



FACT SHEET

February 2007

HOW THE FINAL SOUTH COAST STRATEGY WILL HELP THE EUROBODALLA LOCAL GOVERNMENT AREA

Employment

- The Strategy targets 6,200 new jobs in the Eurobodalla area. Increases are expected in the areas of finance, administration, business services, health and aged care, as well as tourism.
- This growth will be supported by identifying sufficient employment generating lands close to Batemans Bay and the major towns.
- Councils will be required to protect regionally significant employment lands, including at Batemans Bay Marina and Moruya Airport, to help guarantee local employment for the future.

Housing

- Urban and commercial development will be focused around major centres and well serviced towns.
- Batemans Bay has been identified as one of the region's two major centres, and will play an increasingly important role as a residential, employment and administrative centre, along with a focal point for subregional road and transport networks.
- Nowra–Bomaderry has also been identified as a major regional centre, while Bega has been identified as an emerging major regional centre.
- Moruya and Narooma have been named as major towns, which are shopping and business centres for the nearby district and have some medium density residential.
- About 70 per cent of the Eurobodalla area's future population growth will be accommodated in existing vacant urban land.
- The remainder will be accommodated by medium density development and investigation areas to be identified in the endorsed Eurobodalla Settlement Strategy.
- To help the economic base of existing villages and effective use of existing infrastructure, the Strategy does not support new towns or villages unless compelling reasons are presented and they can satisfy the Sustainability Criteria listed in the Strategy.
- Through local planning measures, the future housing mix will be better matched to the needs of smaller households and aged residents.

Independent Panel Findings

- The Strategy incorporates recommendations from an independent South Coast Sensitive Urban Lands Panel, which examined the suitability of 17 isolated and sensitive sites, all having some urban, rural residential or tourist development potential.
- The panel was chaired by former Deputy Premier and Planning Minister Andrew Refshauge. It undertook a number of public hearings and reported its findings in October 2006.
- In the Eurobodalla council area, these locations included Longbeach, Malua Bay, Rosedale, Moruya Heads and the expansion area south of Narooma.
- The Department of Planning will work with councils, developers/landowners and relevant State agencies, using the recommendations of the Panel to guide the finalisation of the development form and environmental management of the 17 sites.

Transport and Infrastructure

- Regional infrastructure requirements listed in the Government's State Infrastructure Strategy are included in the South Coast Regional Strategy, to align growth and infrastructure.

Environment and Resources

- In the Eurobadalla area, 14 coastal lakes, bays, rivers and estuaries have been identified as having significant environmental values. This includes the Clyde River, Tilba Tilba Lake and the Moruya River.
- Further residential rezonings in these catchments will only be allowed if can be demonstrated that they will have a neutral or beneficial effect on the condition of the waterway.

General

- The South Coast Regional Strategy is designed to promote a sustainable, attractive and liveable future for the region by setting strong planning policies that extend beyond local government boundaries.