



FACT SHEET

February 2007

FINAL SOUTH COAST REGIONAL STRATEGY

- The South Coast Regional Strategy is a 25-year land-use blueprint and covers the three local government areas of Shoalhaven, Eurobodalla and Bega Valley.
- It will guide sustainable growth, providing places to live and work while protecting valuable agricultural and natural assets.
- The Strategy caters for a population increase of 60,000 by 2031. These residents will require an additional 45,600 dwellings and 25,800 new jobs.

Employment

- The Strategy has a strong focus on ensuring an adequate supply of employment land to support economic growth.
- As the region's population grows, particularly in the over-55 age group, the employment base is likely to increase in the areas of finance, business services, tourism, health and aged care.
- Councils are encouraged to be proactive in identifying sufficient employment lands in suitable locations, including protecting existing employment lands that are appropriately located.
- The strategy ensures that councils protect the region's existing 907 hectares of vacant zoned employment land from inappropriate subdivision and development. These lands include the Albatross Naval Base, Merimbula and Moruya Airports, Port of Eden, Batemans Bay Marina and Ulladulla Harbour, the Princes and Kings Highways and the rail corridor to Bomaderry.
- Nowra–Bomaderry and Batemans Bay are identified as major regional centres, which will support considerable jobs growth, with Bega an emerging major regional centre.

Housing

- The Strategy will ensure sufficient housing supply for the expected population increase, assisting with construction jobs and continued economic growth, while still protecting the region's natural assets.
- With the increase in the population and the changing demographics of the region, such as smaller household sizes, there will be a need for an additional 45,600 dwellings.
- Additional housing will be provided through an extra 26,300 dwellings in the Shoalhaven, 10,700 dwellings in Eurobodalla and 8,600 dwellings in Bega Valley local government areas.
- Development will be focused in-and-around existing towns and settlement, such as Bega, Batemans Bay, Eden and Nowra, and away from environmentally sensitive areas.
- Any additional development sites not already zoned or mentioned in the Strategy will only be considered if they can satisfy the Sustainability Criteria listed in the Strategy.

- Councils will be encouraged to develop affordable housing strategies, to assist low to moderate income households.

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.

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.
- Funds collected from contributions from major developments will be used for regional infrastructure, consistent with the State Infrastructure Strategy.

Environment and Resources

- The South Coast has high conservation value, as it is home to more than 614,000 hectares of national parks, 200 threatened plants and 55 coastal lakes, estuaries, bays and rivers, which have been identified as having significant habitat values.
- New urban development is prohibited on land assessed as being of high conservation value, while no new residential or rural residential zonings should be allowed in the catchments of coastal lakes and estuaries unless they maintain or improve the waterway. Council plans will be required to protect regionally significant habitat corridors.
- Agriculture contributes \$110 million to the South Coast region each year and also helps tourism by adding to the area's character and charm.
- Existing rural residential zones have the capacity to meet the demands for rural lifestyle housing within the region.
- The location of non-compatible uses adjacent to commercial farms will be limited.

Key changes from the draft Strategy

- Employment projections have been increased, from 19,100 to 25,800 jobs, to cater for population growth and the employment needs of young people.
- Recommendations from the South Coast Independent Review Panel have been included.
- Infrastructure requirements listed in the State Infrastructure Strategy have been included.