



FACT SHEET
February 2007

**HOW THE FINAL SOUTH COAST STRATEGY WILL HELP THE SHOALHAVEN
LOCAL GOVERNMENT AREA**

Employment

- The Strategy targets 14,400 new jobs for the Shoalhaven local government area, more than half of the target for the entire region.
- Increases are expected in the areas of finance, administration, business services, health and aged care, as well as tourism.
- Council plans will be required to protect all regionally-significant employment lands, including Ulladulla Harbour and the Albatross Naval Base.
- Job growth will be supported by the identifying sufficient employment generating lands close to Nowra and the major towns.

Housing

- Nowra–Bomaderry has been identified as one of the region's two major regional centres. It will have an increasingly important role as a residential, employment and administrative centre, along with a focal point for subregional road and transport networks.
- Batemans Bay has also been identified as a major regional centre, with Bega identified as an emerging major regional centre.
- Ulladulla and Vincentia District have been identified as major towns, which are shopping and business centres for the nearby district.
- About 90 per cent of dwelling growth can be accommodated in existing vacant urban land and existing investigation areas, mainly around Nowra–Bomaderry, Ulladulla and Vincentia.
- The remainder can be accommodated through medium density development within the town centres.
- 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 Shoalhaven local government area, this included the Culburra urban expansion area, Comberton Grange, Badgee Lagoon, land between Berrara and Cudmirrah, North Bendalong, Bendalong and land between Beringer Lake and Manyana.
- 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 Shoalhaven area 14 coastal lakes, bays, rivers and estuaries have been identified as having significant environmental values. This includes Jervis Bay and Lake Wollumboola.
- 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.