1. **Project Title**
   Bega Valley Shire Residential Land Strategy.

2. **Objective**
   Council needs to plan for the future land use requirements of residential development that will meet the needs of the diversity in household structures, demographic characteristics, lifestyle preferences and cost constraints of the community of the Bega Valley Shire in the future.

   The aim of the project is to produce a strategy that addresses the future need for housing land in the Bega Valley Shire and set the framework for development in the area to 2036 that:

   - Influences how and where residential growth will occur to support our growing population, ageing community and changes in household structure
   - Delivers growth in line with forecasts and market expectations, including the strategic direction identified in the South East and Tablelands Regional Plan 2036
   - Informs the development of Council’s Local Strategic Planning Statement and further Shire-wide growth strategies
   - Guides future amendments to planning instruments and policies.

3. **Deliverables**
   The following outputs are essential components of the project:

   1. Demographic analysis
      - Create low, medium and high growth scenarios for the Bega Valley Shire to 2036 using information from .id forecast, projections from the NSW Department of Planning and Industry and other relevant Census information
      - Analyse demographic projections in relation to the current and future housing needs of Shire’s population in terms of growth, age structure, household types and size and other relevant social and economic factors
   2. Demand analysis
3. Supply analysis

- Investigate current housing supply in terms of housing type and location using theoretical capacity information from Council’s housing monitor, data from .id profile and other sources as well as information from local real estate agents and the local development industry
- Include consideration of the feasibility of development and likely take up rates

4. Gap analysis

- Identify areas where our current housing supply is adequate and where there are gaps for new housing or housing of a specific type using the results of the demand and supply analysis

5. Land capacity analysis

- Analyse local land use opportunities and constraints to identify areas with development capacity
- Include consideration of factors included in the NSW Department of Planning Local Housing Strategy Guideline and Template

6. Housing Vision

- Develop a housing vision for the Shire based on Council’s Community Strategic Plan 2040 and supporting Understanding Our Place documents

7. Identify land use planning measures

- Provide recommendations regarding the planning for and control of residential development that will help address identified shortfalls in housing needs identified through the gap analysis
- Include consideration of promoting the efficient use of land and infrastructure and alignment with the existing character of the area

4. Desirables

The following outputs are desirable components of the project:

1. GIS mapping that illustrates identified trends in demand and supply, the gap analysis and recommendations for delivering additional housing
2. Provision of feedback on issues raised in formal public exhibition of document
3. Develop a series of objectives for housing in the Shire which address the gaps identified in the analysis and measures to close those gaps in the context of Bega Valley Shire Community Strategic Plan 2040 and South-East and Tablelands Regional Plan 2036.

4. Detailed analysis of the demand for and supply of affordable housing and affordable rental housing including household income, levels of housing stress and changing household dynamics in terms of overall household size and composition including young people, seniors and those with a disability.

5. Recommend amendments the Bega Valley Shire Local Environmental Plan 2013 and Development Control Plan 2013 and other planning policies or other mechanisms to encourage the provision of new housing stock such as:
   - Provision of greater diversity and choice of housing
   - Provision for more affordable housing, rental and living options
   - Controls to address vacancy rates and tourist accommodation
   - Review range of permitted land uses and development controls including temporary and emerging land uses (Tiny homes)
   - Measures to encourage a broader range of development types
   - Measures to increase supply near town centres that support walkability

6. Detailed review of existing housing stock in terms of the diversity and the density of housing including:
   - More affordable and adaptable housing opportunities, particularly for youth, seniors and people with a disability
   - Diversity of social housing options such as crisis accommodation
   - Availability of long, medium, short term rentals
   - Affordable living opportunities that factor in additional costs for households associated with housing choices such as proximity to employment and services with access to transport, utilities and infrastructure.

7. Presentation of draft strategy to Councillors in a workshop prior to finalisation of the draft for public exhibition.

5. **Consultation**

   The project will involve face-to-face engagement with key stakeholders however other forms of engagement with relevant stakeholders should also be considered.

   - Identified stakeholders for residential land include: representatives of the local affordable housing group, government and non-government housing agencies, real estate agents and the development industry.

6. **Council inputs**

   1. Existing background or contextual information
   2. Information from professional Council staff
   3. Arrangement of engagement activities with key stakeholders
4. Data relating to existing housing stock in terms of location, type and tenure (provided by Council through the Land and Housing Monitor and Census data provided by .id profile)

5. Data relating to upcoming subdivisions, development applications and construction or occupation certificates

6. Information about any upcoming planning proposals, significant upcoming subdivision or Development Applications as well as servicing strategies

7. Relevant local information regarding land use opportunities and constraints including GIS files relating to natural factors and environmental hazards, servicing, and land monitor outputs

8. Draft Rural Living Directions Report, Enterprise Lands Review and the Bega Valley Shire Council Commercial Centres Strategy Review of Merimbula/ Pambula/ Tura Beach catchment and other relevant Council strategies and reports

7. Price

The project will be delivered for a fixed cost of $40,000

This includes research and production of the strategy and at least one site visit on commencement of the project that includes meeting with key Council staff including the project officer and consulting with the key external stakeholders identified in this document. Travel and disbursements must be included within the overall project cost.

8. Timing

The project can commence mid July 2019 and must be completed by the end of October 2019.

9. Documentation

This project requires the preparation of a draft strategy with some support from Council’s project manager and other Council staff.

The strategy will present the findings of all investigations and include details of methodology and contextual information.

The draft documentation will be periodically submitted to Council for review and comment. A final draft will then be prepared by incorporating changes that are required by Council and include any feedback as a result of the exhibition process. Any necessary adjustments would be made to the strategy based on Council’s resolution. The final strategy would then be delivered to Council.

The final documentation should be submitted in the following forms:

- 1 bound A4 copy
- 1 electronic copy of the final report in Microsoft Word format
• A copy of all mapping or supporting information that is in an editable format.