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Draft Bega Valley Residential Land Strategy



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Urbanista

This draft Strategy was prepared by Urbanista Australia for
Bega Valley Shire Council



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CONTENTS

	Page
1. Context	2
2. Evidence Base	8
3. Growth Scenarios to 2036	13
4. Capacity Analysis	16
5. Key Findings	19
6. Planning Context	20
7. Housing Vision	25
8. Overarching Principles	26
9. Recommendations	29
9.1 Bega Valley Shire	30
9.2 Applying the Strategy in Centres	35



1. Context

Council plays a pivotal role in the stewardship of the region and the development of a Residential Land Strategy will enable it to act strategically to provide a suitable range of housing options for all. A clear vision, accompanied by effective strategic planning, will be key to responding to growth and change within the Shire.

The timely development of the Residential Land Strategy, together with the Commercial Land Strategy and Rural Living Strategy will be fundamental to development of Council's Local Strategic Planning Statement and to support the aspirations set out in the Community Strategic Plan 2040.

A well-conceived Residential Land 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.



Council's Objectives

Bega Valley Shire Council's aim in commissioning this work was to produce a strategy that addresses future need for housing land in the Shire and to set a framework for the development of the area to 2036 that:

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



Bega Valley Strategic Context

Positioned on the south coast of NSW, the environmental quality of the region with its extensive coastline and 40% of the land in National Parks or public reserves, contributes to the local economy, its attractiveness to tourists and the quality of life for the Shire's 34,000 plus residents. Agricultural lands are significant too, encompassing 27% of the land area.

The South East and Tablelands Regional Plan 2036 identifies Bega as the Shire's strategic centre serving as an administrative, educational and business hub. The major coastal centres of Merimbula, Pambula, Bermagui, Tathra and Eden cater for residential and tourism needs. These towns may experience up to a three-fold boost in their populations during the summer peak.

The expansion of the Port of Eden, Merimbula Airport upgrade and the opening of the South East Regional Hospital are identified in the Regional Plan as vital infrastructure supporting the local economy. Improving transport links to the Monaro, ACT and inland areas of NSW will continue to increase domestic and international tourism, grow and diversify local food production and attract industry and new businesses to the Bega Valley Shire.



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 community.

While Bega Valley 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.



Urbanista's Approach

As the first step in the Residential Land Strategy, Urbanista developed a detailed evidence base to assess current housing and future needs across the Bega Valley Shire and inform our understanding of the level and diversity of housing needs and how the Residential Land Strategy can best respond.

The evidence base which drew on a range of sources including .id, ABS Census data, Council's data and databases held by other government agencies, is documented in a separate report, with the key findings presented in section 2 below. 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.

Next growth projections were examined for Bega Valley 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. The growth scenarios are documented in a separate report and summarised here in section 3.

These growth scenarios provided the basis for an assessment of the adequacy of dwelling capacity under the existing planning framework to meet anticipated growth. The methodology for the capacity assessment is outlined further in section 4.

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

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.

Relationship to the Commercial Land Strategy

This Strategy has been prepared concurrently with the Commercial Land Strategy for Bega Valley Shire developed by Zenith Town Planning. 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.



2. Evidence Base



Demand drivers



Supply characteristics



Housing affordability



Implications and challenges

Demand drivers

Small population and low rate of growth

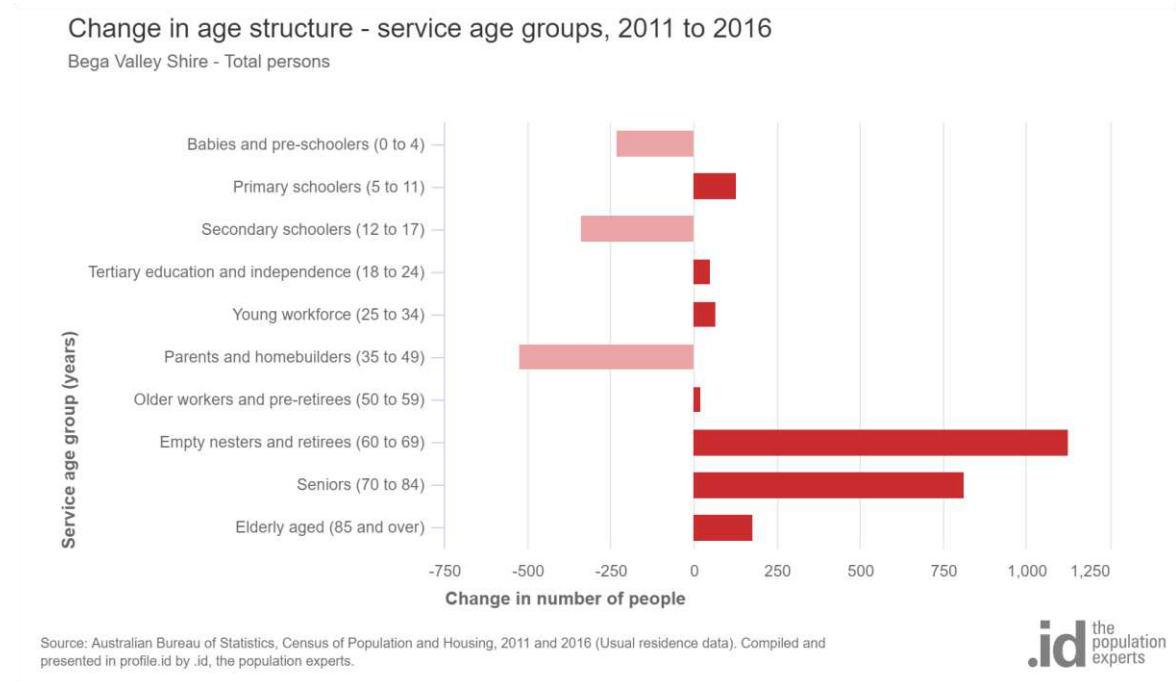
An older population

Decline in young population

Small households

Indigenous households

Lower incomes



Supply characteristics

Limited housing diversity

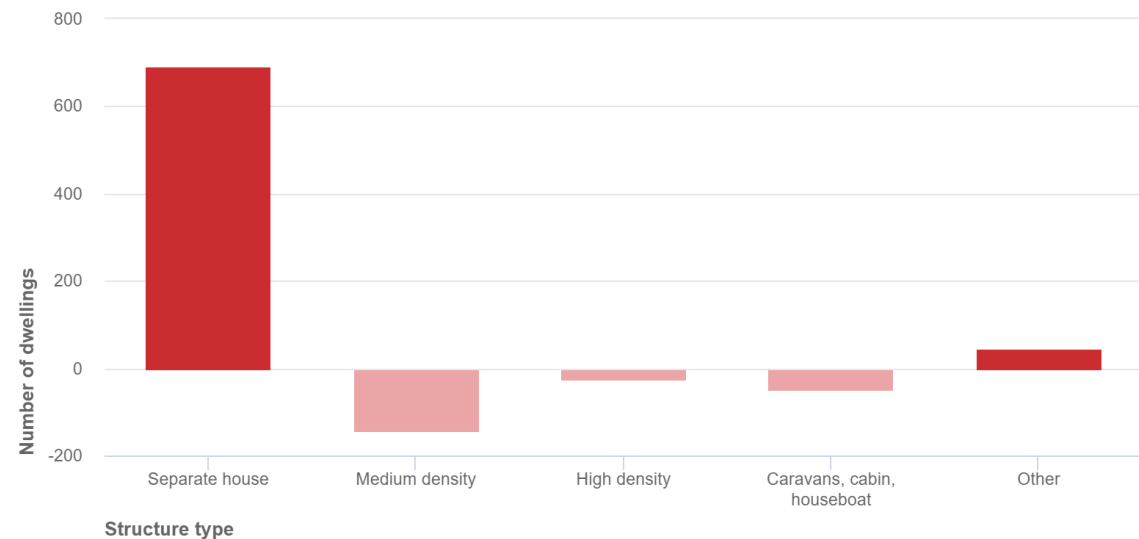
Overcrowding and underoccupancy

Vulnerable groups in private rental

Concentrations of social housing

Significance of short-term rental

Change in dwelling structure, 2011 to 2016
Bega Valley Shire



Source: Australian Bureau of Statistics, Census of Population and Housing, 2011 and 2016 (Enumerated data). Compiled and presented in profile.id by .id, the population experts.

.id the population experts

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



Implications and challenges

The evidence base points to the following issues and challenges:

1. Need for greater housing diversity

A greater diversity of housing, including more one and two bedroom housing is 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 4 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.

2. 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.

3. 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.

4. 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.



3. Growth Scenarios to 2036

Growth scenarios were developed for each Profile Area drawing on Department of Planning, Industry and Environment (DPIE) population and dwelling forecasts and .id population and dwelling forecasts. 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 DPIE 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.

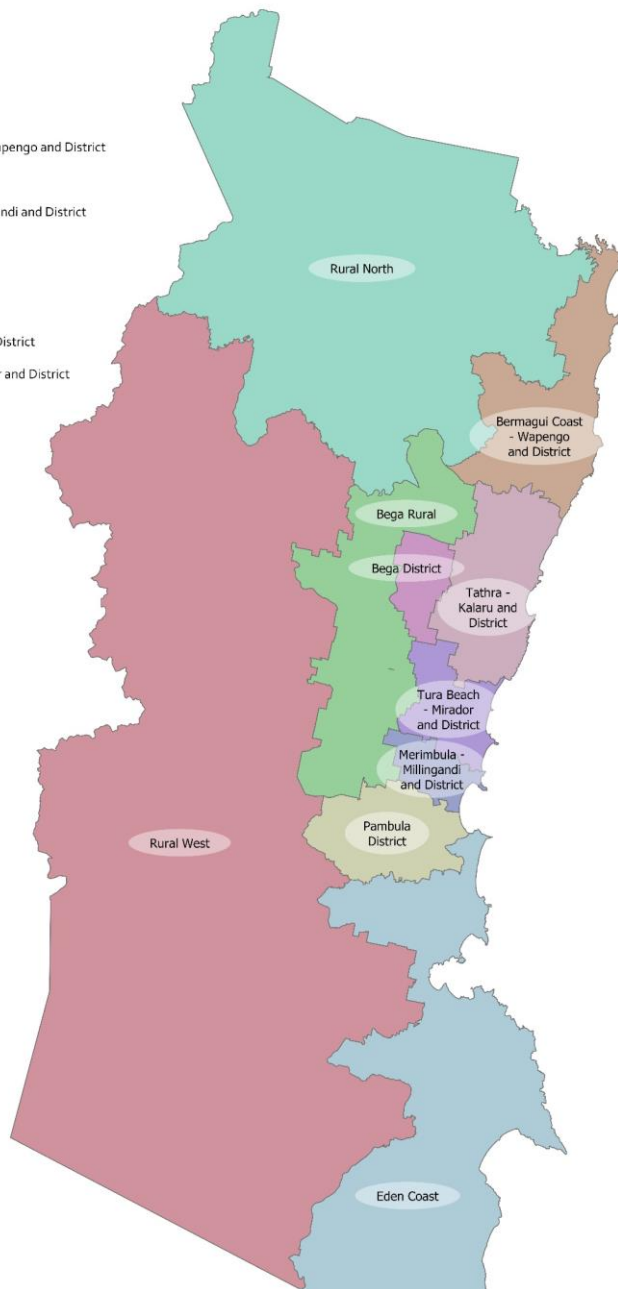
The .id projections also have the benefit of being available at a profile area level and have, with one exception, been used as the base case for each profile area. The exception is Tura Beach – Mirador and District where the growth projections were revised downwards following feedback from Bega Valley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

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.

Draft growth scenario projections were reviewed and updated during detailed capacity assessment. Growth scenarios are documented in a separate report.

Name

- 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



Growth Scenarios for Bega Valley Profile Areas 2019 – 2036

PROFILE AREA In order of current dwellings projection by number	LOW GROWTH SCENARIO		CURRENT PROJECTION (.id)				HIGH GROWTH SCENARIO	
	Population		Population		Dwellings		Population	
	%	No.	%	No.	%	No.	%	No.
Bermagui Coast – Wapengo and District	20%	+481	25.5%	+613	33%	+581	30%	+721
Bega District	13%	+723	18.2%	+1012	20%	+486	23%	+1279
Tura – Mirador & District *	17%	+674	26.9%	+1066	17.2%	+350	27%	+1,071
Eden Coast	7%	+277	9.1%	+361	15%	+300	14%	+553
Merimbula: – Millingandi & District	6%	+284	8.5%	+403	9%	+265	11%	+520
Pambula District	1%	+31	1.9%	+58	10%	+152	3%	+92
Tathra – Kalaru & 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%	+3600	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

Overview of Growth Scenarios to 2036

Dwellings Required under the South East & Tablelands Regional Plan (2016-2036)

Region: 28,500 dwellings

Bega Valley: 2,350 dwellings (.id estimates indicate that 570 additional dwellings towards this target were provided from 2016 to 2019)

Growth Scenarios 2019 - 2036

Scenario	Population
Low growth	2450
Current projection*	3600
High growth	4458



2,618 Additional
Dwellings

*based on .id forecast population

4. Capacity Analysis

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. This was done 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:



Capacity Analysis: Approach

Estimating Development 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.

Potential dwelling yields were estimated under the following three scenarios:

Scenario 1: Conservative Case

Underutilised potential within residentially zoned land, excluding land that is:

- 1) Physically constrained over 60% of the property lot size by an overlay of either biodiversity, flood, and wildlife corridor
- 2) Strata titled
- 3) Identified as categories 1-6 rural land*.

Scenario 2: Moderate Case

1) and 2) as above but for 3) only rural land in categories 1-3* was excluded.

Scenario 3: High Case

As per Scenario 2 for 1), 2) and 3) but assumed that all land zoned residential (R2 Low Density Residential, R3 Medium Density Residential and RU5 Village) can be developed.

Selected Scenario

Scenario 2 was determined to be the most realistic and reasonable of the three, and therefore informs capacity calculations.

To assess yield on vacant lots, lot size was divided by relevant minimum lot size for the land under the LEP and assumed one dwelling per lot after subtracting a 20% allowance for any lot over 3000 m² to take into account road casements.

For developed lots, the number of existing dwellings was subtracted from the total available yield. The contribution from renewal of these sites was estimated at 1% per year take-up of available opportunities 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.



Estimated dwelling capacity

	PROJECTED REQUIREMENTS (PROFILE AREA)			ESTIMATED DEVELOPMENT CAPACITY - CENTRES ONLY					
	.id	Regional Plan Requirements		Vacant Land	Occupied Land		Vacant and Occupied Land		Capacity Compared to .id Projections
	2019-2036 (dwellings)	2016-2036 (dwellings)	2019-2036* (dwellings)	Capacity	Underutilised Capacity	Anticipated Renewal**	Estimated Current Potential	% of Regional Plan 2019-2036 Dwelling Target	Excess to Required Capacity to 2036***
Bega Valley Shire	2618	2350	1780	5125	5201	884	6009	338%	3391
Profile Area Projections	Dwellings	Share of Overall	Share of Remaining	Dwellings					
Bermagui Coast-Wapengo & District	581	24.7%	33%	518	853	145	663		82
Bega District	486	20.7%	27%	1138	1457	248	1386		900
Tura Beach - Mirador & District	350****	14.9%	20%	127	777	132	259		-91
Eden Coast	300	12.8%	17%	1010	657	112	1122		822
Merimbula - Millingandi & District	265	11.3%	15%	144	222	38	182		-83
Pambula District	152	6.5%	9%	258	484	82	340		188
Tathra - Kalaru and District	133	5.7%	7%	238	286	49	287		154
Rural West	130	5.5%	7%	476	168	29	505		375
Bega Rural	115	4.9%	6%	134	60	10	144		721
Rural North	106	4.5%	6%	391	231	39	430		324
Total	2618	111.4%	147%						

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

** Estimated at 1% per year take-up of available additional capacity within developed sites over the 17 year period from 2019-2036.

*** Calculated by deducting the dwelling capacity identified on residentially zoned vacant land and the renewal anticipated on occupied land from the .id dwelling projections for 2019-2036

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

5. Key Findings

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.

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.



6. Planning Context

Community Strategic Plan

Regional Plan Directions

Housing Requirements

Housing Diversity Opportunities



Community Strategic Plan: Understanding our Place

Community Aspirations

connected communities

by 2040... we are well connected by public transport and telecommunications services

by 2040... we have good quality roads and a network of accessible foot and bike paths connects communities throughout the Shire

diverse and healthy people

by 2040... we are a co-operative, kind and culturally rich community

by 2040... we are an active and healthy community with access to good quality recreation and sporting facilities and specialist medical health care

opportunities for employment and education

by 2040... our economy is prosperous, diverse and supported through innovative and creative businesses

by 2040... we have meaningful employment and education opportunities for people in all stages of life

sustainable living

by 2040... our air and water is pristine and our natural environment and rural landscapes are preserved

by 2040... we are leaders in sustainable living and support innovative approaches to resource recovery and the production of alternative energy and food

liveable places

by 2040... our Shire continues to be an enjoyable, safe and affordable place to live

by 2040... our towns and villages are well presented and provide a range of goods and services that meet local needs

by 2040... our towns and villages have character and development throughout the shire remains low density and low rise

consultative leadership

by 2040... we are an engaged community with a transparent, consultative and responsive Council

**GOAL 4: ENVIRONMENTALLY SUSTAINABLE
HOUSING CHOICES**

***Direction 24: Deliver greater housing supply
and choice***

***Direction 25: Focus housing growth in
locations that maximise infrastructure and
services***

***Direction 27: Deliver more opportunities for
affordable housing***

Direction 28: Manage rural lifestyles

South East &
Tablelands Regional
Plan 2036

Key directions for
housing

Housing Requirements

Bega Valley Shire

Community Strategic Plan





- CA.1 Housing/services for older people
- CA.2 Affordable housing
- CA.3 Preservation of local character
- CA.4 Economic and community development

South East & Tablelands Regional Plan

Housing – Local narrative for Bega

- Ensure residential growth in the coastal zone does not impact Bega's natural advantage.
- Consolidate rural residential growth in high demand catchments near existing developments and infrastructure.
- Implement long-term development plans for the Shire's villages.

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.



7. Housing Vision

TO PROVIDE HOUSING
CHOICES FOR OUR LOCAL
COMMUNITY NOW AND
IN THE FUTURE.

8. Overarching Principles

Principle 1: 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.

Principle 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.

Principle 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.

Overarching Principles

Principle 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.

Principle 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.



Overarching Principles

Principle 6: Promote efficient use and provision of infrastructure

As the costs of servicing land and construction in Bega Valley 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.

Principle 7: Preserve agricultural land and areas of high environmental value

Bega Valley'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.

Principle 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.



9. RECOMMENDATIONS

9.1 Recommendations for Bega Valley Shire

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:

1. Support future residential growth for Bega Valley to 2036
2. Expand the diversity of housing
3. Respond to specific housing needs and affordability
4. 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.

Recommendation 1

To support future residential growth for Bega Valley to 2036, it is recommended that Council:

- 1) Limit growth outside existing zoned areas within settlements.
- 2) Prioritise urban renewal plans to increase the supply and diversity of housing in Bega, Merimbula and Eden.
- 3) Identify opportunities to improve the amount and quality of open space and public realm to support infill urban renewal strategies
- 4) Develop local character statements for settlements in the hierarchy to guide the review of planning controls and future planning.
- 5) Develop plans to guide the future density and form of infill residential development in rural villages including Cobargo, Candelo, Bemboka, Wolumla and Wallaga Lake.

Recommendation 2

To expand the diversity of housing, it is recommended that Council:

- 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) Review planning controls for RU5 Village zoned land to facilitate additional low-scale infill housing that is in keeping with local character.
- 3) Review areas suitable for seniors housing and assess opportunities to support their development, for example bonuses or incentives for seniors housing.
- 4) Promote the need for housing diversity to local developers and builders.
- 5) Identify planning controls and incentives such as density or height bonuses that deliver different dwelling types, greater bedroom mix and diversity of tenure.

Recommendation 3

To respond to specific housing needs and affordability, it is recommended that Council:

- 1) Develop an affordable housing strategy to provide a framework to respond to housing need.
- 2) Work with Local Aboriginal Land Councils to develop strategies 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) Develop a strategy for short-term rental accommodation to balance economic benefits and housing needs and affordability under the State Government's whole-of-government framework.

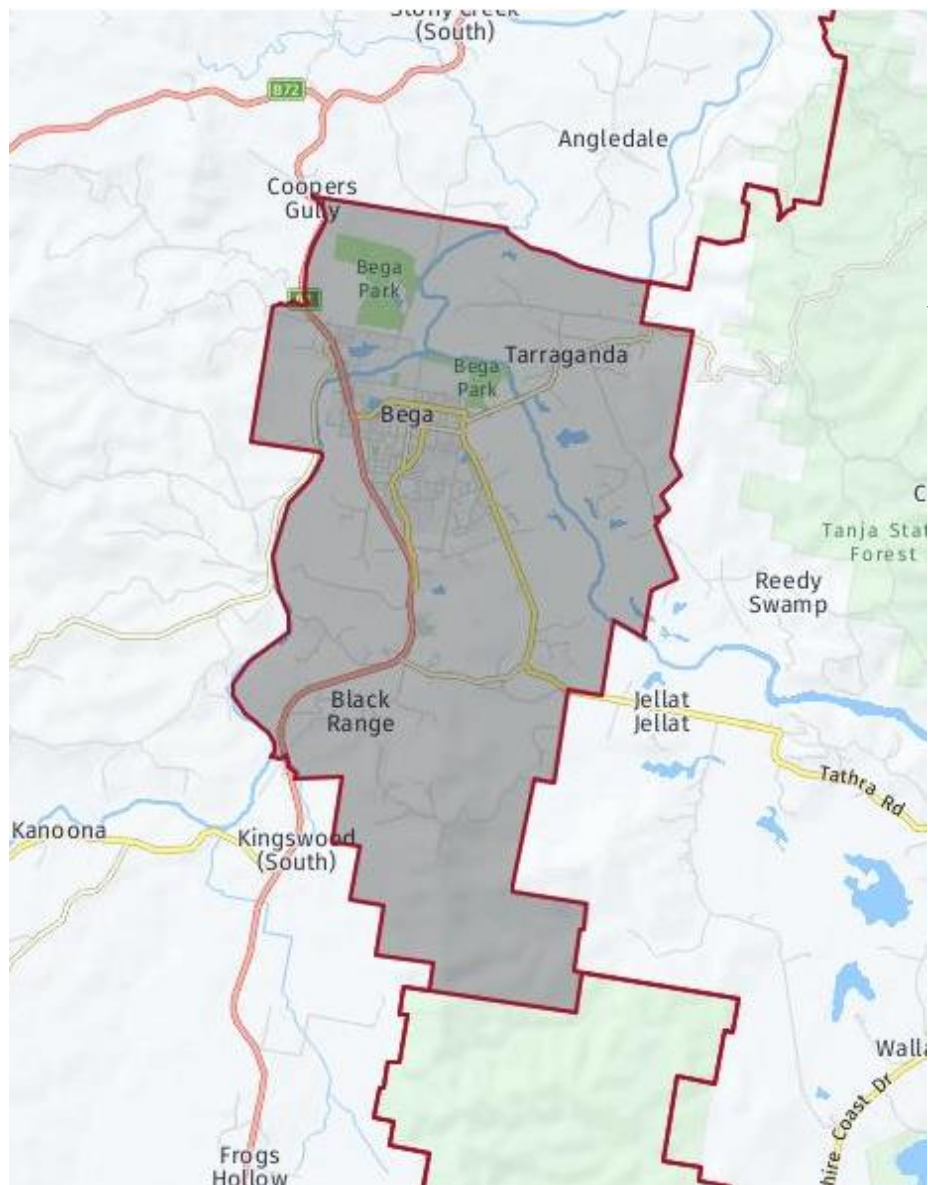
Recommendation 4

To implement this Strategy it is recommended, that Council:

- 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.

9.2 Applying the Strategy in Centres across Bega Valley Shire





Bega District

Profile Area Dwelling Projections to 2036*

- 2,963 total dwellings
- 486 additional dwellings, an average 29 dwellings per year
- 20% growth

*.id Projections 2019 to 2036 for Bega District



Regional Centre:
Bega

Regional Centre Bega

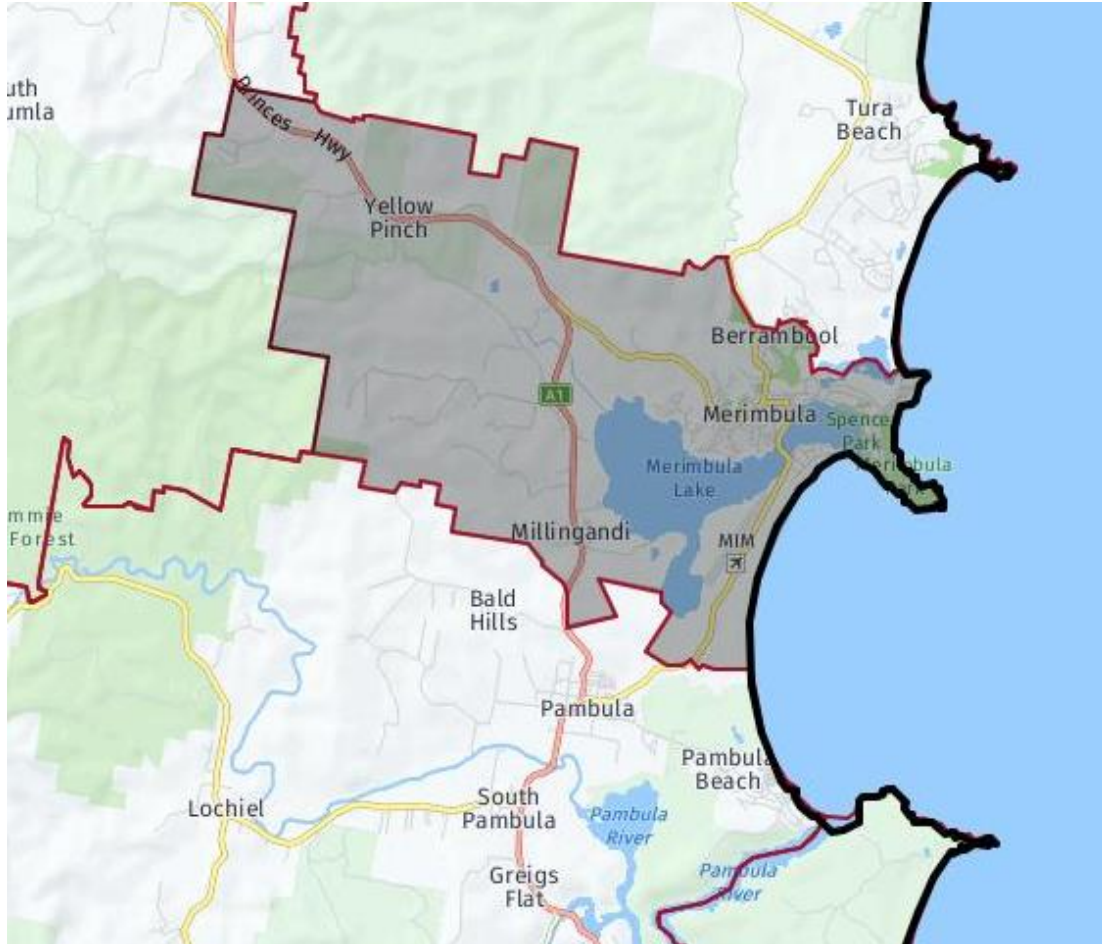
Current Capacity

There is a sufficient supply of zoned land in existing centres in the Profile Area:

- Underutilised capacity on vacant land:
1,138 dwellings
- Estimated contribution from renewal of occupied land to 2036:
248 dwellings
- Estimated overall available potential to 2036:
1,386 dwellings
- Excess capacity above profile area housing projections to 2036:
900 dwellings

Strategy Considerations for Bega:

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. Consider limiting the range of permissible uses in R3 Medium Density Residential zones
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



Merimbula – Millingandi and District

Profile Area Dwelling Projections to 2036*

- 3,138 total dwellings
- 265 additional dwellings, an average 16 dwellings per year
- 9% growth

*.id Projections 2019 to 2036 for Merimbula – Millingandi and District



Major Centre:
Merimbula

Major Centre Merimbula

Current Capacity

There is an insufficient supply of zoned land in existing centres in the Profile Area:

- Underutilised capacity on vacant land:
144 dwellings
- Estimated contribution from renewal of occupied land to 2036:
38 dwellings
- Estimated overall available potential to 2036:
182 dwellings
- Required capacity above profile area housing projections to 2036:
83 dwellings

Strategy Considerations for Merimbula:

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 limiting the range of permissible uses in R3 Medium Density Residential zones
6. Consider opportunities to support provision of affordable housing
7. Leverage benefits and manage potential impacts of the expansion of Merimbula Airport
8. Balance the use of residential accommodation for short-term rental and permanent accommodation
9. Align actions with the Commercial Land Strategy
10. Closely monitor tourism growth to respond if there is an upturn in demand and growth patterns

Tura Beach – Mirador and District

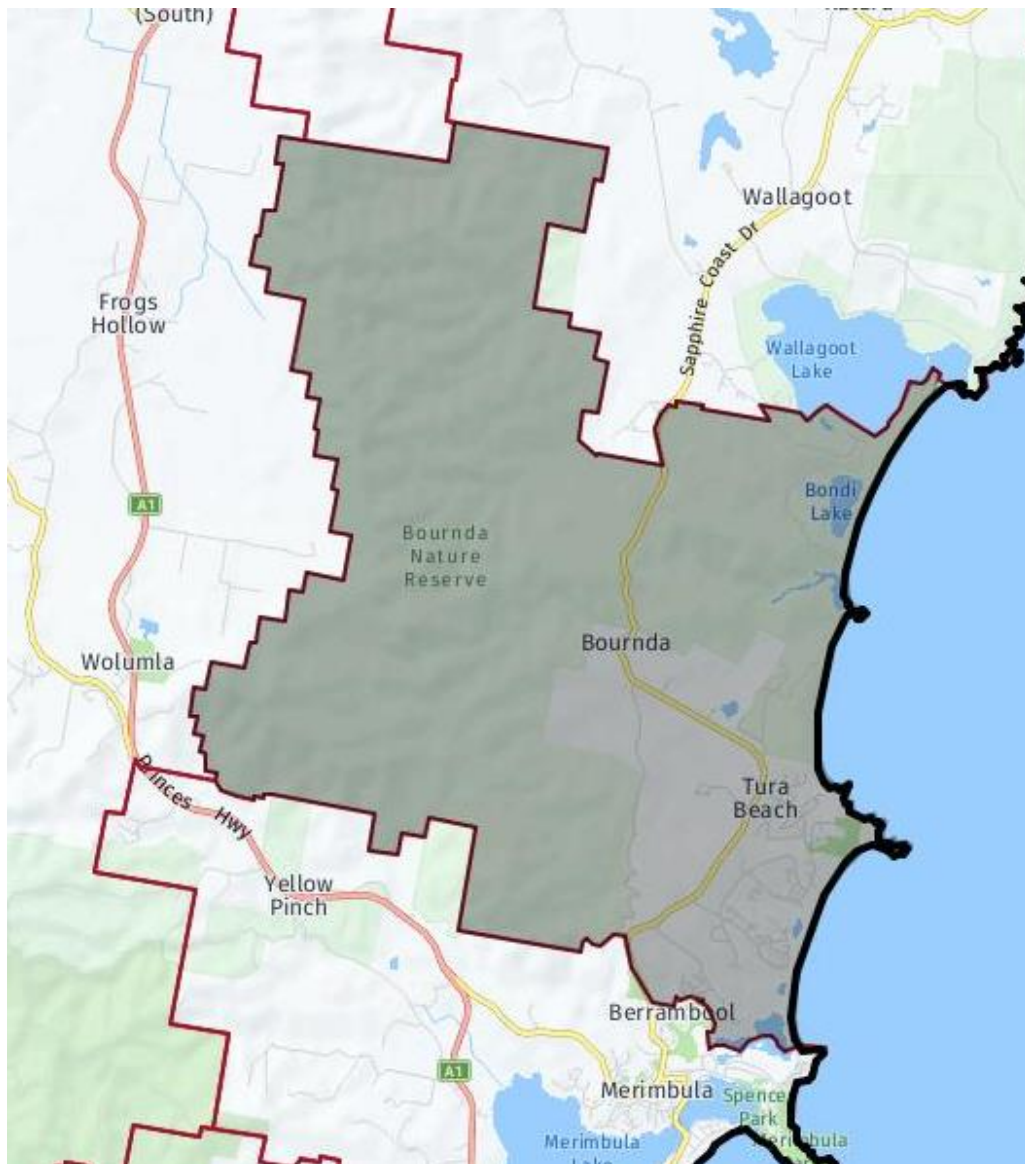
Dwelling Projections to 2036*

- 2,381 total dwellings
- 350 additional dwellings, an average 21 dwellings per year
- 17.2% growth

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



Neighbourhood
Centre:
Tura Beach



Neighbourhood Centre Tura Beach

Current Capacity

There is an insufficient supply of zoned land in existing centres in the Profile Area:

- Underutilised capacity on vacant land:
127 dwellings
- Estimated contribution from renewal of occupied land to 2036:
132 dwellings
- Estimated overall available potential to 2036:
259 dwellings
- Required capacity above profile area housing projections to 2036:
91 dwellings

Strategy Considerations for Tura Beach:

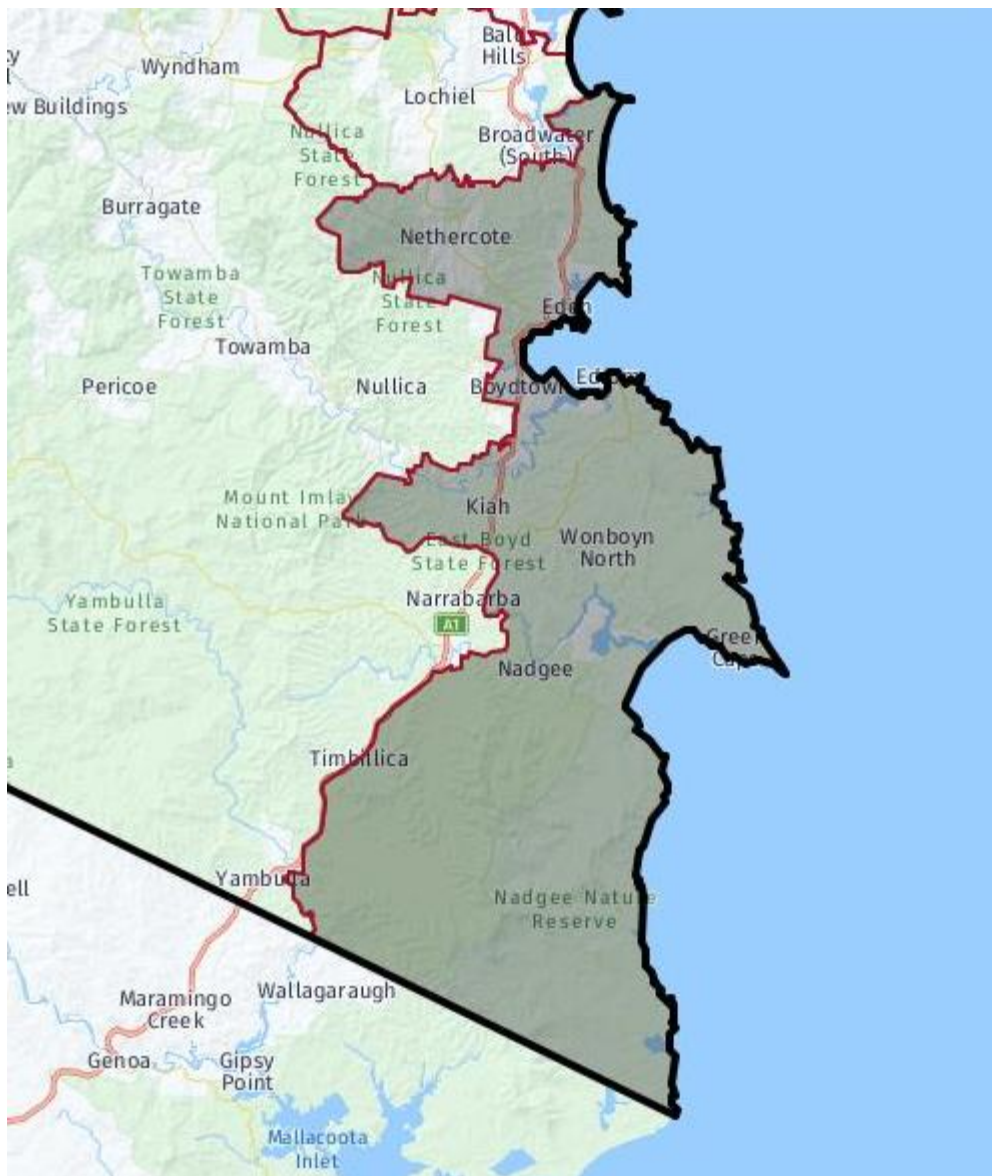
1. Examine sites identified for future investigation for additional housing opportunities
2. Investigate opportunities for sites in close proximity to shops to deliver housing diversity

Eden Coast

Dwelling Projections to 2036*

- 2,310 total dwellings
- 300 additional dwellings, an average 18 dwellings per year
- 15% growth

*.id Projections 2019 to 2036 for Eden Coast



Local Centre:
Eden

Local Centre Eden

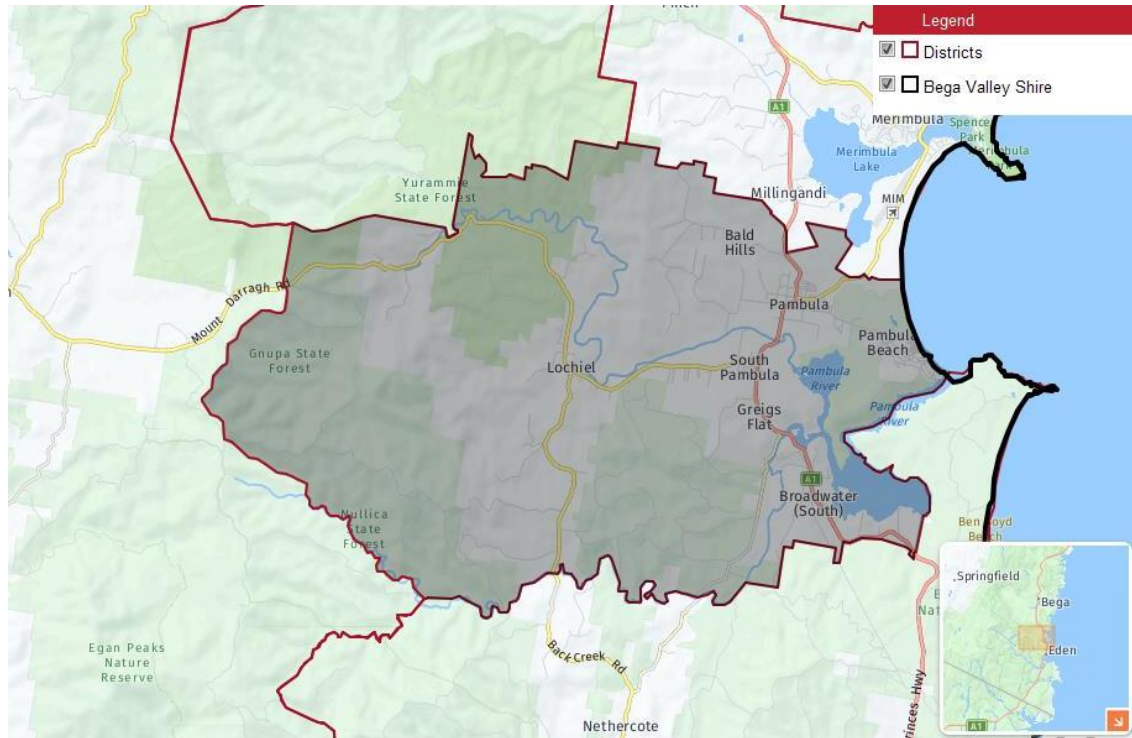
Current Capacity

There is a sufficient supply of zoned land in existing centres in the Profile Area:

- Underutilised capacity on vacant land:
1,010 dwellings
- Estimated contribution from renewal of occupied land to 2036:
112 dwellings
- Estimated overall available potential to 2036:
1,122 dwellings
- Excess capacity above profile area housing projections to 2036:
822 dwellings

Strategy Considerations for Eden:

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 (eg. increased heights and densities) to support greater take-up and delivery of more diverse housing close to the centre
4. Consider limiting the range of lower density permissible uses in R3 Medium Density Residential zones
5. Identify opportunities for provision of affordable housing
6. Examine land identified for future investigation for opportunities to increase the supply and housing diversity (eg. requiring a mix of lots sizes and dwelling forms)
7. Work with the Local Aboriginal Land Council to consider opportunities for use of their land
8. Leverage the increased visitation to the town from cruise ships to support urban renewal



Pambula District

Dwelling Projections to 2036*

- 1,637 total dwellings
- 152 additional dwellings, an average 9 dwellings per year
- 10% growth

*.id Projections 2019 to 2036 for Pambula District



Local Centre:
Pambula

Local Centre Pambula

Current Capacity

There is a sufficient supply of zoned land in existing centres in the Profile Area:

- Underutilised capacity on vacant land:
258 dwellings
- Estimated contribution from renewal of occupied land to 2036:
82 dwellings
- Estimated overall available potential to 2036:
340 dwellings
- Excess capacity above profile area housing projections to 2036:
188 dwellings

Strategy Considerations for Pambula:

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

Tathra – Kalaru and District

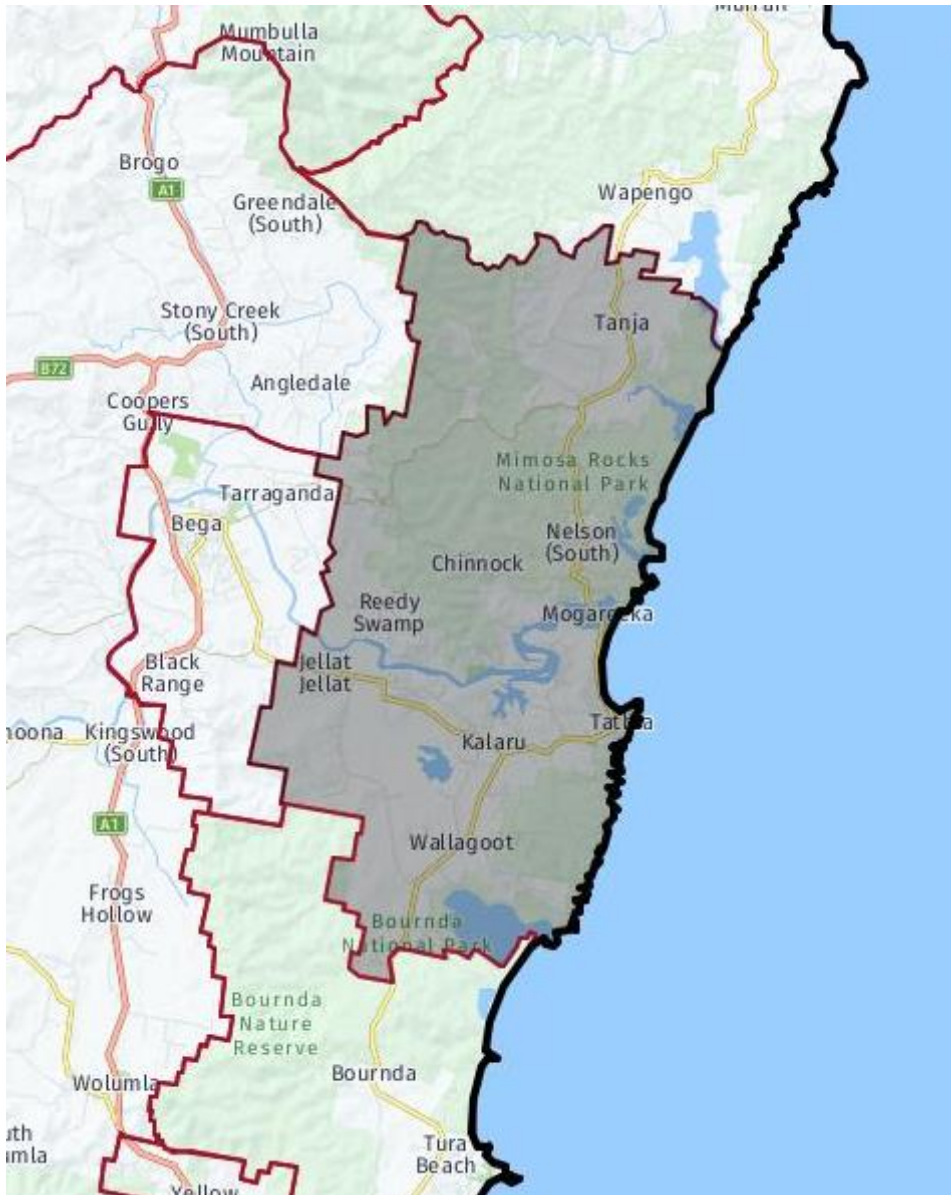
Dwelling Projections to 2036*

- 1,924 total dwellings
- 133 additional dwellings, an average 8 dwellings per year
- 7% growth

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



Local Centre:
Tathra
Small Settlement:
Kalaru



Local Centre Tathra

Small Settlement Kalaru

Current Capacity

There is a sufficient supply of zoned land in existing centres in the Profile Area:

- Underutilised capacity on vacant land:
238 dwellings
- Estimated contribution from renewal of occupied land to 2036:
49 dwellings
- Estimated overall available potential to 2036:
287 dwellings
- Excess capacity above profile area housing projections to 2036:
154 dwellings

Strategy Considerations for Tathra and Kalaru:

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

Bermagui Coast – Wapengo and District

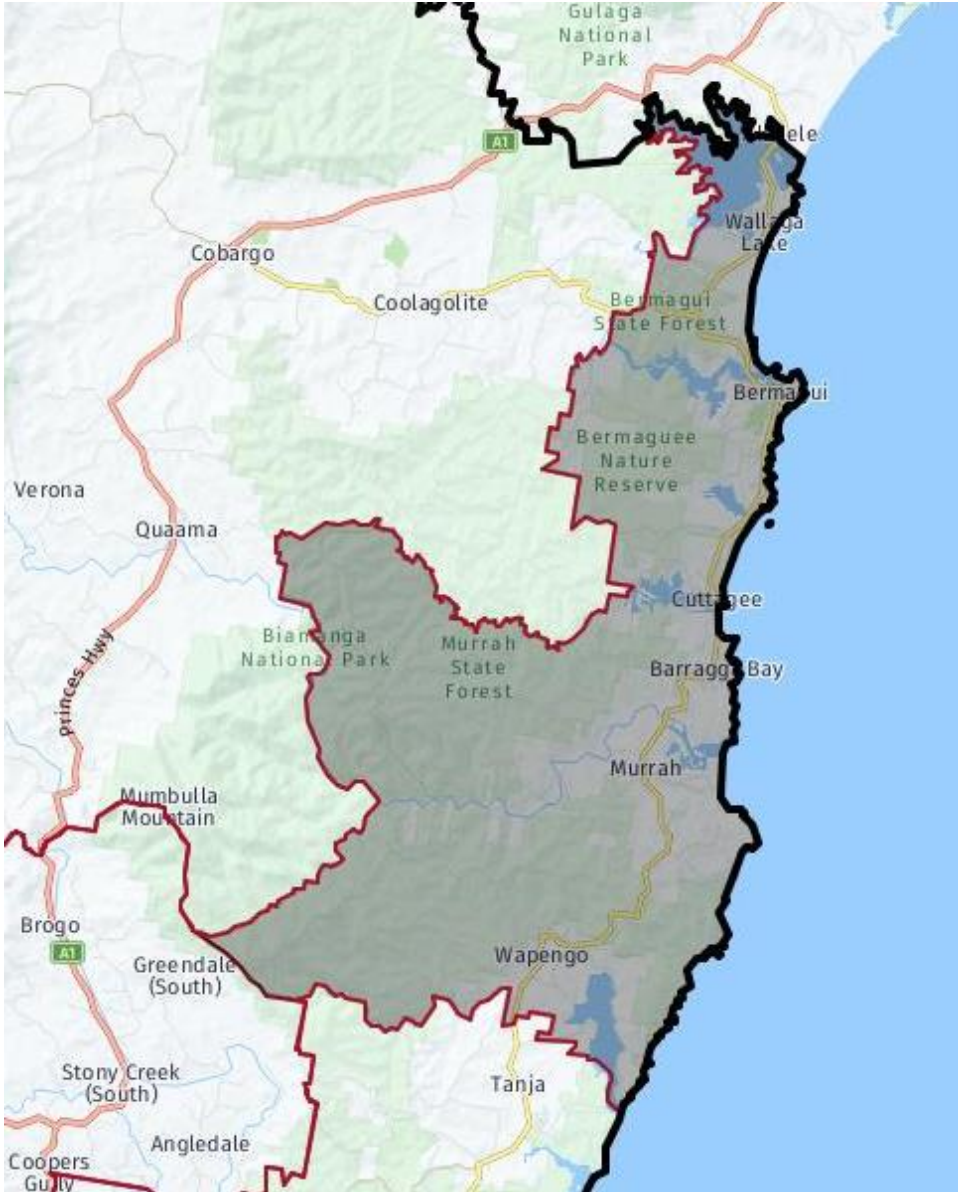
Dwelling Projections to 2036*

- 2,358 total dwellings
- 581 additional dwellings, an average 34 dwellings per year
- 33% growth

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



Local Centre:
Bermagui
Small Settlement:
Wallaga Lake



Local Centre Bermagui

Small Settlement Wallaga Lake

Current Capacity

There is a sufficient supply of zoned land in existing centres in the Profile Area:

- Underutilised capacity on vacant land:
518 dwellings
- Estimated contribution from renewal of occupied land to 2036:
145 dwellings
- Estimated overall available potential to 2036:
663 dwellings
- Excess capacity above profile area housing projections to 2036:
82 dwellings

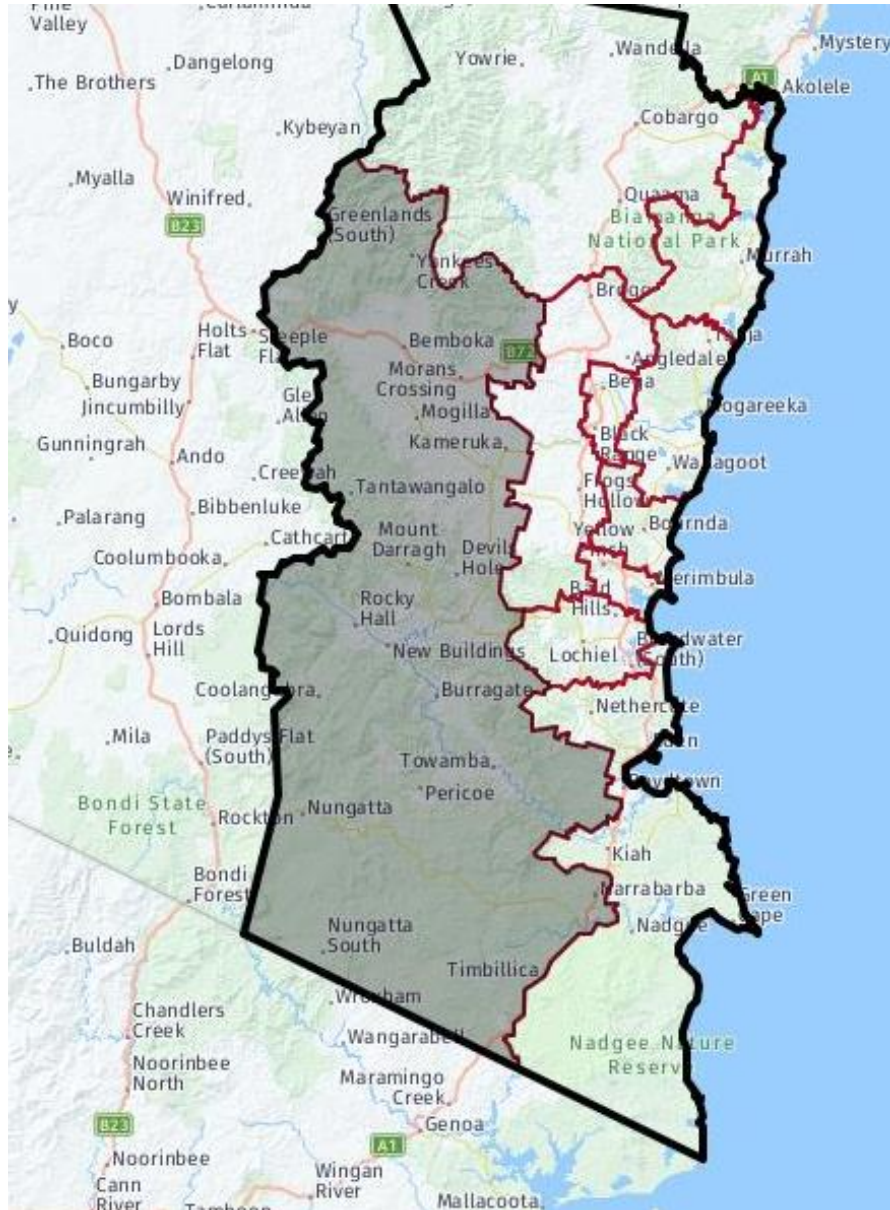
Strategy Considerations:

Bermagui

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. Work with the Local Aboriginal Land Council to consider future use of land in Bunga Street
7. Stage investigation of areas for rezoning as existing capacity is taken up

Wallaga Lake

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



Rural West

Dwelling Projections to 2036*

- 1,616 total dwellings
- 130 additional dwellings, an average 8 dwellings per year
- 9% growth

*.id Projections 2019 to 2036 for Rural West



Neighbourhood Centre: Candelo and Bemboka

Neighbourhood Centres Candelo and Bemboka

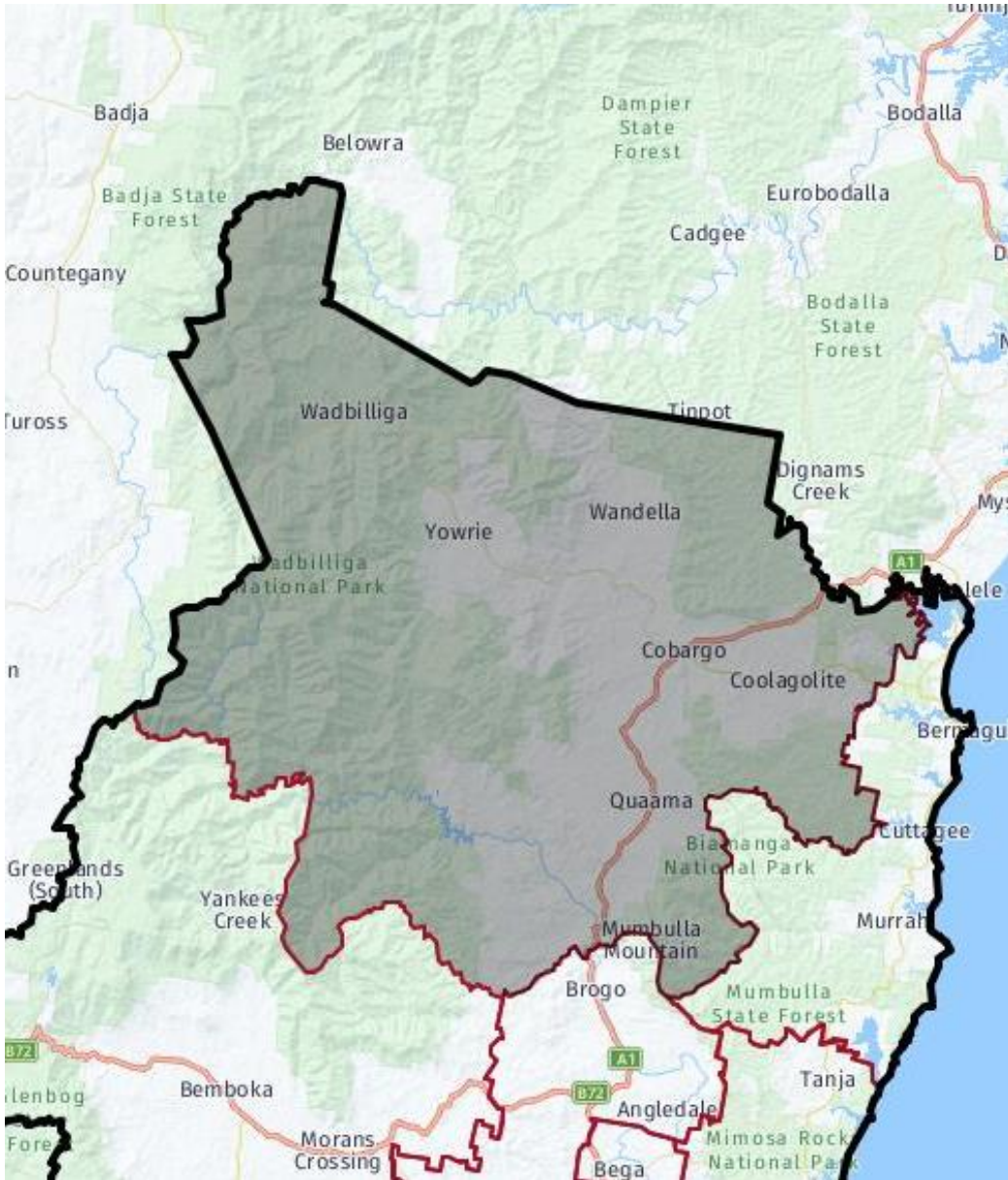
Current Capacity

There is a sufficient supply of zoned land in existing centres in the Profile Area:

- Underutilised capacity on vacant land:
476 dwellings
- Estimated contribution from renewal of occupied land to 2036:
29 dwellings
- Estimated overall available potential to 2036:
505 dwellings
- Excess capacity above profile area housing projections to 2036:
375 dwellings

Strategy Considerations for Candelo and Bemboka:

1. Develop local character statements for Candelo and Bemboka
2. Review the minimum lot size and other planning controls (such as height and setbacks) 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



Rural North

Dwelling Projections to 2036*

- 1,370 total dwellings
- 106 additional dwellings, an average 6 dwellings per year
- 8% growth

*.id Projections 2019 to 2036 for Rural North



Neighbourhood
Centre:
Cobargo

Neighbourhood Centre Cobargo

Current Capacity

There is a sufficient supply of zoned land in existing centres in the Profile Area:

- Underutilised capacity on vacant land:
391 dwellings
- Estimated contribution from renewal of occupied land to 2036:
39 dwellings
- Estimated overall available potential to 2036:
430 dwellings
- Excess capacity above profile area housing projections to 2036:
324 dwellings

Strategy Considerations for Cobargo:

1. Develop a local character statement
2. Review the minimum lot size and other planning controls (such as height setbacks, streetscape) 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

Bega Rural

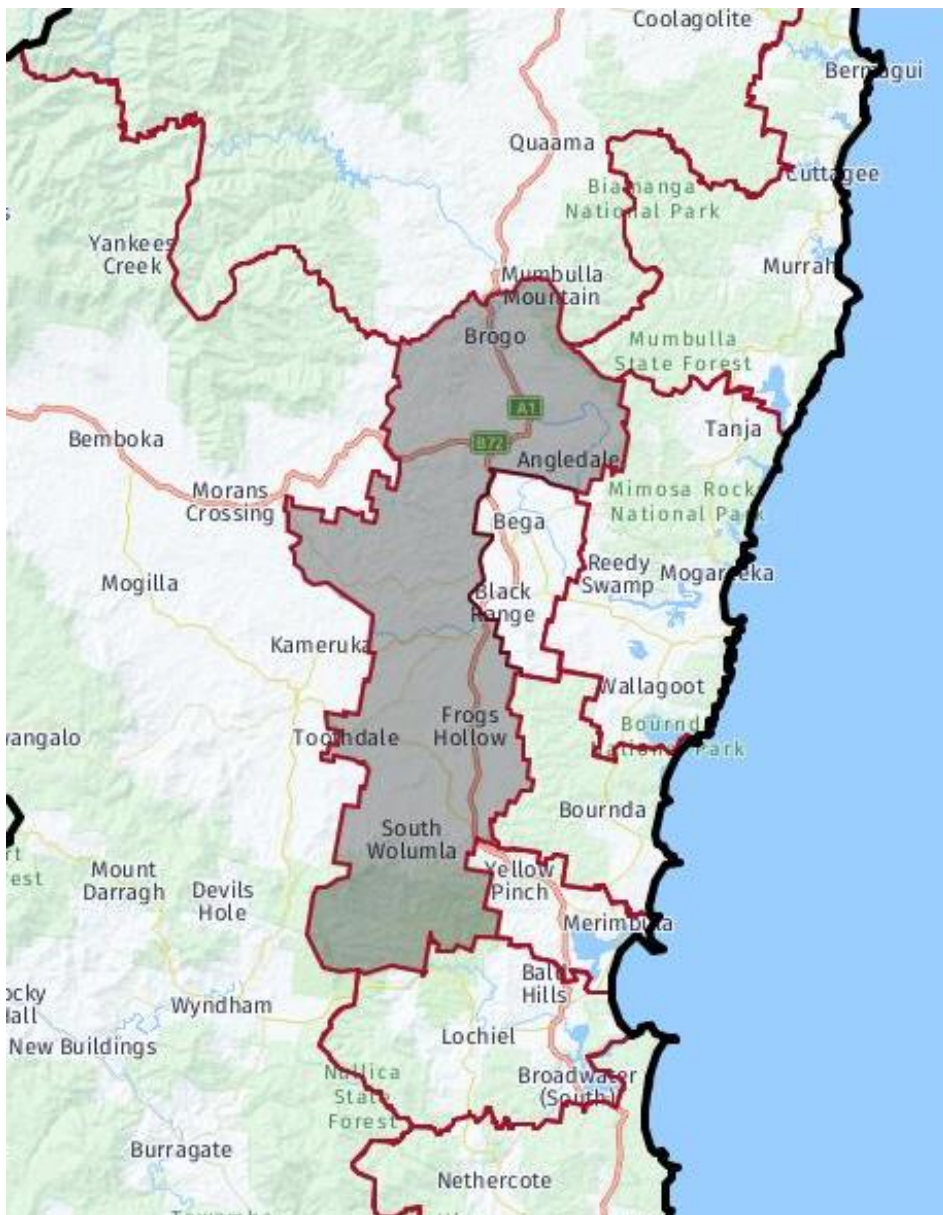
Dwelling Projections to 2036*

- 1,071 total dwellings
- 115 additional dwellings, an average 7 dwellings per year
- 12% growth

*.id Projections 2019 to 2036 for Bega Rural



Small Settlement:
Wolumla



Small Settlement Wolumla

Current Capacity

There is a sufficient supply of zoned land in existing centres in the Profile Area :

- Underutilised capacity on vacant land:
825 dwellings
- Estimated contribution from renewal of occupied land to 2036:
11 dwellings
- Estimated overall available potential to 2036:
836 dwellings
- Excess capacity above profile area housing projections to 2036:
721 dwellings

Strategy Considerations for Wolumla:

1. Develop a local character statement for Wolumla
2. Review land uses permissible in the RU5 Village zone to support local character

