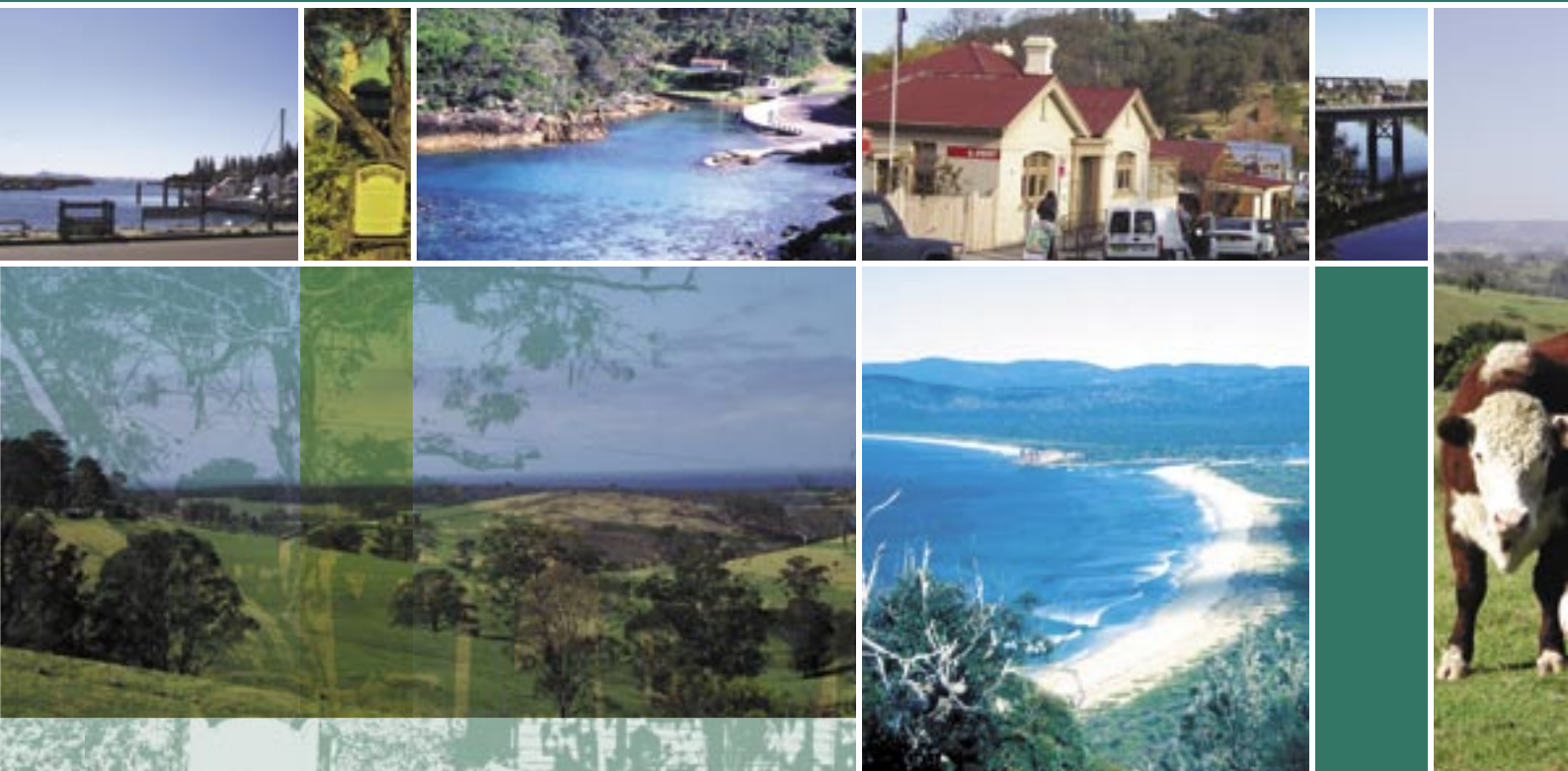




NSW GOVERNMENT
Department of Planning

2006-31

SOUTH COAST REGIONAL STRATEGY



The South Coast, nestled between rugged coastal ranges and the Pacific Ocean, has one of the highest proportions of protected lands of any region in NSW with over 40 percent of the area conserved in national parks, wilderness areas and other conservation reserves. With its network of towns and villages framed by the Pacific Highway and surrounding national parks, the South Coast has developed a distinctive character that reflects the quality of its environment and its connection to the coast.

This Regional Strategy sets out a clear and certain land use plan for the South Coast, which balances the demands for future growth with the need to protect and enhance environmental values. The Regional Strategy applies to the local government areas of Shoalhaven, Eurobodalla and Bega Valley, and is one of a number of regional strategies prepared by the Department of Planning.

The Regional Strategy represents an agreed NSW government position on the future of the South Coast. It is the pre-eminent planning document for the South Coast Region and has been prepared to complement and inform other relevant State planning instruments.

The primary purpose of the Regional Strategy is to ensure that adequate land is available and appropriately located to sustainably accommodate the projected housing and employment needs of the Region's population over the next 25 years. The Regional Strategy plans for the provision of sufficient new urban and employment lands to meet expected demands for growth. The Regional Strategy also incorporates the recommendations of the Sensitive Urban Lands Review, which will guide and inform land use and environmental management decisions for these sensitive coastal sites.

The Regional Strategy incorporates the specific regional infrastructure requirements identified in the State Infrastructure Strategy 2006–07 to 2015–16. The Regional Strategy will continue to inform future infrastructure investment priorities for the South Coast. Infrastructure planning will take into account the broad planning framework identified in the Strategy, to ensure that future population growth is supported by services and associated infrastructure.

The South Coast Regional Strategy applies to the period 2006–31 and will be reviewed every five years.

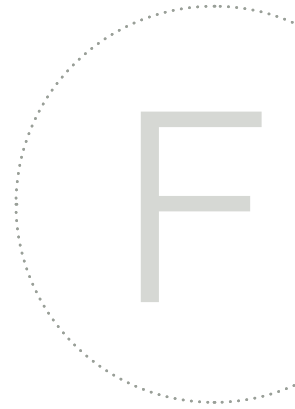
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Foreword

The release of the final South Coast Regional Strategy is a milestone. It delivers on the NSW Government's commitment to develop a long-term plan to secure the Region's future for the next generation.

The South Coast boasts a stunning natural environment and this Regional Strategy will protect these assets for the community. We have secured sensitive coastal lakes, estuaries and beaches for the enjoyment of local families and visitors. This will also help to underpin the local tourism industry, which is worth \$1.2 billion a year.

At the same time, the Regional Strategy is a plan for a sustainable supply of jobs and housing close to home. This will be of vital importance to the Region's 166 000 permanent residents, who want to spend more time with their families and less time travelling to work.

We are planning ahead to meet the expected population growth, with up to 45 600 new dwellings

and more than 25 800 new jobs to accommodate the additional 60 000 people expected in the region by 2031. This will include the provision of affordable housing for hard-working families, backed by essential services.

The draft South Coast Regional Strategy was released for public exhibition last year and more than 120 submissions were received, including responses from local councils and environment, community and business groups.

I also established an independent panel to investigate the suitability of a number of environmentally sensitive sites for urban development. The panel carefully considered each of the 17 sites and recommended sustainable options for development—including areas which may not be suitable for urban growth at all. The panel's recommendations have been included as an appendix to the final Regional Strategy and will help to guide the appropriate management of these sites.

Finally, the final South Coast Regional Strategy includes regional infrastructure projects outlined in the State Infrastructure Strategy, which is designed to meet the growing demand for infrastructure across NSW.

I would like to thank every community group and individual who had a role in shaping this comprehensive Regional Strategy. It will allow the Region to grow and prosper in a sustainable way, with new job and housing opportunities balanced with major conservation gains.

The Hon. Frank Sartor MP
Minister for Planning
Minister for Redfern Waterloo
Minister for Science and Medical Research
Minister Assisting the Minister for Health (Cancer)





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The South Coast Region extends from 140 kilometres south of Sydney to the Victorian state border and covers an area of 14 440 square kilometres. The Region includes the Shoalhaven, Eurobodalla and Bega Valley local government areas and is the traditional lands of a number of Aboriginal groups including the Yuin and Dharawal people.

The South Coast region

The South Coast has some of the most spectacular coastal scenery in NSW with unspoilt beaches interspersed with rugged headlands and backed by dunal systems protecting coastal lakes and lagoons. The landscape is characterised by rolling, partly wooded pasturelands, many small rural and coastal villages and some of the most pristine and vulnerable ecosystems in Australia.

Over half of the NSW's 91 coastal lakes and lagoons occur in the Region. The Region has over 400 significant coastal wetlands, over 60 sensitive estuaries and three large bays—Jervis, Batemans and Twofold. Significant areas of the Region's estuaries and marine environments are protected in marine parks, including Jervis Bay Marine Park (21 450 hectares) and Batemans Bay Marine Park (85 000 hectares). Approximately

638 400 hectares or 44 percent of the Region is conserved in a range of protected areas including national parks and reserves, forestry reserves and in voluntary conservation agreements on private land. In addition, the Region also has over 325 000 hectares of state forests (approx 23 percent of the Region).

Primary industries such as dairying, forestry and fisheries have a long tradition in the Region and remain an important economic base for towns like Ulladulla, Bega and Eden. However tourism based around the natural environment is playing an increasingly important role (\$1.2 billion visitor dollars spent in the Region in 2003), particularly for many coastal towns like Ulladulla, Batemans Bay, Narooma, Bermagui and Merimbula. Notably, the Region is the fourth most visited region by Australian

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the south coast region



holidaymakers after Sydney, Melbourne and Brisbane/Gold Coast, due in part to its proximity to the three major cities of Sydney, Canberra and Melbourne.

The South Coast's population, currently around 166 000, has doubled over the last 25 years and the Strategy plans for an additional 60 000 residents over the next 25 years or a 36 percent increase. Future households in the Region will be dominated by singles and childless couples (77 percent of new households), primarily made up of the 65+ age group, which is expected to represent 35 percent of the population by 2031. This has significant implications for the mix of housing and range of services that will be needed in the Region.

Whilst the Region contains large amounts of vacant land zoned for residential development, many of the sites are in isolated and sensitive locations that are not

serviced by a major regional centre or major town. The contributions that these lands make to housing supply will be guided by the findings and recommendations of the Sensitive Lands Review Panel. This will not jeopardise the supply of housing as there are many other lands located close to the major regional centres of Nowra, Batemans Bay and Bega and major towns of Ulladulla, Moruya, Narooma, Merimbula and Vincentia (serving the Bay and Basin area). The support of new residential development within and adjoining these centres and towns will be a higher priority than development in more remote and sensitive locations.

The Region has the capacity to accommodate higher rates of growth should this occur during the next 25 years, including the potential to bring online additional greenfield release areas through assessment under the

Sustainability Criteria that support the Regional Strategy (Appendix 1). The Regional Strategy provides a robust framework to manage regional growth above or below that which is forecast. Timely monitoring and review will ensure that the Strategy remains relevant.





Regional challenges

If the South Coast is to retain its environmental assets, rural character and pristine ecosystems, careful management of its future growth is required. The Region faces the following specific challenges.

ENVIRONMENT

Protecting the highly significant diverse natural assets and associated biodiversity is a key challenge for the Strategy. The Region has an abundance of natural resources such as state forests, surface and groundwater, extractive material (e.g. hard rock and sand) and fertile soils which, as part of the regional economy, require careful management.

In February 2006, the Council of Australian Governments announced its Plan for Collaborative Action on Climate Change. It is widely accepted that greenhouse emissions are contributing to global warming with

implications for sea-level rise and coastal inundation, more intense storms and prolonged periods of drought. The Strategy seeks to respond to climate change through a range of initiatives and adaptation strategies, e.g. for natural hazards, settlement and housing, the protection of rural lands, and water and energy use.

Population growth and the resulting demand for new housing and employment lands could lead to increased pressure on regional biodiversity, water supply catchments, soil, riparian corridors, coastal lakes and waterways. Proper consideration and improved management of areas of high biodiversity and of scenic, resource or cultural value is vital if the Region's significant environmental assets and cultural heritage are to be protected for future generations.

As more and more people seek rural residential lifestyles, there is associated pressure on rural

landscapes creating the potential for land use conflict with traditional agricultural practices. Agricultural land is increasingly valued for residential purposes rather than for agriculture. Identifying and securing productive agricultural lands from development pressures is a major challenge for the Region.

The environmental challenges include:

- improved protection and enhancement of natural environments, including biodiversity, coastal lakes and estuaries and landscape values
- improved understanding of Aboriginal cultural heritage values and incorporating this information within land use planning and natural resource management processes
- ensuring sustainable management and access to natural resources and protection of rural landscapes from increased settlement



- better understanding and management of natural hazards, namely flooding, coastal erosion and inundation (including the impacts of climate change on these), land instability, bushfire hazard and acid sulfate soil.

POPULATION AND HOUSING

An in-migration of retirees to the South Coast seeking a coastal lifestyle ('sea changers') and an out-migration of youth have resulted in an ageing population (current median age of 42 years compared to 35 years for NSW). The population aged 65 years and over is expected to increase in the Region from 20 percent to 35 percent by 2031. This will increase the demand for appropriate housing as well as local services and amenities such as public

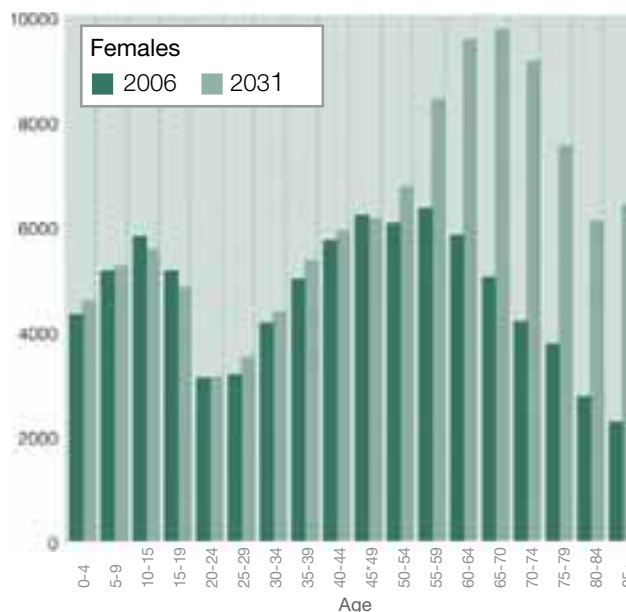
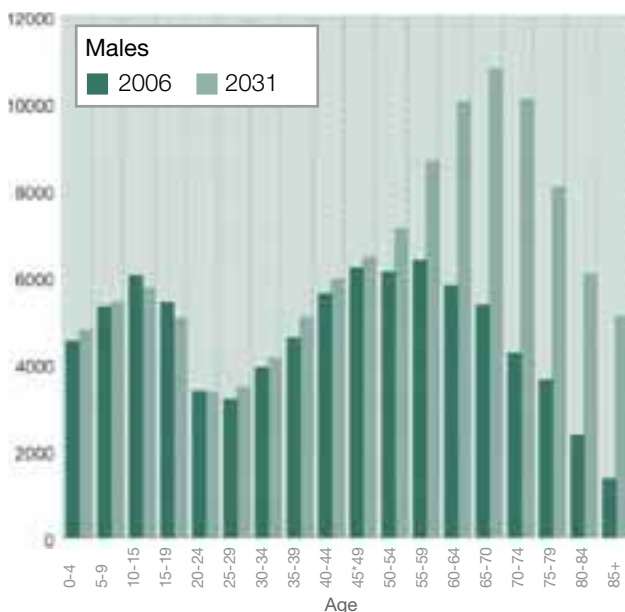
transport, recreation, shopping, cafes, health care and medical services.

The South Coast currently has a population of approximately 166 000 and the Regional Strategy plans for a further population increase of 60 000 over the next 25 years. Future households in the Region will be dominated by singles and childless couples (77 percent of new households), strongly influenced by the 65+ age group. Current housing stocks cater for a different household market with 85 percent of all dwellings being detached. Encouraging a more appropriate mix of new dwellings is a major challenge for the Region.

Overall, the Region is well supplied with vacant urban land to cater for new housing demand. This

supply needs careful management however as these lands are not evenly distributed throughout the Region and a number of areas are in isolated and sensitive locations that are not serviced by a major regional centre or major town. Managing the release of urban development to minimise the impact on sensitive environments and maximise growth around existing well serviced centres and towns is important for the sustainability of future communities.

The rate of unoccupied dwellings, and associated seasonal fluctuations in population, has significant planning and servicing implications. Housing demand in the Region is strongly influenced by the holiday home market with up to 25 percent of all dwellings currently unoccupied compared





to the NSW average of 9 percent. The proportion of unoccupied dwellings has been decreasing over the last ten years due to the gradual uptake of holiday homes for permanent residency.

The population and housing challenges are to:

- provide the right type of housing in the right place at the right time
- increase the proportion of young families within the Region and reduce youth out-migration by providing vibrant town centres with increased job, education and training opportunities
- prioritise and manage the release of vacant urban lands to maximise development in-and-around well serviced centres and minimise development in sensitive locations
- enable new urban lands to be identified that can deliver sustainable development outcomes where local housing demand is demonstrated
- provide housing choice and affordability in appropriate locations, reflecting changing demographics and associated reduction in household size
- ensure quality urban design and amenity that is sensitive to and complements the character and lifestyle of the Region's towns
- provide a framework for the planning of new and upgraded

regional infrastructure and facilities for the growing population and ageing demographic.

ECONOMIC

It is estimated that the capacity for at least 25 800 new jobs will be required in the Region to support the projected population growth. The Region's economic base is rapidly diversifying, shifting from a reliance on traditional primary industries to a wide range of service-oriented industries including aged health care services and tourism. The existing employment base in tourism, primary industry, defence and manufacturing, needs to be maintained and supported by encouraging diversification into community services, particularly aged health care services.

The Region has a range of infrastructure assets that support economic development and employment, including the Port of Eden which is the main port for the South Coast, supporting export activities as well as commercial fishing and more recently cruise ships. Moruya and Merimbula have regional airports that provide access to Sydney, Melbourne and Canberra.

Geographically, the Region is long and narrow extending more than 400 kilometres in length, which is a challenge for linking regional businesses with potential markets and export opportunities.

The Princes Highway is a critical north-south link between Sydney, Wollongong and communities along the South Coast down to the Victorian border. The Princes Highway is the primary land transport route servicing the South Coast as the railway does not extend south of Bomaderry in the Shoalhaven local government area. The Kings Highway, which links Batemans Bay with Canberra, and Main Road 92, which connects Nowra with Canberra via the Kings Highway, are important east-west road corridors.

The economic challenges are to:

- ensure sufficient employment lands are available in appropriate locations to accommodate growth in existing and emerging industries and businesses
- support and strengthen the existing employment base in primary industries and defence sectors (HMAS Albatross and HMAS Creswell) and supporting industries
- encourage and investigate opportunities to diversify into community and human services, education and aged care
- support and strengthen tourism opportunities by identifying key tourism sites and precincts, and targeting the focus areas identified in the South Coast Regional Tourism Plan 2003-2006.

A vision for the future

A sustainable, attractive and liveable future for the South Coast.

SUSTAINABLE

Development and growth achieves economic and social goals, whilst protecting the Region's sensitive natural environment.

ATTRACTIVE

The distinctive coastal character of the Region's towns and the beauty and significance of the Region's rural, cultural and natural landscapes are protected.

LIVEABLE

Young and old alike are supported by a range of housing and employment opportunities with access to vibrant well serviced centres. New development encourages community interaction and cohesion.





THE STRATEGY AT A GLANCE

The Regional Strategy is an initiative of the NSW Government to guide sustainable growth throughout the South Coast over the next 25 years.

The aims of the Strategy are to:

- Protect high value environments including pristine coastal lakes, estuaries, aquifers, threatened species, vegetation communities and habitat corridors by ensuring that no new urban development occurs in these important areas and their catchments.
- Cater for a housing demand of up to 45 600 new dwellings by 2031 to accommodate the additional 60 000 people expected in the Region over the next 25 years.
- Increase the amount of housing in existing centres to ensure the needs of future households are better met, in particular the needs of smaller households and an ageing population.
- Prioritise and manage the release of future urban lands to ensure

that new development occurs in and around existing well serviced centres and towns.

- Use the recommendations of the Sensitive Urban Lands Panel to guide the finalisation of the development form and environmental management of the 17 'sensitive urban lands'.
- Manage the environmental impact of settlement by focusing new urban development in existing identified growth areas such as Nowra–Bomaderry, Milton–Ulladulla, Batemans Bay and Bega.
- Only consider additional development sites if it can be demonstrated that they satisfy the Sustainability Criteria (Appendix 1).
- No new towns or villages will be supported unless compelling reasons are presented and they can satisfy the Sustainability Criteria.
- No new rural residential zones will be supported unless as part

of an agreed structure plan or settlement strategy.

- Ensure an adequate supply of land to support economic growth and provide capacity to accommodate a projected 25 800 new jobs, particularly in the areas of finance, administration, business services, health, aged care and tourism.
- Limit development in places constrained by coastal processes, flooding, wetlands, important primary industry resources and significant scenic and cultural landscapes.
- Protect the cultural and Aboriginal heritage values and visual character of rural and coastal towns and villages and surrounding landscapes.

Where development or rezoning increases the need for State infrastructure, the Minister for Planning may require a contribution to the provision of such infrastructure, having regard to the State Infrastructure Strategy and equity considerations.

- 60 000 more people
- 45 600 new homes
- 25 800 new jobs
- 400 km of coastline
- 25 year plan
- 3 major regional centres
- 5 major towns



WOLLONGONG, CANBERRA

Canberra, located approximately 1 1/2 hours west from Batemans Bay via the Kings Highway plays an important role for Bega Valley and Eurobodalla LGAs, providing high order health and education services, major retail and department stores and specialist professional services. Wollongong, within the Illawarra Region plays a similar role for the Shoalhaven LGA.



MAJOR REGIONAL CENTRE

Existing centres suited to take the majority of growth. A concentration of higher density living, business, employment, professional services, department stores, specialty shops, warehouses, transport logistics and bulky goods operations. Focal point for subregional road and transport networks and employment opportunities:

NOWRA-BOMADERRY

Shoalhaven LGA is projected to grow by an additional 34,000 people, the majority of which will be concentrated in Nowra-Bomaderry, strengthening its role as the major residential, employment and administrative centre for the northern part of the Region. Parts of Nowra will be revitalised and consolidated providing residents access to employment, transport and services.

BATEMANS BAY

Eurobodalla Shire is projected to grow by an additional 15,500 people, the majority of which will be concentrated in Batemans Bay and the major towns of Moruya and Narooma. Growth in Batemans Bay will be concentrated on town centre type development encouraging mixed use and higher density living strengthening its role as the major residential, commercial and tourism centre for the middle part of the Region.

BEGA

Bega Valley Shire is projected to grow by an additional 10,900 people. Existing land supply and demand for housing in coastal centres such as Merimbula, Eden and Bermagui will cater for the majority of this growth. Bega has the capacity to grow into a stronger regional administrative and service centre in the long term.



MAJOR TOWN

Existing smaller centres identified for a lesser proportion of growth. Major shopping and business centre for the district including warehouses, transport logistics and bulky goods, health and professional services mixed with medium density residential in the centre serving surrounding areas.
Major towns: Vincentia district, Ulladulla, Moruya, Narooma, Merimbula.



TOWN

Small to medium sized concentrations of retail, health and other services with lower density residential but are reliant on major towns and regional centres for shopping and employment. Towns contribute to the South Coast character and to tourism.

RURAL AND AGRICULTURAL LAND

Agricultural land provides valuable economic, environmental and social benefits to the Region. Productive agricultural lands will be identified and secured from urban development pressures.



AIR AND SEA PORTS

Air and sea ports will be strengthened to support their role for transport, freight movement, tourism and defence activities.



FISHERIES RESOURCES

Commercial fishing, aquaculture areas and existing and potential mineral and extractive areas will be protected.

MINERAL RESOURCES



MARINE PARK/PROTECTION



COMMONWEALTH TERRITORY



EMPLOYMENT LANDS

Highlights commercial and industrial lands within the major centres of the South Coast region. Contains employment activities such as factories, warehouses, transport logistics and storage operations, retail, and commercial operations. The Illawarra and South Coast Employment Lands Strategy provides more information on planning for employment lands within the Region.



BIODIVERSITY OUTSIDE CONSERVATION AREAS

High value biodiversity assets include over 200 endangered species and communities, 416 coastal wetlands, 44 coastal lakes and estuaries and habitat corridors, will be protected.



EXISTING STATE FOREST



EXISTING NATIONAL PARK



EXISTING URBAN AREA



RAIL NETWORK AND STATION



Natural environment

BACKGROUND

The Region's coastline and associated estuaries, lakes and wetlands are amongst the most pristine and scenic in NSW. However, the significant environmental, social and economic values that the coast provides the Region and the State are threatened by a wide range of development pressures that need to be carefully managed. The *NSW Coastal Policy 1997* (NSW Government 1997) provides a framework for coordinating government programs to manage these pressures and protect coastal assets.

The South Coast contains areas of high conservation value, which have been mapped by the Department of Environment and Conservation, including over 200 threatened plants, animals and communities. Five endangered ecological communities and the habitat for many threatened fauna species including the Southern Brown Bandicoot, Long-footed Potoroo, Pied Oystercatcher and Hooded Plover are restricted to the Region. Approximately 638 400 hectares (44 percent) of the

Region is conserved in a range of protected areas including approximately 614 000 hectares in national parks and reserves, 22 200 hectares in forestry reserves and 2200 hectares in voluntary conservation agreements on private land. However, much of the remaining vegetation located on private land is also of high conservation significance. Map 2 shows biodiversity and conservation assets.

The Region also contains areas of high conservation value for aquatic biodiversity some of which are and will be protected in the Jervis Bay and Batemans Bay marine and national parks, and in reserves, for example Nadgee Inlet within Nadgee Nature Reserve. Forty-four coastal lakes, estuaries, bays and rivers have been identified within the Region as having significant habitat values (listed in Appendix 4). The catchments to these lakes and estuaries need to be appropriately managed to avoid water quality impacts on their aquatic habitats.

The Region has significant surface and groundwater resources, including the Shoalhaven,

Kangaroo, Clyde, Deua, Tuross, Brogo, Bega and Towamba river systems (see Map 3—Water Resources). These are important for town water supply. Many towns in the southern part of the Region, including Bega, are totally dependant on groundwater from coastal sands and alluvial aquifers for town water supply. Councils are licensed by the Department of Natural Resources to extract water from licensed off-takes (shown on Map 3).

The environmental, social and economic values of the Region's rivers, coastal lakes and estuaries can be severely impacted through over extraction of water and contamination from point and diffuse pollution from inappropriate or poorly managed land uses. Whilst the majority of water supply catchments are protected within national parks and State forests, catchment impacts from private lands also need to be minimised.

The growth in access to water for stock and domestic purposes has reduced the availability of water for licensed water users and impacted on the health of riverine systems. Containing these impacts will require limiting the creation of additional lots that front watercourses.



Naturally vegetated riparian corridors provide a range of benefits such as stabilising banks, maintaining water quality, providing habitat and connectivity for native species and communities, and visual amenity. There are opportunities to better protect and reinstate natural riparian areas and functions in existing and developing new urban areas.

Utilising land resources within their capability is a key challenge for both rural and residential development. Soil landscape mapping produced by the Department of Natural Resources can be used to assess the capability of particular landscapes to support different land uses, and the need for site modifications to limit offsite impacts such as erosion and sediment loss.

The Southern Rivers Catchment Management Authority is developing a catchment action plan that includes regional investment priorities. Ensuring land use planning objectives address the objectives of the catchment action plan and those of other natural resource management plans such as water sharing plans and estuary management plans is important to achieve long term environmental sustainability.

OUTCOMES

The quality and distribution of the Region's biodiversity will be maintained or enhanced over time.

Urban development, including further subdivision, will be directed away from areas known to be or likely to be important for conservation. Urban development will be located on largely cleared land or areas where only limited clearing of native vegetation with low conservation values is required.

Important natural assets, many of which also have biodiversity values, will be identified and protected through the land use planning process.

The condition of sensitive catchments such as Lake Wollumboola, Tilba Tilba Lake and Wapengo Lake (see Map 2—Biodiversity and Coastal Assets and Appendix 4—Coastal Lakes) will be maintained or improved, avoiding downstream impacts on significant biodiversity habitats.

Within coastal waterways, oyster-growing areas, fish nursery and habitat areas will be protected and managed. Town water supply

catchments and significant aquifers will be protected by ensuring that only compatible uses occur in these catchments. Impacts on water quality will be reduced.

The values and functions of riparian corridors and coastal wetlands will also be protected, enhanced and reinstated where identified through a strategic mapping process.

ACTIONS

- In identifying potential new urban areas, the location and conservation significance of areas shown as 'Biodiversity Assets Outside Conservation Areas' on Map 2 will be verified by councils in consultation with the Department of Planning and Department of Environment and Conservation. New urban development is to be prohibited by local environmental plans on land assessed as being of high conservation value; and appropriate planning controls are to be incorporated into local environmental plans to protect biodiversity values on land of lower conservation value.

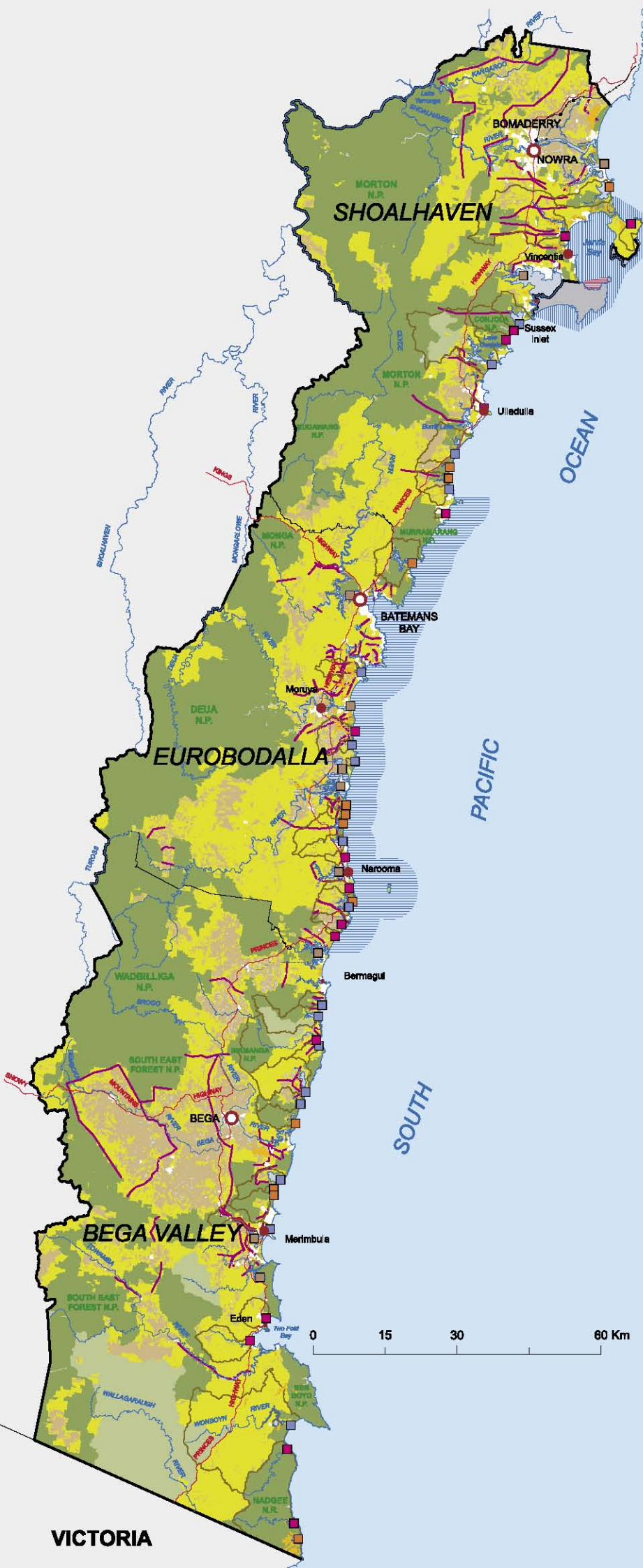
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natural environment

- Councils are to work with the Southern Rivers Catchment Management Authority to ensure that the aims and objectives of catchment action plans are considered in the future management and planning of local council areas.
 - Local environmental plans will not include further residential or rural-residential zoning in the catchments of the coastal lakes and estuaries shown on Map 2 unless it is demonstrated that a neutral or beneficial effect on water quality as measured at the boundary of the proposed new zoning can be achieved. In certain circumstances it may be possible to use offsetting actions to ensure improved water quality in the coastal lake or estuary.
 - Councils will review the suitability of planning controls in existing urban zoned and undeveloped lands in the catchments of nominated coastal lakes and estuaries (shown in Appendix 4). Councils will consider the NSW Government-endorsed estuary management and coastal zone management plans and Coastal Lake Sustainability Assessments in undertaking this task.
 - Councils will consider the Regional Conservation Plan prepared by the Department of Environment and Conservation to guide implementation of conservation outcomes.
- Require local environmental plans to protect regionally significant corridors shown as 'Indicative Habitat Corridors' on Map 2. These corridors will be verified in the Regional Conservation Plan and development proposals in these areas will be required to maximise the retention of native vegetation and rehabilitate disturbed areas.
 - Require local environmental plans to zone all coastal wetlands identified in State Environmental Planning Policy No. 14 to achieve environmental protection, through zones such as 'E2 Environmental Conservation' or 'W1 Natural Waterways'. Future development in these catchments will need to demonstrate no net impact on the hydrology, water quality or ecology of these wetlands.
 - Require local environmental plans to include provisions on land fronting watercourses to limit the creation of additional water rights.
 - When planning new urban areas, the 'Strategic Assessments of Riparian Corridors' methodology developed by the Department of Natural Resources in conjunction with the Department of Planning will be adopted by:
 - > incorporating the assessments into structure plans
 - > appropriate zoning
 - > appropriate management through a development control plan.
 - Local environmental plans will not rezone land within the town water supply catchments and significant aquifers (shown on Map 3—Water Resources) if this has the potential to reduce the quality or quantity of these assets.



MAP 2 BIODIVERSITY AND COASTAL ASSETS



Map Legend

- Major Regional Centre
 - Major Town
 - Town
 - Rail Network and Station
 - Highway
 - River and Creek
 - Local Government Area
 - South Coast Regional Strategy Boundary
 - Existing Urban Area
 - Commonwealth Territory
 - Water Body
 - Ocean
 - National Park Estate
 - State Forest
 - Biodiversity Assets Outside Conservation Reserves**
 - EEC or other vegetation of high conservation value
 - Old Growth Forest
 - Threatened flora habitat *
 - Threatened fauna habitat *
 - Extant vegetation of Landscape >70% cleared
 - Indicative Habitat Corridor
 - Rural Land and Environmental Asset
- Healthy Rivers Commission (HRC) Classification of Coastal Lakes**
- Comprehensive Protection
 - Significant Protection
- DNR Vulnerability Assessment of Coastal Lakes and Estuaries**
- Highly Vulnerable Estuary
 - Catchment boundary for HRC Coastal Lake and Vulnerable Estuary
 - Other Waterbodies with Significant Aquatic Habitat identified by DPI
- State Environmental Planning Policy 14**
- Coastal Wetland
- Marine Parks**
- Jarvis Bay Marine Park
 - Batemans Marine Park
 - Commonwealth Marine Protected Area

Note: This map can viewed at a larger size on the Department of Planning website at: www.planning.nsw.gov.au/southcoast

MAP 3 WATER RESOURCES



Note: This map can be viewed at a larger size on the Department of Planning website at: www.planning.nsw.gov.au/southcoast



Natural hazards

BACKGROUND

The Regional Strategy recognises that some areas may be subject to the effects of natural hazards. In particular, major hazards such as flooding, coastal inundation and shoreline recession are closely associated with coastal and estuarine environments. These areas are also subject to some of the Region's greatest development pressures. Planning processes have been developed to identify the risks associated with flooding and coastal hazards and how they can be minimised through land use planning.

The *Coastal Protection Act 1979* enables councils to prepare coastal zone management plans in accordance with the Coastal Zone Management Manual. These management plans should form the basis for the consideration of impacts from new land releases, rezoning or existing development in areas subjected to hazards. Where a coastal zone management plan is not yet in place, the Regional Strategy requires that councils consider these issues in any future development in these coastal locations. As a general principle

new development should not be permitted in areas that might in the future be subject to coastal hazards.

Flooding is a major hazard that may result in community dislocation and substantial economic and social costs. The Floodplain Development Manual (2005) defines the Government's Flood Prone Land Policy. The Manual outlines the process for councils to develop a flood risk management plan. The aim is to reduce the impact of flooding on flood prone land. The Plans should consider the potential for risks to increase under climate change (including sea-level rise and more frequent and more intense storm events).

In February 2006, the Council of Australian Governments announced its Plan for Collaborative Action on Climate Change. The Council of Australian Governments Climate Change Group is now preparing the National Climate Change Adaptation Framework. Adaptation is a way of preparing for a changing climate to manage the risks and maximise opportunities.

Long term climate change is likely to present new challenges that will demand careful analysis and innovative solutions.

Other hazards likely to occur in the Region may include bushfire, acid sulfate soil disturbance and landslip.

OUTCOMES

Future urban development will not be located in areas of high risk from natural hazards including sea-level rise, coastal recession, rising water tables and flooding.

Development in areas subject to natural hazards will be assessed according to the policies of the Floodplain Development Manual and Coastal Zone Management Manual.

Appropriate planning provisions will be incorporated in local environmental plans consistent with the Floodplain Development Manual and council's risk management plan to minimise the risk from flooding.

5

natural hazards

ACTIONS

- In order to manage risk associated with climate change, councils will undertake flood investigations over lands with the potential to be affected by sea level rise and inundation to ensure that risk to public and private assets are minimised.
- Local environmental plans will make provision for adequate setbacks in areas of coastal erosion risk and ocean-based inundation in accordance with coastal zone management plans.
- Until the above plans/ investigations are complete, councils will not zone land or approve new development or redevelopment in potential hazard areas, unless assessed within a risk assessment framework adopted by the council.
- Zoning of land for future development within the catchments of coastal lakes (as defined in Schedule 1 of State Environmental Planning Policy No. 71 – Coastal Protection) must consider a Coastal Lake Sustainability Assessment if one has been prepared.
- Local environmental plans will zone areas subject to high hazard to reflect the limitations of the land.



IMPLEMENTATION OF EXISTING NATURAL RESOURCE POLICIES, PLANS AND GUIDELINES

Substantial work has been done by agencies, councils and the community in the South Coast Region to develop natural resource management policy, plans and guidelines. Councils should ensure that their local growth management strategies, local environmental plans and development control plans maximise the achievement of the principles and recommendations in these policies and plans, in particular:

- NSW Coastal Policy (NSW Government 1997) and State Environmental Planning Policy No. 71 – Coastal Protection
- NSW Government's Water Quality and River Flow Objectives (1999)
- Southern Rivers Catchment Action Plan
- local stormwater management plans
- management of flood liable land in accordance with section 733 of the *Local Government Act 1993*
- floodplain risk management plans prepared in accordance with the NSW Government Flood Plain Development Manual (2005)
- coastal zone management plans under the *Coastal Protection Act 1979*
- existing coastal and estuary management plans
- soil landscape mapping (Department of Natural Resources)
- Oyster Industry Sustainable Aquaculture Strategy (Department of Primary Industries 2006)
- Planning for Bushfire Protection (NSW Rural Fire Service & Planning NSW 2001)
- Planning Guidelines for Acid Sulfate Soils (NSW Government 1998)
- National Climate Change Adaptation Framework (in preparation by the Council of Australian Governments Climate Change Group).



Housing and settlement

BACKGROUND

Settlement in the South Coast is characterised by many small dispersed towns and villages (78 have a population of less than 5000). Allowing settlement to disperse even further has the potential to degrade natural environments, create infrastructure and service delivery inefficiencies, and contribute to social isolation and car dependency.

The Region contains vast areas of vacant land either zoned to allow further development along the coast or identified as urban investigation areas.

Some of these lands, identified in endorsed council strategies, provide opportunities for growth around existing serviced centres with proximity to retail and commercial uses, infrastructure and jobs. Development of these lands has the ability to support additional population in and around the centres of Nowra–Bomaderry, Batemans Bay and Moruya.

There are, however, other lands in more isolated and sensitive locations or close to smaller towns and villages, which would not offer the same level of service for future residents. A number of these areas

have been the subject of Commissions of Inquiry (e.g. Culburra) and refused development applications. This Regional Strategy manages these sites to ensure improved sustainability of future settlements. Following an independent assessment of the suitability of these sites, changes to the zoning and or management of many of these isolated and sensitive sites is required. Appendix 2 sets out the recommendations from the Sensitive Urban Lands review that establishes the outcomes for future land use and planning decisions on these sites.

SOUTH COAST SENSITIVE URBAN LANDS PANEL

An independent panel review panel was commissioned to review the suitability for development of 17 sites, all having some urban, rural residential or tourist development potential because of existing zoning controls. The panel was also asked to review the priority and timing for the sites and whether there was potential for other uses that may be more suited to the environmental constraints.

A summary of the recommendations of the panel in relation to the

sensitive urban lands is set out in Appendix 2 of the Regional Strategy. These recommendations identify the outcomes to be achieved for each of the 17 sites and will be used to guide the actions of State agencies, councils and developers/landowners in finalising the development form and environmental management of these sites.

The panel also made findings on issues such as the need for better measurement of population

change, the monitoring of land and housing activity and the creation of stronger connections between land use and water services planning. Finally, the panel argued for a greater emphasis to be placed on higher densities of development in centres and stronger urban design controls. These findings will strengthen and improve the proposed development monitoring and settlement planning, which will be an integral part of the implementation of this Regional Strategy.



It is projected that an additional 45 600 dwellings will be required in the Region to accommodate population growth and changing demographic trends. A regional settlement overview is provided below.

Shoalhaven

An additional 26 300 dwellings will be required in the Shoalhaven over the next 25 years, of which 15 800 can potentially be accommodated within existing vacant urban land and existing investigation areas. The majority of this land is located around the major centre of Nowra–Bomaderry and the major towns of Ulladulla and Vincentia (which includes the Jervis Bay–St Georges Basin area). The remaining 10 500 dwelling ‘supply gap’ will be accommodated through medium-density development within the town centres, including at least 6700 dwellings in the Nowra area (as identified in the Nowra–Bomaderry Structure Plan).

Eurobodalla

An additional 10 700 dwellings will be required to cater for growth in Eurobodalla over the next 25 years. Existing vacant urban land, more than half of which is located around the major regional centre of Batemans Bay (which includes the group of settlements from North Batemans Bay to Malua Bay) and the major towns of Moruya and

Narooma, will accommodate 7600 of these dwellings. The remaining 3100 dwelling supply gap will be accommodated within and adjoining these centres through medium-density development and investigation areas to be identified in the endorsed Eurobodalla Settlement Strategy.

Bega

The future demand for dwellings in Bega Valley is estimated to be 8600 over the next 25 years. However, the shire is oversupplied with vacant urban land, particularly around Bega, which could potentially accommodate 15 200 dwellings. Although this figure is likely to decline once natural constraints are taken into account, Bega Valley will still remain well supplied with vacant urban land.

The demand to live in coastal areas, coupled with the existing land supply in coastal centres such as Merimbula (including the adjoining settlement of Tura Beach), Bermagui and Eden will mean that the majority of growth is likely to be located in these centres over the next 25 years. As coastal and inland settlements cater for different markets, minor additions to the coastal land supply may be considered in centres such as Bermagui, provided it does not jeopardise the growth of Bega as the major regional centre.

In the longer term however, housing growth within and around the existing centre of Bega will become the focus for housing in Bega Valley. This will be achieved through the take-up of already zoned land, the restriction of new urban zonings along the coast and the encouragement of development within the current boundaries of the urban area. Higher densities in the Bega centre will be encouraged through improvements in local amenity as well as allowing for development that complements higher order service provision, e.g. retail, health and education.

Regional development potential

Through a combination of greenfield urban development sites and infill development within existing towns and centres, there is sufficient development potential to satisfy projected demands for housing. It is recognised that these development potentials need to be continually monitored to ensure that sufficient supply of new dwellings exists to meet variations in local demands.

Bega Valley, having a sufficient existing supply of land, will need to stage its land releases giving priority to those releases around major centres and towns. Land supply in Eurobodalla and Shoalhaven will be addressed



through the settlement strategies and structure plans currently underway, as well as by investigating infill development opportunities in major regional towns and centres.

Smaller and more isolated villages should be a low priority for development and should not be considered for additional land release rezonings given the lack of potential of these settlements to reach critical thresholds for service delivery. Given the surrounding environmental values of these villages and the available land in larger and better serviced centres, the Regional Strategy limits the unnecessary expansion of these villages.

The Regional Strategy enables additional development proposals to be considered if the Sustainability Criteria (Appendix 1) can be satisfied. However, the isolated nature of many settlements, as well as the extensive environmental values of the numerous coastal lakes and estuaries, will all be significant factors in considering whether the Sustainability Criteria thresholds relating to infrastructure provision, transport accessibility and environmental protection can be met.

Housing mix

The overall housing mix throughout the Region is currently dominated by low density detached dwellings (85 percent). This mix will not meet the needs of future households, which will be dominated by singles and childless couples (77 percent of new households). The need for housing diversity is made more acute by the ageing of the population. Notably, 35 percent of the Region's residents are expected to be over 65 years by 2031 (up from 20 percent in 2001). The identification and encouragement of suitable locations for housing that is appropriately adaptable for an ageing population, close to amenities and services is important to meeting the housing needs of the Region.

The task of accurately predicting the demand and required housing mix for the South Coast is made more complex by the significant demand for temporary or tourist accommodation in the Region and the gradual take-up of holiday homes for permanent housing by absentee owners as they retire and/or seek a 'sea change'.

It is clear that the current housing mix with only 15 percent smaller medium-density housing requires adjustment to respond to the changing needs of the community. By focusing new development within existing centres and

towns, as well as identified new urban areas adjacent to existing centres and towns will enable a more sustainable balance of infill to greenfield development to be achieved.

Urban design and transport accessibility

One of the main attractions of the South Coast as a place to visit and live is the distinctive rural and coastal character of the region's towns and villages. Local residents have expressed a desire that any increased densities within towns be managed in a way that is sensitive and complementary to the character and lifestyle of the South Coast. Added to this is the need to ensure that new neighbourhoods are sustainable and reduce car dependency. The Narooma Plan being developed by Eurobodalla Shire Council provides a framework for achieving these outcomes in a coastal town context, and could be used by other South Coast councils.

The character of the South Coast is reflected in its relationship to its environment, its subdivision patterns and its spread of coastal towns and villages. To protect this character, the redevelopment of existing areas, including the identification of public domain improvements and building controls, as well as protection of natural areas,

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housing and settlement



will rely on an understanding of the environmental, social and economic factors that define character. As part of the preparation of local strategies and development controls, councils will be encouraged to clearly define the intended character and public domain structures of their urban areas.

There are transport and accessibility limitations within the South Coast Region due to its dispersed settlement pattern. The major road network, including the Princes and Kings highways and Main Road 92 are very important for connecting communities, supporting economic development and linking to neighbouring regions. More work is needed to understand the long term implications of regional growth and settlement on these regional road networks.

The consolidation of centres and settlements and urban design objectives such as neighbourhood planning principles will help to support improved transport choice within the Region, including public transport options.

NEIGHBOURHOOD PLANNING PRINCIPLES

A range of land uses to provide the right mix of houses, jobs, open space, recreational space and green space.

Easy access (including public transport where viable) to major town centres with a full range of shops, recreational facilities and services along with smaller village centres and neighbourhood shops.

Jobs available locally and regionally, reducing the demand for transport services.

Streets and suburbs planned so that residents can walk to shops for their daily needs.

A wide range of housing choices to provide for different needs and different incomes. Traditional houses on their own block will be available along with smaller, lower maintenance homes, units and terraces for older people and young singles or couples.

Conservation lands in and around the development sites, to help protect biodiversity and provide open space for recreation.

Affordable housing

As with most of coastal NSW, housing affordability has declined in the Region over the last five years largely due to the influx of 'sea changers' and investors from Melbourne, Canberra and Sydney increasing the demand and prices for property. The range of homes within the Region considered to be affordable for low to moderate income earners varies from three to six percent of all homes depending on the location, which is comparable to the Sydney Metropolitan Region (four percent). Providing affordable housing choices where residents can readily access jobs, amenities and services is an important priority for new housing development in the Region.

OUTCOMES

Future urban development will be prioritised to support infill housing as well as new residential subdivisions located adjacent to existing well serviced centres and towns and away from isolated and sensitive locations. The benefits of focusing development in existing centres include reducing greenhouse emissions and more efficient use of infrastructure and services.

The design of new urban development will be consistent with Neighbourhood Planning Principles.



Improved transport choice will be supported by consolidation of settlements and centres and sustainable urban design.

Existing and identified new urban areas around well serviced centres such as Nowra–Bomaderry, Batemans Bay and Moruya will accommodate demands for greenfield development. Development of, or environmental management of areas that are in isolated or sensitive locations are guided by the recommendations of the Sensitive Urban Lands Panel (Appendix 2).

Additional development sites will only be developed where they satisfy the Sustainability Criteria (Appendix 1).

Future housing mix will be better matched to the needs of smaller households and ageing residents. This will help to strengthen the economic and social stability of towns.

Urban design objectives which respect the coastal character and lifestyle of the Region’s towns and affordable housing strategies, such as increased diversity of housing types, will be implemented.

ACTIONS

- Infill housing and new residential subdivisions located adjacent to existing well serviced centres and towns will be given priority in land release planning.

- The Department of Planning will work with councils, developers/landowners and relevant State agencies, using the recommendations of the Sensitive Urban Lands Panel (as detailed in Appendix 2) to guide the finalisation of the development form and environmental management of the 17 sensitive urban lands.
- A land release staging program will be developed to ensure the orderly release of new housing. The program will use the delivery of key infrastructure such as electricity, water and sewer as a tool to implement the staging program.
- Only urban areas which are/will be identified in the final versions of the following documents are supported (once endorsed by the Director General of Planning):
 - > Nowra–Bomaderry Structure Plan
 - > Sussex Inlet Settlement Strategy
 - > Jervis Bay Settlement Strategy
 - > Milton–Ulladulla Structure Plan
 - > Eurobodalla Settlement Strategy
 - > Bega Structure Report
 - > Eden Structure Plan
 - > Bermagui Structure Plan
 - > Merimbula Structure Plan.
- Any additional development proposed will need to demonstrate that it can satisfy the Sustainability Criteria in Appendix 1.
- No new towns or villages will be supported unless compelling reasons are presented and they can satisfy the Sustainability Criteria.
- Appropriate housing mix targets will be developed between councils and the Department of Planning to ensure that new housing meets the needs of future households, in particular the needs of smaller households and an ageing population.
- Planning provisions will ensure that the appropriate housing mix targets can be achieved, in particular the need to provide medium-density housing in and around major regional centres and major towns.
- The Transport Population Data Centre (Department of Planning) will prepare a transport demand model for the Region, which will assist in planning the regional road network and public transport requirements.
- Councils will plan for a range of housing types of appropriate densities, location and suitability, capable of adapting and responding to the ageing population.

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- Local environmental plans will include appropriate urban design and land use objectives as set out in the Neighbourhood Planning Principles to address issues such as:
 - > Sustainability principles, e.g. walkable neighbourhoods, compact centres, water and energy efficiency, and transit-oriented development
 - > promoting community development and wellbeing, e.g. through the provision of adaptable housing, accessibility, safety and crime prevention, and quality public domain areas and facilities that provide opportunities for social interaction
 - > quality architecture and character, e.g. coastal design, streetscape and heritage
 - > promoting community health and wellbeing through a clean and healthy environment and a built form that affords people a variety of recreation options, (e.g. through the provision of green spaces) and transport alternatives (e.g. walking and cycling).
- The Department of Planning and Department of Housing in cooperation with councils will investigate options for affordable housing within the Region using a range of affordable housing strategies, including forms of low-cost housing, suitable zonings and development controls to improve housing choice. These strategies must be consistent with relevant State policies.

SETTLEMENT PLANNING GUIDELINES FOR THE SOUTH COAST

The Regional Strategy is to be supported by Settlement Planning Guidelines for the South Coast to be prepared by the Department of Planning and released in 2007. These guidelines will include:

- additional detail on the land release priority system
- a framework for a new South Coast Housing and Land Monitor (to be updated annually)
- dwelling projections for each local government area and regional centres
- guidance on urban design, including water sensitive urban design and land use objectives
- planning principles for employment lands.



Economic development and employment growth

BACKGROUND

The forecast population increase of 60 000 from 2006 to 2031 will require the identification of sufficient employment and land capacity to provide a projected 25 800 new jobs—Shoalhaven (14,400), Eurobodalla (6200) and Bega (5200). As of May 2004 there was 907 hectares of available vacant zoned employment land within the Region to accommodate the new jobs required.

Each council has a surplus of employment lands, which will be retained to provide a regional competitive advantage. In recognition that localised supply factors such as tenure, constraints and serviceability may reduce the development of some employment lands, councils and the Department of Planning will monitor the supply and take-up of land. Where regular monitoring indicates localised shortages, councils will be encouraged to secure additional employment lands to address shortfalls.

The South Coast has two major regional centres, in Nowra–Bomaderry and Batemans Bay, and an emerging regional centre in Bega. All three play a key economic role within the Region, which can be further strengthened by the location of new finance, administration, business services and retail jobs within centres.

As the population grows, particularly within the over 55 age group, the Region's employment base is likely to increase in the areas of finance, administration, business service, health and aged care. Tourism is also a key growth and opportunity sector (over \$1.2 billion was spent by visitors to the Region in 2003), particularly in nature-based accommodation.

Agriculture, forestry and fishing have historically shaped the settlement of the South Coast Region. The productivity of these industries continues to rely on the availability of high quality natural resources as well as defining the character and liveability of the Region. Although manufacturing,

agriculture, forestry and fishing jobs will continue to be important employment sources, the proportion of these jobs in overall South Coast employment figures is likely to decline. Tourism based on the spectacular and largely unspoilt coast and rugged hinterlands is an increasingly important component of the regional economy.

The Region possesses extensive livestock, wood and maritime enterprises, substantial tourism capacity and defence, aerospace and general manufacturing. It is important to ensure suitable measures, land and facilities are identified and available to build on these strengths. The Illawarra and South Coast Employment Lands Strategy has produced a database of employment lands within the Region. The continual update of the database will help agencies and councils to monitor employment lands supply. The Strategy also provides land use planning principles for employment lands to maintain an adequate future supply.

Regionally significant employment lands and infrastructure within the South Coast include the Albatross Naval Base, Merimbula and Moruya airports, Port of Eden, Batemans Bay Marina and Ulladulla Harbour and includes the Princes and Kings highways and the rail corridor to Bomaderry.

OUTCOMES

Employment and residential growth will be concentrated around existing well serviced South Coast commercial centres such as Nowra–Bomaderry, Batemans Bay and Bega.

Economic development and employment growth particularly in finance, administration, business service, health and aged care and tourism jobs will be facilitated by identifying suitable employment and investment opportunities and providing employment lands to support these opportunities. Councils will be proactive in identifying sufficient employment lands in suitable locations.

The economic value of natural resources and natural environments in the South Coast will be recognised as an employment generator due to its importance to tourism and primary industries including agriculture, forestry and fishing.

ACTIONS

- Planning principles for employment lands, as developed for the Illawarra and South Coast Employment Lands Strategy will be implemented as part of the Settlement Planning Guidelines.
- Councils will maintain the current net supply of zoned employment lands; however consideration will be given to zoning changes that address concerns regarding tenure, location, constraints and specific opportunities.
- Local environmental plans will protect and add to employment lands in existing economic centres, including major regional centres and major towns, and identify and protect all regionally significant employment lands including, Albatross Naval Base, Merimbula and Moruya airports, Port of Eden, the multipurpose wharf at Eden, Batemans Bay Marina and Ulladulla Harbour.
- Councils will monitor the supply of employment lands, including their appropriate location and zoning, through the continued update of the employment lands database, linked with council's rates and/or GIS database systems.
- Council-based mechanisms or controls will be identified to preserve and support the hierarchy of commercial centres for the South Coast Region (see table opposite).





Centres hierarchy	Commercial centres servicing the South Coast	Key functions of centre
Regional city	Wollongong and Canberra	Although located outside of the Region, the regional cities provide the Region with higher order administration, education and health services, cultural and recreational facilities, and higher density commercial and residential development. These centres have a commercial focus with large retail and commercial floor area, including department store/s.
Major regional centre	Nowra–Bomaderry, Batemans Bay, and Bega	Provide for the majority of growth within the Region. A concentration of medium and higher density living, business, employment, professional services, specialised shops and associated warehouses, transport logistics and bulky goods operations. Focal point for subregional road and transport networks.
Major town	Ulladulla, Moruya, Narooma, Merimbula, Vincentia district	Existing smaller centres identified for a lesser proportion of growth. Provide a shopping and business centre for the district, including warehouses, transport logistics, bulky goods operations, health and professional services, mixed with medium density residential.
Town	Examples include Eden, Pambula, Berry, Milton and Bermagui (to be applied to all relevant centres by council)	Small centres that vary in size. Small-to-medium concentrations of retail, health and other services with lower density residential. Reliant on higher order centres for shopping and employment.
Villages (some which are major tourism centres)	Examples include Tilba Tilba, Mogo and Kangaroo Valley (to be applied to all relevant centres by council)	Small centres with local retail and specialty tourism retail.

- Councils will resist the fragmentation of agricultural land as this can threaten its economic performance and sustainability (refer also to the 'Rural Landscapes and Rural Communities' chapter).
- Local environmental plans will identify appropriate sites for major tourism developments, and specific 'tourism precincts'

(such as Ulladulla Harbour for example) will be investigated, consistent with the South Coast Regional Tourism Plan 2003–2006 (or latest version). These sites should focus on:

- > nature tourism
- > art, food and wine production
- > cultural and heritage tourism
- > visiting friends and relatives market

- > touring market
- > short breaks market.

- Local environmental plans will ensure that appropriate land will be made available to provide for a range of tourism experiences and forms of tourist accommodation, including the support of 'bed and breakfast' enterprises within residential and rural areas.

Rural landscape and rural communities

BACKGROUND

In 2001, agriculture was identified as contributing in excess of \$110 million to the South Coast economy each year and is a significant regional employer, e.g. eight percent of Bega Valley workers have jobs in agriculture. Rural landscapes are also an important part of the scenery, amenity and lifestyle that makes the Region an attractive place for residents and tourists.

As a result of the Region's fertile soils and generally reliable rainfall patterns, the South Coast has great capacity for the sustainable production of food and fibre. At the same time, strong migration to the South Coast is placing productive agricultural lands under threat from urban and rural residential expansion. Putting in place strategies that recognise the value of primary industries and protect the land use for future generations is important for the future of the Region.

There is approximately 19 000 hectares of land zoned for rural residential purposes, adding to the many existing small 'rural living'

lots scattered throughout the Region. A consistent and planned approach to this form of housing is important to protect valuable agricultural land and natural resources. In general, unplanned rural residential development is undesirable because it creates land use conflict with agricultural users, land speculation, social isolation and is environmentally unsustainable. Rural residential areas must be located close to existing centres and away from areas that may in future have value as future urban land or primary industry locations.

Key planning issues affecting the viability of sustainable agricultural businesses within the Region include increasing land prices, land use conflict, protection of landscape aesthetics, transport infrastructure and services, water availability and integrated regional planning.

OUTCOMES

The economic value of productive agricultural lands is promoted in recognition of their contribution to communities and value for food and fibre production.

Agricultural lands will be protected from urban expansion and unplanned rural residential development. This will help in valuing these lands based on actual agricultural productivity rather than a speculative value based on the expectation of future urban development.

Access to water for agricultural activities will be secured through the implementation of equitable water-sharing arrangements, and land use conflicts minimised between agricultural and residential uses.

The role and character of towns as service centres for rural communities will be recognised through the centres hierarchy.

ACTIONS

- Existing rural residential zones have the capacity to meet the demands for rural lifestyle housing within the Region. Limited areas for additional rural residential must be located on cleared land unsuitable for urban or agricultural uses and will only be agreed to by the Department as part of an



endorsed growth management strategy or structure plan.

- The location of non-compatible uses in core productive agricultural areas will be limited to allow agricultural land to be used for farming.
- The Department of Primary Industries will work with councils to develop appropriate subdivision standards for rural zones.
- Local environmental plans will include minimum subdivision standards for rural and environment protection zones.
- Local environmental plans will include provisions to limit dwellings in rural and environmental zones.
- The scale of development within and adjacent to existing villages and rural towns will support the role of the town in serving surrounding communities and preserve its character, scale, cultural heritage and social values.



Water, energy and waste resources

BACKGROUND

The long narrow shape of the Region and remoteness of many of its towns and villages makes the efficient and cost-effective provision of water, energy and waste services a substantial challenge. The three local councils in the Region manage their own water and waste services, while energy-generation is undertaken by private companies and State-owned corporations. Transgrid, which is owned by the NSW Government, operates the high voltage transmission network while the supply of energy to customers is the responsibility of Integral Energy (for the Shoalhaven) and Country Energy (for Eurobodalla and Bega Valley local government areas).

Many of the Region's smaller towns and villages are experiencing increasing demands on infrastructure and services, particularly during the seasonal holiday period. Peak demand periods could increase the risk of localised blackouts and pollution of sensitive ecosystems (as a result of sewerage overflow) if the carrying capacity of infrastructure

is exceeded. Many of the Region's landfills will reach capacity during the life of the Strategy. Concentrating growth in the major regional centres and major towns provides an opportunity to more efficiently use existing and augmented water, energy and waste infrastructure.

The security of water supply is an important issue for the Region due to the potential impacts of climate change and drought. The completion and implementation of the four water-sharing plans that will apply to the Region (i.e. Sydney Metropolitan Water Sharing Plan, South Coast Macro Water Sharing Plan, Bega Water Sharing Plan and the State Groundwater Macro Water Sharing Plan) prepared by the Department of Natural Resources are important to ensure equitable sharing of available water between different users.

At the local scale, the Government's recently introduced Building and Sustainability Index (BASIX) requirements will ensure homes are designed to use less water and be responsible for fewer greenhouse gas emissions by setting energy and water reduction targets for houses and units.

OUTCOMES

Existing and planned water, wastewater, energy and waste infrastructure and services to both current and future customers are efficient and cost effective.

Building on BASIX, the efficient use, conservation and security of available water and energy will be encouraged along with the avoidance and recovery of waste resources.

The Regional Strategy acknowledges the importance of access to energy and water infrastructure in supporting settlement and employment in the Region. Local environmental plans will play an important role in securing regional infrastructure such as gas and water pipelines and electricity transmission lines by identifying infrastructure corridors.

The potential for land use conflict between existing and planned urban development and water, energy and waste recovery infrastructure will be minimised.



ACTIONS

- Councils will identify suitably located and appropriately zoned land for new water supply, wastewater treatment and recycling, energy and waste avoidance, and resource recovery infrastructure, to support growth in major regional centres and major towns.
- Councils will be encouraged to reduce the demand on town water supplies through water conservation, including replacing the use of potable water with harvested stormwater and/or highly treated wastewater for non-potable uses.
- Suitable locally-generated and/or renewable energy projects such as wind, solar, bio-waste and wave power will be supported.
- In preparing local environmental plans, councils will liaise with water and energy providers and make provision for any regional gas, water or electricity infrastructure corridors that may be required.
- Councils will be encouraged to promote waste avoidance and resource recovery in demolition and building work as well as in the design and occupancy of residential, commercial and industrial development.





Cultural heritage

BACKGROUND

At the time of European contact, the majority of the South Coast Region was occupied by the Yuin people while the Dharawal occupied the area north of the Shoalhaven River extending down to Jervis Bay. Early European settlement in the Region brought activities such as timber-getting, agriculture, fishing and gold mining. Land use changes since colonisation have substantially altered the landscape and have resulted in dramatic and rapid change to Aboriginal lifestyles and settlement.

It is possible, if working closely with Aboriginal communities, to identify and map areas of cultural value to Aboriginal communities. Such mapping identifies cultural landscapes which are locations, areas or regions valued by an Aboriginal group (or groups) because of their land and complex relationship with that land. Areas identified as holding more specific value to Aboriginal communities due to a particular use or association can also be shown.

Information identified through this mapping process supplements information held in the Aboriginal Heritage Information Management System database administered by the Department of Environment and Conservation and knowledge held by local Aboriginal communities. Councils and government authorities will be encouraged to utilise Aboriginal cultural landscape maps to better conserve Aboriginal cultural heritage.

Urban growth and development in the Region has the potential to further impact on existing and yet to be identified cultural heritage sites and places. The identification, recording and protection of cultural heritage is important for current and future generations as it contributes to community identity and well being, a sense of history, local and regional visual character and reinforces the economic base for tourism.

OUTCOMES

Aboriginal cultural landscape mapping and assessment guidelines, along with other information sources, will be used to inform and guide development and management activities within the Region such that Aboriginal cultural values are maintained.

The input and involvement of owners, custodians and other interest groups into the identification and conservation of cultural heritage will be encouraged. The Region's places, precincts and landscapes of cultural heritage significance will be identified and protected in planning instruments. A better understanding of the diversity of cultural heritage values in the Region, including aesthetic, archaeological, architectural, historic, scientific, social and spiritual will be encouraged.

The Region's major regional centres and major towns will continue to evolve their forms, while still maintaining the heritage values that are important from past times.



ACTIONS

- Councils are to ensure that Aboriginal cultural and community values are considered in the future planning and management of the local government area.
- The Department of Planning and councils will review the scope and quality of the existing statutory lists of heritage items and ensure that all places of significance are included in the heritage schedules of local environmental plans.
- The cultural heritage values of major regional centres and major towns, which are to be the focus of urban renewal projects will be reviewed, with the aim of protecting cultural heritage.
- Local environmental plans will include appropriate provisions to protect coastal towns and villages such as Kangaroo Valley, Berry, Currarong, Hyams Beach, Bendalong, Depot Beach, Milton, Cobargo,

Bemboka, Kameruka and Candelo, along with associated natural and cultural landscapes and curtilages. The aim will be to protect conservation values, Aboriginal cultural values and visual character, and reinforce their economic value for tourism.



Implementation

The South Coast Regional Strategy will be implemented primarily through local environmental plans, development control plans, the State Infrastructure Strategy and funds collected as developer contributions.

The State Infrastructure Strategy 2006–07 to 2015–16 identifies infrastructure projects in the short-to-medium term that (among other things) support population growth and demographic change on the South Coast. A list of projects from this Strategy is contained in Appendix 3.

The Regional Strategy sets out the agreed position of the Government over the future of the South Coast Region. The Regional Strategy is recognised by the State Infrastructure Strategy as a long term planning strategy to be used by State agencies and public trading enterprises to understand the future infrastructure needs of the Region.

LOCAL ENVIRONMENTAL PLANS

The South Coast Regional Strategy will provide the framework and context to guide the preparation of all new local environmental plans. All three local councils in the South Coast Region will be required to prepare a new local environmental plan within the next three years. These plans will guide future development and must be consistent with the outcomes and actions in the South Coast Regional Strategy.

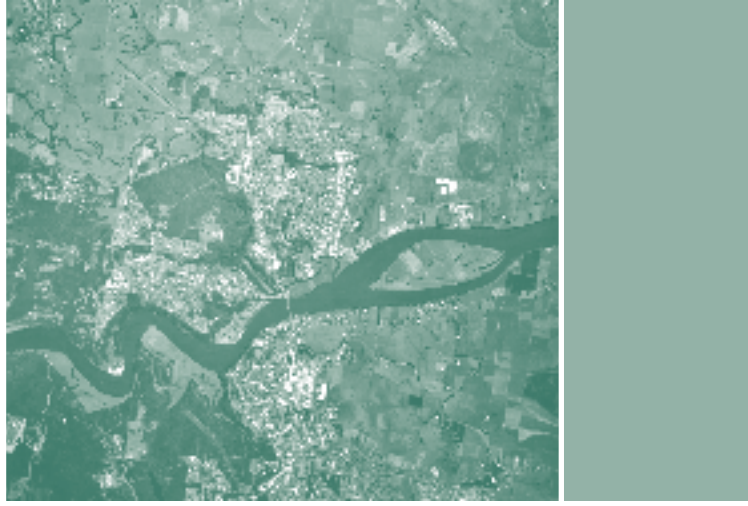
Section 117 of the *Environmental Planning and Assessment Act 1979* allows the Minister for Planning to direct the content of a local environmental plan. This is likely to be the mechanism by which local environmental plans will be required to be consistent with the Regional Strategy.

CONTRIBUTIONS

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

Where a development or rezoning increases the need for State Infrastructure, the Minister for Planning may require a contribution from the development, having regard to the State Infrastructure Strategy and equity considerations.

Funds collected by councils through section 94 contributions plans and levies will be used to fund local infrastructure and achieve any local biodiversity outcomes.



Monitoring and review

Progress on actions established in this Regional Strategy will be monitored annually. The delivery of new housing and employment lands will also be monitored annually as required under the Settlement Planning Guidelines.

The South Coast Regional Strategy will be comprehensively reviewed every five years, so that it can adjust to any demographic and economic changes. This will assist local councils with their five-year review of local environmental plans, required under recent reforms to the NSW planning system.





The following Sustainability Criteria allow the Government to take a strong position in relation to matters of urban settlement in the South Coast, confident in the knowledge that innovative development proposals can still be considered even though they may be outside of the regional strategy process. The Sustainability Criteria

represent a clear, transparent list of matters that any new proposal will be assessed against.

In order that a development proposal can be considered against the Sustainability Criteria it will be necessary to demonstrate to the local council, as well as State Government, that the proposal

satisfies the Sustainability Criteria. As with all rezoning proposals the Department of Planning requires a thorough assessment of the merits of the proposal by the LEP Review Panel, as well as requiring public consultation through the statutory processes as set out in the *Environmental Planning and Assessment Act 1979*.

Threshold Sustainability Criteria for any proposed development site outside designated areas in the South Coast Regional Strategy	Measurable explanation of criteria
<p>1. Infrastructure Provision</p> <p>Mechanisms in place to ensure utilities, transport, open space and communication are provided in a timely and efficient way</p>	<ul style="list-style-type: none"> • Development is consistent with the South Coast Regional Strategy, any subregional strategy, the State Infrastructure Strategy and relevant section 117 direction/s. • The provision of infrastructure (utilities, transport, open space and communications) is costed and economically feasible based on government methodology for determining infrastructure development contributions. • Preparedness to enter into development agreement.
<p>2. Access</p> <p>Accessible transport options for efficient and sustainable travel between homes, jobs, services and recreation to be existing or provided</p>	<ul style="list-style-type: none"> • Accessibility of the area by public transport and/or appropriate road access in terms of: <ul style="list-style-type: none"> > Location/land use – to existing networks and related activity centres. > Network – the area’s potential to be serviced by economically efficient transport services. > Catchment – the area’s ability to contain, or form part of, the larger urban area which contains adequate transport services. Capacity for land use/transport patterns to make a positive contribution to achievement of travel and vehicle use goals. • No net negative impact on performance of existing subregional road, bus, rail, ferry and freight network.
<p>3. Housing Diversity</p> <p>Provide a range of housing choices to ensure a broad population can be housed</p>	<ul style="list-style-type: none"> • Contributes to the geographic market spread of housing supply, including any government targets established for aged, disabled or affordable housing.
<p>4. Employment Lands</p> <p>Provide regional/local employment opportunities to support the South Coast’s expanding role in the wider regional and NSW economies</p>	<ul style="list-style-type: none"> • Maintain or improve the existing level of subregional employment self-containment. • Meets subregional employment projections. <ul style="list-style-type: none"> > Employment-related land is provided in appropriately zoned areas.
<p>5. Avoidance of Risk</p> <p>Land use conflicts, and risk to human health and life, avoided</p>	<ul style="list-style-type: none"> • No residential development within 1:100 floodplain. • Avoidance of physically constrained land, e.g. <ul style="list-style-type: none"> > High slope. > Highly erodible. • Avoidance of land use conflicts with adjacent existing or future land use as planned under relevant subregional or regional strategy. • Where relevant, available safe evacuation route (flood and bushfire).



Threshold Sustainability Criteria for any proposed development site outside designated areas in the South Coast Regional Strategy	Measurable explanation of criteria
<p>6. Natural Resources</p> <p>Natural resource limits not exceeded/ environmental footprint minimised</p>	<ul style="list-style-type: none"> • Demand for water within infrastructure capacity to supply water and does not place unacceptable pressure on environmental flows. • Demonstrates most efficient/suitable use of land: <ul style="list-style-type: none"> > Avoids identified significant agricultural land. > Avoids productive resource lands – extractive industries, fishing and forestry. • Demand for energy does not place unacceptable pressure on infrastructure capacity to supply energy – requires demonstration of efficient and sustainable supply solution.
<p>7. Environmental Protection</p> <p>Protect and enhance biodiversity, air quality, heritage and waterway health</p>	<ul style="list-style-type: none"> • Consistent with government approved Regional Conservation Plan (if available). • Maintains or improves areas of regionally significant terrestrial and aquatic biodiversity (as mapped and agreed by DEC). This includes regionally significant vegetation communities; critical habitat; threatened species; populations: ecological communities and their habitats. • Maintain or improve existing environmental condition for air quality. • Maintain or improve existing environmental condition for water quality: <ul style="list-style-type: none"> > Consistent with community water quality objectives for recreational water use and river health (DEC and CMA). > Consistent with catchment and stormwater management planning (CMA and council). • Protects areas of Aboriginal cultural heritage value (as agreed by DEC).
<p>8. Quality and Equity in Services</p> <p>Quality health, education, legal, recreational, cultural and community development and other government services are accessible</p>	<ul style="list-style-type: none"> • Available and accessible services <ul style="list-style-type: none"> > Available and accessible services. > Do adequate services exist? > Are they at capacity or is some capacity available? > Has government planned and budgeted for further service provision? > Developer funding for required service upgrade/access is available.

This table provides the recommendations from the South Coast Sensitive Urban Lands Review regarding the suitability

of specific sites in terms of development, scale and type of land release, and priority and timing. These recommendations

will guide future development applications, local environmental plans and strategic land use plans.

SHOALHAVEN SITES

CULBURRA BEACH

TERMS OF REFERENCE	ASSESSMENT AND RECOMMENDATION
1a Suitability of site	<p>Land within the catchment of Lake Wollumboola is considered unsuitable for urban development, principally on the grounds of the potential negative impacts on the Lake which is a sensitive intermitently closing and opening lake or lagoon (ICOLL).</p> <p>The remaining land within the catchment of the Crookhaven River is considered suitable for limited urban development.</p>
1b Scale and type of land release	<p>It would be appropriate for sufficient land within the Crookhaven River catchment, north of Culburra Road and immediately west of the Culburra Village centre to progress for urban development. The amount of land should meet estimated needs for the next 10–15 years.</p> <p>The release area should achieve densities which are higher than traditionally achieved to reduce the land-take and economise on the use of land resources. Site planning should allow for suitable bushfire setbacks, the protection of endangered ecological communities, and riparian setbacks exceeding current Department of Natural Resources (DNR) requirements.</p> <p>The council should monitor closely the rate of development, dwelling construction and the nature of dwelling tenure (to determine whether dwellings are permanently occupied or not) to determine land demand trends.</p> <p>Further rural land adjoining to the west (outside the Lake Wollumboola catchment) is suitable for investigation for additional urban development/ release in due course, subject to environmental assessments and demand for land.</p> <p>The planning for Culburra should be revisited in 10 years to determine the need for further urban land.</p> <p>Council should instigate planning reform within the established areas of Culburra and Orient Point to increase the potential for higher density dwellings to meet changing demographic needs and manage the demand for urban expansion land.</p>
2 Priority and timing	<p>No particular priority. In line with market demand.</p>
3 Alternate land uses	<p>The land in the Lake Wollumboola catchment should be zoned for conservation purposes (the most appropriate zone under the standard instrument for LEPs is Zone E1 National Parks and Nature Reserves).</p> <p>Negotiations should be commenced with the landowner to determine their interest in dedicating the land in the Lake Wollumboola catchment for conservation purposes and including the site as a potential bio-banking site.</p>



COMBERTON GRANGE

TERMS OF REFERENCE	ASSESSMENT AND RECOMMENDATION
<p>1a Suitability of site</p>	<p>This site is unsuitable for development in areas characterised as floodplain (1:100 year flood), the eastern vegetated portion of the site (east of the existing quarry and including the SEPP 14 wetland in the southern corner of the site) and where endangered ecological communities occur.</p> <p>Portions of the site that are suitable for limited development include the cleared land outside the floodplain, the area occupied by the former pine plantation, the plateau land and portions of the western forest areas that are not on the floodplain of Currumbene Creek.</p>
<p>1b Scale and type of land release</p>	<p>The South Coast Independent Review Panel (the Panel) does not support the development of a stand-alone residential settlement at Comberton Grange on the grounds that it conflicts with one of the key principles of the South Coast Regional Strategy ('No new towns or villages will be supported unless compelling reasons are presented and they can satisfy the Sustainability Criteria.'), and its potential impacts on the delivery of essential services.</p> <p>Development of the land is supported only if it comprises a fully integrated tourist facility with associated residential development, on the grounds of the potential employment benefits to the Shoalhaven. The amount of residential development should be limited to in the order of 200–300 dwellings. This could be reviewed upon reaching this level. The amount of residential development in the first stage (and subsequent stages) should be limited, with the tourism component being the predominant use.</p> <p>Site planning must include best practice water sensitive urban design (WSUD) to minimise impacts on Currumbene Creek. Riparian and wildlife corridors are to be provided (greater than Category 1 — 50 metre buffer on either side of stream bank) along Currumbene Creek. The floodplain of Currumbene Creek should be the subject of early revegetation with locally indigenous plant species to restore the riparian ecology.</p> <p>The density of the residential component should be planned to achieve a higher dwelling yield per hectare than traditionally achieved to use the land resource more efficiently.</p> <p>The land developed for tourism and residential purposes should be retained in one ownership. The Panel does not have any issue with permanent occupancy of dwellings under the arrangements above.</p>
<p>2 Priority and timing</p>	<p>Development could occur according to market demand, following adequate environmental, social and economic assessment.</p>
<p>3 Alternate land uses</p>	<p>The Eastern portion of the site (east of the existing quarry and including the SEPP 14 wetland in the southern corner of the site) should be added to the Jervis Bay National Park on the grounds of its conservation value. The most appropriate zone for this area under the standard instrument for LEPs would be Zone E1 National Parks and Nature Reserves.</p>



BADGEE LAGOON

TERMS OF REFERENCE		ASSESSMENT AND RECOMMENDATION
1a	Suitability of site	<p>The majority of the Badgee Lagoon site is unsuitable for urban development on the grounds of its potential negative impacts on water quality in Badgee Lagoon.</p> <p>Two areas of the site in the north-western and south-western corners are suitable for residential development in accordance with the proposals put forward by the owner, subject to best practice WSUD and water quality management.</p> <p>It should be noted that the site considered by the Panel includes a subdivided and developed strip of land along Suncrest Avenue on the northern side of the lagoon. The Panel has excluded this area from its recommendations so that development can proceed in line with existing approvals.</p>
1b	Scale and type of land release	Development should provide for a mix of housing, at yields that exceed traditional residential yields in the locality.
2	Priority and timing	According to market demand.
3	Alternate land uses	<p>The land that is unsuitable for development should be zoned for conservation purposes. The most appropriate zone under the new standard instrument for LEPs is either Zone E2 Environmental Conservation or Zone E1 National Parks and Nature Reserves.</p> <p>Negotiations should be commenced with the owner to secure dedication of the land for conservation purposes in return for development of the two areas identified above.</p>

BERRARA

TERMS OF REFERENCE		ASSESSMENT AND RECOMMENDATION
1a	Suitability of site	<p>This site is suitable for limited development.</p> <p>The northern parts that drain into Swan Lake are unsuitable for development on the grounds of the potential adverse impacts on the ecology of the lake from urban run-off, and the existence of endangered ecological communities.</p> <p>Land in the south-east corner is unsuitable due to the presence of endangered ecological communities. A small part of the site adjacent to Swan Avenue and Waratah Avenue is suitable for limited development mainly planned to allow for better bushfire management for the Berrara/Cudmirrah villages. Site planning should provide for a perimeter road and sufficient separation between bushland and adjoining dwellings for a suitable Asset Protection Zone (APZ).</p> <p>The remainder of the site is not suitable for development in view of the lack of potential for the village to reach a sustainable size and a lack of pressing need for additional residential land.</p>
1b	Scale and type of land release	Development should provide for a mix of housing at yields that exceed traditional residential yields in the locality.
2	Priority and timing	Low priority.
3	Alternate land uses	The land in the northern portion of the site should be zoned for environmental conservation using the new Zone E2 Environmental Conservation under the standard instrument for LEPs.

NORTH BENDALONG

TERMS OF REFERENCE	ASSESSMENT AND RECOMMENDATION
1a Suitability of site	<p>The North Bendalong site is suitable for a limited amount of additional development, aimed principally at creating a better bushfire management outcome for the village.</p> <p>A small part of the site adjacent to Pine Street is suitable for a modest amount of development.</p> <p>Site planning should provide for a perimeter road and sufficient separation between bushland and adjoining dwellings for a suitable APZ.</p> <p>The remainder of the site is not suitable for development in view of the isolated nature of the village, the lack of potential for it to reach a sustainable size, and a lack of pressing need for additional residential land.</p>
1b Scale and type of land release	<p>Development should provide for a mix of housing, at yields that exceed traditional residential yields in the locality.</p>
2 Priority and timing	<p>Low priority. Development applications on the land along Cypress Street presently before the council should proceed to determination.</p>
3 Alternate land uses	<p>The remaining parts of the land should be rezoned for environmental conservation using the new Zone E2 Environmental Conservation under the standard instrument for LEPs.</p>

BENDALONG

TERMS OF REFERENCE	ASSESSMENT AND RECOMMENDATION
1a Suitability of site	<p>The Bendalong site is suitable for a small amount of additional development, along Maple Street aimed principally at creating better bushfire protection for the village.</p> <p>Site planning should provide for a perimeter road and sufficient separation between bushland and adjoining dwellings for a suitable APZ.</p> <p>The remainder of the site is not suitable for development in view of the isolated nature of the village, the lack of potential for it to reach a sustainable size, and the lack of pressing need for additional residential land in this locality.</p>
1b Scale and type of land release	<p>Development should provide for a mix of housing, at yields that exceed traditional residential yields in the locality.</p>
2 Priority and timing	<p>Low priority.</p>
3 Alternate land uses	<p>The remaining parts of the land should be rezoned for environmental conservation using the new Zone E2 Environmental Conservation under the standard instrument for LEPs.</p>

BERINGER LAKE/MANYANA

TERMS OF REFERENCE		ASSESSMENT AND RECOMMENDATION
1a	Suitability of site	<p>Land within the Lake Beringer catchment is generally considered unsuitable for development due to its potentially adverse impacts on the ecology of the Lake (which also feeds Lake Conjola). In addition, there is sufficient zoned land in the locality that will meet the demands of growth within this area for the foreseeable future.</p> <p>Limited development, however, could be accommodated in corridor between the villages of Cunjurong and Manyana in the vicinity of Goodsell Street and Canada Street, principally with the objective of improving bushfire protection for these areas. This area is considered to be a sufficient distance from the lakes to make minor development acceptable.</p> <p>Site planning should provide for a perimeter road and sufficient separation between bushland and adjoining dwellings for a suitable APZ, and suitable water quality management for stormwater.</p>
1b	Scale and type of land release	Development should provide for a mix of housing, at yields that exceed traditional residential yields in the locality.
2	Priority and timing	Low priority in view of the amount of zoned undeveloped land in the locality.
3	Alternate land uses	The areas of the site unsuitable for urban development should be rezoned for environmental conservation using the new Zone E2 Environmental Conservation under the standard instrument for LEPs.

EUROBODALLA SITES

LONGBEACH

TERMS OF REFERENCE		ASSESSMENT AND RECOMMENDATION
1a	Suitability of site	<p>The Longbeach site is partially suitable for development. Development should avoid areas characterised by endangered ecological communities, and high core value fauna habitat. In addition detailed site planning should provide for adequate protection of wetlands, ICOLLs and riparian areas through best practice stormwater management. Potential impacts of urban development in forested areas comprising core habitat need to be assessed in a broad local context to ensure that some core habitat remains on site, in addition to riparian corridor habitat. Forest connectivity should be maintained across the site to link to adjacent forest areas.</p> <p>The riparian areas should be zoned for environmental conservation purposes—Zone E2 Environmental Conservation under the new standard instrument for LEPs appears to be a suitable zone.</p> <p>The timing of development of Longbeach is under question by the Panel (see further discussion below).</p>
1b	Scale and type of land release	Residential development should aim to achieve a higher yield than traditionally achieved, in order to make more efficient use of the land.
2	Priority and timing	Given that council is investigating land at North Batemans Bay for possible urban development, the timing of development at Longbeach should be put in abeyance until the investigations on the North Batemans Bay land is completed. The rationale for this is the availability of potential significant urban land at North Batemans Bay, and its closer proximity to Batemans Bay (and existing employment, and essential facilities and services).
3	Alternate land uses	Environmental conservation zoning using the new Zone E2 Environmental Conservation under the standard instrument for LEPs should be considered for riparian corridors and forested areas with conservation values.

MALUA BAY

TERMS OF REFERENCE		ASSESSMENT AND RECOMMENDATION
1a	Suitability of site	<p>The Malua Bay land is considered partially suitable for development, provided that detailed site planning incorporates adequate protection of riparian zones and best practice storm water management to protect the Reedy Creek ICOLL.</p> <p>Forest connectivity should be maintained east–west, and if possible, north–south across the site to link to adjacent forest areas.</p>
1b	Scale and type of land release	Residential development should aim to achieve higher yields per hectare than traditionally achieved, with the objective of making better use of existing infrastructure and land resources.
2	Priority and timing	Parts of the area are presently being developed under existing consents. Timing should be in line with council’s existing settlement strategy.
3	Alternate land uses	Environmental conservation zoning using the new Zone E2 Environmental Conservation under the standard instrument for LEPs should be considered for riparian corridors.

ROSEDALE

TERMS OF REFERENCE		ASSESSMENT AND RECOMMENDATION
1a	Suitability of site	<p>Western portion—the western portion of the Rosedale site is considered mostly suitable for urban development in view of the past land clearing and farming activities. Detailed site planning should place a high priority on protection of riparian zones and SEPP 14 wetlands through best practice stormwater management, and early revegetation of riparian areas for ecological and visual benefits.</p> <p>North-eastern portion—limited development could occur in the north-eastern portion of the site, outside the identified habitat corridor, provided there is early revegetation of generous corridors adjacent to previously cleared areas along creeks and other riparian areas. Limited clearing of forest could be permitted provided early riparian revegetation and restoration occurs.</p> <p>Detailed site planning should place a high priority on protection of riparian zones and SEPP 14 wetlands, through best practice storm water management, and early revegetation of riparian areas for ecological and visual benefits.</p>
1b	Scale and type of land release	<p>Residential development should aim to achieve a range of housing types to meet demographic change, with a higher overall yield than traditionally achieved in adjoining areas, to make better use of land resources and utility services.</p> <p>Site planning should ensure visual separation between Barlings Beach and Rosedale, and along George Bass Drive between Tomakin and Rosedale North, in line with council’s objectives under the Eurobodalla Urban Settlement Strategy.</p>
2	Priority and timing	<p>Development should be staged according to market conditions.</p> <p>Discussions should be held with the landowners about a planning agreement that guarantees the revegetation of the riparian corridors as a high priority.</p>
3	Alternate land uses	Environmental conservation zoning using the new Zone E2 Environmental Conservation under the standard instrument for LEPs should be considered for riparian corridors, wetlands and areas containing endangered ecological communities.



MORUYA HEADS

TERMS OF REFERENCE		ASSESSMENT AND RECOMMENDATION
1a	Suitability of site	The Moruya Heads sites are suitable for limited development, subject to adequate protection of riparian zones, downstream SEPP 14 wetlands, and areas containing endangered ecological communities, in line with the council's environmental assessment of the land. Best practice water quality management is essential.
1b	Scale and type of land release	The scale and type of development should be consistent with the existing residential areas comprising a mix of large lots and low density lots, according to site constraints.
2	Priority and timing	In line with council's settlement strategy.
3	Alternate land uses	Environmental conservation zoning using the new Zone E2 Environmental Conservation under the standard instrument for LEPs should be considered for riparian corridors, areas containing endangered ecological communities, and SEPP 14 wetlands.

NAROOMA SOUTH

TERMS OF REFERENCE		ASSESSMENT AND RECOMMENDATION
1a	Suitability of site	The Narooma South land is suitable for limited urban development in areas unconstrained by adverse soil conditions and riparian landscapes. The land has the potential to work as a visual transition area from the rural land to the south and the Narooma township. The focus should be on retention of vegetation for visual purposes, water quality practices to protect the three water bodies into which the sites drain and replanting of cleared riparian corridors on the portion west of the Princes Highway.
1b	Scale and type of land release	A low density residential zone to minimise loss of vegetation and retention of the visual character would be appropriate. Best practice water quality management is essential.
2	Priority and timing	In line with council's settlement strategy.
3	Alternate land uses	Environmental conservation zoning using the new Zone E2 Environmental Conservation under the standard instrument for LEPs should be considered for areas containing endangered ecological communities and riparian corridors.

BEGA VALLEY SITES

WALLAGA LAKE

TERMS OF REFERENCE		ASSESSMENT AND RECOMMENDATION
1a	Suitability of site	<p>Urban development on the Wallaga Lake land that drains into Meads Bay and Wallaga Lake is considered unsuitable due to the high level of environmental sensitivity of the receiving waters.</p> <p>Development of a small area of land in the north-eastern corner of the site (adjacent to Wallaga Lake Road) that lies outside the Wallaga Lake catchment could be considered for low density development (similar to the adjoining Fairhaven area), provided the remainder of that landholding is dedicated for conservation purposes.</p>
1b	Scale and type of land release	Low density residential development, outside the Wallaga Lake catchment only.
2	Priority and timing	According to market demand and following completion of necessary environmental assessments.
3	Alternate land uses	<p>The area of the site that drains into Meads Bay and Wallaga Lake should be zoned for conservation purposes. The most appropriate zone under the standard instrument for LEPs is Zone E1 National Parks and Nature Reserves.</p> <p>Consideration should be given to acquisition under the State Government's Coastal Lands Protection Scheme of that part of the site not secured through dedication.</p>

BEGA SOUTH AND WEST

TERMS OF REFERENCE		ASSESSMENT AND RECOMMENDATION
1a	Suitability of site	Council's recommendations are endorsed, with the exception of the proposed approach to 'surplus' areas of 2(f) Future Urban land, which the council intends to retain in the future urban zone.
1b	Scale and type of land release	Residential development should seek to achieve improved yield (dwellings per hectare) over yields traditionally achieved in previous residential development areas.
2	Priority and timing	Development should occur in line with council's settlement strategy.
3	Alternate land uses	<p>In respect of council's proposed approach to 'surplus' future urban land it should be noted that the standard instrument for LEPs does not appear to provide specifically for a future urban zone. However, with appropriate lot size provisions (restricting subdivision to avoid fragmentation) the RU6 Transition zone may be appropriate. This approach will send a clear message to the market that subdivision for urban purposes is not warranted in these areas at this stage. Development trends should be monitored, and the need for additional urban land reviewed in 10 years or so.</p> <p>There should be no change to the existing Rural 1(c) zoned areas.</p>



WOLUMLA

TERMS OF REFERENCE	ASSESSMENT AND RECOMMENDATION
1a Suitability of site	Council's recommendations for rezoning are supported, with the exception of the proposed approach to 'surplus' areas of 2(f) Future Urban zoned land, which the council intends to retain in the future urban zone.
1b Scale and type of land release	Residential development should seek to achieve improved yield (dwellings per hectare) over yields traditionally achieved in previous residential development areas to meet demographic trends and use scarce land resources more economically.
2 Priority and timing	In accordance with council's settlement strategy.
3 Alternate land uses	<p>In respect of council's proposed approach to 'surplus' future urban land, it should be noted that the standard instrument for LEPs does not appear to provide specifically for a future urban zone. However, with appropriate lot size provisions (restricting subdivision to avoid fragmentation) the RU6 Transition zone may be appropriate. This approach will send a clear message to the market that subdivision for urban purposes is not warranted in these areas at this stage. The take-up of land should be monitored by council and the need for additional urban land should be reviewed in 10 years or so.</p> <p>There should be no change to the existing Rural 1(c) zoned areas.</p>

TATHRA RIVER

TERMS OF REFERENCE	ASSESSMENT AND RECOMMENDATION
1a Suitability of site	<p>The Tathra River Estate site is considered suitable for limited urban development with the following provisos:</p> <ul style="list-style-type: none"> > early revegetation of the foreshores to the Bega River to re-create/ rehabilitate the original riparian environment > provision of riparian corridors greater than Category 1 (50 metres from top of stream bank) > protection of foreshore lands by way of an environmental conservation zoning > significant early planting in creek lines/watercourses and along proposed roads and ridge tops for visual purposes > establishment of an appropriate funding mechanism for the revegetation and ongoing management of foreshore land > provision of sewerage services utilising the latest servicing technology, including the capacity to provide sewerage services to the existing lots in Tathra River Estate Stage 1 (TR1), to protect the waters of the Bega River and Black Ada Swamp (SEPP 14 wetland) > provision of best practice water management and waste water management (recycling and onsite reuse) to address water quality in the Bega River and Black Ada Swamp > foreshore setbacks similar to those outlined in Option 3B presented to the Panel by the proponent > provision of permanent public access to the Bega River.

1b Scale and type of land release	<p>The scale of development should be limited to 300 dwellings, to enable sewerage of the development and TR1.</p> <p>Density and form should minimise the visual impacts of development.</p> <p>The Panel prefers a development arrangement that maximises the amount of green space, similar to the Concept for Option 3B as presented to the Panel by the proponent.</p> <p>There appears to be no impediment to immediate release of the land subject to completion of the necessary precursor studies for amendment to the Bega Valley Local Environmental Plan.</p>
2 Priority and timing	<p>The development should be staged in line with market demand.</p> <p>Negotiations should be commenced on a planning agreement aimed at measures that guarantee foreshore/wetland protection, and early restoration of foreshore ecology and riparian corridors as a high priority.</p>
3 Alternate land uses	<p>Riparian corridors and foreshore areas should be zoned environmental conservation under the new standard instrument for LEPs (Zone E2 Environmental Conservation appears a suitable zone).</p>

LAKE MERIMBULA

TERMS OF REFERENCE	ASSESSMENT AND RECOMMENDATION
1a Suitability of site	<p>The Lake Merimbula sites are considered unsuitable for urban development on the grounds of topography and soil conditions.</p>
1b Scale and type of land release	<p>No release recommended.</p>
2 Priority and timing	<p>Not applicable.</p>
3 Alternate land uses	<p>Maintain as rural small holdings land, with revised zone in accordance with the new standard instrument for LEPs.</p>

**State Infrastructure Strategy 2006–07
to 2015–16 projects in the South Coast
Regional Strategy area**

Human Services

Health

Bega Valley Health Services – planning
Moruya Hospital Ambulatory Care and
Rehabilitation Unit
Ulladulla Community Health Service
Illawarra Strategy (Wollongong and
Shoalhaven)**

Education

Bega High School – upgrade stage 2
Class size reduction program – installation
of new primary classroom building (MDR
Style), Pambula
Class size reduction program – installation
of new primary classroom building (MDR
Style), Vincentia
Demountable replacement program,
Shoalhaven Heads
Milton Public Primary School – upgrade
Ulladulla High School – upgrade
Vincentia High School – upgrade
New school South Coast region growth
area – to be determined**

Ageing, Disability and Home Care

Upgrade group homes, Ulladulla

Justice

Attorney General's

Maintenance program in courts,
Batemans Bay, Bega and Milton
Nowra courthouse

Transport

Roads

Princes Highway, bridge replacement,
Croobyar Creek, Milton
Princes Highway, bridge widening, Termeil
Creek
Nowra to Nerriga upgrade (State, federal and
local government funding)
Princes Highway, Bridge Street, Nowra
– intersection improvement
Princes Highway, Conjola Creek Bridge
Princes Highway, Conjola Mountain deviation
Princes Highway, Currambene Creek Bridge,
Huskisson
Princes Highway, Gerringong to Bomaderry
Princes Highway, Pambula Bridge and
approaches (State and federal funding)
Princes Highway, South Nowra to Jervis Bay
Road Safety – upgrade
Princes Highway, Victoria Creek deviation
Princes Highway, slope stabilisation,
Brogo Pass

Electricity

Distribution

Berry zone substation transformer
augmentation
Evans Lane switching station and line works
Nowra zone substation transformer
augmentation

Second 33kV feeder for Sussex Inlet zone
substation
South Nowra zone substation transformer
augmentation
Sussex Inlet zone substation augmentation
Tomerong 132/11kV zone substation
establishment
Tomerong 132/33kV transmission substation
establishment
Yatte Yattah zone substation transformer
augmentation

Water

Sydney Catchment Authority

Metropolitan Water Plan – Shoalhaven
transfers
Shoalhaven system upgrade

Country Town Program

Batemans Bay Sewerage Stage 2**
Bega Valley Shire sewerage upgrade
Conjola regional sewerage upgrade
Eurobodalla water supply stage 4A – trunk
main**
Lake Tabourie sewerage upgrade
Shoalhaven regional effluent management
scheme

** Relates to projects that are not approved but form
part of the \$110 billion infrastructure strategy to
2015–16

Appendix 4

coastal lakes

A4

Shoalhaven local government area	Eurobodalla local government area	Bega Valley local government area
Lake Wollomboola	Candlagan Creek	Baragoot Lake
Currarong Creek	Congo Creek	Cuttagee Lake
Currambene Creek	Meringo Creek	Murrah Lagoon
Swan Lake	Bingie Lagoon	Bunga Lagoon
Berrara Creek	Lake Brunderee	Wapengo Lake
Nerindillah Creek	Lake Tarourga	Middle Lagoon
Lake Conjola	Brou Lake	Nelson Lake
Millards Creek	Mummuga (Dalmeny) Lake	Wallagoot Lake
Tabourie Lake	Kianga Lake	Bournda Lagoon
Termeil Lake	Nangudga Lake	Back Lake
Meroo Lake	Nargal Lake	Lake Curalo
Willinga Lake	Corunna Lake	Nullica River
Kioloa Lagoon	Tilba Tilba Lake	Wonboyn Lake
Durras Lake	Little Lake	Merrica River
		Nadgee River
		Nadgee Lake

Note. lakes are listed in geographic order, north to south.

Further information

Department of Planning

PO Box 5475 Wollongong NSW 2520

Email: wollongong@planning.nsw.gov.au

Inquiries: 02 4224 9450