



DRAFT **Bega Valley Shire**

**Local
Strategic
Planning
Statement**

MARCH 2020



This is a DRAFT document which has been prepared for public discussion purposes and does not necessarily indicate the position of Council. Council will adopt this plan after consideration of all public submissions received and amendments have been made to address concerns where appropriate.



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Our Aboriginal Custodians

The Bega Valley Shire Council acknowledges
the Traditional Custodians of the lands and waters of the Shire,
the people of the Yuin nations,
and show our respect to elders past, present and emerging.

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Abbreviations

CBD	Central Business District
CSP	Bega Valley Community Strategic Plan 2040
DCP	Bega Valley Development Control Plan 2013
DPIE	Department of Planning, Industry and Environment
IP&R	Integrated Planning and Reporting
LALC	Local Aboriginal Land Council
LEP	Bega Valley Local Environmental Plan 2013
LSPS	Local Strategic Planning Statement

What is the Local Strategic Planning Statement?

The Bega Valley Local Strategic Planning Statement (LSPS) is a planning tool that provides direction for land use in the Bega Valley Shire through to 2040.

The LSPS builds on and consolidates an array of strategies and policies that identify desirable land use outcomes for the Bega Valley Shire. It includes **planning priorities, strategic directions and actions** that will guide decisions about how land will be used. The LSPS is primarily informed by the:

- *South East and Tablelands Regional Plan 2036*
- *Bega Valley Community Strategic Plan 2040 (CSP)*

Purpose

The LSPS documents future land use intentions for Bega Valley Shire and provides clarity on the types of development that are likely to be supported by Council in certain areas and those that may not. The document's purpose is to:

- Provide a 20-year vision for land use in the Bega Valley Shire
- Identify planning priorities for the next 20 years
- Identify shared values to be maintained and enhanced
- Outline the characteristics that make our area special
- Direct how future development will be managed
- Identify any required changes to planning provisions in the *Bega Valley Local Environmental Plan 2013 (LEP)* and *Bega Valley Development Control Plan 2013 (DCP)*
- Identify areas where further strategic planning is required

Links: [South East and Tablelands Regional Plan 2036](#)
[Bega Valley Community Strategic Plan 2040](#)



Policy Context

This LSPS has been prepared in accordance with clause 3.9 of the *Environmental Planning and Assessment Act 1979*.

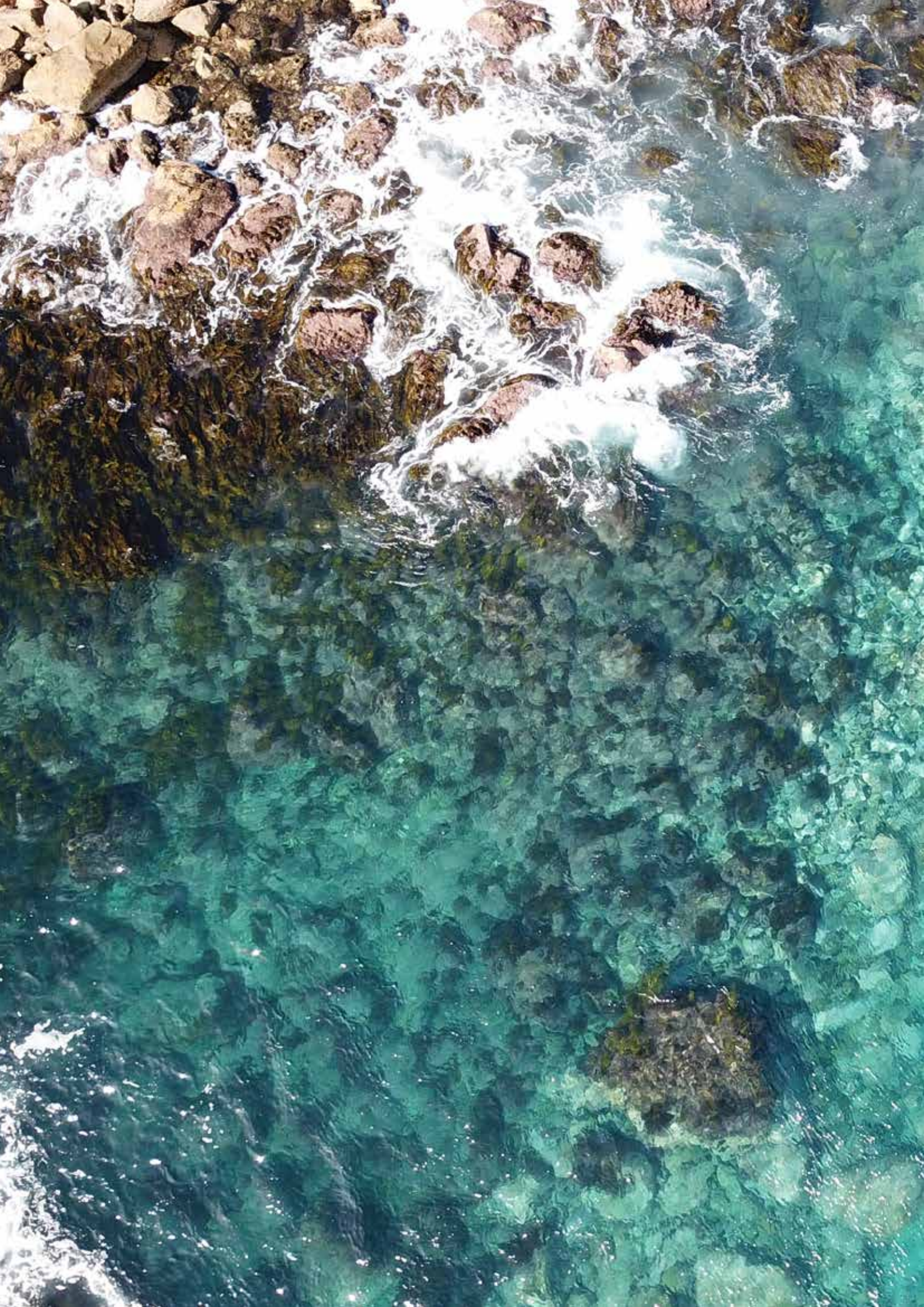
The LSPS will inform changes to planning controls within Council's LEP and DCP and inform other Council policies such as developer contributions and use of public land.

NSW Government agencies will also use the LSPS to inform their future planning and service delivery to support local communities.

The LSPS aligns with the United Nations Sustainable Development Goals, which were adopted by all United Nations Member States in 2015.

Monitoring and reporting of the plan will be undertaken through the local government Integrated Planning and Reporting (IP&R) framework.

Link: [UN Sustainable Development Goals](#)



Consultation

The LSPS draws on the extensive *Understanding Our Place* community engagement that was conducted in 2016 to inform the *Bega Valley Community Strategic Plan 2040*. The open survey accompanying the engagement asked residents to identify:

- What they love most about the Shire
- The biggest challenges they face living in the Shire
- Changes they would like to see in the Shire
- What sets the town/village/rural area they live in apart from others and what changes they would like to see in the place where they live

The LSPS is informed by the *South East and Tablelands Regional Plan 2036*, in addition to other local strategies, each of which has undergone an extensive community and stakeholder engagement process.

[Further detail to be inserted following public exhibition].

Link: [Understanding Our Place](#)

Implementation and Monitoring

The LSPS will be implemented through amendments to the LEP, DCP and developer contributions and delivery plans.

Future strategic land use planning work programs will be prioritised in accordance with the adopted Planning Priorities and Actions of the LSPS.

The LSPS will be subject to review every 5-7 years, in accordance with the *Environmental Planning and Assessment Act 1979*.

LSPS Actions are allocated a short, medium or ongoing implementation timeframe: corresponding to 1-3 years, 3-7 years and underway respectively.

Council will use the IP&R framework under the *Local Government Act 1993* to report on the implementation of the LSPS.

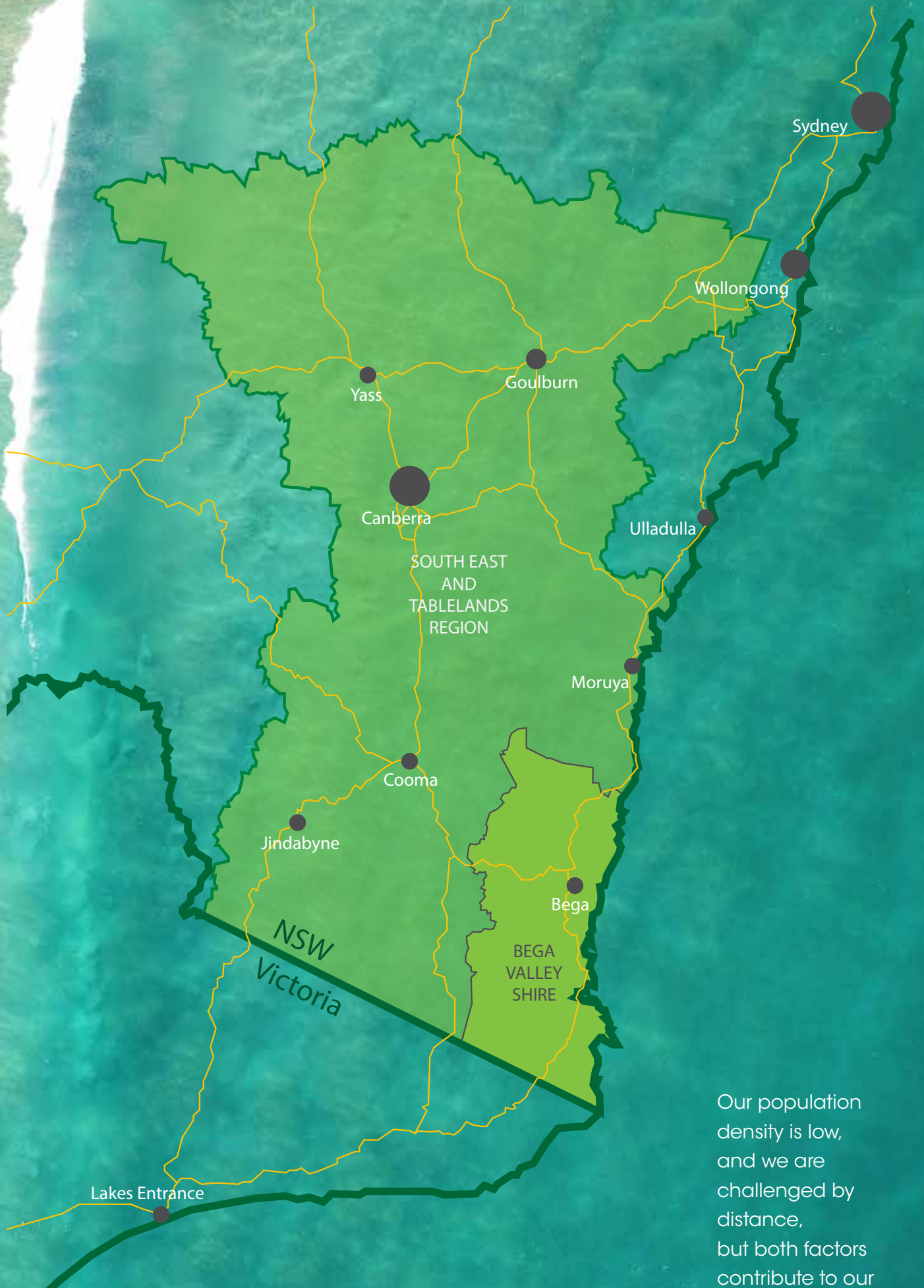
Our Place

The Bega Valley Shire is located in the south-eastern corner of New South Wales, half way between Australia's two largest cities, Sydney and Melbourne and three hours' drive from the Nation's capital, Canberra. At over 6,200 km², the Shire is the largest local government area in coastal NSW and has the longest coastline, stretching 225km from Wallaga Lake in the North to the Nadgee Wilderness and Victorian Border in the South. We are bordered by the Tasman Sea to the east and the tablelands to the west. We are also known as the Sapphire Coast and as part of the NSW Far South Coast.

Almost 70% of the Shire is National Park, State Forest or public reserve and large areas are used for agriculture. The small population of around 35,000 is dispersed, with a third of us living in rural areas and the remaining two thirds spread amongst 12 villages, 4 major towns and adjacent urban settlements. We have several industrial and commercial areas throughout the Shire and the major administrative centre is in Bega. Transport is predominantly by private car with limited bus services. Merimbula Airport provides air transport connectivity to Melbourne and Sydney. The Port of Eden is an important working port and is home to a growing cruise ship tourism industry.

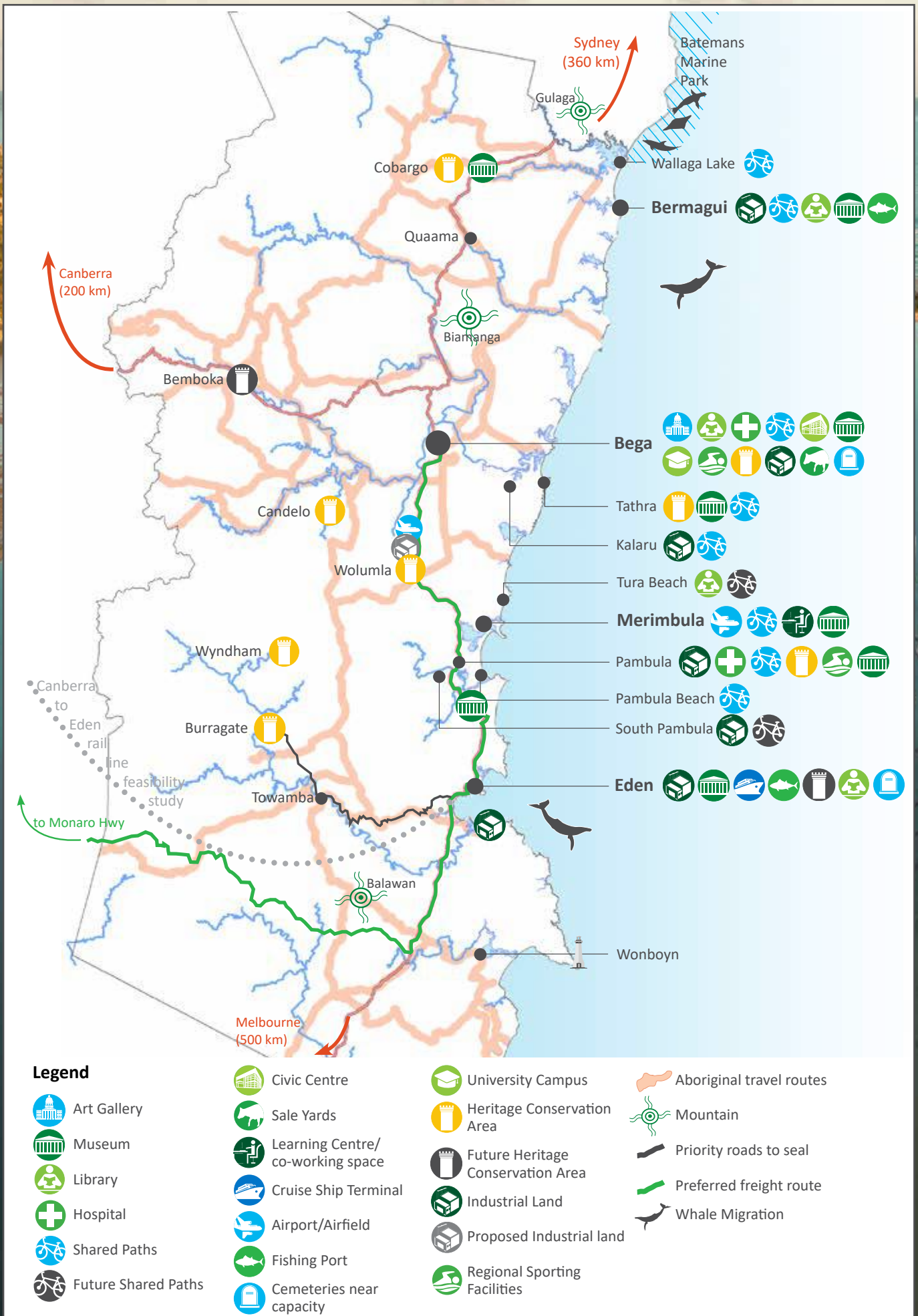
The Yuin people are the traditional custodians of the Shire. Ancient stories, ceremonies, special places and sacred objects are embedded in the landscapes, trees, hills and waterways of the Shire, and form the basis of traditional lore, custom, spiritual connection and custodial obligations.





Our population density is low, and we are challenged by distance, but both factors contribute to our sense of place.

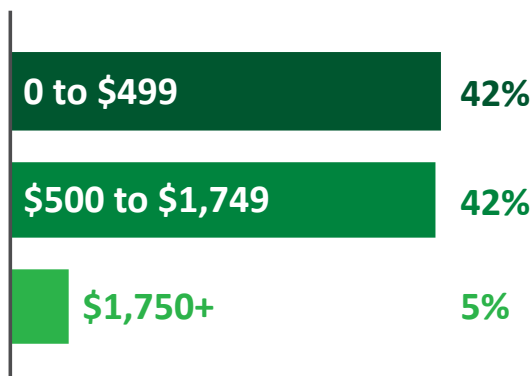
SHIREWIDE STRUCTURE PLAN



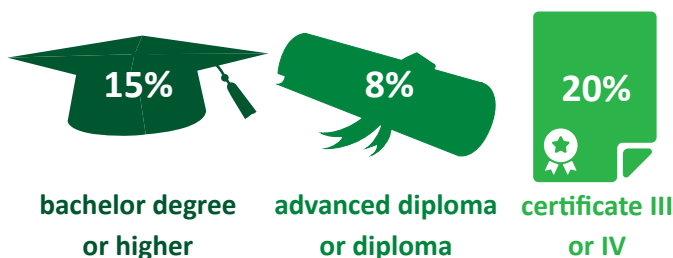


Our Community

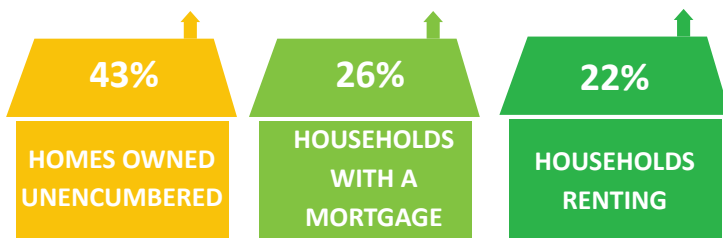
INDIVIDUAL WEEKLY INCOME



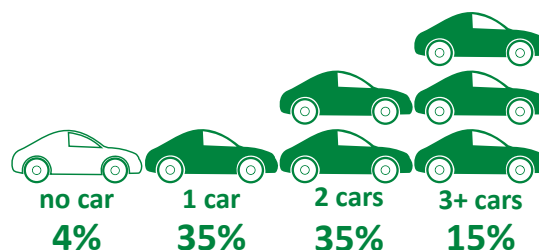
HIGHEST LEVEL OF EDUCATION



HOUSING TENURE

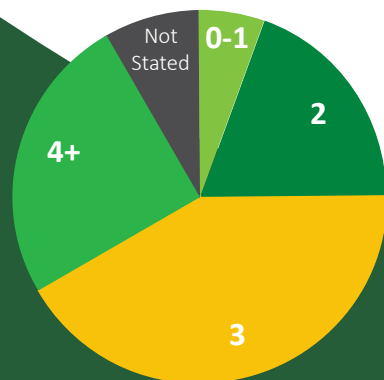


HOUSEHOLD CAR OWNERSHIP



DWELLINGS PROFILE AND OCCUPANCY

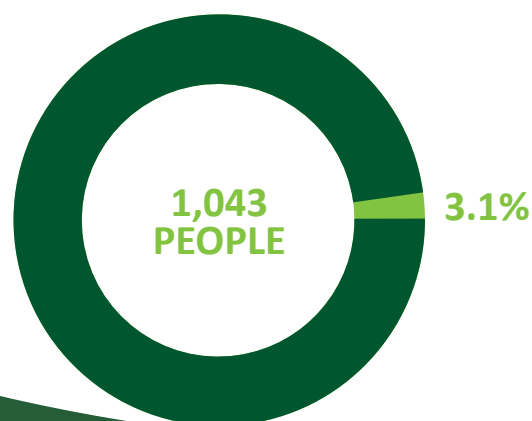
NUMBER OF BEDROOMS



HOUSEHOLD SIZE



ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLES



METHODS OF TRAVEL TO WORK



POPULATION

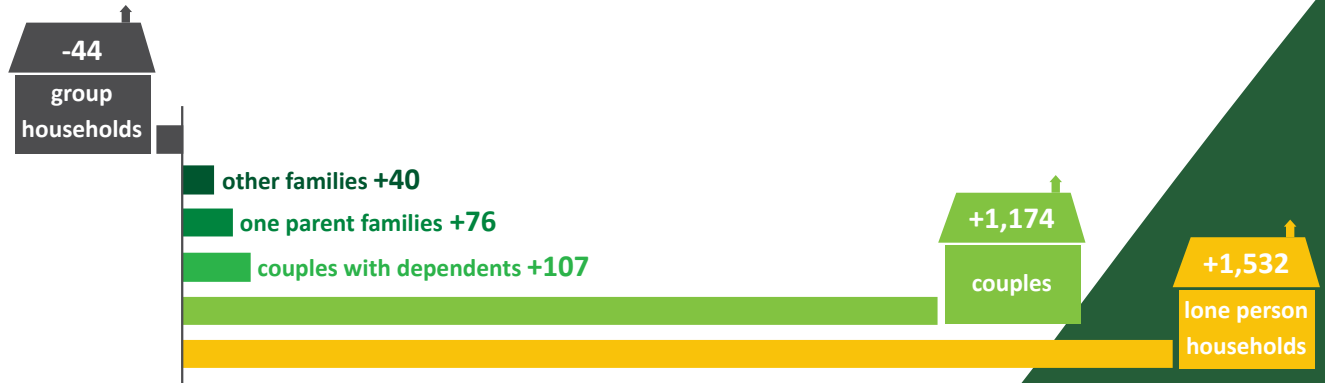
FORECAST ANNUAL GROWTH RATE: 0.6%



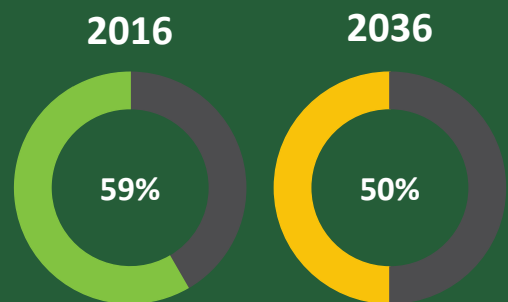
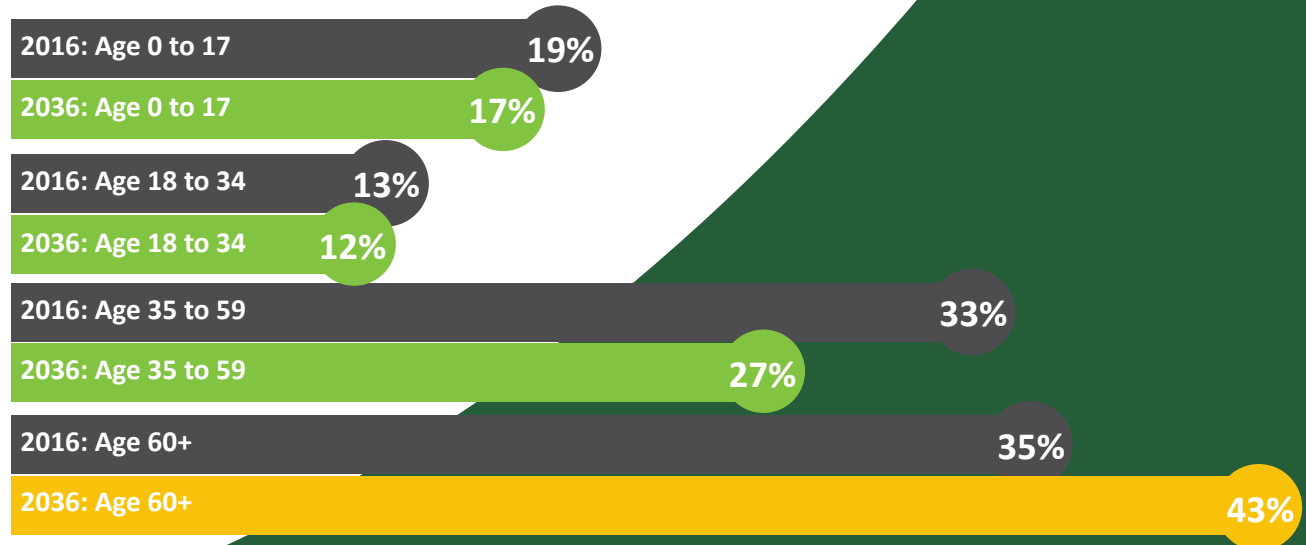
2020: 34,746

2036: 38,138

FORECAST CHANGE IN HOUSEHOLD TYPE 2016-2036



FORECAST POPULATION CHANGE



WORKING AGE POPULATION
(15-64 years)

Source: [id the population experts](#)

Local Values and Priorities

What our residents have told us about...



What we love about living here

- the natural environment
- people and community, friends and family
- peaceful, safe, relaxed, coastal / country lifestyle
- local facilities and services, recreation and cultural activities



What makes our places special

- views, landscapes, scenery, farmland vistas and rolling hills
- pristine coast, waterways, forests, mountains, wildlife and clean fresh air
- small population, uncrowded towns and villages and open space
- style of development, lack of high-rise buildings
- proximity of / distance to regional centres

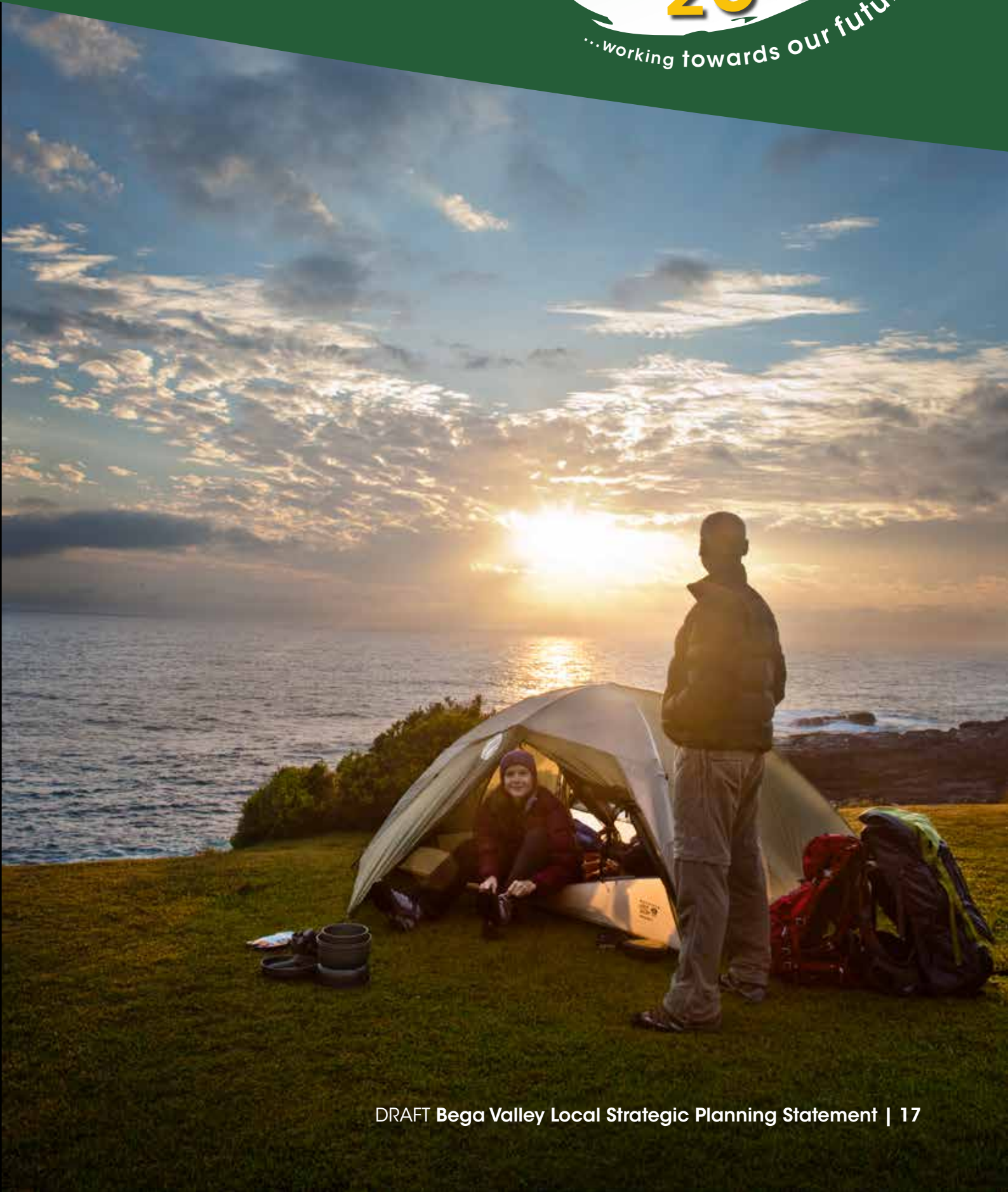


Priorities for growth and change

- maintain the balance between new development and protection of the environment to retain the existing atmosphere and local charm
- protect agricultural land, natural resources, scenery and rural vistas, heritage buildings and the low-density residential character
- better urban design in town centres, appearance of towns and provision of housing, especially accommodation for elderly
- economic growth and diversification, more employment and education opportunities, shopping variety and local food
- better public transport options, roads, parking, bike and foot paths, recreation facilities and spaces, community facilities and medical services



Understanding our
Place
2040
...working towards our future



A vertical photograph on the left side of the page shows a dense, lush green forest. In the foreground, there are large, rounded rocks covered in vibrant green moss. A small stream flows over these rocks, creating a soft, blurred effect. The background is filled with various types of ferns and other green foliage, creating a sense of depth and a rich natural environment.

Planning for the Future

Our Context

The Shire is forecast to experience low-moderate population growth. Planning for future land use is complex and requires careful consideration of what we want to protect and what we are willing to change. These considerations need to be made in the context of the community's likely future needs and broader trends in relation to recreation, employment, housing, and goods and services provision.

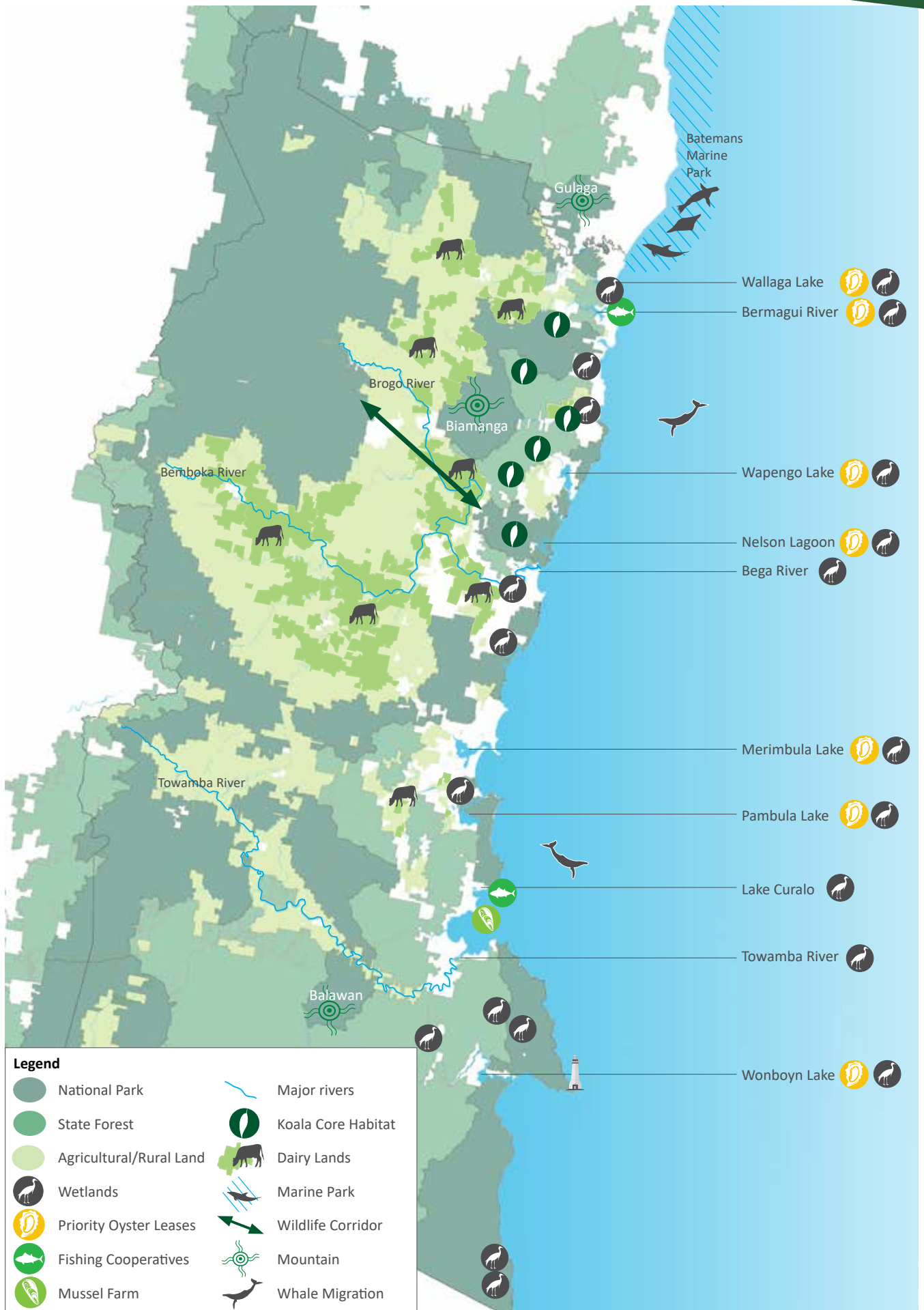
It involves land use planning to facilitate social connection, residential needs and economic development while retaining existing character and protecting the natural environment.

Our Natural Advantage

Extensive forests, magnificent coastline, pristine waterways, marine ecosystems, beaches, natural harbours, clean air and productive agricultural land set the Shire apart from other places. This is our natural advantage.

This natural advantage underpins all aspects of life in the Shire including lifestyle, economy and recreation. The natural environment influences the character and design of urban areas and the industries that have been established. It is the reason we choose to live here.

NATURAL ADVANTAGE MAP





Our Opportunities

By 2030, it is forecast that four of the world's largest economies will be based in Asia (China, Japan, India and Indonesia). Through access to the Canberra airport significant opportunities exist for farmers and manufacturers to access these markets and establish the Shire as a quality regional brand.

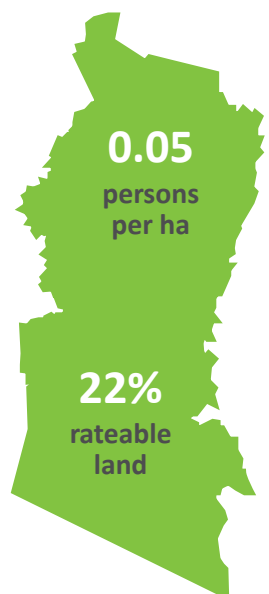
Our natural advantage positions the Shire well for continued growth in tourism and eco-tourism industries, in addition to forestry, aquaculture and the marine economy. The Port of Eden provides a picturesque natural gateway to the region and recent infrastructure investment will deliver significant industry and tourism benefits to the Shire. Proposed runway extensions at Merimbula Airport will increase accessibility to domestic and international markets.

The South East Regional Hospital provides access to an extensive range of health care services and will continue to drive economic and residential growth within Bega and surrounds.

Continued investment into tertiary education in Bega will increase the Shire's appeal to younger generations.

Our Challenges

- distance and connectivity to markets / major population centres
- development pressure on the coast
- economic growth and diversification
- extensive infrastructure network to service small, dispersed population
- climate resilience and adaptation
- decline of housing affordability
- accommodating and servicing the ageing population
- low rate of development
- retaining working aged people
- maintaining town centre vibrancy
- limited telecommunications







Land Use Vision: Bega Valley Shire 2040



Community Vision:

By working together, the Bega Valley Shire community integrates quality of life, enterprising business, sustainable development and conservation of the environment.

Land Use Vision:

Land use in the Bega Valley Shire supports the activities, infrastructure and natural environment that enhance our quality of life and enable us to become more resilient to challenges.

NATURAL ENVIRONMENT

The landscapes and river catchments that support our lifestyle and economy are protected and valued by our community. Development enhances the natural environment and does not compromise the area's natural advantage. We have achieved this by intensifying development within existing urban areas, applying appropriate environmental protection measures and empowering community to improve the quality of natural systems.

NATURAL HAZARDS

Risks to communities from natural hazards including bushfire, flood, heatwaves, coastal erosion and sea level rise are mitigated through proactive and strategic actions. Best practice climate change adaptation measures have been implemented for the coastal zone that is vulnerable to impacts of sea level rise, coastal erosion and flood prone areas and bushfire prone land.

CARBON NEUTRAL

New technologies and land use practices to reduce emissions have continued the transition to a carbon neutral Shire. Tele-commuting, local service provision and local food production have reduced reliance on transportation and vehicles are more energy-efficient. Changes to waste management have reduced methane emissions and reduced waste transportation. Many buildings have been retrofitted to reduce heating and cooling requirements and we have adopted methods to use and re-use water more efficiently.

ABORIGINAL LAND AND CULTURE

The landholdings of Local Aboriginal Land Councils continue to deliver sustainable economic and community benefits. Aboriginal culture and connection to country is celebrated as a unique feature of the region.

AGRICULTURE, FORESTRY AND AQUACULTURE

The vast areas of agricultural land are retained and support a diverse and sustainable agriculture sector. Land with good soil, access to water and connections to external markets supports milk and beef production and a wide variety of new agricultural industries including small lot agriculture and specialist horticulture. Catchments of sensitive receiving waters including water supply storages and priority aquaculture estuaries are protected from the impacts of other development. Adaptation to changes in temperature, rainfall and soil moisture have ensured the agricultural sector is sustainable.

Land Use Vision:

Bega Valley Shire 2040

INDUSTRY AND FREIGHT

Industries have expanded and diversified through the development of land and improved freight connections. Industrial land, the Port of Eden and Merimbula Airport support the diversification of established industries that build on the Shire's natural advantages, keeping young people in the area by providing local employment options. Through clustering, collaboration and technological innovation industries have responded creatively to the challenges of distance and achieved economies of scale. Road, port and air transport linkages provide reliable freight connections to larger markets, including Asia. A new industrial precinct located between Bega and Wolumla has created opportunity for new industries to establish in the Shire.

TRANSPORT

New transport options and a network of shared cycle and pedestrian paths connect people and places. Settlements are serviced by innovative and technologically advanced public and private transport that includes electric and self-drive vehicles and car-sharing services. The Shire's walking and mountain bike trails attract thousands of visitors every year.

TOWN CENTRES

Town centres support a diverse blend of commercial, social, recreational and cultural activities. They are vibrant and pleasant spaces where we choose to shop, socialise and relax. Each centre is easy to walk around and navigate.

CHARACTER

Towns, villages and landscapes retain the features that give them their distinctive character and charm. Towns and villages remain compact and are each unique with individual building styles, special places and natural features. Rural landscapes are protected by the consolidation of urban centres. We have embraced our heritage and cultural assets that provide a sense of place and well-being and leveraged them for the benefit of residents and the tourism industry.

HOUSING

The diversity of housing types available within the Shire has increased significantly and is now able to meet residents' needs in relation to size, accessibility, tenure and affordability. Housing is located to contribute to the viability of town centres and to mitigate risks from natural hazards.

PUBLIC OPEN SPACE

Public open spaces encourage physical activity and social connection. There are improved opportunities for and access to activities and events that bring us together in town centres, beaches, natural areas, reserves, playgrounds and sporting facilities. Public spaces continue to evolve and change with their surroundings, making the most of their unique features and responding to the changing needs of residents.



Achieving our Vision:

Planning Priorities
Directions
Actions



Planning Priorities:

Council will...

NATURAL ENVIRONMENT

1. Protect and enhance the landscapes and river catchments that support our lifestyle and economy

NATURAL HAZARDS

2. Increase resilience to natural hazards including bushfire, flood, heat, coastal erosion and sea level rise

CARBON NEUTRAL

3. Transition to a carbon neutral Shire by 2050

ABORIGINAL LAND AND CULTURE

4. Promote Aboriginal culture and assist local Aboriginal people to achieve economic prosperity and better health, education and employment outcomes

AGRICULTURE, FORESTRY AND AQUACULTURE

5. Support diverse and sustainable agricultural, forestry and aquaculture sectors with new economic opportunities

INDUSTRY AND FREIGHT

6. Expand and diversify industries through development of industrial land and improved freight connections

TRANSPORT

7. Connect people and places through new transport options and a network of shared cycle and pedestrian paths

PUBLIC OPEN SPACE

8. Encourage physical activity and social connection in public open spaces

CHARACTER

9. Protect and build on the features that give our towns and villages their distinctive character

HOUSING

10. Support and encourage a diverse range of housing

TOWN CENTRES

11. Develop town centres into vibrant and thriving places of commercial, social, recreation and cultural activity

Planning Priority

Community Strategic Plan

1

Protect and enhance the landscapes and river catchments that support our lifestyle and economy



2

Increase resilience to natural hazards including bushfire, flood, heat, coastal erosion and sea level rise



3

Transition to a carbon neutral Shire by 2050



4

Promote Aboriginal culture and assist local Aboriginal people to achieve economic prosperity and better health, education and employment outcomes



5

Support diverse and sustainable agricultural, forestry and aquaculture sectors with new economic opportunities



6

Expand and diversify industries through development of industrial land and improved freight connections



7

Connect people and places through new transport options and a network of shared cycle and pedestrian paths



8

Encourage physical activity and social connection in public open spaces



9

Protect and build on the features that give our towns and villages their distinctive character



10

Support and encourage a diverse range of housing



11

Develop town centres into vibrant and thriving places of commercial, social, recreation and cultural activity



Goal 2: A diverse environment
interconnected by biodiversity
corridors



Goal 2: A diverse environment
interconnected by biodiversity
corridors



Goal 2: A diverse environment
interconnected by biodiversity
corridors



Goal 1: A connected and
prosperous economy
Goal 3: Healthy and connected
communities



Goal 1: A connected and
prosperous economy
Goal 4: Environmentally
sustainable housing choices



Goal 1: A connected and
prosperous economy



Goal 1: A connected and
prosperous economy
Goal 3: Healthy and connected
communities



Goal 3: Healthy and connected
communities



Goal 3: Healthy and connected
communities



Goal 4: Environmentally
sustainable housing choices



Goal 1: A connected and
prosperous economy



PLANNING PRIORITY 1: NATURAL ENVIRONMENT

Protect and enhance the landscapes and river catchments that support our lifestyle and economy

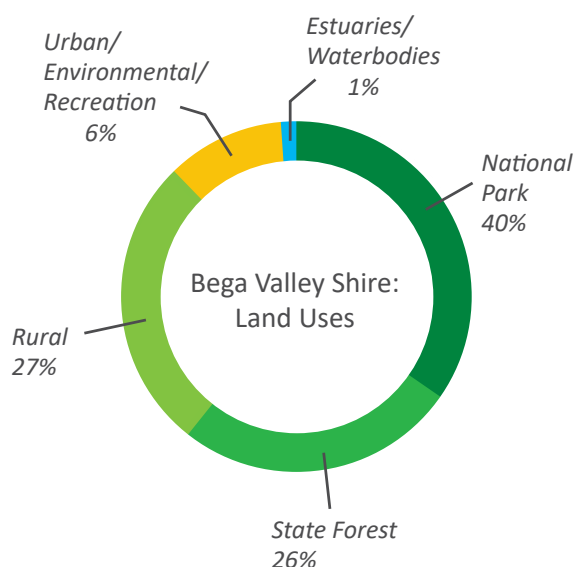
EXISTING SITUATION

In the Shire living takes place on the edges of wilderness areas, lakes, rivers and the coast. The natural environment sets the area apart from others, is deeply valued by existing residents and makes the Shire attractive to tourists. In addition to supporting our lifestyle, the quality of the natural environment and its marine, estuarine and forest ecosystems underpin existing agriculture, forestry, aquaculture, fishing and tourism industries.

Within the Shire both public and private land owners are custodians of large areas of high biodiversity, threatened and protected plants and animals and important wildlife corridors. The diverse landscapes feature forested escarpments, wetlands and saltmarsh areas.

CHALLENGES FOR LAND USE

- To balance the pressures of population growth with the protection of the natural environment. This includes maintaining beach and estuarine environmental qualities near existing urban areas as five of the six major settlements are in coastal areas and half of the population lives within 1.5km of the coast.
- To encourage landowners to restore and enhance high biodiversity habitat and water catchments, protect and restore waterways, wetlands and riparian zones and help maintain the natural ecological systems that support key industries and recreation opportunities.



Links:

[BVSC Climate Resilience Strategy](#)

[NSW OEH & Adapt NSW Enabling Adaptation in the South East \(EASE\)](#)



EXTRACT: VISION 2040

“The landscapes and river catchments that support our lifestyle and economy are protected and valued by our community. Development enhances the natural environment and does not compromise the area’s natural advantage. We have achieved this by intensifying development within existing urban areas, applying appropriate environmental protection measures and empowering community to improve the quality of natural systems”.

FUTURE DIRECTIONS

- Continue to protect major estuary foreshores and sensitive water catchments to maintain and improve water quality.
- Protect land identified as strategic migration sites for wetlands, saltmarsh and mangrove communities.
- Encourage land owners to increase rainfall capture and storage and slow the movement of water in the landscape through water sensitive urban design and use of grey-water systems.
- Support programs that empower residents to improve the quality of natural systems and enhance biodiversity connections.
- Encourage offsets from approved developments in regional biodiversity corridors.

ACTIONS

TIMEFRAME

- | | |
|--|-------------|
| 1.1 Complete the Bega Valley Shire Coastal Management Scoping Study | Ongoing |
| 1.2 Continue Biodiversity Assessment of Council owned and managed lands and develop biodiversity framework for Council | Ongoing |
| 1.3 Incorporate updated strategic wildlife corridor information into biodiversity planning measures when available | Ongoing |
| 1.4 Review planning controls to facilitate the establishment of new marine and estuarine industries and the relocation and expansion of onshore oyster processing facilities | Medium term |
| 1.5 Review the protection of vulnerable landscapes and implement changes to planning controls where necessary | Medium term |
| 1.6 Ensure that enough land is zoned for landward migration of wetlands | Medium term |
| 1.7 Identify and enhance biodiversity corridors important for species reintroduction (including koalas) and to mitigate the impacts of climate change | Medium term |

PLANNING PRIORITY 2: NATURAL HAZARDS

Increase resilience to natural hazards including bushfire, flood, heat, coastal erosion and sea level rise

EXISTING SITUATION

The Shire is made up of large areas of forest and grazing land, making almost the whole of the area bushfire prone land. Many population centres have a large urban/bushland interface, increasing exposure to bushfire. Some populated areas are vulnerable to flooding, particularly parts of Bega and Pambula.

The long coastline increases the Shire's vulnerability to the impacts of coastal erosion, sea-level rise and shoreline recession. Low-lying residential areas within Bermagui, Eden and Merimbula are vulnerable to coastal inundation events and are likely to be impacted by changes in sea level rise and tidal regimes in the future.

[Bega Valley Shire Council has resolved to prioritise its response to climate change through the declaration of a climate emergency.](#)

CHALLENGES FOR LAND USE

- Modifying how we use land to mitigate against the impacts of more hot days, heatwaves, more extreme fire weather, flooding and coastal erosion.
- Implementing actions to address vulnerabilities to predicted future threats and achieve greater resilience given the existing location and pattern of settlement, economic activity and infrastructure across the Shire.
- Protecting threatened species in riparian land with high biodiversity value from squeeze due to sea-levels rise.
- Planning for a sustainable and resilient infrastructure network and managing existing Council assets in high coastal hazard areas.



EXTRACT: VISION 2040

“Risks to communities from natural hazards including bushfire, flood, heatwaves, coastal erosion and sea level rise are mitigated through proactive and strategic actions. Best practice climate change adaptation measures have been implemented for the coastal zone that is vulnerable to impacts of sea level rise, coastal erosion and flood prone areas and bushfire prone land”.

**Predicted inundated land
by 2100 = 16km²**

**Predicted local climate
change impacts:**

- Increased annual rainfall
- Increased temperature
- Increased wind speed

Links:

[Draft BVSC Climate Resilience Strategy](#)
[NSW Climate Change Policy Framework](#)
[Government Architect’s Greener Places Policy](#)
[AdaptNSW](#)
[yourhome.gov.au](#)

FUTURE DIRECTIONS

- Concentrate future residential development in low hazard locations or where an increased level of safety from natural hazards can be provided.
- Prioritise the sealing of collector roads for safer travel in emergencies.
- Consider implications on heritage, tourism, the road network and shared paths when planning for Cuttagee Bridge.
- Explore opportunities to use Council reserves for climate resilience projects including offsets.
- Encourage all new development to adopt minimum bushfire standards.
- Redevelopment in high hazard areas is designed to withstand natural hazards from a future climate.

ACTIONS

- | ACTIONS | TIMEFRAME |
|--|-------------|
| 2.1 Complete Pambula / Yowaka Rivers Flood Study and Wolumla Creek Flood Study | Ongoing |
| 2.2 Complete coastal management programs | Ongoing |
| 2.3 Identify gaps and/or limitations in flood and coastal hazards data and develop flood risk management plans to address identified gaps and/or limitations | Ongoing |
| 2.4 Investigate opportunities for provision of reticulated water and sewer at Quaama | Short term |
| 2.5 Develop adaptation plans for communities subject to high natural hazards | Medium term |
| 2.6 Develop mitigation measures for areas that will be subject to coastal inundation | Medium term |
| 2.7 Formalise publicly maintained bushfire Asset Protection Zones to enable use by future adjoining development | Medium term |
| 2.8 Review planning controls for flood planning and sea level rise for new developments | Medium term |
| 2.9 Prepare a policy for nature strip planting | Medium term |

TIMEFRAME

Ongoing

Ongoing

Ongoing

Short term

Medium term

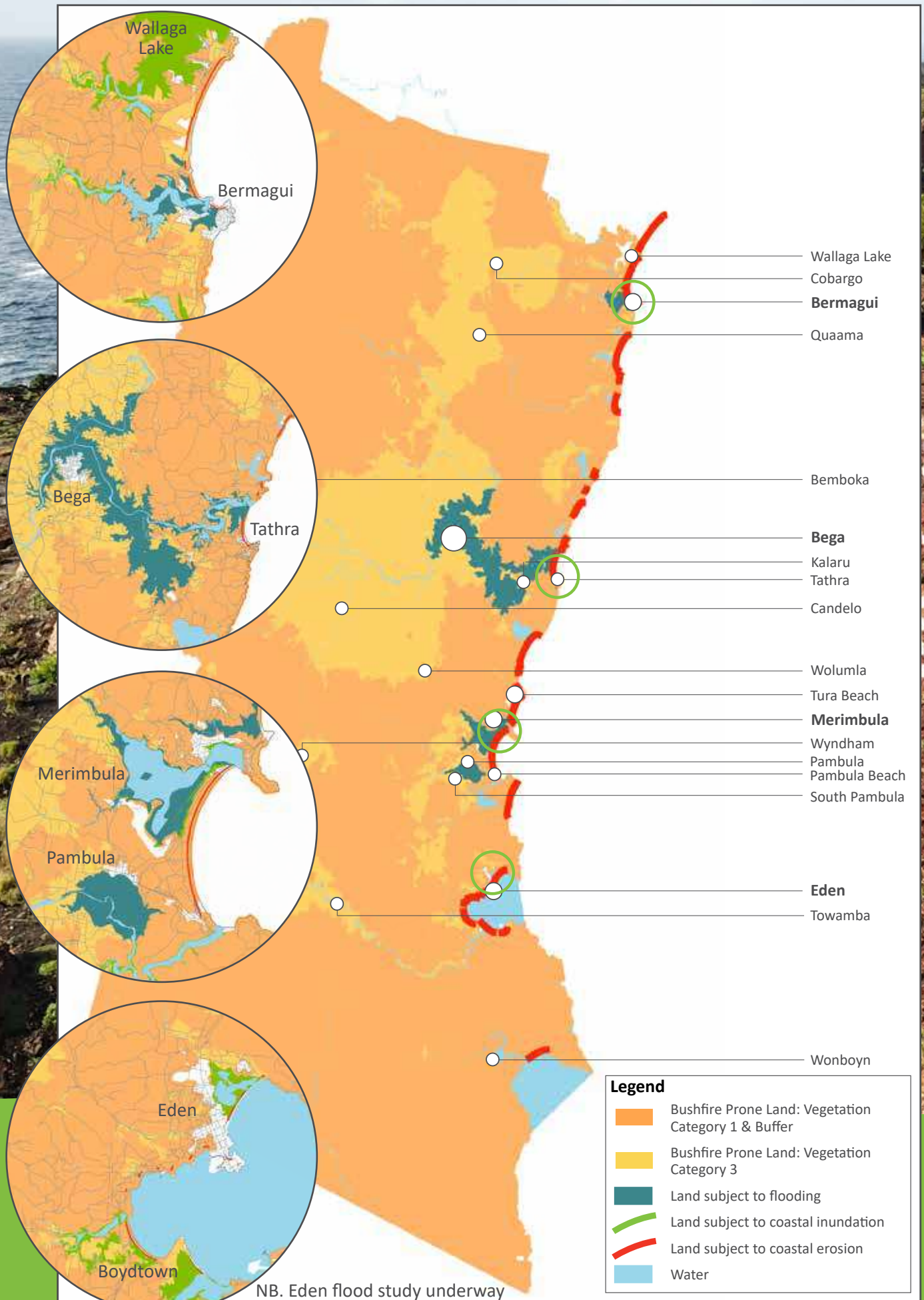
Medium term

Medium term

Medium term

Medium term

NATURAL HAZARDS MAP





PLANNING PRIORITY 3: CARBON NEUTRAL

Transition to a carbon neutral Shire by 2050



EXISTING SITUATION

The distance between settlements and services means residents are highly dependent on energy-intensive private vehicle transport and the community incurs significant transport cost from transporting goods and services in and waste out of the region. Together, residential electricity consumption and road transportation combine to make up 45% of emissions in the Shire. Our forested areas and grassland benefit the Shire by providing significant carbon sequestration.

The Shire has made progress towards reducing carbon emissions through improvements to telecommunications and internet access which has reduced commuter transport reliance, diversion of food waste from landfill, adoption of sustainable agricultural practices and uptake of small-scale renewables with over 25% of local private houses having rooftop solar. Further opportunities to reduce energy reliance come from having farmland adjacent to towns and villages for local fresh food supply, further improvements to waste reuse and recycling, greater transport efficiencies, wind and solar renewable energy projects and revegetation of unproductive cleared land to facilitate carbon capture and storage.

The emergence of new technologies is causing a shift away from the traditional model of centralised service delivery. Proactive measures to transition to a carbon neutral Shire can open up new economic and employment opportunities.

CHALLENGES FOR LAND USE

- The current dispersed settlement pattern is highly reliant on energy-intensive private vehicle transport.
- Further investment into electric vehicle charging infrastructure is required to support electric vehicle take-up.
- Limited public and active transport infrastructure is in place to facilitate the shift away from private vehicles.
- Some parts of the Shire are not serviced by the NBN network.
- Current planning controls limit the permissibility of commercial food production in some areas.

Links: [Source: Snapshot: Bega Valley 2017 Municipal Emissions Snapshot](#)

[Source: Draft BVSC Climate Resilience Strategy](#)

[BVSC: Recycling the Future](#)

[NSW OEH & Adapt NSW: Enabling Adaptation in the South East \(EASE\)](#)

[NSW Climate Change Policy Framework \(2016\)](#)

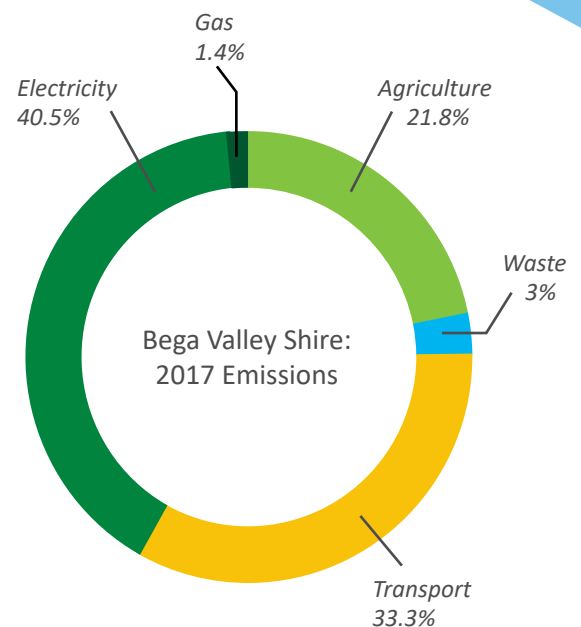
EXTRACT: VISION 2040

“New technologies and land use practices to reduce emissions have continued the transition to a carbon neutral Shire. Tele-commuting, local service provision and local food production have reduced reliance on transportation and vehicles are more energy-efficient. Changes to waste management have reduced methane emissions and reduced waste transportation. Many buildings have been retrofitted to reduce heating and cooling requirements and we have adopted methods to use and re-use water more efficiently”.

FUTURE DIRECTIONS

- Support the establishment of new and innovative industries, initiatives and technologies that reduce emissions including waste diversion and recycling, alternative fuel vehicles, active transport, co-working/tele-commuter hubs, agricultural innovation and improved telecommunications.
- Protect forests and wetlands and promote sustainable agricultural practices that increase organic matter in the soil and reduce the need for synthetic fertilisers.
- Encourage and incentivise best practice passive and sustainable building design and materials use, and opportunities for retrofitting to minimise the need for heating and cooling.
- Support and facilitate local food production.
- Increase vegetation, especially the tree canopy to help keep urban areas cooler.

NSW Climate Change Policy Framework commitment
= net zero emissions by 2050.

**ACTIONS**

- 3.1 Support Essential Energy with network planning to facilitate uptake of renewables, microgrids and virtual networks
- 3.2 Investigate opportunities to streamline the approvals process for local farmers markets and community gardens that support local food production
- 3.3 Update planning controls to require incorporation of technology into new developments including micro gridding, energy efficiency, virtual gridding and internet of things capability
- 3.4 Develop a policy to guide street tree, open space and parkland tree planting programs appropriate to a bushfire prone region for towns and villages
- 3.5 Investigate land requirements for renewable energy development and capacity to accommodate medium scale wind and solar renewable energy projects
- 3.6 Update planning controls to facilitate renewable energy generation and storage on rural land

TIMEFRAME

Ongoing

Short term

Medium term

Medium term

Medium term

Medium term

PLANNING PRIORITY 4: ABORIGINAL LAND AND CULTURE

Promote Aboriginal culture and assist local Aboriginal people to achieve economic prosperity and better health, education and employment outcomes

EXISTING SITUATION

The Shire is rich in Aboriginal cultural heritage, with many Aboriginal places of heritage significance, Aboriginal objects, Declared Aboriginal Places and extensive networks of historic Koori trading routes and pathways some of which have evolved into roads and travelling stock routes.

The NSW Government has committed to help strengthen the economic self-determination of Aboriginal communities and Council has committed to providing ongoing support to local Aboriginal communities in relation to land use in the form of a *Memorandum of Understanding* (MOU), in acknowledgement and respect for the Local Aboriginal Land Councils' (LALCs) and Traditional Owners' need to develop their lands to deliver sustainable economic and community benefits.

CHALLENGES FOR LAND USE

- The LALCs have limited financial and administrative resources and it is difficult for them to attain any economic benefit from their land without the resources to prepare the planning reports required to rezone or develop the land.
- Several of the land holdings are of high environmental and cultural value and have poor access to existing services which makes development of much of this land challenging.
- A Native Title Claim is currently in place over Crown land between south of Sydney and the Victorian border which could present further complications regarding development of land
- To ensure the preservation of Aboriginal heritage and culture where previous land use decisions did not adequately consider the potential impacts at the rezoning or subdivision stage.

Links:

[Memorandum of Understanding \(MOU\)](#)

- **1,500+** registered Aboriginal sites
- **3** Aboriginal Place declarations:
 - **Biamanga**
 - **Bermagui Waterhole**
 - **Merrimans Island**

EXTRACT: VISION 2040

“The landholdings of Local Aboriginal Land Councils continue to deliver sustainable economic and community benefits. Aboriginal culture and connection to country is celebrated as a unique feature of the region”.

FUTURE DIRECTIONS

- Support LALCs to develop their landholdings and gain social and economic benefit from their lands.
- Clarify land holder obligations and Council requirements for development that aim to protect and preserve Aboriginal cultural heritage.
- Continue to assist organisations and agencies with the production and distribution of appropriate information about Aboriginal cultural heritage.
- Educate land owners to consider Aboriginal cultural heritage when planning development or conducting excavation works.

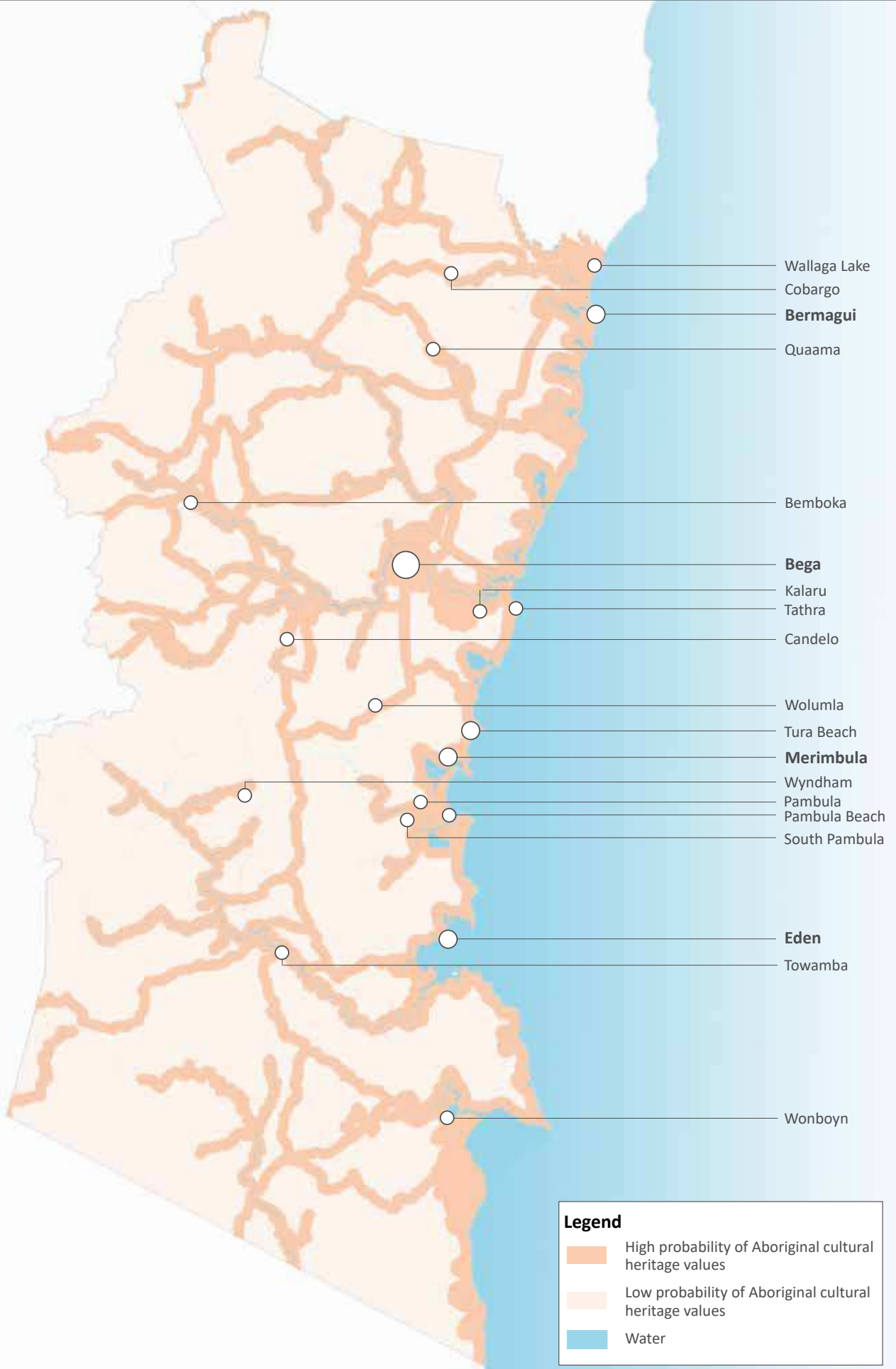
ACTIONS**TIMEFRAME**

4.1 Assist with identification of development, business and cultural tourism opportunities for land	Ongoing
4.2 Work with LALCs to develop strategies for development of their land to respond to housing needs and support economic opportunities	Ongoing
4.3 Continue to support the Eden LALC in development of the Bundian Way.	Ongoing
4.4 Enable culturally sensitive lands to be managed using traditional customs and for cultural activities	Ongoing
4.5 Review the places of heritage significance identified in the <i>Bega Valley Aboriginal Cultural Heritage Study</i> to ensure they are sufficiently protected	Short term
4.6 Integrate the outcomes of the Aboriginal Cultural Heritage Landscape Mapping project into Council’s DCP and update associated procedures	Short term
4.7 Provide appropriate archaeological studies, due diligence surveys and relevant reports to Heritage NSW to assist proponents with the development assessment process	Short term





ABORIGINAL CULTURAL HERITAGE LANDSCAPE MAP



PLANNING PRIORITY 5: AGRICULTURE, FORESTRY AND AQUACULTURE

Support diverse and sustainable agricultural, forestry and aquaculture sectors with new economic opportunities

EXISTING SITUATION

The Shire contains a large agricultural centre of undulating dairy and grazing land which is predominantly supplied by the Brogo and Bega river systems. Pockets of high-quality soils and flat terrain are suitable for cropping, particularly at Jellat Jellat and surrounding the Towamba river system.

Coastal waterways support a growing aquaculture industry, supplying international and domestic markets. The industry has a strong reputation, and demand exceeds supply.

State forests support a strong forestry industry and woodchip mill based in Eden, which is the primary woodchip export site in Australia.

While the Shire supports a broad range of agricultural and horticultural production, most food consumed here is not produced locally and most of the agriculture is dairy and beef farming. The area is famous for its dairy industry and together, milk and beef make up 92.4% of total agricultural output for the Shire. Bega Cheese is the dominant milk processor and is instrumental in providing a significant level of expertise and reputation to the region.

The improving freight connectivity between Canberra Airport and growing Asian markets presents new opportunities for agriculture and aquaculture.

CHALLENGES FOR LAND USE

- The dairy industry is highly reliant on water access and irrigation which is vulnerable to changes in water allocation and prioritisation for alternative uses such as electricity generation.
- Fodder production, grazing and emerging agricultural industries are sensitive to the physical impacts of climatic change.
- Adapting to changes in rainfall and temperature to protect and enhance the potential for agricultural land to be productive
- Managing land use conflict from adjoining non-agricultural land owners who feel that their amenity is impacted by agricultural practices.
- Managing development pressure to use good quality agricultural land for non-agricultural development.
- Accommodating and supporting small lot agriculture and specialist horticulture without fragmenting land ownership or supporting development that is primarily for residential purposes on productive land.
- Protecting high priority aquaculture catchments from urban development and other activities that can negatively impact water quality.



Links:

[NSW Right to Farm Policy](#)

Source: [Bega Valley Shire – Economic Profile \(.id\)](#)

[Shire of Bega Valley – Economic Health Check, August 2019 \(.id\)](#)

[Far South Coast Regional Economic Development Strategy 2018 - 2022](#)



EXTRACT: VISION 2040

“The vast areas of agricultural land are retained and support a diverse and sustainable agriculture sector. Land with good soil, access to water and connections to external markets supports milk and beef production and a wide variety of new agricultural industries including small lot agriculture and specialist horticulture. Catchments of sensitive receiving waters including water supply storages and priority aquaculture estuaries are protected from the impacts of other development. Adaptation to changes in temperature, rainfall and soil moisture have ensured the agricultural sector is sustainable”.

FUTURE DIRECTIONS

- Protect large unbroken tracts of agricultural land and irrigatable land along river valleys for future agricultural production.
- Promote and prioritise the ‘right to farm’ over residential purposes in rural areas.
- Encourage new farming and agribusiness ventures on smaller parcels of agricultural land.
- Advocate for improvements to freight connectivity to the Canberra Airport to access growing international markets in Asia.
- Protect catchments of sensitive receiving waters including water supply storages and priority aquaculture estuaries.

ACTIONS

TIMEFRAME

5.1 Review planning controls and Council policy to identify opportunities for food production on rural and urban land	Short term
5.2 Review the NSW DPIE – Agriculture important agricultural land mapping and consider its application for protecting key agricultural land	Short term
5.3 Review planning controls to ensure permissible land uses in oyster aquaculture catchments do not compromise water quality	Medium term
5.4 Review planning controls to enable a diversified and productive agricultural sector, new agricultural industries and agricultural education facilities without increasing fragmentation of identified high value dairy and grazing land	Medium term
5.5 Review the application of the Primary Production Small Lots zone to encourage small lot agriculture and local agribusiness	Medium term



PLANNING PRIORITY 6: INDUSTRY AND FREIGHT

Expand and diversify industries through development of industrial land and improved freight connections

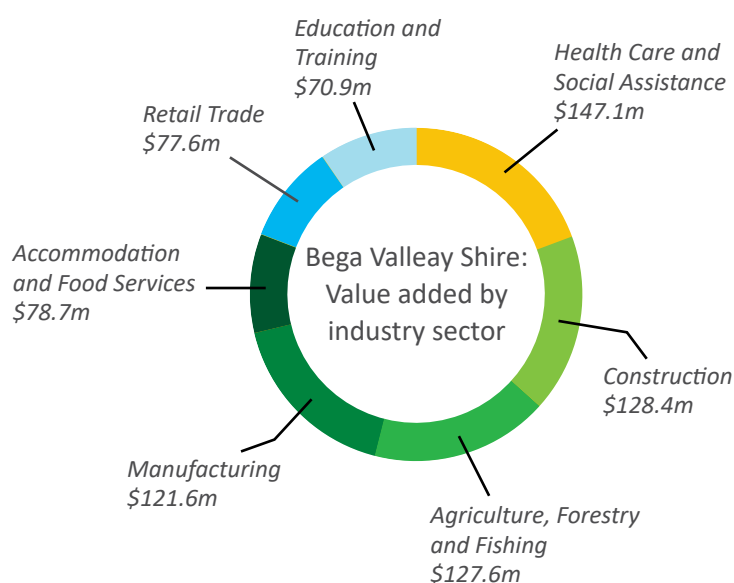
EXTRACT: VISION 2040

"Industries have expanded and diversified through the development of land and improved freight connections. Industrial land, the Port of Eden and Merimbula Airport support the diversification of established industries that build on the Shire's natural advantages, keeping young people in the area by providing local employment options. Through clustering, collaboration and technological innovation industries have responded creatively to the challenges of distance and achieved economies of scale. Road, port and air transport linkages provide reliable freight connections to larger markets, including Asia. A new industrial precinct located between Bega and Wolumla has created opportunity for new industries to establish in the Shire".

EXISTING SITUATION

The Shire has 820ha of industrial land spread over more than a dozen sites which include general industrial, light industrial and working waterfront uses. A large amount of this industrial land is highly constrained or poorly located. A business development area exists adjacent to Merimbula Airport, and within the airport land has been allocated for aviation and freight related businesses, however the runway length constrains larger freight movements. Most industrial land is located in and around Bega, Eden and Pambula. There is a good supply of developable vacant land in Bega and South Pambula. The Port of Eden consists of: a navy wharf; Australia's primary woodchip export site; a multi-purpose wharf and an eight-hectare cargo storage facility.

Designated industrial land supports key industries in the Shire that contribute significantly to Gross Regional Product and local jobs including construction and manufacturing. Many industries that contribute significantly to Gross Regional Product and local employment are located outside designated industrial areas. These include agriculture, forestry and fishing, tourism, health care and social assistance, retail trade and accommodation and food services.



CHALLENGES FOR LAND USE

- A large amount of existing industrial zoned land is vacant but significant areas are difficult to develop due to biodiversity, flooding, wetlands, Aboriginal heritage or slope constraints.
- The establishment of new industries is limited by the lack of unconstrained industrial zoned land that is centrally located, has highway exposure and is able to accommodate large floorplate businesses.
- Freight and logistics are limited by the limited transport routes suitable for B-double access within the Shire. The ownership of Imlay Road by Forestry Corporation NSW means that any major upgrade to east-west freight access is not planned.
- Key assets, such as the Port of Eden and Merimbula Airport, require State and Federal Government support to reach their potential to stimulate economic development and employment in the Shire.
- Potential for land use conflict from competing tourism and industrial land uses around Port of Eden.



PLANNING PRIORITY 6: INDUSTRY AND FREIGHT (CONTINUED)

FUTURE DIRECTIONS

- Retain the Port of Eden as a working port with priority given to protecting port-related infrastructure from encroachment by secondary land uses, including tourism.
- Encourage the establishment of a diversity of businesses and industry to build on the existing appeal of Eden as a working port.
- Encourage development of land for industries that build on existing strengths and drivers identified in the *Enterprise Land Review 2016*, and *Far South Coast Regional Economic Development Strategy 2018 - 2022*.
- Encourage the co-location of renewable energy infrastructure with industrial land.
- Advocate for the transfer of the Imlay Road to NSW State Government ownership and for upgrades to Imlay Road and the Princes Highway to better connect industries to larger markets.
- New development in and around the Port of Eden will be consistent with the Snug Cove Environs Master Plan.

Links:

[Bega Valley Shire Enterprise Land Review 2016](#)

[20-Year Economic Vision for Regional NSW](#)

[Far South Coast Regional Economic Development Strategy 2018 - 2022](#)

[Shire of Bega Valley – Economic Health Check, August 2019 \(.id the population experts\)](#)

ACTIONS

- 6.1 Consider introducing measures to mitigate the impact of aircraft noise on new developments in the vicinity of Merimbula Airport
- 6.2 Investigate incentives to encourage subdivision and supply of existing zoned industrial land in the short-term
- 6.3 Support the creation of a new industrial precinct between Bega and Wolumla
- 6.4 Implement land use actions from the upcoming reviews of the *Snug Cove Environs Master Plan* and *Merimbula Airport Master Plan 2033*
- 6.5 Review planning controls in proximity to Merimbula Airport and port-related infrastructure at the Port of Eden to protect from encroachment
- 6.6 Further investigate existing vacant industrial zoned land to determine its suitability for development, and where absolutely constrained, rezone the land for alternative uses
- 6.7 Consider applying planning controls for industrial land to protect areas suitable for large floorplate development from fragmentation

TIMEFRAME

Short term

Short term

Short term

Medium term

Medium term

Medium term

Medium term





PLANNING PRIORITY 7: TRANSPORT

Connect people and places through new transport options and a network of shared cycle and pedestrian paths

EXISTING SITUATION

Council maintains an extensive network of sealed and gravel roads and bridges across a large geographical area, reflecting the dispersed settlement pattern and providing relatively good road connectivity between settlements. The transport network is supplemented with bus stops and on-street and off-street car parks that are time-limited but not metered.

Foot- and shared paths and networks within towns and villages are incomplete and there are few paths connecting settlements. The Great South Coast Walk, linking Bundeena (Sydney NSW) to Mallacoota (VIC) is incomplete but has potential to connect coastal communities with each other. So far there is one electric vehicle charging station in Bega. Highway traffic affects amenity and safety in the villages of Bemboka, Cobargo and Pambula.

CHALLENGES FOR LAND USE

- The ageing population requires creative solutions for public transport and infrastructure that supports people with reduced mobility and disabilities. However, the distance between towns and villages and the Shire's small, dispersed population presents difficulties for private industry-led public transport solutions, and therefore transport in the Shire is predominantly private-vehicle based.
- Older villages have evolved in an ad-hoc way, while more recent residential subdivisions were designed around vehicle dependence. Community engagement has identified a desire for more footpaths and a network of shared cycle and pedestrian paths linking settlements among existing residents. Funding footpaths and shared paths has historically been challenging for Council and sometimes requires land acquisition.
- Finding the right balance between traffic movement and pedestrian use in towns and villages where high pedestrian use and socialising areas overlap with important arterial roads.



2.14m of footpaths per person; 1.74m of cycleways per person

EXTRACT: VISION 2040

“New transport options and a network of shared cycle and pedestrian paths connect people and places. Settlements are serviced by innovative and technologically advanced public and private transport that includes electric and self-drive vehicles and car-sharing services. The Shire’s walking and mountain bike trails attract thousands of visitors every year”.

FUTURE DIRECTIONS

- Implement the NSW Movement and Place Framework in towns and villages to create vibrant streets, places for people and prioritise walking and cycling within communities.
- Increase opportunities for and investment in foot and bike path connections, wider footpaths, kerb ramps, pedestrian crossings, disabled parking and mobility-scooter parking spaces.
- Identify locations and planning controls for drop-off zones, parking and charging facilities to accommodate the growth in automatic vehicles and electric vehicles.
- Continue to advocate for delivery of accessible and affordable transport equity in the Bega Valley Shire.

ACTIONS**TIMEFRAME**

7.1 Conduct Merimbula Traffic Study to inform a place-based area plan	Short term
7.2 Develop a comprehensive Transport Strategy (including a review of the <i>Bega Valley Bike Plan</i> and preparing an Active Transport Strategy)	Medium term
7.3 Develop a Shire-wide Footpath and Street Lighting Strategy for towns and villages to inform private and public development	Medium term
7.4 Review planning and subdivision controls to ensure a highly connected local street network with footpaths or shared paths connecting to town centres and recreation areas	Medium term
7.5 Implement improved provisions for off-street car and bicycle parking and electric vehicle charging stations for commercial and residential development	Medium term
7.6 Develop a plan for replacing timber bridges within the Shire	Medium term

Links:

[NSW Future Transport Strategy 2056](#)

[Far South Coast Regional Economic Development Strategy 2018 - 2022](#)

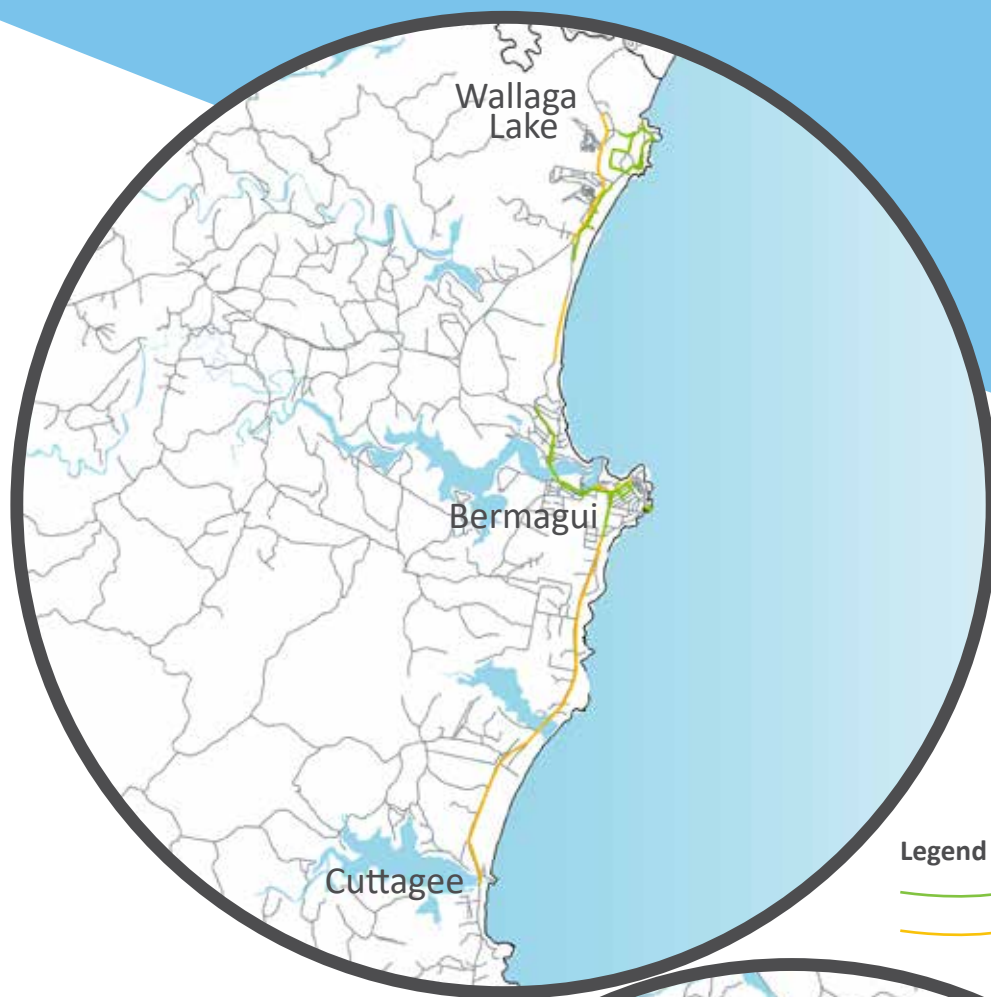
[Government Architect NSW Aligning Movement and Place](#)

[Bega Valley Shire Bike Plan](#)



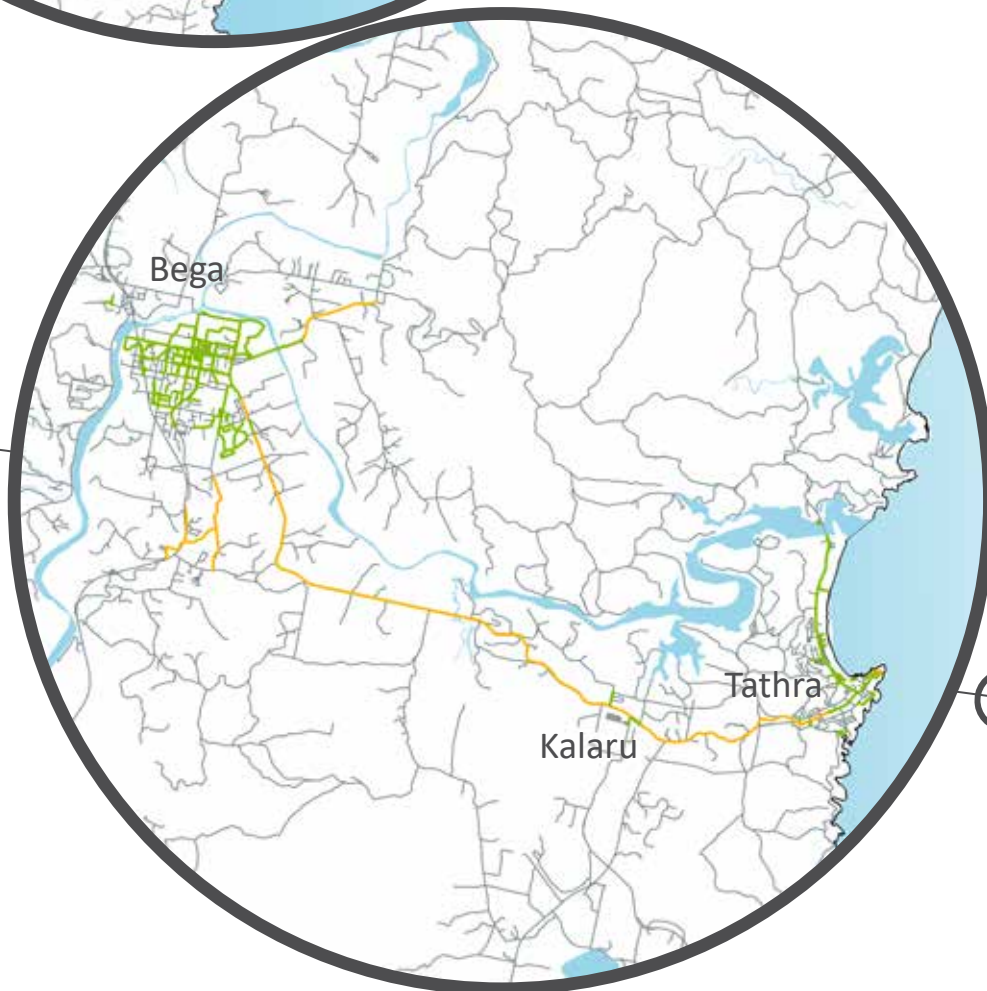
1,450km Council maintained roads = **42m** road per person

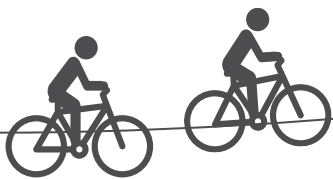
MAPS: SHARED PATHS (EXISTING AND PROPOSED)



Legend

- Existing Shared Paths
- Proposed Shared Paths





PLANNING PRIORITY 8: PUBLIC OPEN SPACE

Encourage physical activity and social connection in public open spaces

EXISTING SITUATION

Public open space and associated facilities are highly valued by residents in the Shire and support a huge range of social, recreational, cultural and commercial activities. Use of public open space supports social connectivity and makes an important contribution to the tourism industry.

There are a variety of public spaces, natural reserves, parks, sporting facilities and playgrounds in all towns and villages throughout the Shire. Community halls are spread throughout urban and rural areas. Public areas are enhanced with seating, picnic facilities and shade trees that encourage use of these spaces.

CHALLENGES FOR LAND USE

- From stakeholder engagement we know that residents want better access and improvements to recreation facilities and spaces as well as more support from Council for community activities and events.
- As the population ages we will need more infrastructure such as public toilets, seating and shade in public open space. Playgrounds and sporting facilities are inequitably distributed and in some cases are mismatched to population centres, resulting in some facilities being underutilised while other areas are undersupplied.

Links:

[BVSC Disability Inclusion Action Plan 2017 - 2020](#)

RECREATION ASSETS

- 83 parkland reserves
- 65 public toilet buildings
- 54 tennis, netball or basketball courts
- 43 playgrounds
- 30 natural reserves
- 25 sports fields
- 21 community halls
- 11 boat ramps and jetties
- 6 public swimming pools
- 9 skateparks
- 2 ocean pools



EXTRACT: VISION 2040

“Public open spaces encourage physical activity and social connection. There are improved opportunities for and access to activities and events that bring us together in town centres, beaches, natural areas, reserves, playgrounds and sporting facilities. Public spaces continue to evolve and change with their surroundings, making the most of their unique features and responding to the changing needs of residents”.

FUTURE DIRECTIONS

- Investigate ways to reconfigure public open space to relocate parking and prioritise public access for key foreshore areas.
- Continue to improve the accessibility of Council managed public open space and venues.
- Continue to require the dedication of land and construction of public facilities with large residential land releases and public art with large commercial developments.
- Fund accessibility and amenity upgrades in major town centres.
- Support the development of Place Making Plans in partnership with communities to plan, design and manage public spaces and town centres.

ACTIONS**TIMEFRAME**

8.1 Prepare Plans of Management for Council managed Crown reserves	Short term
8.2 Identify opportunities to pre-approve identified sites for community run events and markets on public land	Short term
8.3 Prepare a Recreational Needs and Asset Improvements Strategy	Medium term
8.4 Review the Plans of Management for Council land to maximise use of public open space	Medium term
8.5 Review the adequacy and quality of open space and public areas to support infill urban renewal strategies in Bega, Eden and Merimbula	Medium term
8.6 Assess and address the impacts of climate change on viability of public open space	Medium term
8.7 Develop planning controls for public infrastructure to address climate change hazards	Medium term

PLANNING PRIORITY 9: CHARACTER

Protect and build on the features that give our towns and villages their distinctive character

EXISTING SITUATION

The aspects that make up the character of the Shire include the land, water, trees, people, built environment, history, cultures and traditions. Character is intrinsically tied to sense of place and gives residents identity. The development pattern in the Shire has resulted in establishment of numerous towns and villages, each with their own unique character. The places where we live are set apart by their surrounding natural environment, views, scenery and proximity to nature.

The Shire contains many buildings and places of cultural heritage significance including mountains, buildings, sites, vegetation, landscapes and objects that contribute to the uniqueness of the area and provide a connection back through time. Cultural heritage, both indigenous and nonindigenous, plays an important role in the community and many significant places and landscapes are protected.

Our community values indigenous heritage and would like to see more cultural activities and events that celebrate our rich Aboriginal cultural heritage and connection to land and sea. There are numerous European heritage buildings throughout the Shire, including several that are State heritage listed, and several towns and villages contain heritage conservation precincts.

The protection of heritage contributes to the wellbeing of residents and brings social and economic benefits by maintaining the attractiveness of places to visitors.

CHALLENGES FOR LAND USE

- To ensure that new development protects and enhances areas with highly developed character, including heritage main streets and buildings, shared public spaces offering unique vistas and scenic routes, while allowing flexibility for development to occur.
- To manage future development in existing urban centres to protect the scenic and rural landscapes.
- Intensifying future development in existing urban centres will help to protect scenic and rural landscapes from encroachment and urban sprawl, however it needs to be managed carefully to avoid negative impacts on the existing character of towns and villages that we want to protect.
- To ensure that significant public views and areas with heritage value are protected through thoughtful siting of essential infrastructure, including telecommunications towers.



EXTRACT: VISION 2040

“Towns, villages and landscapes retain the features that give them their distinctive character and charm. Towns and villages remain compact and are each unique with individual building styles, special places and natural features. Rural landscapes are protected by the consolidation of urban centres. We have embraced our heritage and cultural assets that provide a sense of place and well-being and leveraged them for the benefit of residents and the tourism industry”.

417

Places of Local Heritage Significance

14

Heritage Conservation Areas

8

Places of State Heritage Significance

3

Places of Aboriginal Heritage Significance

Links:

[NSW Government Architect: Better Placed](#)**FUTURE DIRECTIONS**

- Apply desired future character statements for towns and villages to ensure new development is consistent with the features that have been identified to be retained or enhanced and is in line with community expectations.
- Maintain a compact settlement pattern with clearly defined town and village entry points by limiting urban sprawl and preventing ribbon development that joins settlements.
- Maintain scenic vistas by discouraging the location of dwellings on prominent ridgelines and ensuring development along main arterial roads is designed in sympathy with its rural or coastal setting.
- Protect cultural heritage and built heritage items and preserve the value of heritage buildings and places by ensuring that new development near heritage-listed items respects these values.

ACTIONS**TIMEFRAME**

9.1 Support the protection and promotion of Aboriginal heritage within the Shire.	Ongoing
9.2 Protect the existing heritage character at the southern end of Imlay Street, Eden	Short term
9.3 Develop local character statements for Bemboka, Candelo, Cobargo, Kalaru, Pambula, Tathra and Wolumla, to guide the review of planning controls and future planning	Medium term
9.4 Investigate applying character overlays to key locations that may require additional measures to protect or promote existing character	Medium term
9.5 Review planning controls related to the density of urban development, houses on visible ridgelines, road widths, footpaths and street trees to ensure they are consistent with the desired future character of towns	Medium term
9.6 Introduce design guidelines to improve the visual amenity of industrial estates and business	Medium term

PLANNING PRIORITY 10: HOUSING

Support and encourage a diverse range of housing

EXISTING SITUATION

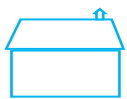
Overall, there is an adequate supply of residential zoned land for housing to 2036 across the Shire, however housing diversity is limited. Existing housing is mostly single detached 3-4 bedroom dwellings which does not match the size of households (typically one and two-person households).

Of the new households created between 2016 and 2036, 94% are expected to consist of one or two people, an increase of 2,706 households.

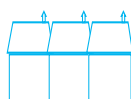
Rents are rising, rental supply is limited, and rental and purchase affordability are falling. A high proportion of low- and moderate-income households are experiencing housing stress (where the cost of housing is more than 30% of household income) and provision of affordable housing is required to meet the housing needs of an increasing proportion of residents.

A portion of existing housing has been used as holiday homes for some time, but recently more residential housing has been converted to short-term rental accommodation to provide for the tourism market, particularly in coastal locations. This is impacting on supply, which in turn impacts housing affordability.

Links: Source: [.id the population experts](#)



83% separate houses



10% multi-dwelling housing



4% flats/ apartments



EXTRACT: VISION 2040

“The diversity of housing types available within the Shire has increased significantly and is now able to meet residents’ needs in relation to size, accessibility, tenure and affordability. Housing is located to contribute to the viability of town centres and to mitigate risks from natural hazards”.

CHALLENGES FOR LAND USE

- The small population and a low rate of growth results in a low rate of development, which means it can be hard to make significant short-term changes to the housing mix.
- Increased housing density and diversity, including supported accommodation for seniors, is needed in all centres to permit communities to stay intact as people move through various life stages. The ageing population is creating pressure for suitable housing such as low maintenance smaller dwellings and housing that is close to services and facilities, with less stairs and level access.
- As rental affordability decreases, the need to balance the economic and social impacts of short-term rental accommodation escalates.
- The lack of housing diversity, particularly of smaller dwellings, impacts on the affordability of housing.
- Protecting agricultural land and areas of high environmental value from urban encroachment.



PLANNING PRIORITY 10: HOUSING (CONTINUED)

FUTURE DIRECTIONS

- Protect good quality agricultural land and areas of high scenic and environmental value by limiting urban residential growth outside existing zoned areas and only support rural residential development that aligns with the *Rural Residential Strategy 2020*.
- Increase housing density within established urban areas to minimise additional service provision and expansion of the urban/bushland interface and support the viability and vibrancy of town centres and future public transport provision.
- Allow for growth and encourage housing diversity and affordability while enhancing the distinct local character of each place.
- Encourage residential development in sewerred villages to provide more affordable housing options, minimise land use conflict and the support continued viability of villages.
- Work with the NSW Land and Housing Corporation and local community housing providers to identify opportunities for affordable housing.
- Safeguard a supply of affordable rental accommodation by managing the conflict between use of housing for long and short term.
- Preserve land south of Bega, west of the Princes Highway for future urban areas.

ACTIONS

TIMEFRAME

10.1	Develop an affordable housing strategy to provide a framework to respond to housing need	Short term
10.2	Promote the need for housing diversity to local developers and builders	Short term
10.3	Review planning controls for medium density areas including potential for incentives to encourage greater housing diversity and development uptake	Short term
10.4	Review areas suitable for seniors housing and assess opportunities to support their development	Short term
10.5	Review the planning controls in rural zones to increase the provision of affordable housing options without permitting further subdivision of land	Short term
10.6	Develop plans to guide the future density and form of infill residential development and road servicing requirements in rural villages including Cobargo, Candelo, Bemboka, Wolumla and Wallaga Lake	Medium term
10.7	Investigate opportunities to apply a cap to short-term rental accommodation to balance the economic benefits and housing needs and affordability	Medium term
10.8	Identify planning controls and incentives such as density or height bonuses that deliver different dwelling types, greater bedroom mix and diversity of tenure	Medium term
10.9	Develop and implement urban renewal plans to encourage redevelopment that increases the supply and diversity of housing in Bega, Merimbula and Eden	Medium term



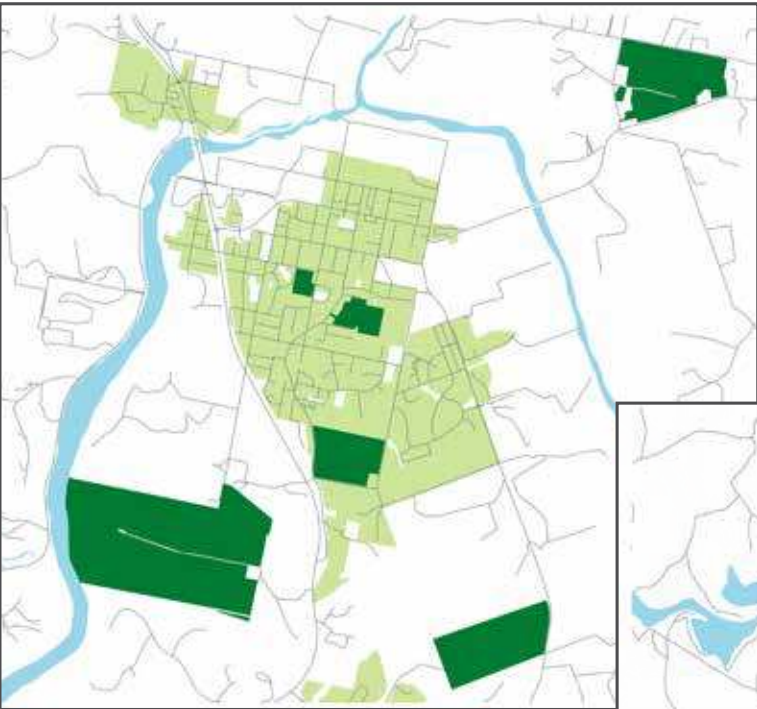
Links:

[BVSC Draft Residential Land Strategy 2019](#)

[BVSC Disability Inclusion Action Plan 2017 - 2020](#)

[Bega Valley Shire Council Rural Residential Strategy 2020](#)

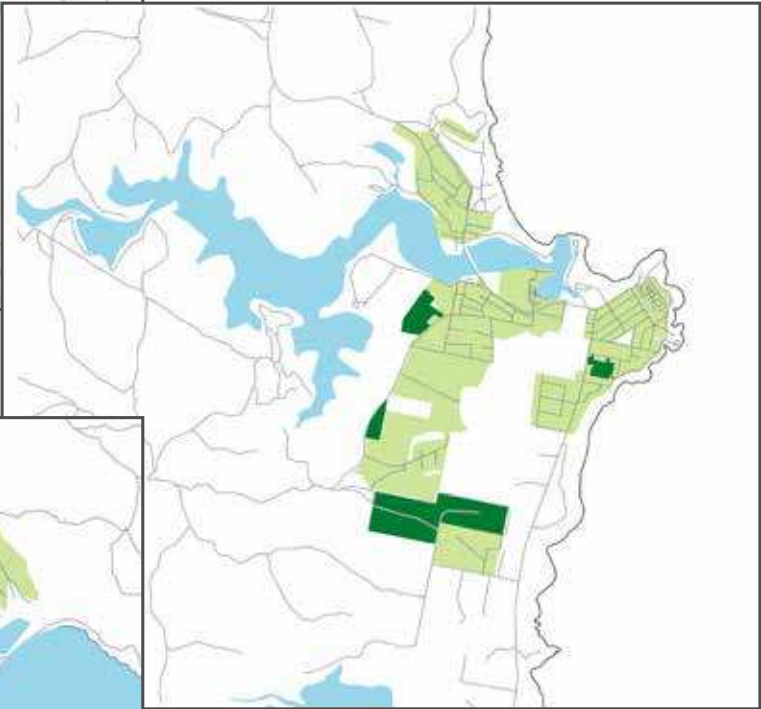
RESIDENTIAL INVESTIGATION AREAS



BEGA

Legend

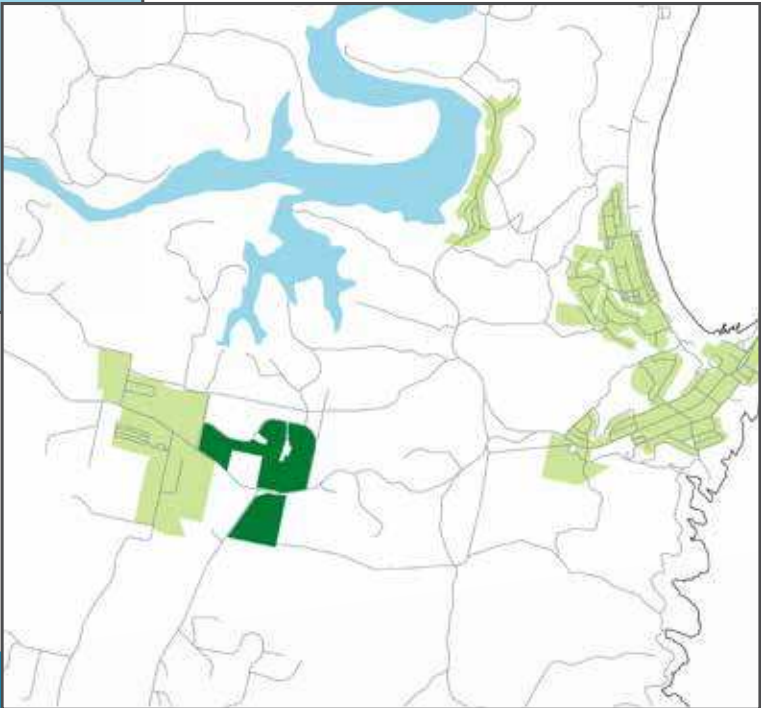
- Urban Areas
- Investigation Areas
- Water



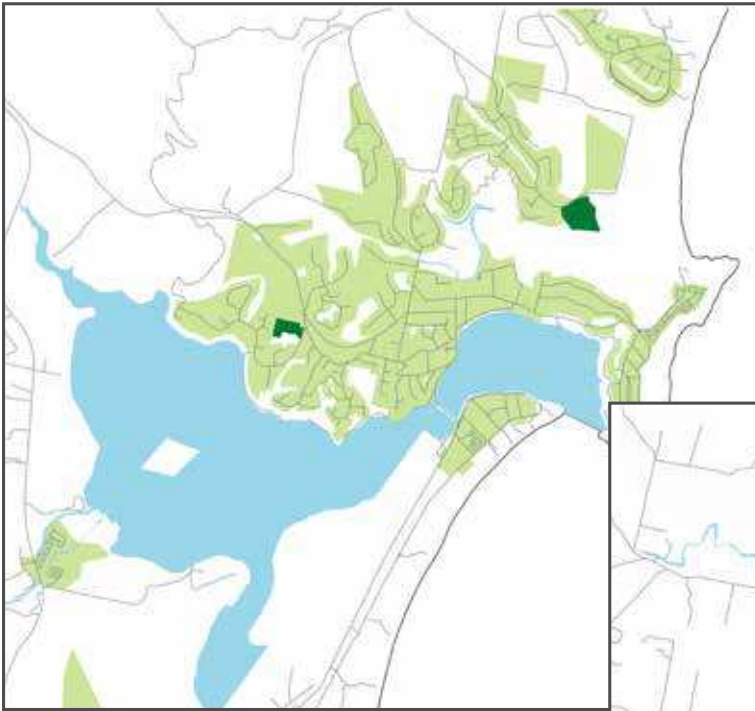
BERMAGUI



EDEN



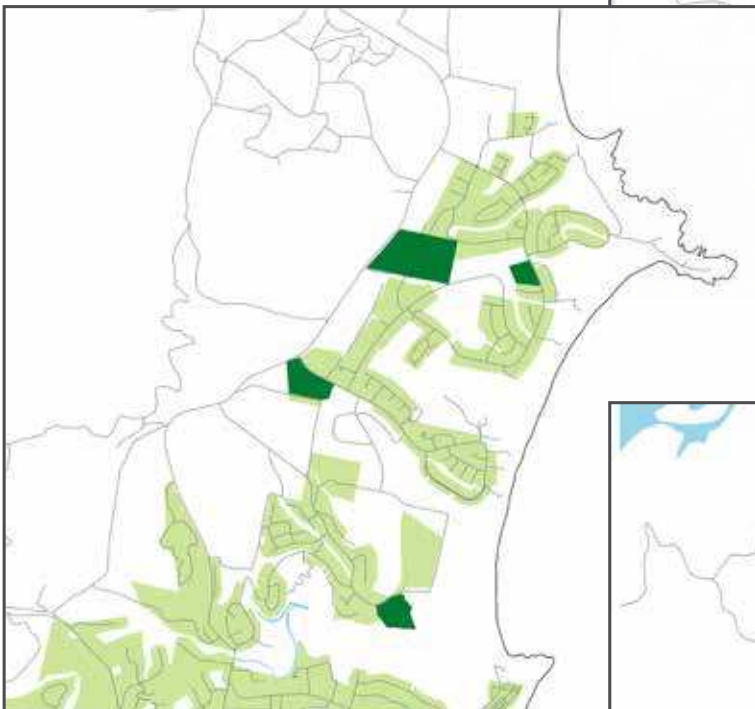
KALARU



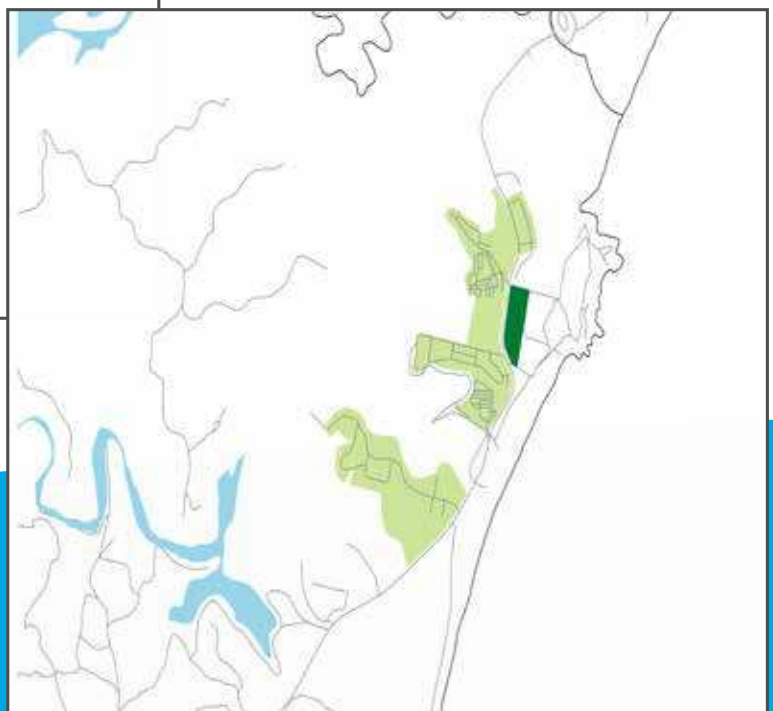
MERIMBULA



PAMBULA



TURA BEACH



WALLAGA LAKE

PLANNING PRIORITY 11: TOWN CENTRES

Develop town centres into vibrant and thriving places of commercial, social, recreation and cultural activity

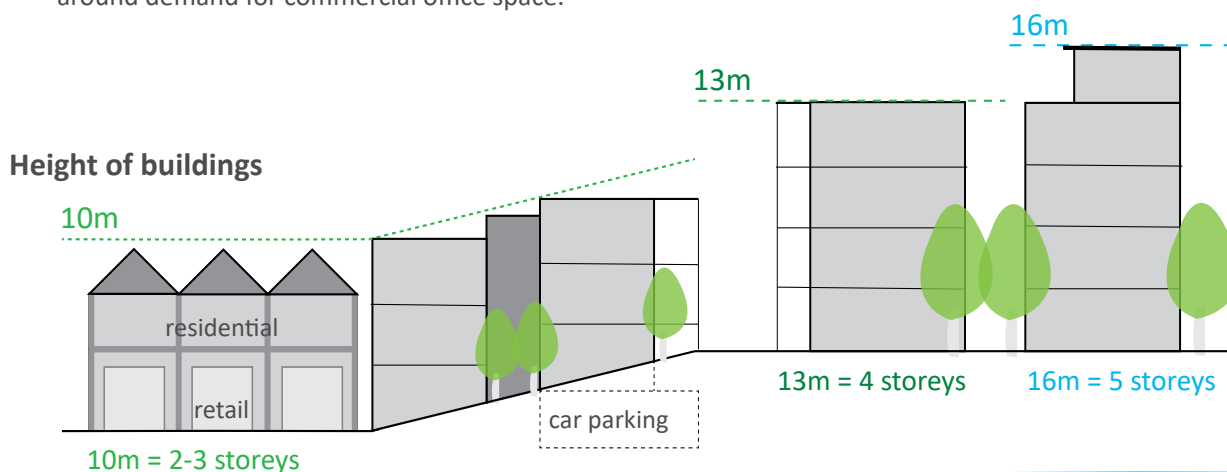
EXISTING SITUATION

Commercial activity is spread throughout the Shire's towns and villages. Shops and services are generally centred around main streets in towns and villages and offer a diversified range of goods and services depending on their role, size and location. However, some centres are not compact and feature ribbon development along major thoroughfares particularly around Merimbula and Pambula. There are opportunities for more pop-up-shops, entertainment and recreation within centres. Pedestrian accessibility within town centres needs improvement and connectivity between separate commercial areas is a problem in Eden, Bermagui and Tathra.

Due to local, national and international factors, including competition from on-line transactions and out-of-centre development, the role of commercial centres is changing which has resulted in more vacant shops in some centres and these centres lack visual appeal and vitality. Several small towns and villages which feature small independent shops are building on their local character, attract both tourist and local patronage and have high occupancy rates. There is adequate supply of commercial zoned land within all towns and villages in the Shire.

CHALLENGES FOR LAND USE

- With relatively low development rates, there are few opportunities to reinforce the character and qualities of each town centre by controlling the scale and design of buildings as well as the character of the built environment.
- Collaboration with the business community is required to develop vibrant and activated commercial centres in ways that build on the strengths and advantages of each centre.
- To adjust to the changing role and function of town centres and create vibrant commercial centres by improving the mix of commercial, social, recreational and cultural land uses and the design and function of public areas.
- Encouraging appropriate new development to locate within existing commercial areas in town centres.
- As telecommunications technology improves and more office workers telecommute there is less certainty around demand for commercial office space.



EXTRACT: VISION 2040

“Town centres support a diverse blend of commercial, social, recreational and cultural activities. They are vibrant and pleasant spaces where we choose to shop, socialise and relax. Each centre is easy to walk around and navigate”.



PLANNING PRIORITY 11: TOWN CENTRES (CONTINUED)

FUTURE DIRECTIONS

- Consolidate existing town centres and prevent the sprawl of commercial activities through strategic rezoning as recommended in the *Draft Commercial Land Strategy 2019* and by not supporting new out-of-centre development, particularly large floorplate supermarkets, homemaker stores, shopping centres containing specialty shops, and bulky good premises.
- Reinforce the role of Bega as the regional centre.
- Encourage a diversity of land uses and businesses within commercial centres and protect the traditional main street pattern of small premises on small allotments.
- Enhance town centres through improved connectivity and accessibility, streetscaping improvements, provision of gathering spaces, seating, shade and public toilets and tree plantings.
- Encourage temporary use of vacant retail premises and locate libraries and art galleries centrally within town centres to encourage activity and vibrancy.
- Manage new development to retain and support the commercial hierarchy and encourage blended uses that contribute to a centre as a destination where consistent with the range of goods and services that are suited to the category of the centre.
- Preserve unique or locally distinctive assets that contribute to the ongoing viability of town centres.

Links: [Draft BVSC Commercial Land Strategy 2020](#)
[Government Architect NSW Aligning Movement and Place](#)

ACTIONS

TIMEFRAME

11.1	Prepare a place-based area plan for Merimbula	Short term
11.2	Prepare a revised CBD Landscape Master Plan for Bermagui	Short term
11.3	Implement recommendations of the Commercial Land Strategy to provide a broader range of permissible land uses within commercial zones	Short term
11.4	Review Council's Use of Public Land policy to identify opportunities to encourage and streamline the assessment of temporary uses that add vitality and interest to town centres and contribute to the night-time economy	Short term
11.5	Implement the recommended changes to the Bega Valley DCP and LEP as detailed in the Commercial Land Strategy	Short term
11.6	Investigate opportunities for CBD parklands in Merimbula, Eden and Pambula	Medium term
11.7	Introduce design guidance for architectural style to suite the centres and encourage sustainability measures in building design	Medium term







Precincts:

Bega
Bermagui
Eden
Merimbula

Precinct: Bega

DESIRED FUTURE CHARACTER

KEEP

Bega is a regional centre with a distinct agricultural base and unique history, is adaptable to change, and continues to provide a range of cultural, administrative, commercial, health and educational opportunities for the broader community, particularly in the manufacturing, tertiary education, retail, bulky goods and industrial sectors.

The existing streetscape elements that are unique to Bega, including the heritage granite kerbs, tree lined streets and historic buildings and memorials, are protected to enhance the sense of place.

The low-rise, generally street-aligned development is maintained in the areas adjoining Carp Street. The intact cottage precinct in the Parker/Canning/Gipps Street area north of Carp Street retains its small cottage character.

The history of Bega is evident through its setting and landmark features including the Bega River, network of wetlands and lagoons, avenues of trees and iconic views towards Biamanga (Mumbulla Mountain).

The surrounding farmland with high agricultural value is protected from further fragmentation and land use conflict.

IMPROVE

The town centre is more clearly defined, compact and dense with a diverse range of employment opportunities.

Carp Street provides a vibrant traditional main street experience with streetscape improvements, activated shop fronts where pedestrians are prioritised, people gather, socialise and shop.

The urban tree canopy has increased. The mixed-use zone that surrounds the commercial centre provides Bega with redevelopment opportunities to provide the support services, bulky goods and higher-density accommodation needed in a regional centre.

Development of greenfield employment lands has catered for industrial growth and new development visible from the Princes Highway on the approach to Bega has been sensitively designed to preserve the quality of landscapes in the area.

Littleton Gardens is the centrepiece of Bega town centre with a range of day and night time activities. Cafes, shops, the art gallery and library are orientated towards the park and contribute to a highly activated space.

Improved pedestrian linkages, including Ayres Walkway, create connectivity.

A network of footpaths and shared paths makes the town attractive to residents and visitors of all ages. The existing tracks and footpaths along the Bega River have been improved and new pedestrian linkages throughout the town connect with the Bega-Tathra shared path.

CHANGE

The density and diversity of housing close to the town centre has increased and is serviced by infrastructure to provide a sustainable and affordable lifestyle and creates a more vibrant and prosperous town centre.

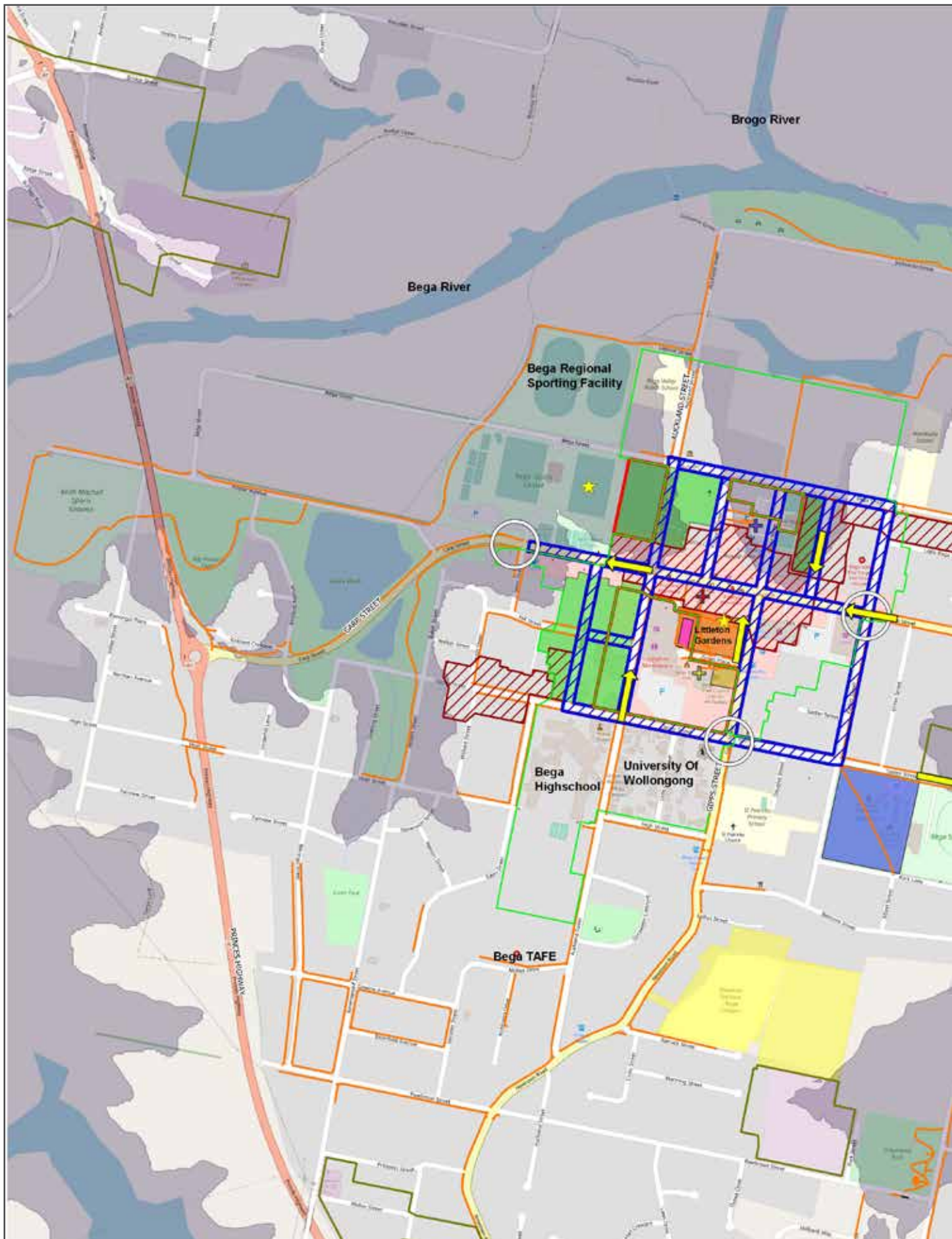
VISION 2040: BEGA

Bega's appeal as a regional town continues to build on the strong foundations of its heritage, commercial, civic, recreational and natural assets.



Links: [Bega CBD Landscape Master Plan](#)
[Bega Town Centre Design Guidelines](#)

PRECINCT MAP: BEGA



LITTLETON GARDENS - FARMLAND - BIAMANGA - HEALTH - EDUCATION



Legend

- Existing CBD Landscape Master Plan Area
- Master Plan Gateway Treatment Areas
- Land Rezoning**
 - Proposed B2 - Town Centre
- Existing Maximum Heights Of Buildings**
 - 13m / 4 Storeys
 - 14m / 4 Storeys
 - 16m / 5 Storeys
- Residential Land Future Investigation Areas**
 - Proposed Bega Library/Gallery Expansion
 - Proposed Bega Swimming Pool Upgrade
 - Proposed Littleton Gardens Expansion Over Carpark
 - Reduce Maximum Height of Buildings to 10m
 - Bega High School
 - Electric Vehicle Charging Station
 - Bega Valley Commemorative Civic Centre
 - Ayres Walkway
 - Existing Heritage Conservation Areas
 - Proposed Areas To Preapprove For Markets And Events
 - Predicted Coastal Inundation Area
 - Flood Planning Level
 - Significant Views
 - Existing Shared Paths
 - Proposed Shared Paths

ACTIONS

TIMEFRAME

- | | | |
|------|---|-------------|
| 12.1 | Preapprove Littleton Gardens, the Old Racecourse and the Valley Fields sports ground for events and markets | Short term |
| 12.2 | Implement adopted CBD Landscape Master Plan for Bega | Medium term |
| 12.3 | Investigate incentives to encourage large floor plate premises to relocate from the town centre to north and south Bega | Medium term |
| 12.4 | Continue to seek funding for the redevelopment of the Regional Gallery | Ongoing |

Precinct: Bermagui



VISION 2040: BERMAGUI

Bermagui has kept its coastal fishing village atmosphere and continues to be an appealing holiday and retirement destination.

DESIRED FUTURE CHARACTER

KEEP

Bermagui retains its low-rise character, eclectic mix of unique commercial areas and items of heritage significance that contribute towards the growth and development of Bermagui as a vibrant local centre.

New commercial and residential development enhances the built environment with building scale and heights that retain existing amenity and character while allowing design flexibility.

Building location, bulk and scale, particularly in prominent areas is controlled.

New commercial development is sympathetic to the coastal setting and reflects the history of the fishing village with the use of natural materials and timber elements.

Ocean views are shared through sympathetic design.

The history of Bermagui is reinforced through the protection of the setting and landmark features that are intrinsic to the character of the town including the Bermagui Waterhole, Bermagui wharf and harbour and Blue Pool.

Management of the town's streetscapes, open space and foreshore areas is consistent with the town's character and the iconic views across Horseshoe Bay towards Gulaga are preserved.

The spotted gum forest provides a sense of arrival from the north.

IMPROVE

Public areas are enhanced to provide better connectivity and accessibility.

Welcoming street frontages create activated public spaces where visitors and residents can relax and enjoy the atmosphere.

Upgrades to Lamont Street provide opportunities to integrate public art and sculpture, landscaping, seating and shade. Dickinson Oval and Dickinson Park support a diverse range of sports, markets and events.

Investment into footpaths and shared paths supports a healthy and connected community. The existing tracks and footpaths that link the beaches, rivers, lagoons, green spaces, recreation areas and Bermagui foreshore to Bermagui have been improved. A shared path connects Bermagui to Wallaga Lake and Cuttagee.

Greenfield residential areas within walking distance to the town centre maximise development yield and housing diversity.

PRECINCT MAP: BERMAGUI



LOCAL SHOPS - BLUE POOL - WHARF - HARBOUR - FORESHORE



Legend

- Blue Pool
- Bermagui Waterhole
- Proposed All Inclusive Playground
- Bermagui Library, Community Centre, Museum & Visitor Information Centre
- Spotted Gum Forest
- Proposed Areas To Preapprove For Markets And Events
- Residential Land Future Investigation Areas
- Predicted Coastal Inundation Area
- Flood Planning Level
- Significant Views
- Existing Shared Paths
- Proposed Shared Paths

ACTIONS

- 12.5 Preapprove Dickinson Oval and Dickinson Park for events and markets
- 12.6 Prepare a revised CBD Landscape Master Plan for Bermagui

TIMEFRAME

- Short term
- Short term

Precinct: Eden



VISION 2040: EDEN

Eden has capitalised on its harbour, topography, maritime history and landscapes to support new businesses and industries and attract new residents.

Links: [Eden CBD Landscape Masterplan](#)
[Snug Cove Environs Master Plan](#)
[Port of Eden: Urban Design – Blueprint and Design Principles](#)

DESIRED FUTURE CHARACTER

KEEP

The maritime history of Eden and the surrounding landscape is retained. Eden's maritime and timber industries continue to thrive and adapt alongside tourism and hospitality operations.

The main street commercial area grades away to medium density residential precincts, which capitalise on proximity to the commercial core and capture the magnificent views. There are some isolated higher density residential developments.

The maritime themed architectural style and colour palette developed for new dwellings and renovations continues to develop coherency and sympathy in the town's buildings.

Geographical landmarks such as Boyd's Tower, Davidsons Whaling Station, Bundian Way, Twofold Bay and Balawan are protected

Glimpses of Twofold Bay and the Pacific Ocean and the working port as well as views of the forested surrounding hills and Balawan from public places are protected.

IMPROVE

Eden's town centre is clearly defined and provides a diverse range of social and retail options where art, music and the selling of local produce is celebrated.

Eden's main street is a vibrant centre that has refocused to cater to the tourism industry. Laneways provide opportunities for night time activity and temporary uses.

Key elements of the streetscape, including street trees, view corridors and heritage items, are enhanced through well-articulated and proportioned development.

Existing tracks and footpaths along Aslings Beach and around Lake Curalo, public access to coves and beaches, and pedestrian linkages through Eden to the Bundian Way and from Snug Cove to Imlay Street have all improved.

CHANGE

The Imlay Street shopping precinct is a lively place characterised by mixed-use activities and enhanced by shop-top housing and direct resident interaction.

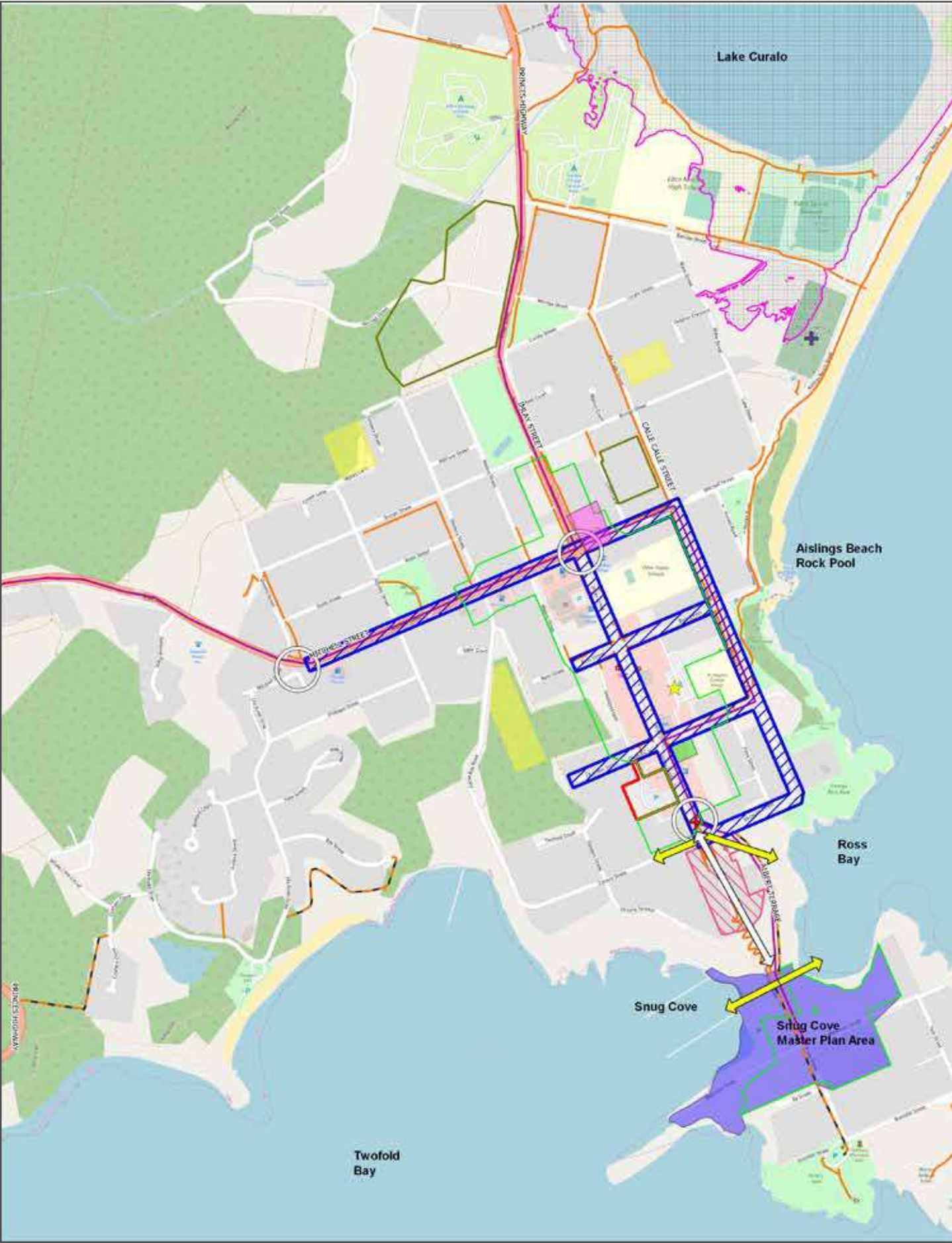
The enhanced public areas complement a rejuvenated largely two-storey mixed-use commercial strip. Existing single-storey buildings are enhanced and heightened or redeveloped.

Twofold Bay is a busy operational and recreation harbour with surrounding industrial land hosting new industries and a logistics hub for warehousing and distribution via an upgraded Imlay Road.

The redevelopment of Snug Cove has created a revitalised wharf precinct that showcases the working Port of Eden and supports thriving tourism, maritime and fishing industries with new development focussed on improving working port areas, tourism and commercial uses and improving foreshore public access and open space.



PRECINCT MAP: EDEN



VIEWS - PORT - WHARF - FISHING - TWOFOLD BAY - BEACHES



ACTIONS

TIMEFRAME

- | | | |
|-------|---|------------|
| 12.7 | Protect the existing heritage character at the southern end of Imlay Street, Eden | Short term |
| 12.8 | Preapprove Imlay Street car park for events and markets | Short term |
| 12.9 | Continue implementation of adopted CBD Landscape Master Plan for Eden | Ongoing |
| 12.10 | Support the implementation of the Snug Cove Environs Master Plan | Ongoing |

Precinct: Merimbula

DESIRED FUTURE CHARACTER

KEEP

Key elements within the streetscape including sculpture and mature trees, view corridors to the lake and ocean and access to Merimbula Lake are retained.

Public views of Merimbula Lake, Back Lake and the ocean from Merimbula Drive on the approach into town are protected. The natural forested backdrop has been protected to retain the coastal bushland setting.

The history of Merimbula has been promoted by protecting the setting and landmark features such as Courunga (Munn's Tower House), Mitchie's Jetty, Merimbula Wharf and Merimbula Lake.

IMPROVE

Attractive buildings distinguish new development.

Buildings are higher in some places than those that currently exist in the town. Taller buildings are appropriately located and set within attractive streetscapes so that their visual appearance fits in with the coastal town character and lake front setting.

Larger development is well articulated and proportioned with the overall height, bulk and scale in keeping with a medium-rise coastal setting.

The town centre is a prominent mixed-use area containing offices, shop-top housing, motel/hotel and leisure/entertainment uses.

Development on all approaches to the town contributes to the sense of arrival.

Laneways and arcades provide connectivity and opportunities for boutique shopping, alfresco dining, seating and landscaping within a compact and clearly defined town centre that is easy to navigate where night time activation and temporary uses are encouraged.

Streetscape elements such as awnings and signage are well-articulated and proportioned.

New connections within the open space network around Merimbula Lake have been created and pedestrian connectivity to Mirador and Tura Beach has been improved.

CHANGE

Merimbula's town centre has transformed through the consolidation of the town centre, redevelopment of old buildings, traffic rerouting, prioritising of pedestrian movements, incorporation of drop-off zones, streetscape upgrades and landscaping, retention of the high-street retail shopping experience and integration of a broader range of complimentary land uses into the town centre.

Market Street and the lake foreshore is the physical and perceptual heart of the commercial centre.

Market Street (between Merimbula Drive and Beach Street) is a highly pedestrian area, with a focus on boutique shopping, alfresco dining and children's play areas.

Beach Street has been redeveloped with new cafes and restaurants overlooking Merimbula Lake. The Beach Street car parking area has become a lakefront park featuring public sculpture, grassed areas, landscaping and seating.

The density and diversity of housing close to the town centre has increased and contributes to the vitality of the town.



VISION 2040: MERIMBULA

The coastal atmosphere of Merimbula as a vibrant seaside destination has been enhanced by focussing commercial development around the lake, prioritising pedestrians and improving public open space.

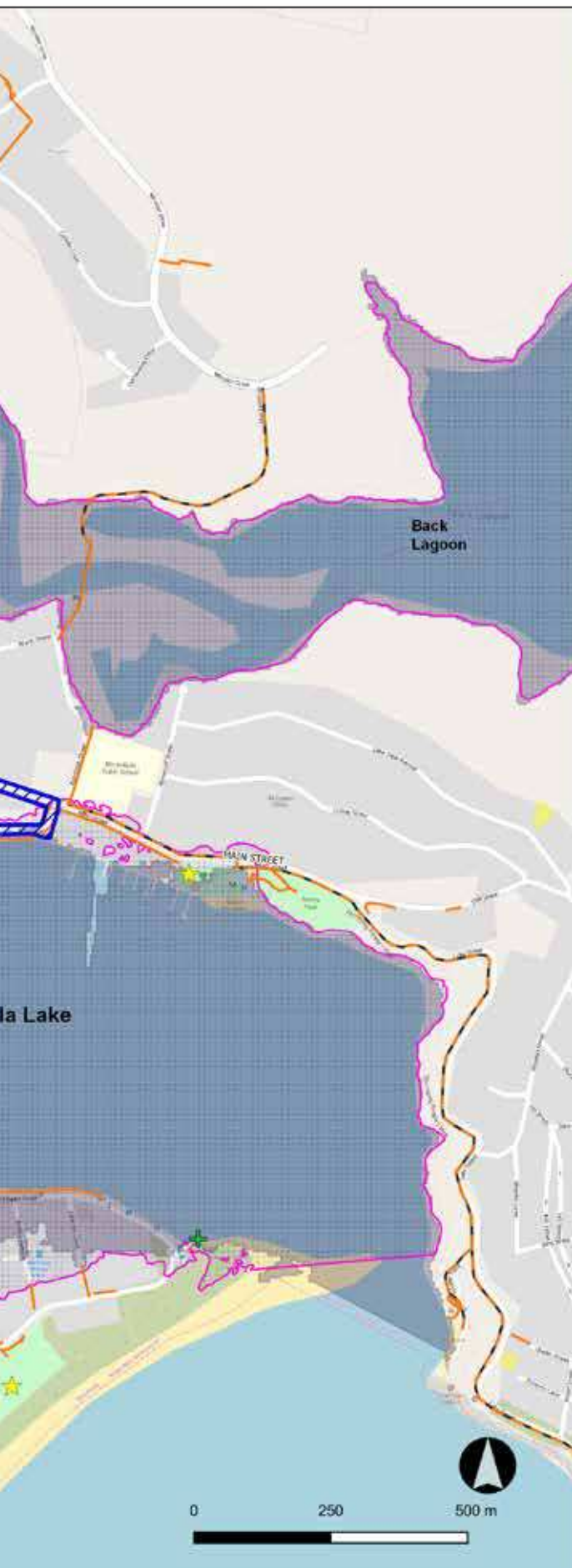


Links: [Merimbula CBD Landscape Master Plan](#)

PRECINCT MAP: MERIMBULA



SEASIDE - AIRPORT - RESTAURANTS - SHOPPING - VIEWS



ACTIONS

TIMEFRAME

- | | |
|---|-------------|
| 12.11 Prepare a Place-Based Area Plan for Merimbula | Short term |
| 12.12 Preapprove Berrambool Oval, Spencer Park and Ford Oval for events and markets | Short term |
| 12.13 Implement adopted CBD Landscape Master Plan for Merimbula | Medium term |

