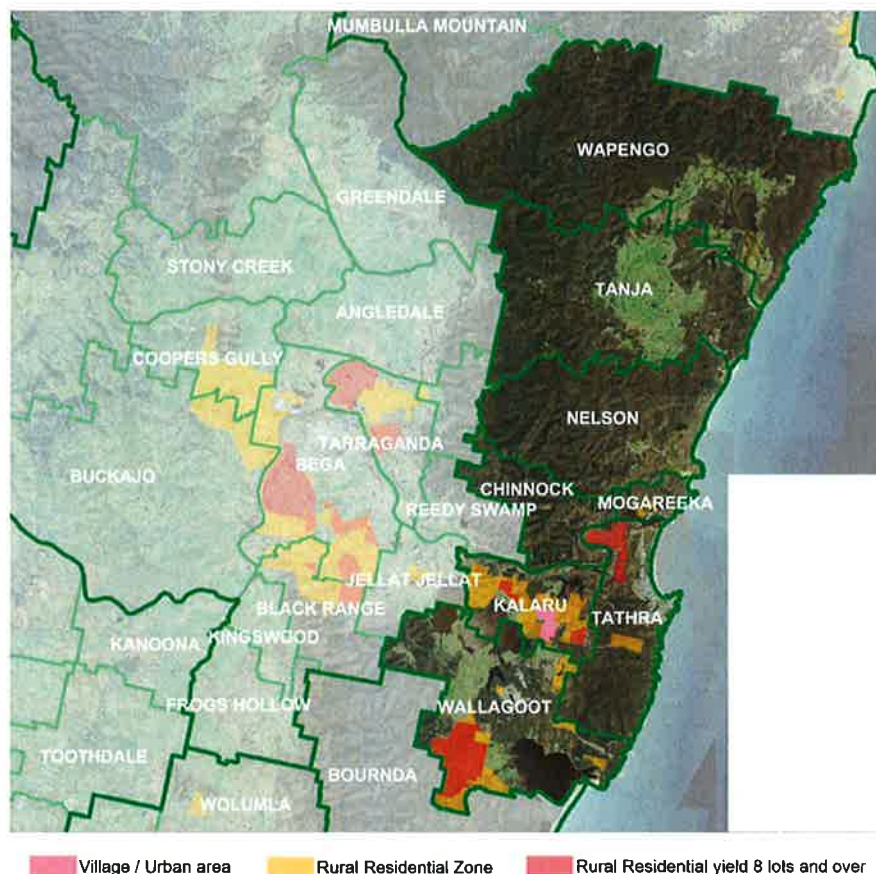


Extract from BVSC Draft Rural Living Strategy

Tathra Catchment



The Tathra catchment is around 250sqkm and consists of eight localities that surround the coastal township of Tathra. The Tathra urban area contains around 960 dwellings and has a population of approximately 1,640 people¹. The catchment also includes the small urban village of Kalaru, located midway between Bega and Tathra, which has a population of around 110 people and approximately 230 dwellings. A substantial proportion of the catchment is National Park or State Forest, particularly north of the Tathra locality. The localities of Wapengo, Tanja and Wallagoot contain areas of extensive agriculture and rural residential living is popular throughout the catchment.

¹ Based on 2011 Census data

Extract from BVSC Draft Rural Living Strategy

Table 25a: Tathra Catchment: Rural Residential & General Rural Supply

Locality	Rural Residential Zones				General Rural Zones				Existing holdings
	Area (ha)	Occupied lots	Vacant lots	Potential additional lots	Area (ha)	Occupied concessional lots	Vacant concessional lots	Approved concessional lots	
Chinnock	0	0	0	0	432	1	3	0	0
Kalaru	452	192	5	38	969	13	1	8	0
Mogareeka	10	40	1	14	0	0	0	0	0
Nelson	0	0	0	0	67	1	1	0	0
Tanja	0	0	0	0	2,469	31	15	5	1
Tathra	0	0	0	32	285	1	0	0	0
Wallagoot	271	154	13	23	2,652	45	1	7	0
Wapengo	0	0	0	0	1,277	20	4	2	1
TOTAL	733	386	19	107	8,151	112	25	22	2
% Shire Total	10.3	19.7	6.2	13.6	4.3	8.0	5.7	3.5	1.9

Table 25b: Tathra Catchment: Total Supply & Demand

Locality	Dwelling Approvals 1999-2014	Average Dwellings Per Annum	Vacant Lots	Potential Additional Lots	Total Supply
Chinnock	0	0	3	0	3
Kalaru	113	7	6	46	52
Mogareeka	2	0	1	14	15
Nelson	0	0	1	0	1
Tanja	19	1	16	5	21
Tathra	6	0	0	32	32
Wallagoot	42	3	14	30	44
Wapengo	8	1	5	2	7
TOTAL	190	12	46	129	175
% Shire Total	13.0	12.9	5.4	9.1	

Key findings

- demand for rural residential living strong, particularly in the Kalaru locality and adjacent Wallagoot
- 10% of Shire's rural residential zoned land
- supply primarily from rural residential zones
- shortage of vacant lots in close proximity to Tathra

Extract from BVSC Draft Rural Living Strategy

- sufficient supply for medium term (17-24 years)

Conclusion

Although the growth of the Tathra urban area is highly constrained, demand for both village and rural residential living is very strong in the Kalaru and Wallagoot areas due to the close proximity to Bega and the coast. There are existing approvals for 62 additional village lots in two holdings and a development application for another 41 lots is currently being assessed.

There is a strong demand for rural residential living within the Tathra catchment and supply of existing vacant lots is short. A recent approval for 32 rural residential lots at Tathra River Estate will address some of this shortage in the short term. This will add approximately 80ha of land to the catchment's supply figure above.

There is a large land holding in Wallagoot called Bournda Downs which is deferred from BVLEP 2013, of which approximately 320ha is zoned rural residential under BVLEP 2002. In agreement with the landowner, Council has resolved to reconfigure the zones on the property and apply lot sizes that will significantly reduce the yield to 37 rural residential lots.

This additional supply is not included in the figures above and it is recommended that Council proceed to finalise the planning proposal to rezone the land. The addition of 37 lots within the catchment will increase supply to 21 years under the high growth scenario.