

Residential Land Strategy

2040



Bega Valley Shire Council
PO Box 492, Bega NSW 2550
P. 02 6499 2222
F. 02 6499 2200
E. council@begavalley.nsw.gov.au
W. begavalley.nsw.gov.au

ABN: 26 987 935 332
DX 4904 Bega



Acknowledgment

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.

Contents

Executive summary	3
Introduction	4
Developing the strategy	8
Housing needs	10
Population growth	12
Housing capacity	16
Managing growth and change	20
Vision for residential land	22
Planning for residential land	25
General recommendations	28
Future directions for towns and villages	32





Executive summary

In August 2019 Council initiated a review of its urban areas to address the future need for residential land in Bega Valley Shire and provide a vision and framework for the development of residential areas over the next 20 years. The Residential Land Strategy was prepared by Urbanista on behalf of Council with input from key stakeholders in the development industry, housing service providers and community members.

The Strategy works towards the community's vision outlined in the Bega Valley Shire Community Strategic Plan 2040 and the South East and Tablelands Regional Plan 2036 and informed Council's Local Strategic Planning Statement.

The Strategy investigates housing needs including drivers of demand, supply characteristics, housing affordability and other housing issues and challenges specific to our Shire. It examines existing and future population and housing characteristics, the housing capacity of residential zoned land and factors that affect capacity to accommodate growth and change.

The key findings of the Strategy are:

- low to moderate growth is forecast across the Shire
- there is an adequate supply of zoned land for housing across Bega Valley Shire, although Tura Beach and Merimbula do not have enough vacant capacity
- more housing diversity is needed in all centres
- there is a general need for affordable rental housing
- there are limits to opportunities for growth beyond existing urban areas.

The Strategy provides principles for guiding future housing provision and directions about how and where residential growth can occur to support the growing population, ageing community and changes in household structure. The Strategy also identifies actions that can be taken by Council to address these issues, including recommendations for amendments to Council's planning instruments and policies.





Introduction

In August 2019, Bega Valley Shire Council initiated a review of its urban areas to address the future need for residential land in Bega Valley Shire and provide a framework and vision for residential development for the coming 20 years.

The Residential Land Strategy will enable Council to act strategically to provide a suitable range of housing options for all by responding to growth and change within the Shire.

The Strategy will also play a pivotal part in supporting the economic growth and prosperity of the region, whilst recognising existing character and protecting the amenity and unique natural attributes of the region.

Aims

Address future need for housing land in the Shire and set a framework for the development of the area to 2036 to:

- Influence how and where residential growth will occur to support the growing population, ageing community and changes in household structure
- Deliver growth in line with forecasts and market expectations, including the strategic directions identified in the South East and Tablelands Regional Plan
- Inform the development of Council's Local Strategic Planning Statement and further Shire-wide growth strategies
- Guide future amendments to planning instruments and policies

Achieving resilience outcomes

This Strategy addresses the resilience outcomes of liveable and connected places:

- Sustainable development and growth
- Efficient land use
- Enhanced natural advantages and character
- Housing diversity
- Improved neighbourhood amenity and access to open space networks
- Pedestrian friendly town layouts
- Reduction in vehicle reliance

Achieving community goals

This Strategy addresses the following goals from the Bega Valley Community Strategic Plan 2040:

- Our Shire continues to be a vibrant, enjoyable, safe and affordable place to live.
- Our places retain their character and scale, development is well planned, and a range of goods and services are available within our Shire that meet local needs.





Achieving State Government goals

The Strategy addresses the goal of the South East and Tablelands Regional Plan 2036 to provide environmentally sustainable housing choices. It aims to achieve the following directions from the plan:

- Deliver greater housing supply and choice
- Focus housing growth in locations that maximise infrastructure and services
- Deliver more opportunities for affordable housing
- Manage rural lifestyles

Housing requirements	
Bega Valley Shire Community Strategic Plan 2040	South East and Tablelands Regional Plan - local narrative for Bega Valley Shire
Housing/services for older people	Ensure residential growth in the coastal zone does not impact Bega's natural advantage
Affordable housing	Consolidate rural residential growth in high demand catchments near existing developments and infrastructure
Preservation of local character	
Economic and community development	Implement long-term development plans for the Shire's villages

Local Aboriginal Land Council Landholdings

Council has committed to work in partnership with the three Land Councils to acknowledge and respect their need to have the ability to develop land to achieve social and economic growth, and to identify development opportunities for their lands to achieve this. This commitment is part of the Memorandum of Understanding between the Bega Valley Shire Council and Eden, Bega and Merrimans Land Councils. This work will require a review by Council, in partnership with the three LALC's, to investigate and address where appropriate, the constraints to development of Aboriginal Land identified under various statutory planning instruments, plans, strategies and assessment criteria.

The NSW State Environmental Planning Policy (Aboriginal Land) 2019 allows for alternative process to support the development of suitable Aboriginal land through the preparation of development delivery plans or the declaration of regionally significant development.

In accordance with the intentions of the NSW Aboriginal Land Rights Act 1983, South East and Tablelands Regional Plan 2036, the NSW SEPP (Aboriginal Land) 2019, and Memorandum of Understanding, all current and future land owned by the three Land Councils is included in this Strategy for the purposes of potential investigation for residential development, subject to future assessment having regard to the assessment criteria outlined in this Strategy and relevant Government guidelines.



Developing the strategy



The first step in developing the Residential Land Strategy was to compile a detailed evidence base to assess current housing and future needs across the Bega Valley Shire to understand the level and diversity of housing needs and how Council can best respond.

Information sources

The evidence base drew on a range of sources including .id, ABS Census data, Council's data and databases held by other government agencies. The evidence base was supported by an analysis of centres to draw out the different local contexts across the region and point to objectives for housing and planning solutions responsive to local conditions and priorities.

Growth projections

Next, growth projections were examined for Bega Valley Shire as a whole and for each of the profile areas within the Shire. This included identification of factors with potential to contribute to or impede growth, which in turn informed the development of high and low growth scenarios.

These growth scenarios provided the basis for an assessment of the adequacy of dwelling capacity under the existing planning framework to meet anticipated growth.

Engagement process

Alongside this analysis, consultations were conducted with Council, housing providers, developers, real estate agents and others.

The Strategy built on visioning work carried out by Council in the development of Bega Valley Community Strategic Plan 2040 and involved collaboration with Council staff and the consultant engaged to prepare the Commercial Land Strategy.

Council publicly exhibited the draft Strategy for 13 weeks from 16 December 2019 to 15 March 2020 with 16 submissions received. Following the review of submissions, several changes to the exhibited draft Strategy were made before the Strategy was adopted by Council on 20 May 2020.

Relationship to the Commercial Land Strategy

This Strategy was prepared concurrently with the Commercial Land Strategy. Both strategies will inform the Shire's Local Strategic Planning Statement and future planning responses.

The Residential Land Strategy supports the objectives of the Commercial Land Strategy by promoting residential opportunities close to centres and ensuring that growth is facilitated in a way that is economically viable.

Results

Drawing on this work, key findings were identified, and a housing vision formulated, together with guiding principles and a suite of recommendations developed at a Shire-wide and local centre level to guide housing directions for the Shire into the future.



Housing needs



Housing issues and challenges

A range of issues and challenges for future housing levels and diversity in the Bega Valley Shire have been identified.

Greater housing diversity

A greater diversity of housing, including more one and two bedroom dwellings are needed to provide greater housing choice for the large and growing proportion of single and couple households. A more diverse range of housing helps people meet their housing needs as they move through different life stages and allows communities to stay intact and for networks to grow. A sufficient supply of housing with four or more bedrooms that is available for rent or purchase in well located areas helps larger households, such as Indigenous households, meet their housing needs.

Housing for older people

The large and growing cohort of older people in Bega Valley Shire will increase the demand for housing that is suited to their needs. This can range from smaller dwellings requiring less maintenance with good access to services and facilities, to purpose-built housing for seniors and supported accommodation such as nursing homes. Providing these housing choices enables people to remain in their community where they have social connections and supports.

Affordable housing options

The high proportion of low and moderate income households that are in housing stress points to the need for more affordable housing for rent and purchase. High housing costs leaves insufficient income for households to meet their other health, education and recreation needs and reduces the capacity of households to live independently and improve their quality of life. This has flow on impacts for the broader community as it can reinforce patterns of exclusion and segregation and limit access to education and employment.

Balancing housing needs and short-term rental accommodation

The emergence of online platforms for short-term rental accommodation has led to an increase in the use of residential accommodation for short-term letting, particularly in coastal areas. It is important to balance the economic benefits of short-term letting with the impacts on housing supply and affordability when planning for future housing needs.

Demand Drivers

- Small population and low rate of growth
- An older population
- Decline in young population
- Small households
- Indigenous households
- Lower incomes

Supply characteristics

- Limited housing diversity
- Overcrowding and underoccupancy
- Vulnerable groups in private rental
- Concentrations of social housing
- Significance of short-term rental

Housing affordability

- Rents are rising and supply is limited
- Sales prices are increasing
- Low income renters are experiencing housing stress
- Declining rental affordability
- Declining purchase affordability





Population growth

Population growth scenarios to 2036

In determining the low and high growth estimates, consideration was given to factors potentially contributing to suppress or buoy projected growth rates.

In informing these estimates, consideration was given to ABS population and Census data, feedback from the Commercial Land Strategy workshops and Urbanista's consultations, Council input and GIS mapping.

Low and high growth scenarios were developed for each Profile Area drawing on the South East and Tablelands Regional Plan 2036 population and dwelling forecasts and .id population and dwelling forecasts.

Growth scenarios for Bega Valley Shire profile areas 2019 – 2036

PROFILE AREA	LOW GROWTH SCENARIO		CURRENT PROJECTION (.id)				HIGH GROWTH SCENARIO	
	Population		Population		Dwellings		Population	
<i>In order of current dwellings projection by number</i>	%	No.	%	No.	%	No.	%	No.
Bermagui Coast – Wapengo and District	20%	+481	25.5%	+613	33%	+581	30%	+721
Bega District	13%	+723	18.2%	+1,012	20%	+486	23%	+1,279
Tura – Mirador and District*	17%	+674	26.9%	+1,066	17.2%	+350	27%	+1,071
Eden Coast	7%	+277	9.1%	+361	15%	+300	14%	+553
Merimbula – Millingandi and District	6%	+284	8.5%	+403	9%	+265	11%	+520
Pambula District	1%	+31	1.9%	+58	10%	+152	3%	+92
Tathra – Kalaru and District	0.5%	+17	1.3%	+45	7%	+133	2.5%	+85
Rural West	-2.5%	-70	-1.7%	-47	9%	+130	0.0%	-
Bega Rural	2%	+45	3.3%	+74	12%	+115	4.5%	+101
Rural North	-0.5%	-12	0.6%	+14	8%	+106	1.5%	+36
Bega Valley Shire	n/a	+2,450	10.4%	+3,600	16%	+2,618	n/a	+4,458

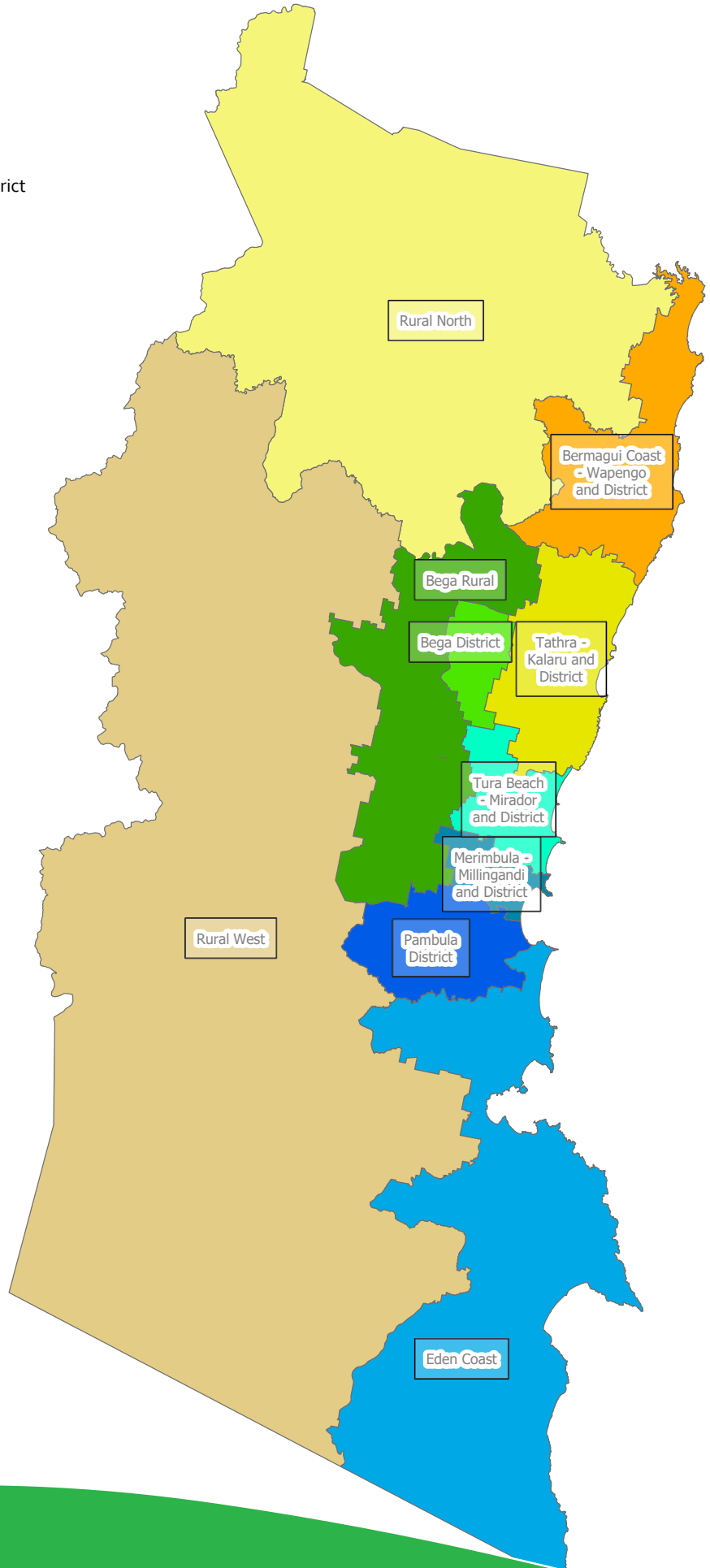
*Dwelling projections for Tura Beach adjusted down from .id estimate to reflect Council input

Note: high/low population growth rate % and numbers have been rounded up/down



Bega Valley Shire Profile Areas

- Bega District
- Bega Rural
- Bermagui Coast - Wapengo and District
- Eden Coast
- Merimbula - Millingandi and District
- Pambula District
- Rural North
- Rural West
- Tathra - Kalaru and District
- Tura Beach - Mirador and District



Overview of Growth Scenarios to 2036

Additional dwellings required under the South East & Tablelands Regional Plan (2016-2036)

Region: 28,500 dwellings

Bega Valley Shire: 2,350 dwellings

Revised Bega Valley Shire target: 1,780 dwellings*

* given 570 dwellings already provided between 2016-2019

Growth Scenarios 2019-2036		
Scenario	Population	Additional Dwellings
Low growth	2,450	1,782
Current projection*	3,600	2,618
High growth	4,458	3,242

*based on .id forecast population

Selected Scenario

The .id estimates for the Shire were adopted for the base case as these estimates relate more closely to actual development activity in the relevant area and are generally higher than the South East and Tablelands Regional Plan 2036 estimates. As such, they represent a more conservative starting point for an assessment of the adequacy of residential opportunities and the need for further land release or upzoning.

The .id projections also have the benefit of being available at a profile area level and have, with one exception, been used as the base case for each profile area. The exception is Tura Beach – Mirador and District where the growth projections were revised downwards following feedback from Bega Valley Shire Council on remaining land capacity.

Draft growth scenario projections were reviewed and updated during detailed capacity assessment.





Housing capacity

To determine the adequacy of the planning framework to support predicted growth, an evaluation was made of the underutilised capacity within land currently zoned for residential use.

The underutilised capacity within land currently zoned for residential use was evaluated by assessing the dwelling capacity of vacant land within each of the Shire's profile areas, as well as additional opportunities from the renewal of developed sites.



Estimated dwelling capacity

To inform the assessment of residential land for housing to 2036, the first step was to assess the capacity of land currently zoned for residential development.

The potential development capacity (meaning potential additional lots that could be created) across the Bega Valley Shire was estimated by working out the underutilised capacity of residentially zoned land for each profile area, excluding land that is:

- Physically constrained over 60% of the property lot size by an overlay of either biodiversity, flood or wildlife corridor
- Strata-titled
- Identified as Agricultural Land Classification 1-3*.

Vacant land methodology

To assess capacity on vacant lots, lot size was divided by the mapped minimum lot size for the land under the Bega Valley Local Environmental Plan 2013 and assumed one dwelling per lot after subtracting a 20% allowance for any lot over 3,000m² to take into account road casements.

Developed land methodology

To assess capacity on developed lots, lot size was divided by the mapped minimum lot size for the land under the Bega Valley Local Environmental Plan 2013 and assumed one dwelling per lot after subtracting a 20% allowance for any lot over 3000m² to take into account road casements.

The number of existing dwellings was then subtracted from the total available lot capacity.

The contribution from renewal of these sites was then estimated at 1% per year take-up over the 17-year period from 2019-2036.

*The categories for rural land are: 1. High quality, multiple purpose agricultural land. 2. Moderate to high quality land requiring some soil conservation practices. 3. Moderate quality agricultural land requiring structural conservation works. 4. Grazing lands, with or without cultivation. 5. Grazing lands requiring soil conservation and drainage works. 6. Grazing lands only, with soil and environmental constraints. 7. Land best protected by green timber. 8. Lands incapable of sustaining agricultural or pastoral production.



Profile Area	PROJECTED REQUIREMENTS 2019-2036		ESTIMATED DE
	Dwellings Based on Population Forecast	Share of Dwellings Based on Regional Plan target*	Vacant Land Capacity
Bermagui Coast-Wapengo & District	581	33%	518
Bega District	486	27%	1,138
Tura Beach - Mirador & District	350****	20%	127
Eden Coast	300	17%	1,010
Merimbula - Millingandi & District	265	15%	144
Pambula District	152	9%	258
Tathra - Kalaru and District	133	7%	238
Rural West	130	7%	476
Bega Rural	115	6%	134
Rural North	106	6%	391
Bega Valley Shire	2,618	147%	5,125

* Calculated by deducting the projected dwelling supply from 2016-2019 (.id) of 570 dwellings from the 2016-2036 supply

** Estimated at 1% per year take-up of Occupied Land Underutilised Capacity over the 17-year period from 2019-2036

*** Calculated by deducting the Vacant Land Capacity and the Occupied Land Anticipated Renewal from the Dwelling Supply

**** Tura Beach projection adjusted down from .id estimate following Council input

DEVELOPMENT CAPACITY (POTENTIAL ADDITIONAL LOTS) – RESIDENTIAL LAND ONLY

Occupied Land Underutilised Capacity	Occupied Land Anticipated Renewal**	Total Estimated Current Potential	Capacity compared to Projected Population Forecasts to 2036***
853	145	663	82
1,457	248	1,386	900
777	132	259	-91
657	112	1,122	822
222	38	182	-83
484	82	340	188
286	49	287	154
168	29	505	375
60	10	144	721
231	39	430	324
5,201	884	6,009	3,391

Supply requirement under the South East and Tablelands Regional Plan 2036

6

Based on Population Forecast





Managing growth and change

Key Findings

Analysis of current and future housing needs, population growth and housing capacity resulted in the following key findings:

- Low to moderate growth
- Adequate supply
- Lack of housing diversity
- Need for affordable housing
- Limits to growth

Low to moderate growth

There is low to moderate growth forecast across the Shire, but this could change more rapidly if there is a shift in tourism patterns.

Adequate supply

There is an adequate supply of zoned land for housing (current capacity for over 6,000 dwellings compared to .id projection of 2,618 dwellings) to 2036 across Bega Valley Shire.

The current capacity for over 6,000 dwellings is adequate to provide for the modelled high growth scenario (requiring an additional 3,242 dwellings) should the Shire's growth rate accelerate.

All centres have surplus capacity except for Tura Beach and Merimbula.

Reviewing planning controls may be needed to facilitate development of vacant land and redevelopment of well-located sites.

Lack of housing diversity

More housing diversity is needed in all centres including housing suitable for seniors living close to services and facilities.

Selected adjustments to current planning controls, such as minimum lot sizes, heights and required dwelling mix, would support housing diversity and more growth close to existing centres.

Need for affordable housing

There is a need for affordable private rental housing and rental housing generally.

The use of dwellings for short term rental, particularly in coastal centres is impacting the supply and affordability of housing.

Limits to growth

Protecting important agricultural land, areas of high environmental value and managing risks associated with hazards and climate change limits opportunities for growth beyond existing urban areas and reinforces the need to utilise existing development capacity.





Vision for residential land

Working towards our future

This Strategy implements the Bega Valley Shire community's vision of working towards our future:

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

Bega Valley Community Strategic Plan 2040.

20 year vision for residential land

Our residential areas provide housing choices for our local community now and into the future.

Accommodating growth and change

Bega Valley Shire is set to experience low to moderate levels of population growth in coming years under current projections. Growth is lower compared to other coastal regions in NSW, however the population and their housing needs are changing.

It is important that the range and diversity of housing provided helps deliver the very best social, economic and environmental outcomes for the Bega Valley Shire community.

While Bega Valley Shire does not face the same growth pressures as metropolitan areas and some other very high growth coastal areas, responding to housing needs is no less complex and challenging.

In many ways, the challenges in meeting changing needs are greater when less new housing supply is coming onto the market.

Differences in housing markets between coastal towns and inland areas have varying impacts for different groups within the population. While inland areas offer more affordable housing options for lower and moderate income households, access to services and facilities may be more limited placing additional costs and pressures on households.

The increase in incoming retirees stimulating demand for a more diverse range of accommodation can help to improve the diversity of housing, but this can also put upward pressure on house prices in particular locations. Similarly the increasing use of platforms such as Airbnb in high amenity coastal towns can reduce access to residential rental accommodation.







Planning for residential land

The following principles will guide land use management and decision making in relation to residential development. The principles have driven the recommendations in this Strategy and will enable the vision for residential land be achieved.



Residential land development principles

1. Ensure sufficient residential land for population growth

Providing sufficient land for growth is required to meet housing needs and avoid house price increases associated with supply shortfalls.

Timely investigation of existing capacity and land to meet future requirements helps reduce land fragmentation and supports efficient provision of infrastructure.

2. Increase diversity of housing

A diverse range of housing options helps people better meet their housing needs. A lack of diverse housing, particularly of smaller dwellings and dwellings suited to older people and people with a disability, impacts on the affordability of housing and reduces opportunities for people to live close to the services and facilities they need. Well-planned increases in housing density when undertaken with local communities helps to garner the support needed for increasing housing diversity.

3. Strengthen and support Bega as the Regional Centre

As the Regional Centre for Bega Valley Shire, Bega provides a number of key services and facilities. Ensuring there is sufficient land for housing within Bega is crucial so that residential development supports continued growth and the viability of the commercial precinct.

The provision of diverse and affordable housing options is important in supporting the community, including the local workforce.

4. Reinforce existing commercial centres and promote access to shops and services

The continued viability of commercial centres has important flow-on benefits for the communities that depend on services, employment and economic growth. The expansion of lower density residential development beyond existing areas can trigger demand for additional commercial centres and undermine the viability of existing centres.

5. Protect and enhance local identity and sense of place

The distinct character found in each of Bega Valley Shire's various settlements is highly valued by the local community and can help underpin economic prosperity across the LGA. It is important that planning controls allow for growth while enhancing local character.

6. Promote efficient use and provision of infrastructure

As the costs of servicing land and construction in Bega Valley Shire are relatively high, promoting development that is well integrated with available infrastructure within existing urban areas can help reduce overall costs and support the efficient use of infrastructure.

7. Preserve agricultural land and areas of high environmental value

Bega Valley Shire's natural heritage and high-quality agricultural lands are recognised as important attributes of the Shire. It is important that future residential development does not impact on the preservation of these areas.

8. Build in hazard protection and climate resilience

There are a number of increased risks associated with climate change that relate to residential development and land use practices. Residential land use plans should include effective responses to manage these impacts and be aligned with climate resilience strategies.





General recommendations

To provide housing choices for the local community of Bega Valley Shire now and in the future, a suite of recommendations are proposed for the Shire as a whole to:

- Support future residential growth for Bega Valley Shire to 2036
- Respond to specific housing needs and affordability
- Expand the diversity of housing
- Implement and guide this Strategy

In addition, for each of the centres examined, specific considerations and actions are proposed to put into effect the recommendations of this Strategy.

Support future residential growth for Bega Valley Shire to 2036

To support future residential growth for Bega Valley Shire to 2036 Council will:

1. Limit growth outside existing residential zoned areas within settlements.
2. Prioritise urban renewal plans to increase the supply and diversity of housing in Bega, Merimbula and Eden.
3. Review the adequacy, amount and quality of open space and public realm to support infill urban renewal strategies
4. Work with the Local Aboriginal Land Council to consider opportunities for use of their land and support future rezoning of Local Aboriginal Council Land Council's land holdings as reviews of individual sites determines appropriate.
5. Develop local character statements for settlements in the hierarchy to guide the review of planning controls and future planning.
6. Develop plans to guide the future density and form of infill residential development in rural villages where there is capacity in sewerage systems including Cobargo, Candelo, Kalaru, Quaama, Wolumla and Wallaga Lake.

Respond to specific housing needs and affordability

To respond to specific housing needs and affordability Council will:

1. Develop an affordable housing strategy to provide a framework to respond to housing need.
2. Work with Local Aboriginal Land Councils to identify opportunities for development of their land to respond to housing needs and support economic opportunities.
3. Work with the NSW Land and Housing Corporation and local community housing providers to identify opportunities for affordable housing.
4. Investigate opportunities to reduce the per-night cap for short-term rental accommodation

Expand the diversity of housing

To expand the diversity of housing Council will:

1. Review the planning controls for R3 Medium Density Residential zoned land including potential for varying planning controls within R3 zones (differing height, floor space ratios and minimum lot sizes within R3 zones) to encourage greater diversity and development uptake.
2. Consider limiting the range of permissible uses in the R3 Medium Density Residential zone to support the objectives of the zone.
3. Review planning controls for RU5 Village zoned land to facilitate additional low-scale infill housing that is in keeping with local character.
4. Review areas suitable for seniors housing and assess opportunities to support their development, for example bonuses or incentives for seniors housing.
5. Promote the need for housing diversity to local developers and builders.
6. Identify planning controls and incentives such as density or height bonuses that deliver different dwelling types, greater bedroom mix and diversity of tenure.
7. Advocate to NSW Department of Planning, Industry and Environment for a new definition for tiny homes and tiny home communities.





Housing diversity opportunities

Category	Centre	Form of housing
Regional centre	Bega	Medium-rise apartments and townhouses - two to four stories close to the commercial centre, purpose-built seniors housing and nursing homes in suitable areas and a mix of low-density housing aligns with the function of a regional centre.
Major centre	Merimbula	Medium-rise apartments and townhouses - two to four stories close to the commercial centre, purpose-built seniors housing and nursing homes in suitable areas and a mix of low-density housing aligns with the function of a major centre.
Local centre	Bermagui, Pambula, Eden, Tathra	Townhouses, villas - two to three stories close to the centre, purpose-built seniors housing and nursing homes in suitable areas and a mix of low-density housing (including Manufactured Home Estates) aligns with the function of local centres.
Neighbourhood centre	Tura Beach, Cobargo, Bemboka, Candelo, Wyndham	Low rise one and two storey - predominantly detached dwellings aligns with the function of neighbourhood centres.

Implement and guide this Strategy

To implement this Strategy Council will:

1. Consult with the community to seek their views on the Strategy.
2. Develop an implementation, monitoring and planning review framework that:
 - establishes timeframes for the development of urban renewal plans, local character statements, an affordable housing strategy and review of planning controls;
 - monitors subdivision and rates of development against dwelling capacity and growth requirements (particularly for areas where surplus dwelling capacity is limited) and assesses the diversity of housing being delivered;
 - monitors housing affordability and needs.
3. Review data annually to inform local and regional planning.
4. Adjust planning framework in response to identified changes.
5. Review and consider the impact of SEPPs on achieving Council's desired outcomes when reviewing current planning controls.





Future directions for towns and villages

This section outlines the dwelling supply, demand and excess capacity for each of the Shire's Profile Areas to 2036. It also outlines several recommendations that are specific to each profile area to achieve the vision for residential land use and address housing issues in each place.

Bega

Recommendations

1. Develop an urban renewal strategy for Bega to underpin its role as the regional centre, accommodate growth and housing diversity, promote connectivity and enhance urban amenity
2. Develop a local character statement for Bega
3. Investigate rezoning land for higher densities on sites adjacent to the commercial centre
4. Stage investigation of land that is not flood-prone in Investigation Areas for rezoning as existing capacity is taken up
5. Review planning controls for existing residentially zoned land close to the centre to promote renewal and housing diversity including student accommodation and seniors housing

6. Liaise with state government agencies to consider potential for reuse of surplus government sites to support the urban renewal of Bega
7. Retain the RU2 zone and current lot size for non-flood prone land south west of the existing urban area to enable its consideration for housing in the longer term
8. Align actions with the Commercial Land Strategy

Current capacity

There is sufficient supply of residential zoned land in existing centres in the Bega District Profile Area.

Regional Centre	Bega	
Residential supply	Total dwellings	2,963
Residential demand to 2036*	Forecast dwelling demand	486
	Average forecast dwelling demand per annum	29
	% Dwelling growth 2019 - 2036	20
Residential land capacity to 2036	Dwelling capacity from existing vacant land	1,138
	Dwelling capacity from renewal of occupied land	248
	Estimated overall available potential dwellings	1,386
Gap Analysis	Excess dwelling capacity to 2036	900

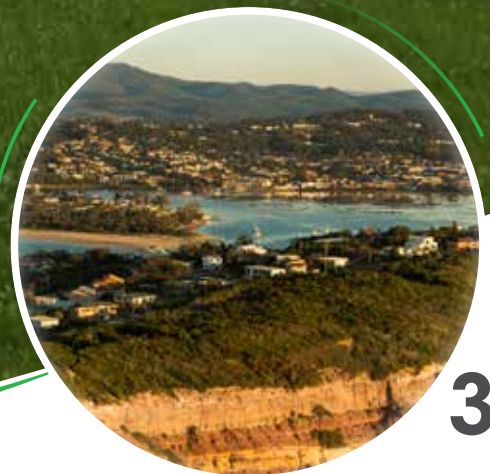
*id Projections 2019 to 2036 for Bega District



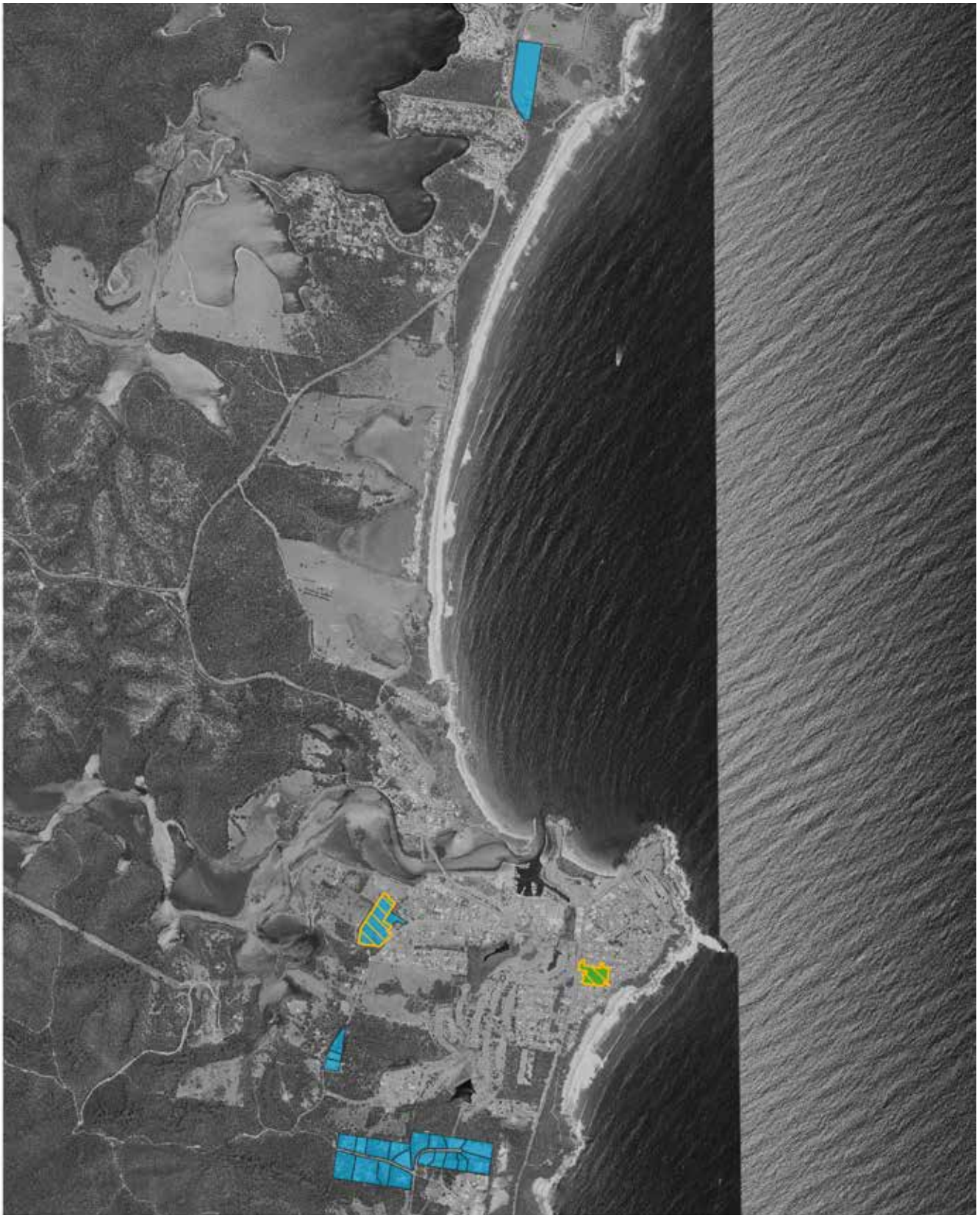
Bega Investigation Areas



Urban Investigation Area Suitable for Seniors Housing Suitable for Social Housing



Bermagui and Wallaga Lake Investigation Areas



Urban Investigation Area Suitable for Seniors Housing Suitable for Social Housing

Bermagui and Wallaga Lake

Recommendations

1. Develop a local character statement
2. Limit growth beyond existing zoned land
3. Review development controls for R3 Medium Density Residential zones to encourage take up
4. Investigate opportunities for seniors housing close to centre
5. Restrict use of properties for short term rental accommodation – for example when land is rezoned for residential use
6. Stage investigation of Investigation Areas for rezoning as existing capacity is taken up

Strategy considerations for Wallaga Lake

1. Consider rezoning land identified for investigation area if growth rates exceed levels currently projected

Current capacity

There is sufficient supply of residential zoned land in existing centres in the Bermagui Coast – Wapengo and District Profile Area.

Local Centre Small Settlement	Bermagui Wallaga Lake	
Residential supply	Total dwellings	2,358
Residential demand to 2036*	Forecast dwelling demand	581
	Average forecast dwelling demand per annum	34
	% Dwelling growth 2019 - 2036	33
Residential land capacity to 2036	Dwelling capacity from existing vacant land	581
	Dwelling capacity from renewal of occupied land	145
	Estimated overall available potential dwellings	663
Gap Analysis	Excess dwelling capacity to 2036	82

*id Projections 2019 to 2036 for Bermagui Coast – Wapengo and District



Eden Investigation Areas



Urban Investigation Area Suitable for Seniors Housing Suitable for Social Housing

Eden

Recommendations

1. Develop an urban renewal strategy for Eden to unlock existing potential in the existing urban area and build on the unique heritage and character of the town, incorporating the specific actions below
2. Review the impact of current planning controls (and other council policies such as infrastructure provision and costs) on feasibility of development on land currently zoned R3 Medium Density Residential
3. Consider variable planning controls across R3 Medium Density Residential zones (e.g. increased heights and densities) to support greater take-up and delivery of more diverse housing close to the centre
4. Identify opportunities for provision of affordable housing in Investigation Areas
5. Examine land identified in Investigation Areas for opportunities to increase the supply and housing diversity (e.g. requiring a mix of lots sizes and dwelling forms)
6. Work with the Local Aboriginal Land Council to consider opportunities for use of their land
7. Leverage the increased visitation to the town from cruise ships to support urban renewal

Current capacity

There is sufficient supply of residential zoned land in existing centres in the Eden Coast Profile Area.




Local Centre	Eden	
Residential supply	Total dwellings	2,301
Residential demand to 2036*	Forecast dwelling demand	300
	Average forecast dwelling demand per annum	18
	% Dwelling growth 2019 - 2036	15
Residential land capacity to 2036	Dwelling capacity from existing vacant land	1,010
	Dwelling capacity from renewal of occupied land	112
	Estimated overall available potential dwellings	1,122
Gap Analysis	Excess dwelling capacity to 2036	822

*id Projections 2019 to 2036 for Eden Coast



Merimbula Investigation Area



 Urban Investigation Area  Suitable for Seniors Housing  Suitable for Social Housing



Merimbula

Recommendations

1. Develop an urban renewal strategy for Merimbula to support coordinated growth and enhance its unique natural and urban attributes, incorporating the specific actions below
2. Develop a local character statement for Merimbula
3. Identify precincts suitable for apartments, town houses and other dwelling forms such as seniors housing including opportunities for redevelopment of older motel accommodation close to the town centre
4. Develop planning controls that support delivery of a diverse range of housing within identified precincts
5. Consider opportunities to support provision of affordable housing
6. Leverage benefits and manage potential impacts of the expansion of Merimbula Airport
7. Balance the use of residential accommodation for short-term rental and permanent accommodation
8. Align actions with the Commercial Land Strategy
9. Closely monitor tourism growth to respond if there is an upturn in demand and growth patterns

Current capacity

There is an insufficient supply of residential zoned land in existing centres in the Merimbula-Millingandi and District Profile Area.




Major Centre	Merimbula	
Residential supply	Total dwellings	3,138
Residential demand to 2036*	Forecast dwelling demand	265
	Average forecast dwelling demand per annum	16
	% Dwelling growth 2019 - 2036	9
Residential land capacity to 2036	Dwelling capacity from existing vacant land	144
	Dwelling capacity from renewal of occupied land	38
	Estimated overall available potential dwellings	182
Gap Analysis	Excess dwelling capacity to 2036	-83

*id Projections 2019 to 2036 for Merimbula-Millingandi and District



Pambula Investigation Area



 Urban Investigation Area  Suitable for Seniors Housing  Suitable for Social Housing



Pambula, South Pambula and Pambula Beach

Recommendations

1. Develop a local character statement for Pambula
2. Review planning controls to align with future character
3. Identify barriers to utilisation of existing capacity and develop strategies to overcome these
4. Stage investigation of areas identified for rezoning as existing capacity is taken up

Current capacity

There is sufficient supply of residential zoned land in existing centres in the Pambula District Profile Area.




Local Centre	Pambula	
Residential supply	Total dwellings	1,637
Residential demand to 2036*	Forecast dwelling demand	152
	Average forecast dwelling demand per annum	9
	% Dwelling growth 2019 - 2036	10
Residential land capacity to 2036	Dwelling capacity from existing vacant land	258
	Dwelling capacity from renewal of occupied land	82
	Estimated overall available potential dwellings	340
Gap Analysis	Excess dwelling capacity to 2036	188

*id Projections 2019 to 2036 for Pambula District



Kalaru Investigation Areas



 Urban Investigation Area  Suitable for Seniors Housing  Suitable for Social Housing



Tathra and Kalaru

Recommendations

1. Develop local character statements for Tathra and Kalaru
2. Consider rezoning land from RU5 Village to residential and commercial in Kalaru to support efficient use of land for residential and to protect residential amenity
3. Consider opportunities for more diverse housing in Investigation Areas adjacent to Kalaru, for example by requiring a proportion of small lots if land is rezoned for residential

Current capacity

There is sufficient supply of residential zoned land in existing centres in the Tathra – Kalaru and District Profile Area.

Local Centre Small Settlement	Tathra Kalaru	
Residential supply	Total dwellings	1,924
Residential demand to 2036*	Forecast dwelling demand	133
	Average forecast dwelling demand per annum	8
	% Dwelling growth 2019 - 2036	7
Residential land capacity to 2036	Dwelling capacity from existing vacant land	238
	Dwelling capacity from renewal of occupied land	49
	Estimated overall available potential dwellings	287
Gap Analysis	Excess dwelling capacity to 2036	154

*id Projections 2019 to 2036 for Tathra – Kalaru and District





Urban Investigation Area Suitable for Seniors Housing Suitable for Social Housing

Tura Beach and Mirador

Recommendations

1. Examine sites identified as Investigation Areas for additional housing opportunities
2. Investigate opportunities for sites near shops to deliver housing diversity

Current capacity

There is an insufficient supply of residential zoned land in existing centres in the Tura Beach - Mirador and District Profile Area.

Neighbourhood Centre	Tura Beach	
Residential supply	Total dwellings	2,381
Residential demand to 2036*	Forecast dwelling demand	350
	Average forecast dwelling demand per annum	21
	% Dwelling growth 2019 - 2036	17.2
Residential land capacity to 2036	Dwelling capacity from existing vacant land	127
	Dwelling capacity from renewal of occupied land	132
	Estimated overall available potential dwellings	259
Gap Analysis	Excess dwelling capacity to 2036	-91

*id Projections 2019 to 2036 for Tura Beach - Mirador and District



Candelo/Bemboka, Cobargo and Wolumla

Recommendations

1. Develop local character statements for Candelo, Bemboka, Cobargo and Wolumla
2. Review the minimum lot size and other planning controls (such as height and setbacks) in Candelo, Bemboka and Cobargo to facilitate low-scale infill within the existing village zone consistent with local character
3. Review land uses permissible in the RU5 Village zone to support local character

Current capacity: Candelo/Bemboka

There is sufficient supply of residential zoned land in existing centres in the Rural West Profile Area.

Neighbourhood Centres	Candelo and Bemboka	
Residential supply	Total dwellings	1,616
Residential demand to 2036*	Forecast dwelling demand	130
	Average forecast dwelling demand per annum	8
	% Dwelling growth 2019 - 2036	9
Residential land capacity to 2036	Dwelling capacity from existing vacant land	476
	Dwelling capacity from renewal of occupied land	29
	Estimated overall available potential dwellings	505
Gap Analysis	Excess dwelling capacity to 2036	375

*id Projections 2019 to 2036 for Rural West



Current capacity: Cobargo

There is sufficient supply of residential zoned land in existing centres in the Rural North Profile Area.

Neighbourhood Centre	Cobargo	
Residential supply	Total dwellings	1,370
Residential demand to 2036*	Forecast dwelling demand	106
	Average forecast dwelling demand per annum	6
	% Dwelling growth 2019 - 2036	8
Residential land capacity to 2036	Dwelling capacity from existing vacant land	391
	Dwelling capacity from renewal of occupied land	39
	Estimated overall available potential dwellings	430
Gap Analysis	Excess dwelling capacity to 2036	324

*id Projections 2019 to 2036 for Rural North

Current capacity: Wolumla

There is sufficient supply of residential zoned land in existing centres in the Bega Rural Profile Area.

Neighbourhood Centre	Wolumla	
Residential supply	Total dwellings	1,071
Residential demand to 2036*	Forecast dwelling demand	115
	Average forecast dwelling demand per annum	7
	% Dwelling growth 2019 - 2036	12
Residential land capacity to 2036	Dwelling capacity from existing vacant land	825
	Dwelling capacity from renewal of occupied land	11
	Estimated overall available potential dwellings	836
Gap Analysis	Excess dwelling capacity to 2036	721

*id Projections 2019 to 2036 for Bega Rural





Zingel Place, Bega

P. 02 6499 2222 E. council@begavalley.nsw.gov.au

W. begavalley.nsw.gov.au

