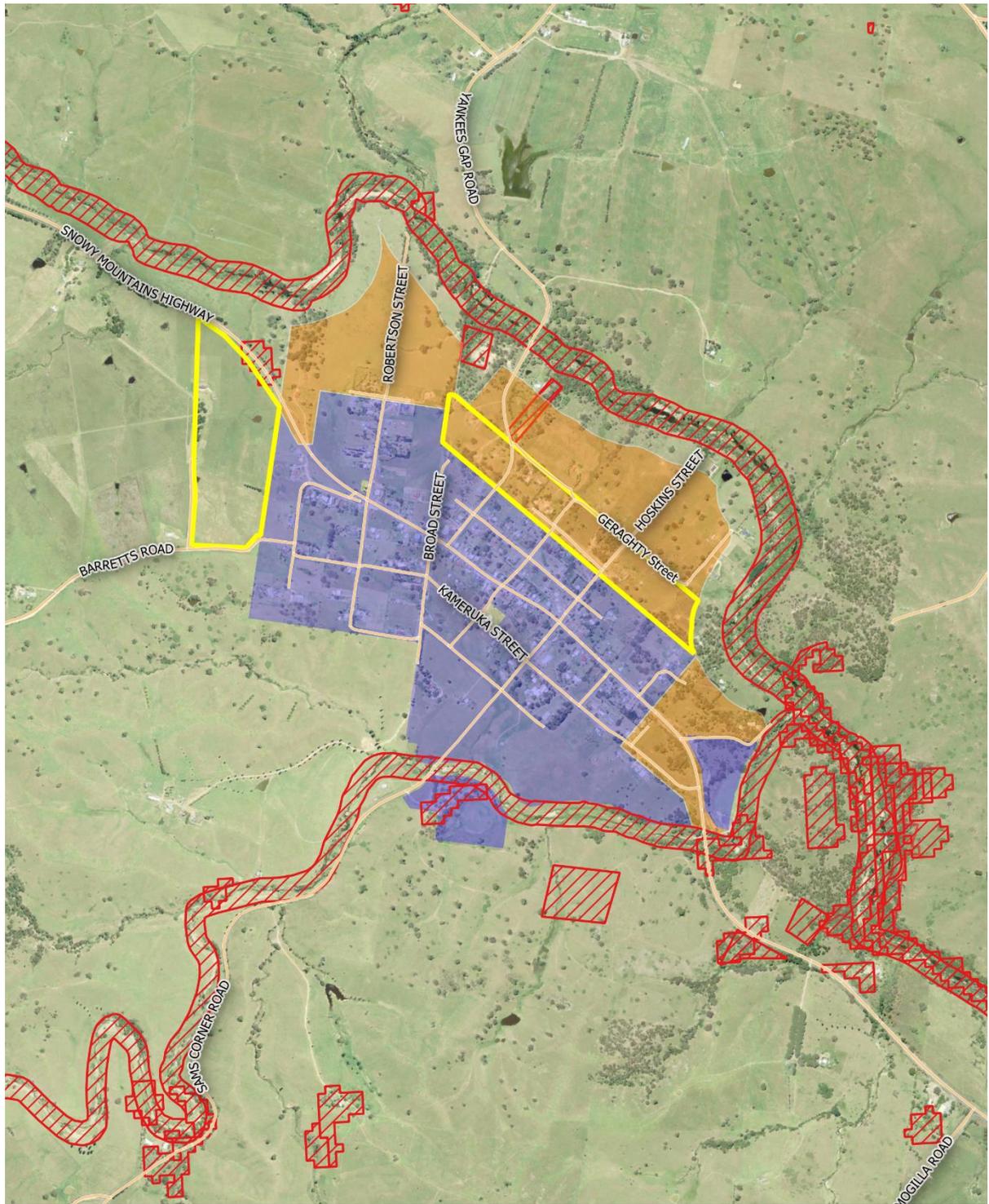
The Bemboka catchment consists of five localities that surround the village of Bemboka. The catchment is around 560sqkm and contains extensive agricultural lands as well as significant areas of State Forest and National Park. Bemboka Village plays an important role as a service centre for the surrounding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

Localities	Bemboka, Greenlands, Morans Crossing, Steeple Flat, Yankees Creek	
Rural Residential Zones	Total Ha.	53
	% Shire's total	1
Rural Residential Supply	No. Occupied lots	34
	No. Vacant lots	31
	No. Potential Additional lots	22
	No. Original Holdings	26
	Total Supply	79
Rural Residential Demand	% of Shire's demand	3
	Forecast demand per annum	3.1
	Forecast demand to 2040	65
Gap Analysis	Dwelling supply shortfall to 2040	-14
	Years supply remaining	25

Summary of findings

There is 25 years supply of rural residential opportunities in the Bemboka catchment and additional rural residential zones or amendments to existing lot sizes are not supported. Growth within the existing and proposed village investigation area is preferred.

BEMBOKA FUTURE DIRECTIONS



- | | |
|--|--|
|  Council Service Roads |  Existing Urban/Village Areas |
|  Urban/Village Investigation Area |  Existing Rural Residential Zones |
|  Proposed Rural Residential Areas |  Flood Prone Land |
|  Lot Size Reduction Considered |  Constrained Land |

Bermagui Catchment

The Bermagui catchment is approximately 300sqkm and consists of six localities that surround the coastal township of Bermagui. Rural residential zones are scattered along the coastline as well as a large area within the Coolagolite locality with lot sizes ranging from 2,000sqm to 40ha.

Rural residential zones in Coolagolite, Barragga Bay and adjacent to Bermagui remain the key supply source of rural residential opportunities. The catchment has high environmental and scenic values along the coastline and estuaries.

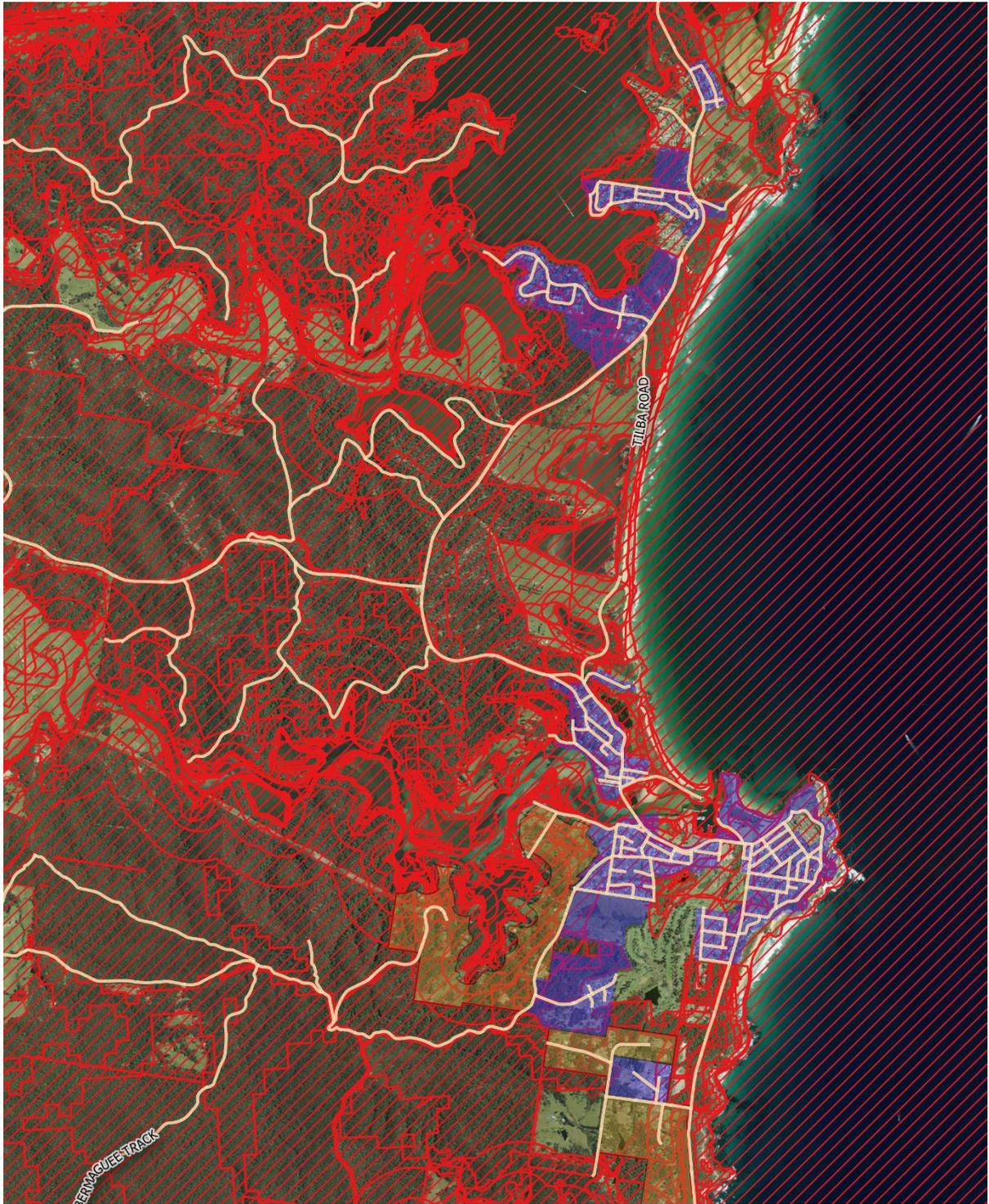
Localities	Barragga Bay, Bermagui, Coolagolite, Cuttagee, Mumbulla Mountain, Murrah, Wallaga Lake	
Rural Residential Zones	Total Ha.	975
	% Shire's total	12
Rural Residential Supply	No. Occupied lots	228
	No. Vacant lots	57
	No. Potential Additional lots	20
	No. Original Holdings	6
	Total Supply	83
Rural Residential Demand	% of Shire's demand	8
	Forecast demand per annum	10
	Forecast demand to 2040	210
Gap Analysis	Dwelling supply shortfall to 2040	127
	Years supply remaining	8

Summary of findings

There is insufficient supply in the Bermagui catchment to meet projected needs to 2040, however, the land analysis did not locate any land suitable for rezoning to rural residential.

The catchment is highly constrained by bushfire and biodiversity as it contains significantly vegetated areas consisting of important wildlife corridors, threatened flora habitat, rare vegetation types, old growth forest, endangered ecological communities and coastal wetlands.

BERMAGUI FUTURE DIRECTIONS



- | | |
|--|--|
|  Council Service Roads |  Existing Urban/Village Areas |
|  Urban/Village Investigation Area |  Existing Rural Residential Zones |
|  Proposed Rural Residential Areas |  Flood Prone Land |
|  Lot Size Reduction Considered |  Constrained Land |

Candelo Catchment

The Candelo catchment is around 520sqkm and consists of seven localities surrounding the village of Candelo. The localities of Tantawangalo and Myrtle Mountain contain extensive areas of National Park with the remaining area largely cleared and used for agricultural and rural residential purposes.

Localities	Candelo, Kameruka, Kanoona, Mogilla, Myrtle Mountain, Tantawangalo, Toothdale	
Rural Residential Zones	Total Ha.	78
	% Shire's total	1
Rural Residential Supply	No. Occupied lots	26
	No. Vacant lots	26
	No. Potential Additional lots	52
	No. Original Holdings	42
	Total Supply	120
Rural Residential Demand	% of Shire's demand	9
	Forecast demand per annum	10.2
	Forecast demand to 2040	214
Gap Analysis	Dwelling supply shortfall to 2040	94
	Years supply remaining	12
Estimated supply from rezoning recommendations	Total Ha.	198
	No. lots	89-178

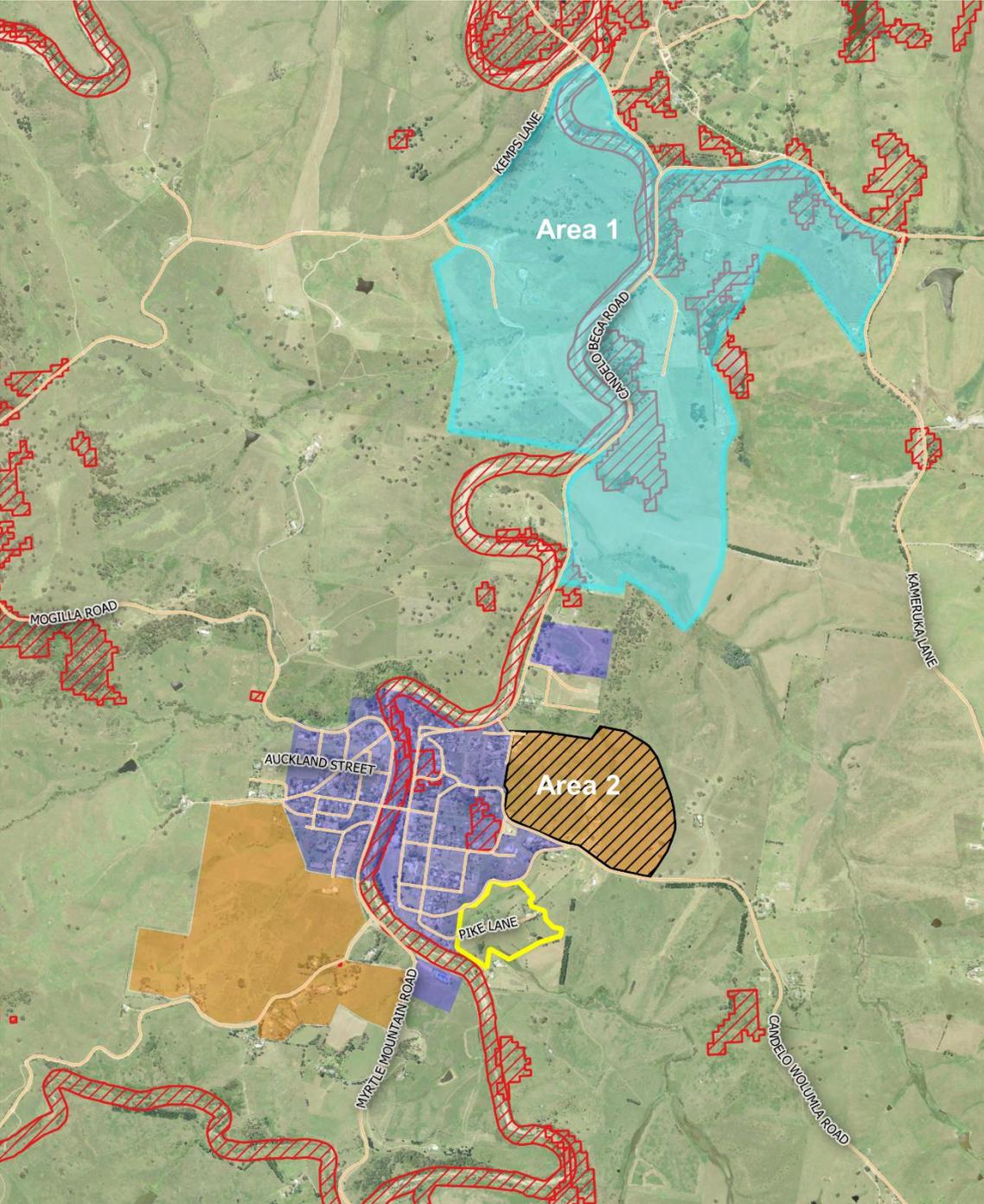
Summary of findings

There is insufficient supply in the Candelo catchment to meet projected needs to 2040 and limited additional rural residential zones and re lot sizing are supported in the areas identified.

Area 1 – This land is lower quality agricultural land and ownership is largely already fragmented compared to much larger agricultural holdings closer to the village. The area is sufficient distance from an existing agricultural activity likely to cause land use conflict, has good access to existing road infrastructure and is close to Candelo village.

Area 2 – Area is currently zoned R5 Large Lot Residential with a minimum lot size of 2 hectares. This area could support lower minimum lot sizes as this area is relatively unconstrained, contains lower quality agricultural land which is highly fragmented and is located close to Candelo village.

CANDELO FUTURE DIRECTIONS



- Council Service Roads
- Existing Urban/Village Areas
- Urban/Village Investigation Area
- Existing Rural Residential Zones
- Proposed Rural Residential Areas
- Flood Prone Land
- Lot Size Reduction Considered
- Constrained Land

Cobargo Catchment

The Cobargo catchment consists of five localities that surround the village of Cobargo and is around 700sqkm in size. The catchment contains key agricultural land particularly in the locality of Cobargo, which is predominantly used for dairying as well as significant areas of State Forest and National Park.

Localities	Cobargo, Dignams Creek, Wadbilliga, Wandella, Yowrie	
Rural Residential Zones	Total Ha.	73
	% Shire's total	1
Rural Residential Supply	No. Occupied lots	0
	No. Vacant lots	4
	No. Potential Additional lots	10
	No. Original Holdings	30
	Total Supply	44
Rural Residential Demand	% of Shire's demand	5
	Forecast demand per annum	5.7
	Forecast demand to 2040	120
Gap Analysis	Dwelling supply shortfall to 2040	76
	Years supply remaining	8
Estimated supply from rezoning recommendations	Total Ha.	58
	No. lots	26-52

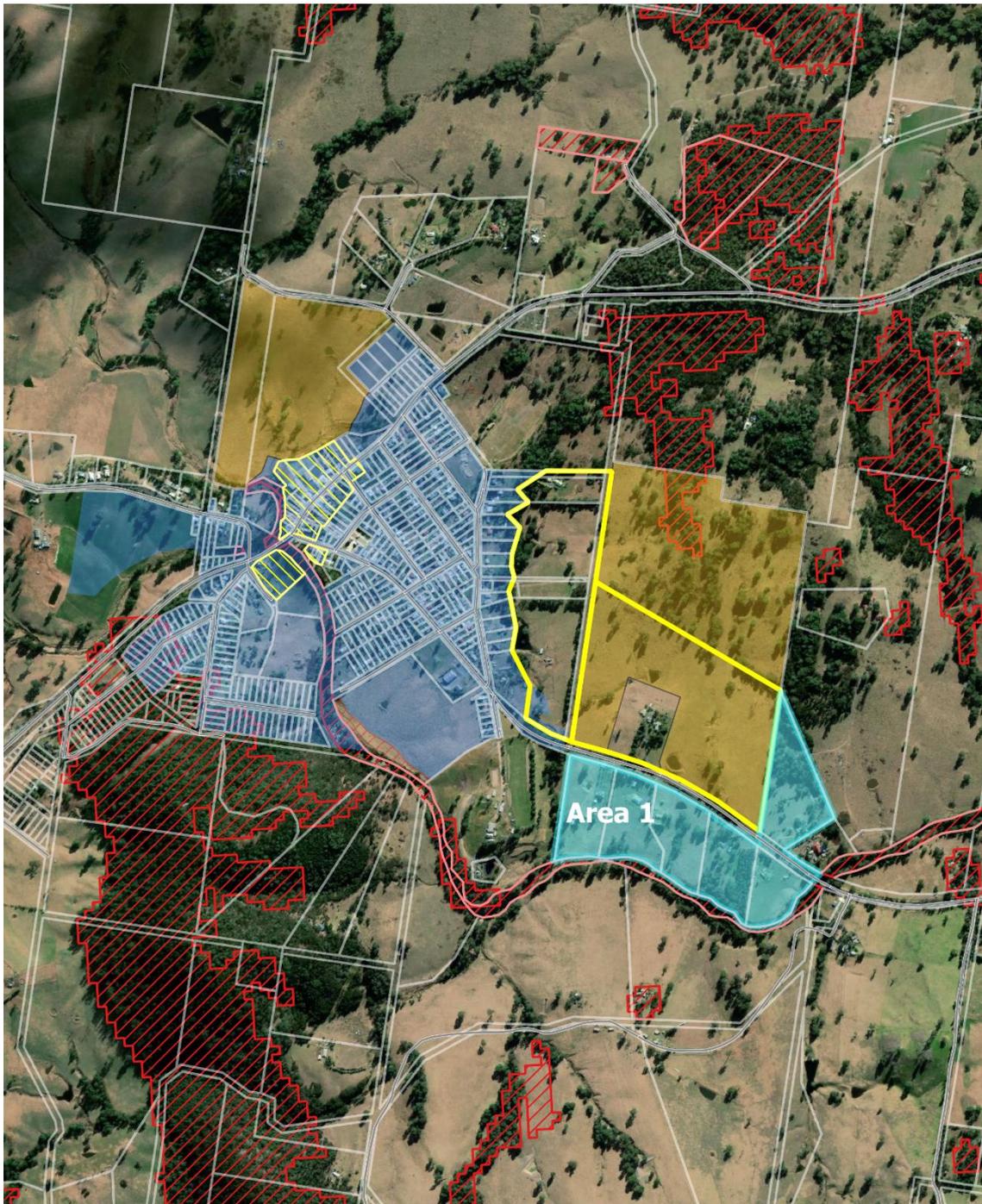
Summary of findings

There is insufficient supply in the Cobargo catchment to meet projected needs to 2040 and limited additional rural residential zones are supported in the areas identified.

The agricultural importance of the area limits further rural residential zones in the catchment and therefore Council's strategic direction will be to focus future demand within the village.

Area 1 – Area is relatively unconstrained and is close to existing rural residential development and the Candelo village. The area is sufficient distance from an existing agricultural activity likely to cause land use conflict. This area is less suitable for servicing in terms of water and sewer and therefore suited to rural residential development.

COBARGO FUTURE DIRECTIONS



- Council Service Roads
- Existing Urban/Village Areas
- Urban/Village Investigation Area
- Existing Rural Residential Zones
- Proposed Rural Residential Areas
- Flood Prone Land
- Lot Size Reduction Considered
- Constrained Land

Eden Catchment

The Eden catchment is approximately 155sqkm and consists of three localities that surround the coastal township of Eden. The Eden and Nethercote localities have extensive areas of National Park and State Forest and Nethercote has a large area of agricultural land. There are patches of rural residential zones throughout the catchment with lot sizes generally ranging from 2 to 40ha.

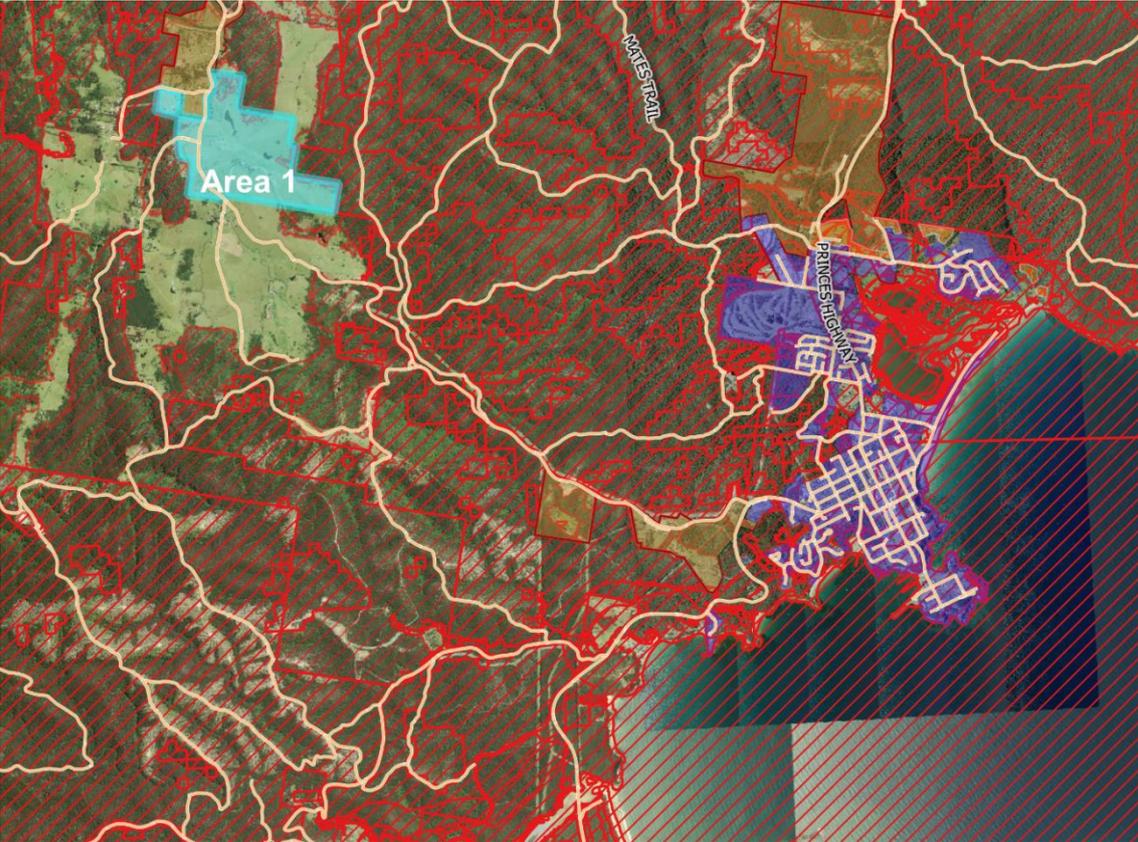
Localities	Boydton, Eden, Nethercote	
Rural Residential Zones	Total Ha.	659
	% Shire's total	8
Rural Residential Supply	No. Occupied lots	150
	No. Vacant lots	36
	No. Potential Additional lots	24
	No. Original Holdings	6
	Total Supply	66
Rural Residential Demand	% of Shire's demand	3
	Forecast demand per annum	4.2
	Forecast demand to 2040	88
Gap Analysis	Dwelling supply shortfall to 2040	22
	Years supply remaining	16
Estimated supply from rezoning recommendations	Total Ha.	406
	No. lots	89-124

Summary of findings

There is insufficient supply in the Eden catchment to meet projected needs to 2040 therefore limited additional rural residential zoning is supported in the areas identified.

Area 1 - Area is relatively unconstrained, contains lower quality agricultural land and is largely already fragmented. The area is sufficient distance from an existing agricultural activity likely to cause land use conflict. This area has good access to existing road infrastructure and is close to existing rural residential development.

EDEN FUTURE DIRECTIONS



- Council Service Roads
- Urban/Village Investigation Area
- Proposed Rural Residential Areas
- Lot Size Reduction Considered
- Existing Urban/Village Areas
- Existing Rural Residential Zones
- Flood Prone Land
- Constrained Land

Merimbula 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 and parts of Yellow Pinch localities are National Park. Areas of rural residential land in Millingandi and Tura Beach are in high demand, due to their proximity to the coast and Merimbula township.

Within the Merimbula catchment there is some land that is deferred from BVLEP 2013 and is currently the subject of a planning proposal to partially zone to rural residential. The planning proposal has a yield of 11 rural residential lots.

Localities	Bournda, Merimbula, Millingandi, Tura Beach, Yellow Pinch	
Rural Residential Zones	Total Ha.	1374
	% Shire's total	16
Rural Residential Supply	No. Occupied lots	269
	No. Vacant lots	38
	No. Potential Additional lots	27
	No. Original Holdings	3
	Total Supply	68
Rural Residential Demand	% of Shire's demand	6
	Forecast demand per annum	8.14
	Forecast demand to 2040	171
Gap Analysis	Dwelling supply shortfall to 2040	103
	Years supply remaining	8
Estimated supply from rezoning recommendations	Total Ha.	129
	No. lots	58-116

Summary of findings

There is insufficient supply in the Merimbula catchment to meet projected needs to 2040, however, the land analysis did not locate sufficient land within the catchment suitable for rezoning to rural residential to meet the estimated future demand. The catchment is highly constrained by bushfire and biodiversity and contains some large agricultural holdings directly to the west of this area.

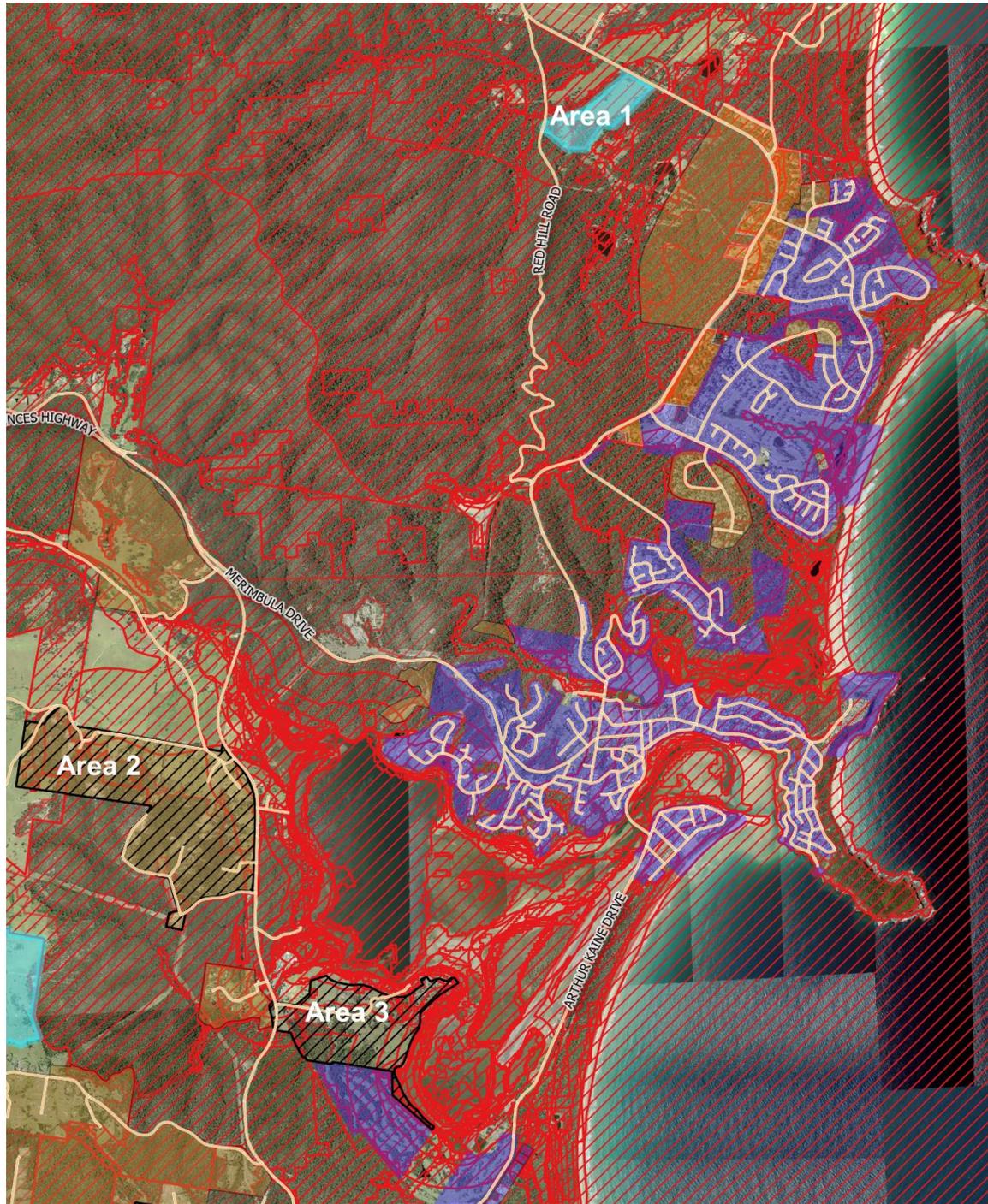
Area 1 – Area is relatively unconstrained and contains lower quality agricultural land. The area has good access to existing road infrastructure and is close to existing rural residential development.

Area 2 – Area is currently zoned E4 Environmental Living with a minimum lot size of 2 hectares. While some of this area is vegetated, it could support lower minimum lot sizes with clustering of additional rural residential development. The area contains lower quality agricultural land which is highly fragmented, has good access to existing road infrastructure and is located close to Merimbula township.

Area 3 - Area is currently zoned E3 Environmental Management with minimum lot sizes ranging from 3 to 5 hectares. While some of this area is vegetated, it could support lower minimum lot sizes with clustering of additional rural residential development in the less

constrained areas. The area has good access to existing road infrastructure and is located close to Merimbula.

MERIMBULA FUTURE DIRECTIONS



- Council Service Roads
- Existing Urban/Village Areas
- ▭ Urban/Village Investigation Area
- ▭ Existing Rural Residential Zones
- ▭ Proposed Rural Residential Areas
- ▭ Flood Prone Land
- ▭ Lot Size Reduction Considered
- ▭ Constrained Land

Pambula Catchment

The Pambula catchment is around 140sqkm and consists of seven localities whose daily needs are serviced by the town of Pambula. Within the catchment, Greigs Flat and Lochiel contain extensive areas of State Forest, parts of Pambula and Pambula Beach contain National Park and Lochiel, Bald Hills and Greigs Flat contain large areas of agricultural lands. Extensive areas of rural residential zoned land are spread throughout the catchment with minimum lot sizes ranging from 1 to 50ha. There is strong demand for rural residential opportunities within the catchment.

Localities	Bald Hills, Broadwater, Greigs Flat, Lochiel, Pambula, Pambula Beach, South Pambula	
Rural Residential Zones	Total Ha.	1376
	% Shire's total	16
Rural Residential Supply	No. Occupied lots	341
	No. Vacant lots	57
	No. Potential Additional lots	55
	No. Original Holdings	23
	Total Supply	135
Rural Residential Demand	% of Shire's demand	14
	Forecast demand per annum	18.37
	Forecast demand to 2040	386
Gap Analysis	Dwelling supply shortfall to 2040	251
	Years supply remaining	7
Estimated supply from rezoning recommendations	Total Ha.	298
	No. lots	135-269

Summary of findings

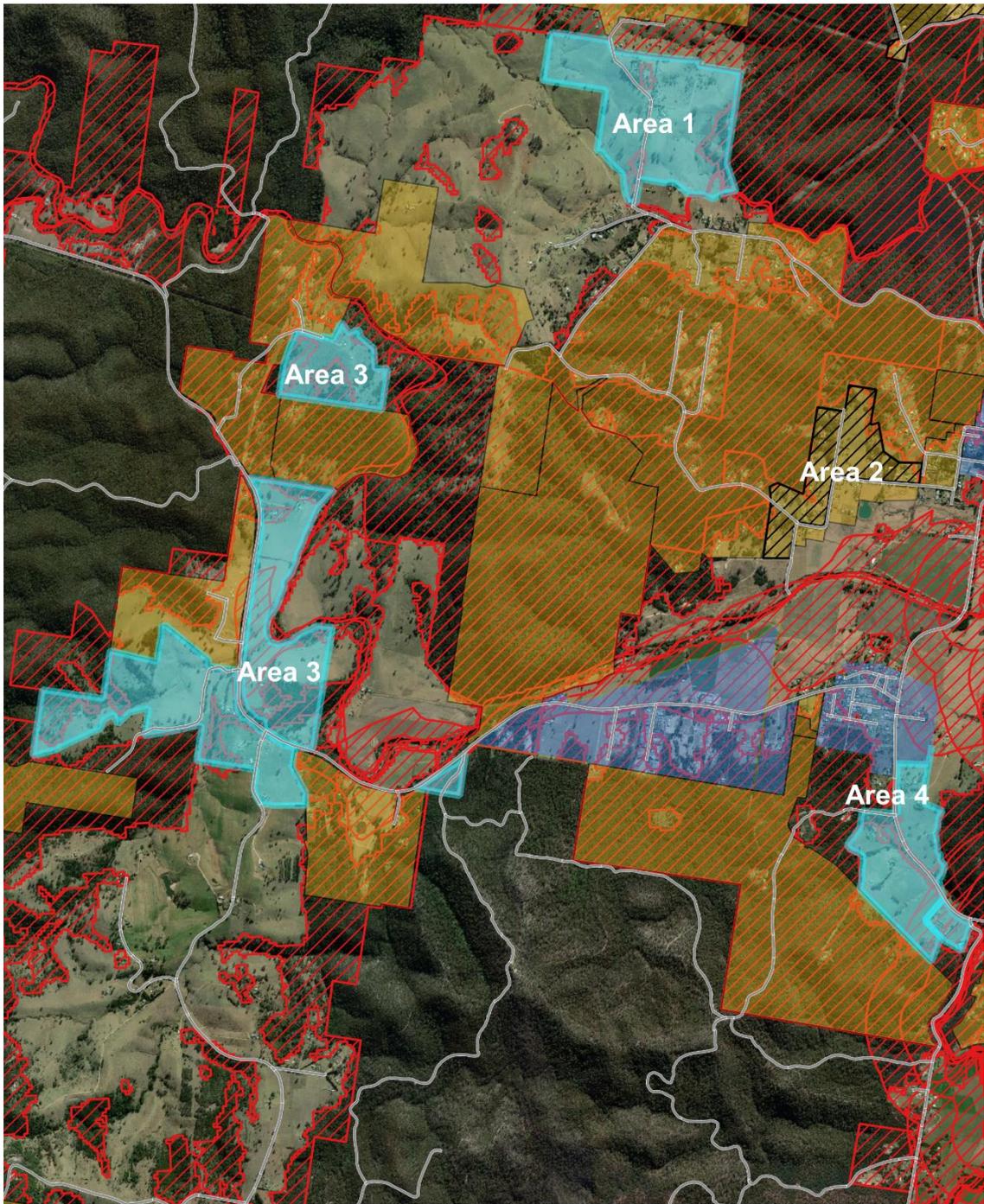
There is insufficient supply in the Pambula catchment to meet projected needs to 2040 therefore limited additional rural residential zoning is supported in the areas identified.

Areas 1 and 4 – These areas are relatively unconstrained and contain lower quality agricultural land. The areas are sufficient distance from an existing agricultural activity likely to cause land use conflict, have good access to existing road infrastructure and are located close to existing rural residential development surrounding Pambula and South Pambula. Area 4 is partly subject of a Private Native Forestry Property Vegetation Plan and therefore is considered suitable for inclusion within this area.

Area 2 – Areas has a minimum lot size of 2 hectares and is zoned E4 Environmental Living. This area could support lower minimum lot sizes as the land is relatively unconstrained, contains agricultural land which is highly fragmented, has good access to existing road infrastructure and is located close to Pambula township.

Area 3 – Area is relatively unconstrained and generally contains lower quality agricultural land despite a small area of Category 2 Agricultural Class Land alongside the river. The area is sufficient distance from an existing agricultural activity likely to cause land use conflict, has good access to existing road infrastructure and is close to existing rural residential development surrounding South Pambula.

PAMBULA FUTURE DIRECTIONS



- Council Service Roads
- Urban/Village Investigation Area
- Proposed Rural Residential Areas
- Lot Size Reduction Considered
- Existing Urban/Village Areas
- Existing Rural Residential Zones
- Flood Prone Land
- Constrained Land

Quaama Catchment

The Quaama catchment consists of the localities of Quaama and Verona that surround the village of Quaama. Both localities contain areas of National Park but are predominantly cleared and used for agricultural or rural residential purposes.

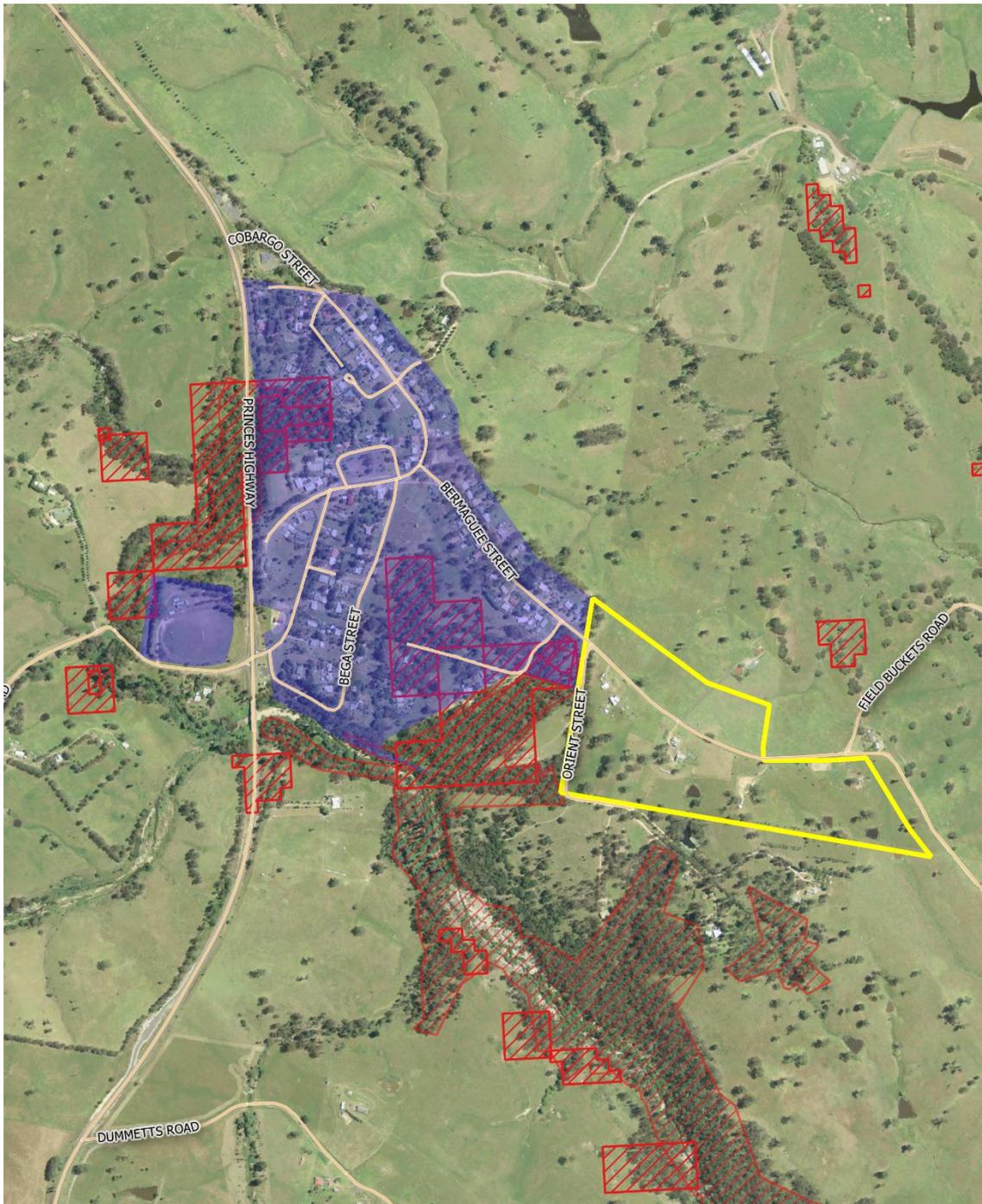
Localities	Quaama, Verona	
Rural Residential Zones	Total Ha.	0
	% Shire's total	0
Rural Residential Supply	No. Occupied lots	0
	No. Vacant lots	0
	No. Potential Additional lots	0
	No. Original Holdings	3
	Total Supply	3
Rural Residential Demand	% of Shire's demand	4
	Forecast demand per annum	4.5
	Forecast demand to 2040	95
Gap Analysis	Dwelling supply shortfall to 2040	92
	Years supply remaining	1
Estimated supply from rezoning recommendations	Total Ha.	0
	No. lots	0

Summary of findings

There is insufficient supply in the Quaama catchment to meet projected needs to 2040, however, the land analysis did not locate any land suitable for rezoning to rural residential.

Quaama is an area surrounded by high value agricultural land and therefore no additional rural residential zoning is supported in the area. Growth within the existing and proposed village investigation area is preferred.

QUAAMA FUTURE DIRECTIONS



- Council Service Roads
- Urban/Village Investigation Area
- Proposed Rural Residential Areas
- ▨ Lot Size Reduction Considered
- Existing Urban/Village Areas
- Existing Rural Residential Zones
- Flood Prone Land
- ▨ Constrained Land

Tathra Catchment

The Tathra catchment is around 250sqkm and consists of eight localities that surround the coastal township of Tathra. The catchment also includes the urban village of Kalaru, located midway between Bega and Tathra, which is a key residential growth area for the Shire.

A substantial proportion of the catchment is National Park or State Forest, particularly north of the Tathra locality. The Wallagoot Lake catchment and Wapengo, Nelson or Tanja have significant estuary, environmental and landscape values. The localities of Wapengo, Tanja and Wallagoot contain areas of extensive agriculture and rural residential is popular throughout the catchment.

There is strong demand for rural residential particularly in the Kalaru and Wallagoot localities due to the proximity to Bega and the coast. The majority of existing Rural Residential supply is located in Kalaru, Wallagoot and Tathra River Estate.

Localities	Chinnock, Kalaru, Mogareeka, Nelson, Tanja, Tathra, Wallagoot, Wapengo	
Rural Residential Zones	Total Ha.	1130
	% Shire's total	13
Rural Residential Supply	No. Occupied lots	405
	No. Vacant lots	39
	No. Potential Additional lots	124
	No. Original Holdings	13
	Total Supply	176
Rural Residential Demand	% of Shire's demand	13
	Forecast demand per annum	17.05
	Forecast demand to 2040	358
Gap Analysis	Dwelling supply shortfall to 2040	182
	Years supply remaining	10
Estimated supply from rezoning recommendations	Total Ha.	31
	No. lots	14-28

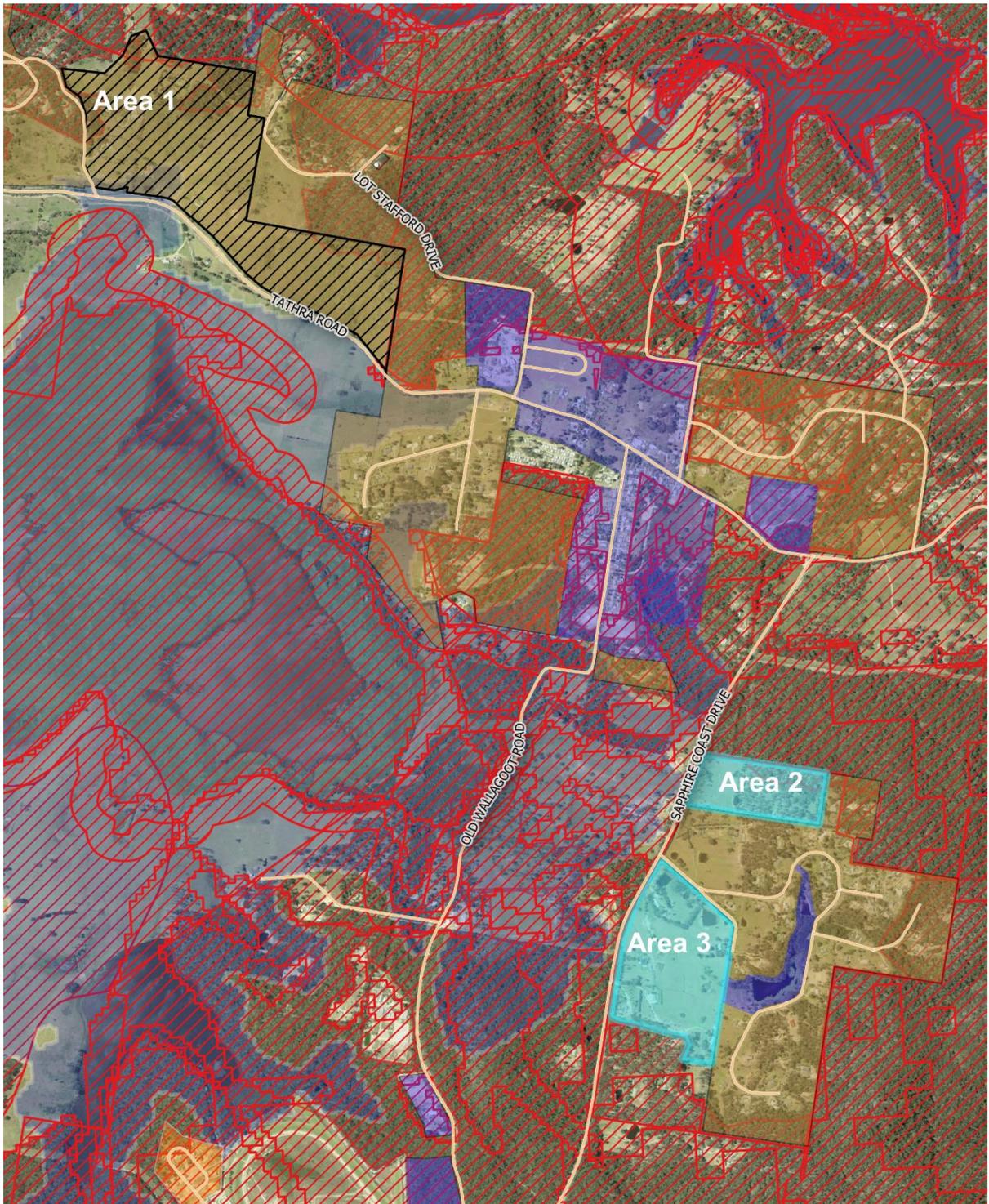
Summary of findings

There is insufficient supply in the Tathra catchment to meet projected needs to 2040 therefore limited additional rural residential zoning and reduction in lot size is supported in the areas identified. Much of the catchment is environmentally sensitive and the opportunities for accommodating future rural residential growth are limited.

Area 1 – Area is currently zoned E4 Environmental Living with a minimum lot size of 2 hectares. This area could support lower minimum lot sizes as this area as it is relatively unconstrained, consists of two large parcels of land, has good access to existing road infrastructure and is close to Kalaru village.

Areas 2 and 3 – These areas are relatively unconstrained, contain lower quality agricultural land and ownership is largely already fragmented. This area has good access to existing road infrastructure and is close to existing rural residential development.

TATHRA FUTURE DIRECTIONS



- | | |
|--|--|
|  Council Service Roads |  Existing Urban/Village Areas |
|  Urban/Village Investigation Area |  Existing Rural Residential Zones |
|  Proposed Rural Residential Areas |  Flood Prone Land |
|  Lot Size Reduction Considered |  Constrained Land |

Towamba Catchment

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. Most 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. Original holdings have been an important part of lot supply, particularly in the village of Burragate. The local community is keen to ensure the village's viability through supporting appropriate growth in and around the village of Towamba.

Localities	Burragate, Nullica, Nungatta, Nungatta South, Pericoe, Towamba, Wog Wog, Yambulla	
Rural Residential Zones	Total Ha.	22
	% Shire's total	0
Rural Residential Supply	No. Occupied lots	2
	No. Vacant lots	2
	No. Potential Additional lots	0
	No. Original Holdings	35
	Total Supply	37
Rural Residential Demand	% of Shire's demand	2
	Forecast demand per annum	2.3
	Forecast demand to 2040	48
Gap Analysis	Dwelling supply shortfall to 2040	11
	Years supply remaining	16
Estimated supply from rezoning recommendations	Total Ha.	28
	No. lots	13-26

Summary of findings

There is insufficient supply in the Towamba catchment to meet projected needs to 2040 however the land identified by Council to meet this need was not endorsed by the NSW Department of Planning Industry and Environment for inclusion in this strategy.

Wolumla Catchment

The Wolumla catchment consists of the localities of Wolumla and South Wolumla that surround the village of Wolumla. A significant part of the South Wolumla locality is either National Park or State Forest with the remainder of the catchment predominantly cleared and used for agricultural or rural residential purposes. Wolumla is an identified residential growth area for the Shire.

There was significant uptake of rural residential opportunities prior to 2015, demonstrating the popularity of this style of living in the Wolumla catchment. Low levels of rural residential growth are likely to be a result of land availability shortages, however, the recent application of rural residential zones in this area is expected to address this shortage.

Localities	South Wolumla, Wolumla	
Rural Residential Zones	Total Ha.	281
	% Shire's total	3
Rural Residential Supply	No. Occupied lots	35
	No. Vacant lots	2
	No. Potential Additional lots	29
	No. Original Holdings	7
	Total Supply	38
Rural Residential Demand	% of Shire's demand	3
	Forecast demand per annum	3
	Forecast demand to 2040	63
Gap Analysis	Dwelling supply shortfall to 2040	25
	Years supply remaining	8
Estimated supply from rezoning recommendations	Total Ha.	112
	No. lots	50-100

Summary of findings

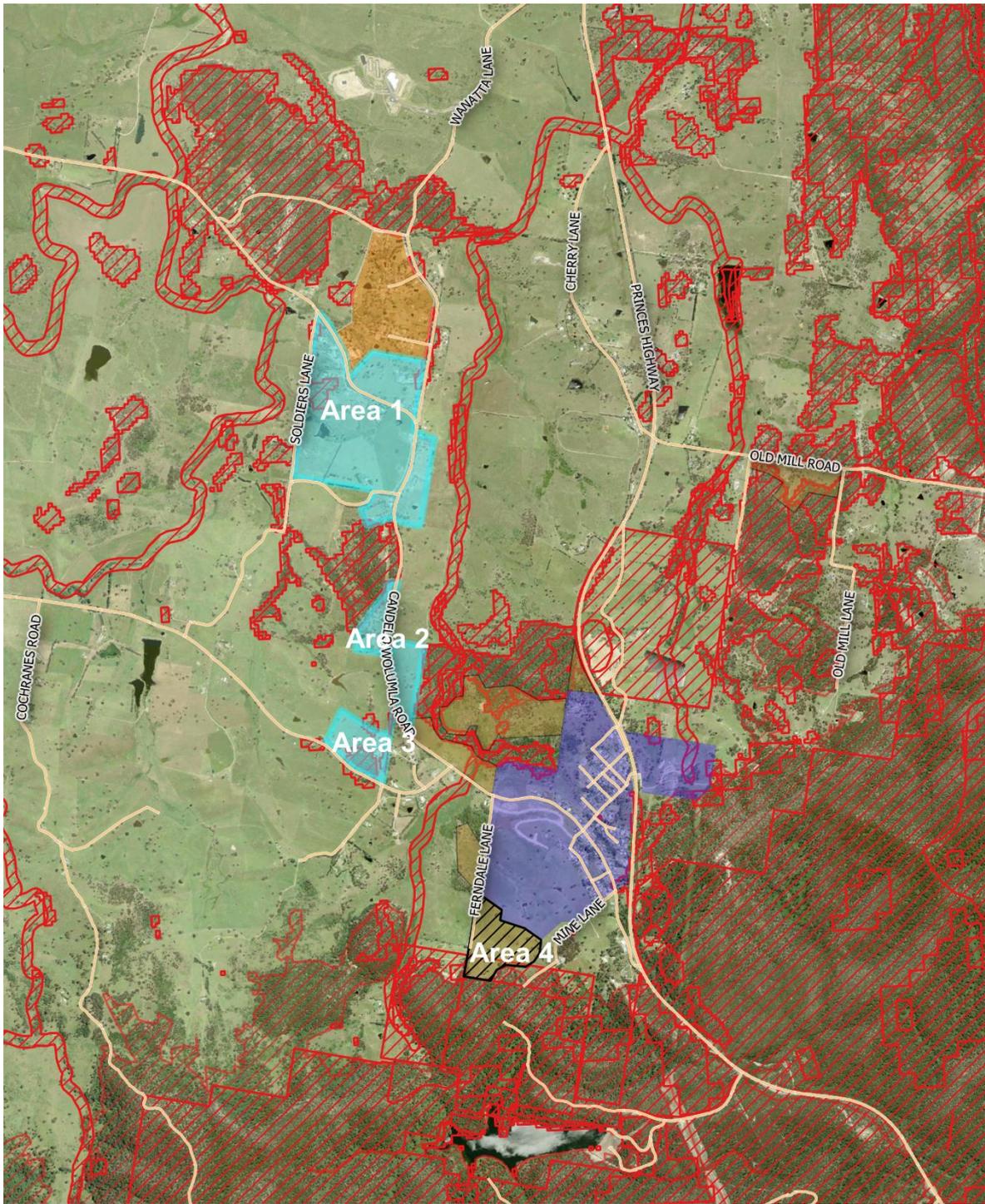
There is insufficient supply in the Wolumla catchment to meet projected needs to 2040 therefore limited additional rural residential zoning is supported in the areas identified.

Area 1 – This area is relatively unconstrained, contains lower quality agricultural land and is largely already fragmented. The area is sufficient distance from an existing agricultural activity likely to cause land use conflict. This area has good access to existing road infrastructure and is located adjoining existing rural residential zoned land and is close to Wolumla village.

Areas 2 and 3 – These areas are proposed for a rural residential zone to regularise the zone with existing land use as several of the lots have existing dwellings. These areas are relatively unconstrained, contain lower quality agricultural land and are largely already fragmented. These areas have good access to existing road infrastructure and are located within 3km of Wolumla village.

Area 4 - Area is currently zoned E4 Environmental Living with a minimum lot size of 7 hectares. This area could support lower minimum lot sizes as this area is relatively unconstrained, contains lower quality agricultural land, has good access to existing road infrastructure and is located close to Wolumla village.

WOLUMLA FUTURE DIRECTIONS



- Council Service Roads
- Urban/Village Investigation Area
- Proposed Rural Residential Areas
- Lot Size Reduction Considered
- Existing Urban/Village Areas
- Existing Rural Residential Zones
- Flood Prone Land
- Constrained Land

Wonboyn Catchment

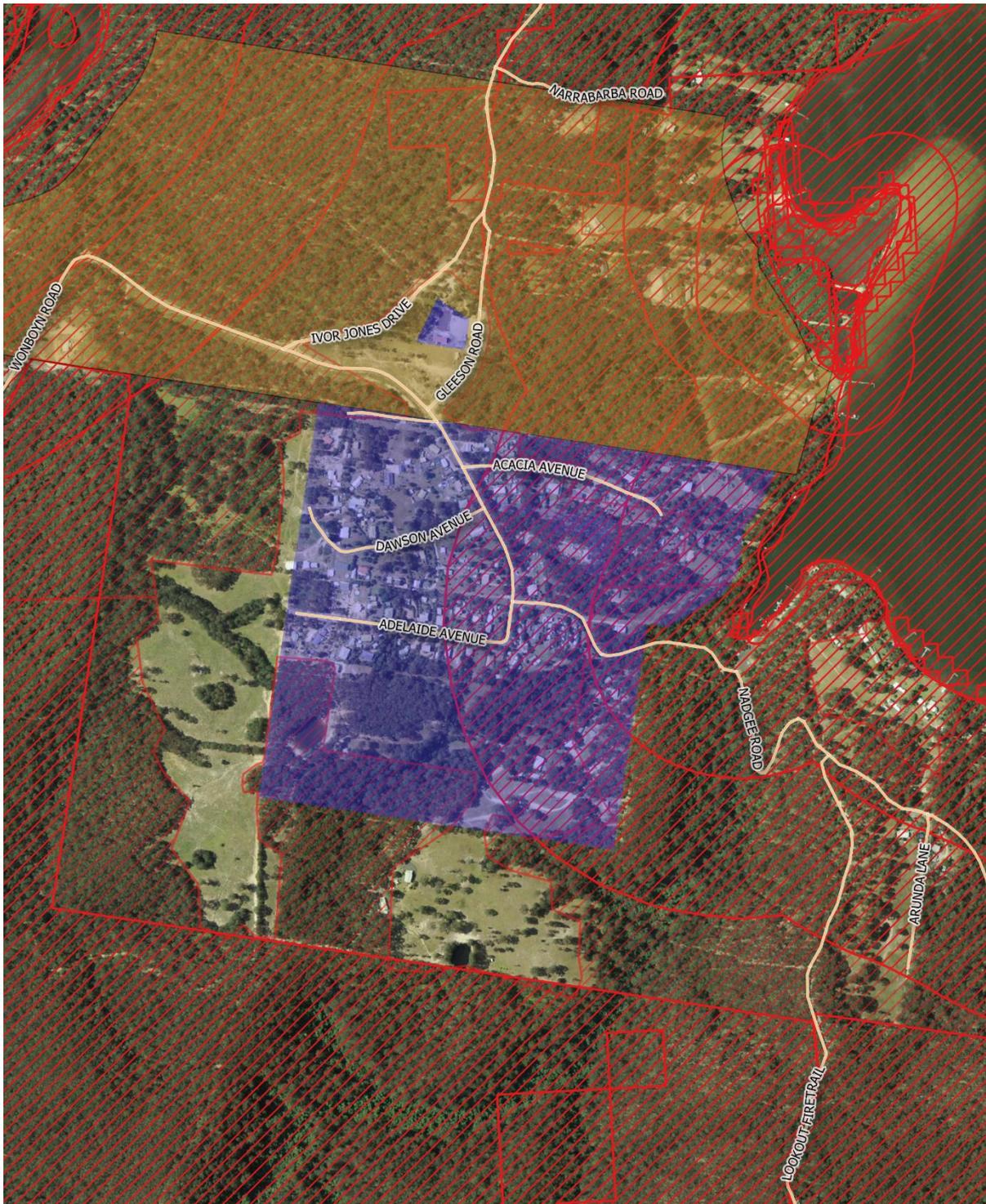
The Wonboyn catchment consists of seven localities that surround the village of Wonboyn, which is a relatively isolated village approximately 30km by road from the town of Eden and is a popular holiday location and home to a growing oyster industry. The catchment is the second largest in the Shire at 890 square km and most of the land is either National Park or State Forest with isolated pockets of cleared land predominantly in the Towamba Valley in the locality of Kiah and surrounding the Wonboyn Village. Rural residential zones are generally located adjacent to the village and range on lot size from 1 to 2 ha.

Localities	Edrom, Kiah, Nadgee, Narrabarba, Timbillica, Wonboyn, Wonboyn North	
Rural Residential Zones	Total Ha.	163
	% Shire's total	2
Rural Residential Supply	No. Occupied lots	45
	No. Vacant lots	17
	No. Potential Additional lots	11
	No. Original Holdings	4
	Total Supply	32
Rural Residential Demand	% of Shire's demand	3
	Forecast demand per annum	3.1
	Forecast demand to 2040	65
Gap Analysis	Dwelling supply shortfall to 2040	33
	Years supply remaining	10

Summary of findings

There is insufficient supply in the Wonboyn catchment to meet projected needs to 2040, however, no further rural residential zonings within the Wonboyn catchment are supported due to distance from major centres, infrastructure provision and bushfire risk. Growth within the existing rural residential and village areas is preferred.

WONBOYN FUTURE DIRECTIONS



- | | |
|--|--|
|  Council Service Roads |  Existing Urban/Village Areas |
|  Urban/Village Investigation Area |  Existing Rural Residential Zones |
|  Proposed Rural Residential Areas |  Flood Prone Land |
|  Lot Size Reduction Considered |  Constrained Land |

Wyndham Catchment

The Wyndham catchment is approximately 520sqkm and consists of seven localities that are predominantly serviced by the village of Wyndham. All the localities within the catchment contain areas of State Forest or National Park with the localities of Mount Darragh, Cathcart and Coolangubra containing very little free-hold land.

Localities	Cathcart, Coolangubra, Devils Hole, Mount Darragh, New Buildings, Rocky Hall, Wyndham	
Rural Residential Zones	Total Ha.	38
	% Shire's total	0
Rural Residential Supply	No. Occupied lots	1
	No. Vacant lots	5
	No. Potential Additional lots	6
	No. Original Holdings	33
	Total Supply	44
Rural Residential Demand	% of Shire's demand	3
	Forecast demand per annum	3.3
	Forecast demand to 2040	69
Gap Analysis	Dwelling supply shortfall to 2040	25
	Years supply remaining	13
Estimated supply from rezoning recommendations	Total Ha.	83
	No. lots	37-74

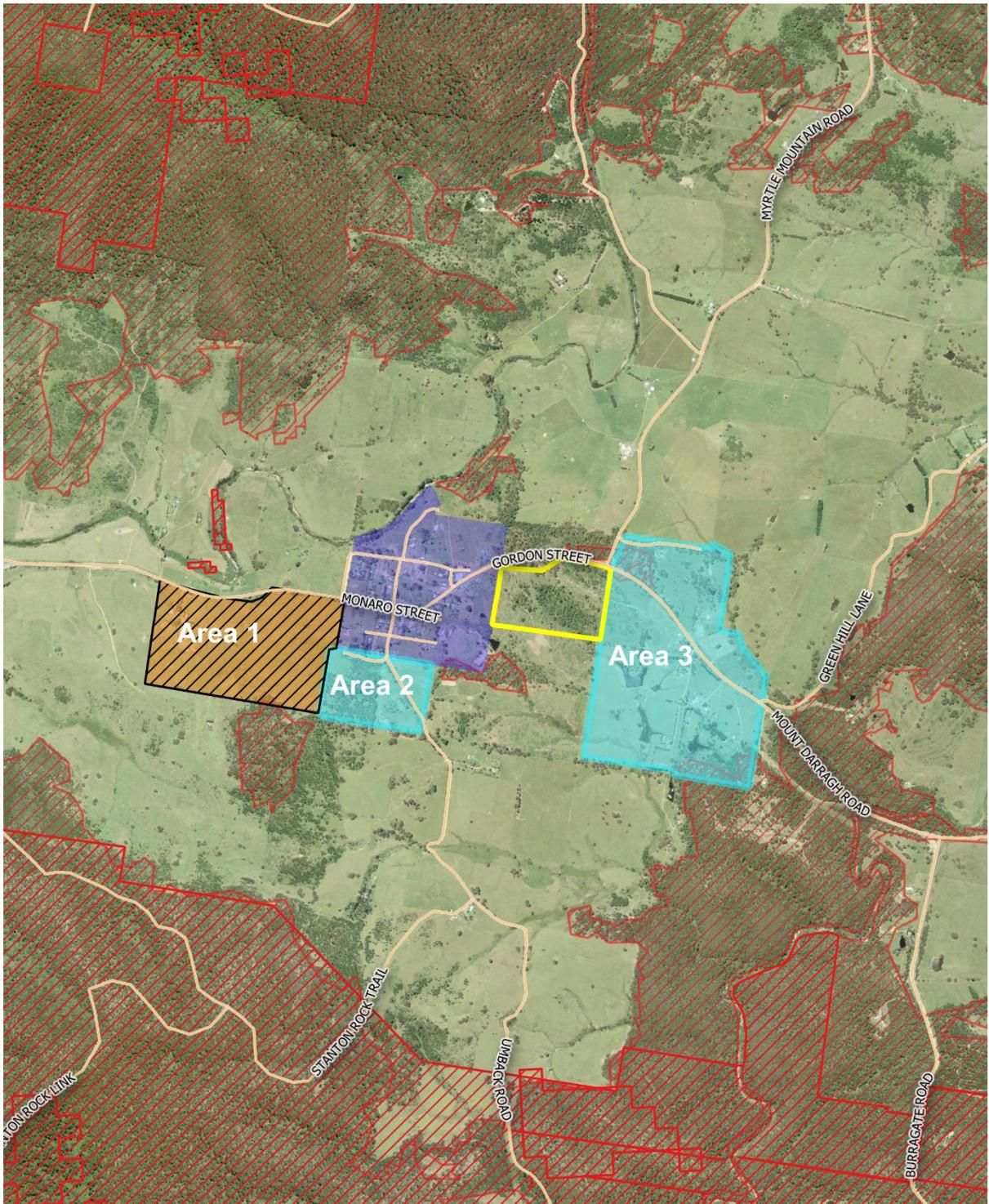
Summary of findings

There is insufficient supply in the Wyndham catchment to meet projected needs to 2040 therefore limited additional rural residential zoning is supported in identified areas.

Area 1 – Area is currently zoned R5 Large Lot Residential with a minimum lot size of 2 hectares. This area could support lower minimum lot sizes as this area is relatively unconstrained, is close to Wyndham village and contains lower quality agricultural land which is highly fragmented.

Areas 2 and 3 – This land is lower quality agricultural land and largely already fragmented. The areas are sufficient distance from an existing agricultural activity likely to cause land use conflict, have good access to existing road infrastructure and are considered important to ensuring the viability of the Wyndham village.

WYNDHAM FUTURE DIRECTIONS



- | | |
|--|--|
|  Council Service Roads |  Existing Urban/Village Areas |
|  Urban/Village Investigation Area |  Existing Rural Residential Zones |
|  Proposed Rural Residential Areas |  Flood Prone Land |
|  Lot Size Reduction Considered |  Constrained Land |