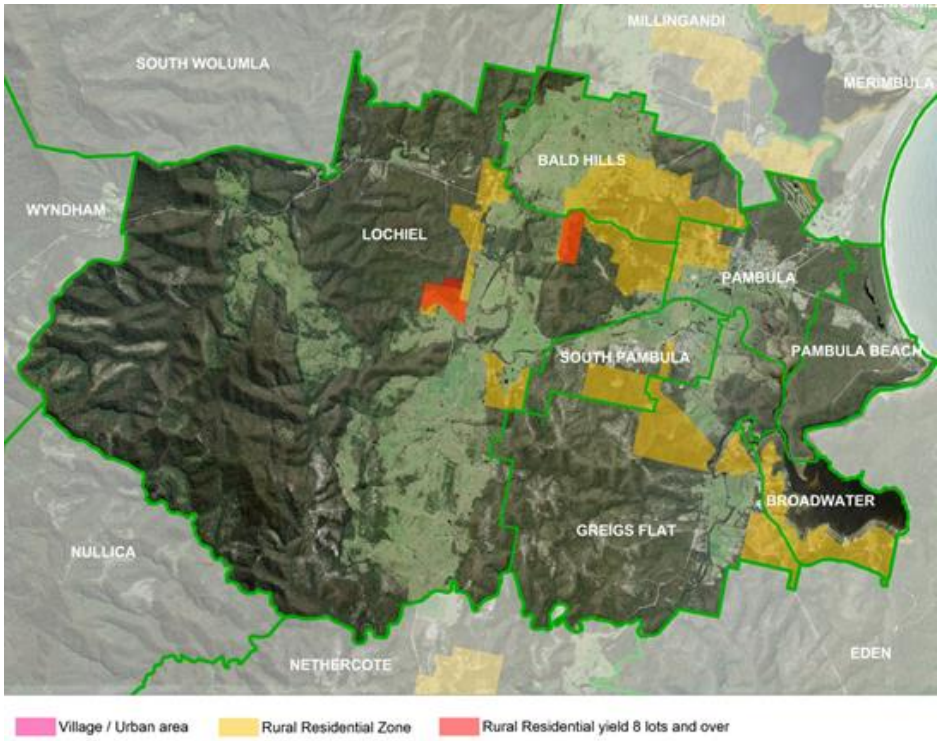
Pambula Catchment



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 and parts of Pambula and Pambula Beach contain National Park. 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.

Rural Living Supply Analysis

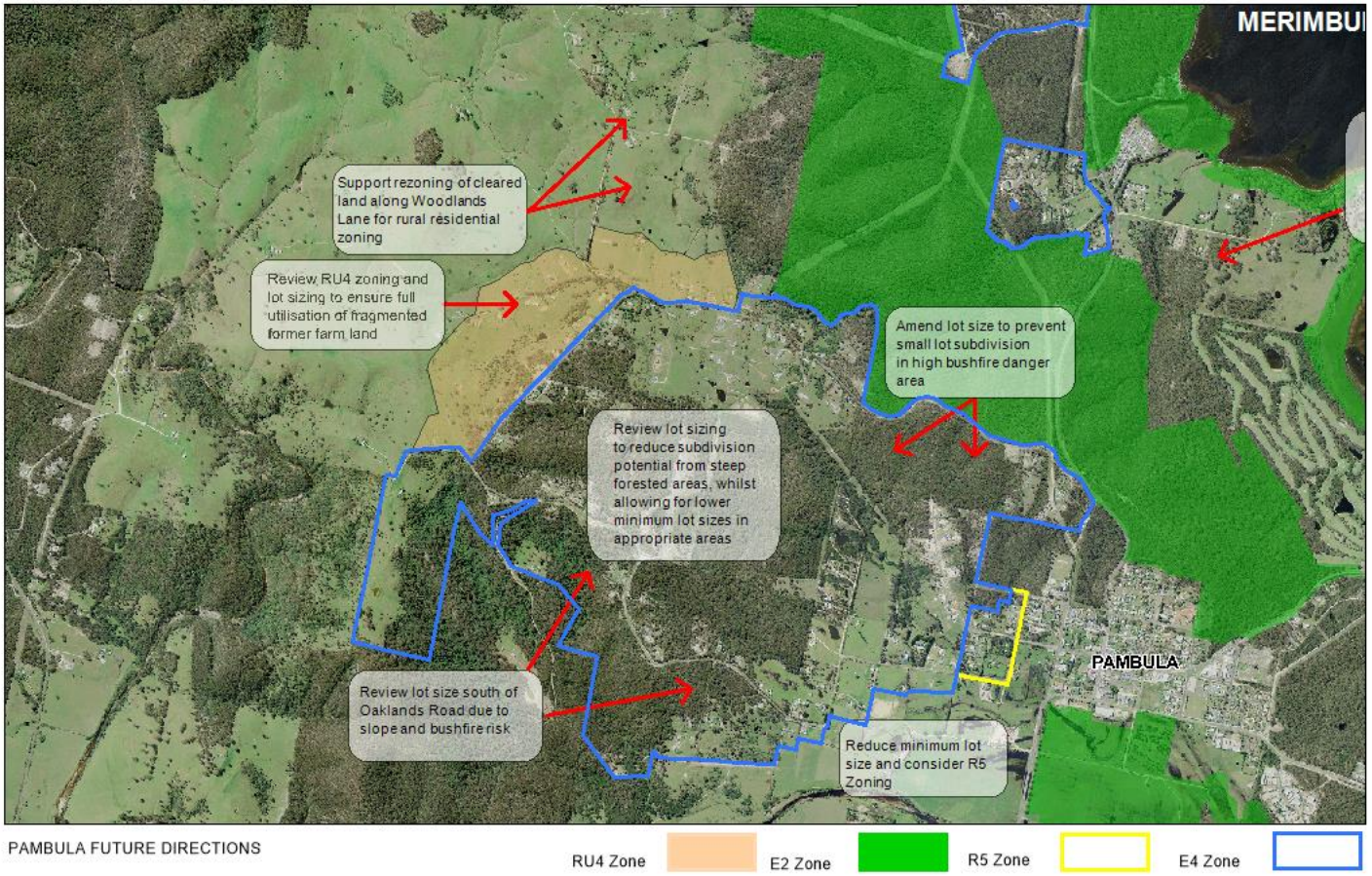
Table 21: Pambula Catchment: Rural Residential & General Rural Supply

Locality	Rural Residential		General Rural	Total Supply
	Vacant Lots	Potential Lots	Original Holdings	
Bald Hills	27	50	0	77
Broadwater	6	7	0	13
Lochiel	13	30	3	46
Greigs Flat	11	5	3	19
Pambula	2	4	4	10
Pambula Beach	0	0	0	0
South Pambula	0	0	2	2
TOTAL	**59**	**96**	**12**	**167**
% Shire Total	19.2	12.2	9.3	

Key findings

- Contains 18% of Shire's rural residential zones. The majority of existing rural residential development is within these zones.
- Average dwellings per annum 13.8
- Approximately 12 years supply of rural residential living opportunities
- Strong demand for rural residential living opportunities.
- Much of the land in the Oaklands Road / Bald Hills Road catchment is constrained by topography, bushfire and access and as a result yields in existing rural residential zones have been adjusted to accommodate these constraints beyond the flat 25% reduction applied across the Shire.
- No available rural residential land in South Pambula.
- The Bald Hills locality has a potential yield of 50 lots, however it is noted that 29 of these lots are from 5 vacant parcels of Crown land.

Pambula Rural Living Future Directions

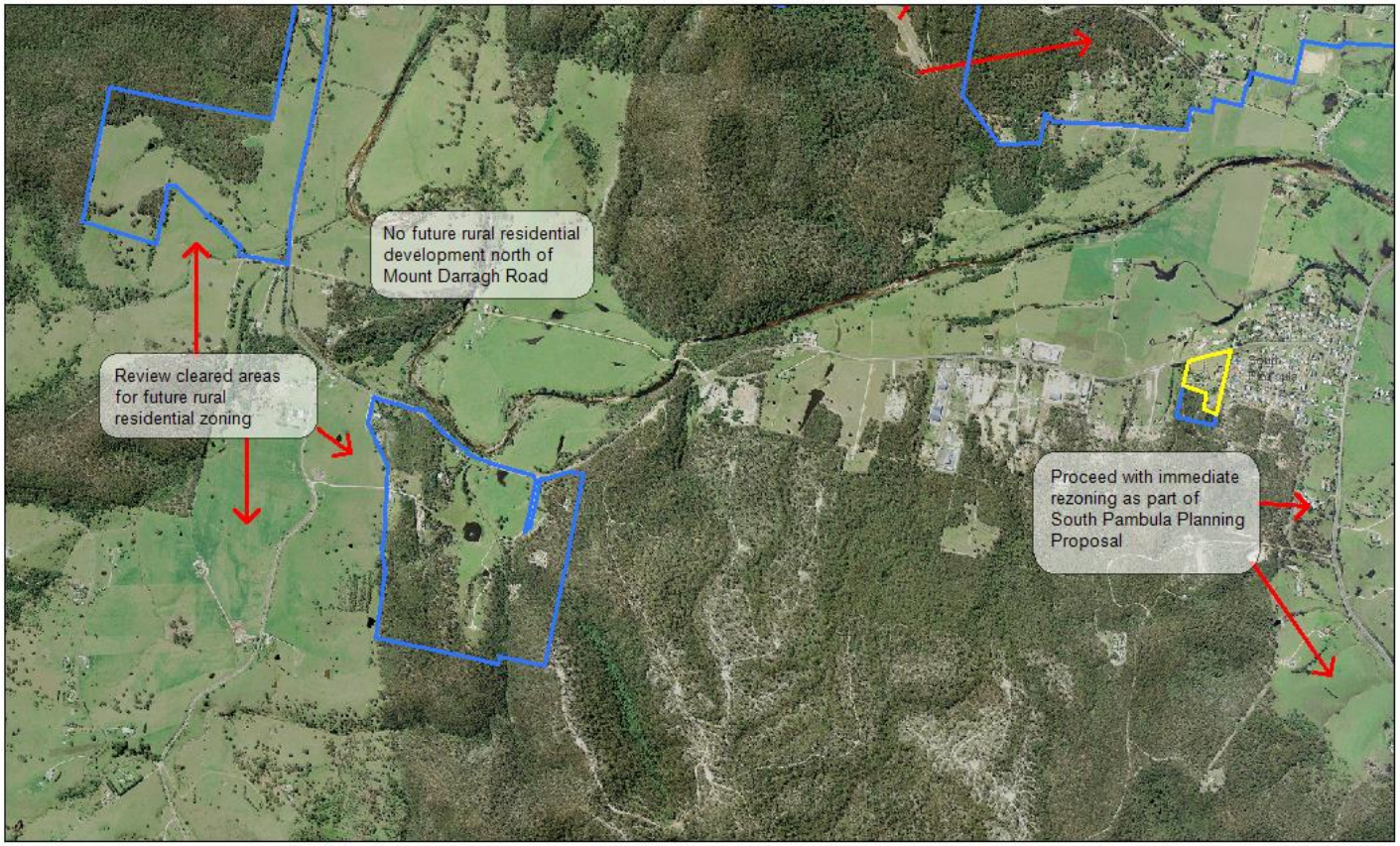


Recommendations

Rural Residential

- Review lot sizing in the Oaklands Road / Bald Hills E4 zone including increase in lot size of steep bushfire prone areas, with practical access issues
- Remove RU4 zoning on Bald Hills Rd and replace with R5
- Consider R5 zoning on cleared former farm land on Oaklands Lane
- Support rezoning for rural residential development of cleared land with fragmented ownership along Woodlands Lane

South Pambula – Lochiel Rural Living Future Directions



Recommendations

Rural Residential

- Extend rural residential area south of George Street and Summerhill Road as per the South Pambula Planning Proposal
- Review vacant fragmented rural land in Lochiel for future rural residential zoning
- No future rural residential development north of Mt Darragh Rd