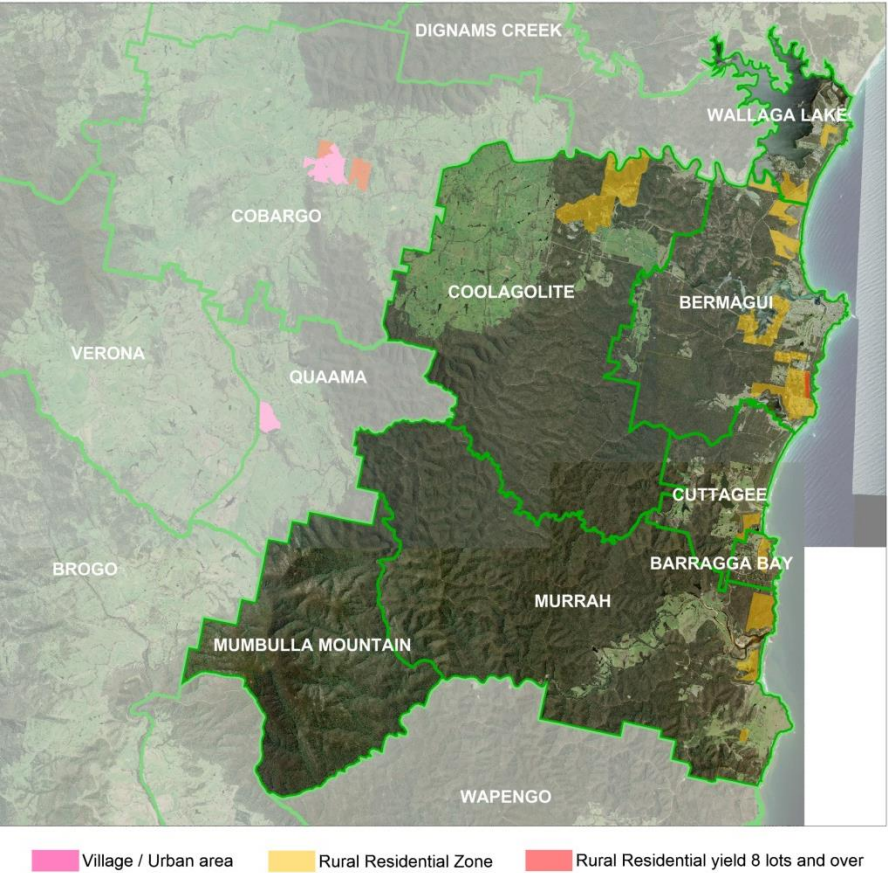


# Bermagui Catchment



The Bermagui catchment is approximately 300sqkm and consists of six localities that surround the coastal township of Bermagui. There are no other villages or towns within the catchment. 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.

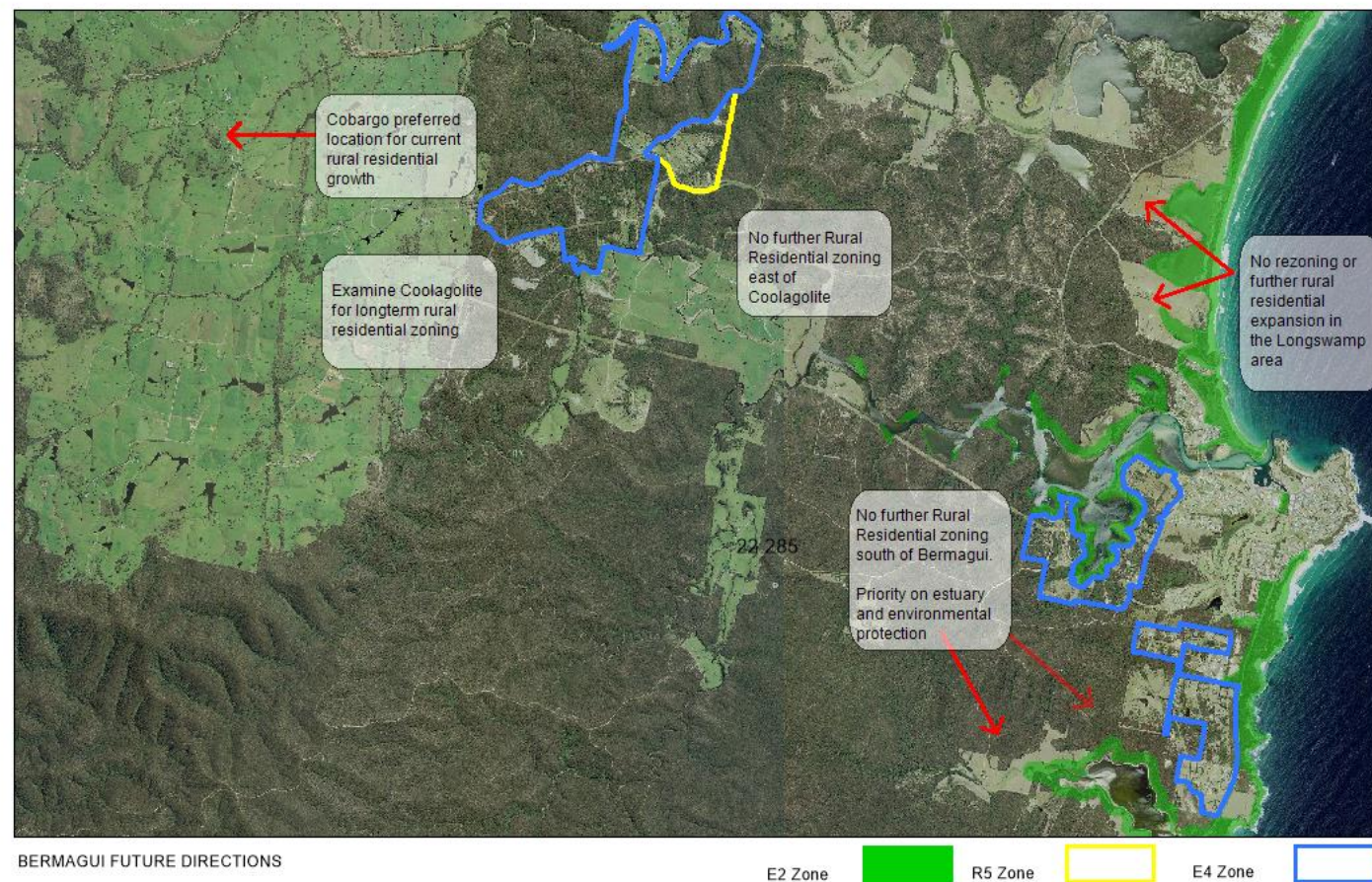
## Rural Living Supply Analysis

Table 18: Bermagui Catchment: Rural Residential & General Rural Supply				
Locality	Rural Residential		General Rural	Total Supply
	Vacant Lots	Potential Lots	Original Holdings	
Barragga Bay	11	0	0	11
Bermagui	13	18	2	33
Coolagolite	24	15	1	40
Cuttagee	0	0	1	1
Murrah	0	0	0	0
Wallaga Lake	0	0	0	0
<b>TOTAL</b>	<b>48</b>	<b>33</b>	<b>4</b>	<b>85</b>
% Shire Total	15.6	4.2	3.7	

## Key findings

- 11% of Shire’s rural residential zoned land.
- Average dwellings per annum 7.5
- Approximately 11years supply of rural residential living opportunities
- 8% of Shire’s demand, predominantly within the localities of Bermagui and Coolagolite.
- Rural residential zones in Coolagolite, Barragga Bay and adjacent to Bermagui remain the key supply source of rural living opportunities.
- Coolagolite figures likely to be excessive, due to likely impact of bushfire restrictions on heavily forested sections of this area.

## Bermagui Rural Living Future Directions



## Recommendations

### Rural Residential

- No further rural residential zoning until current capacity is substantially taken up
- Cobargo is the preferred location for Rural Residential development in the northern part of the Shire
- Growth along Bermagui coast to be contained within approved developments in Bermagui and zoned areas at Wallaga Lake
- Priority be given to protection of coastline and estuaries and ensuring that natural hazards are avoided
- The area between Bermagui and Wallaga Lake to remain an important buffer between these two urban areas
- Coolagolite to be examined for long term additional rural residential areas