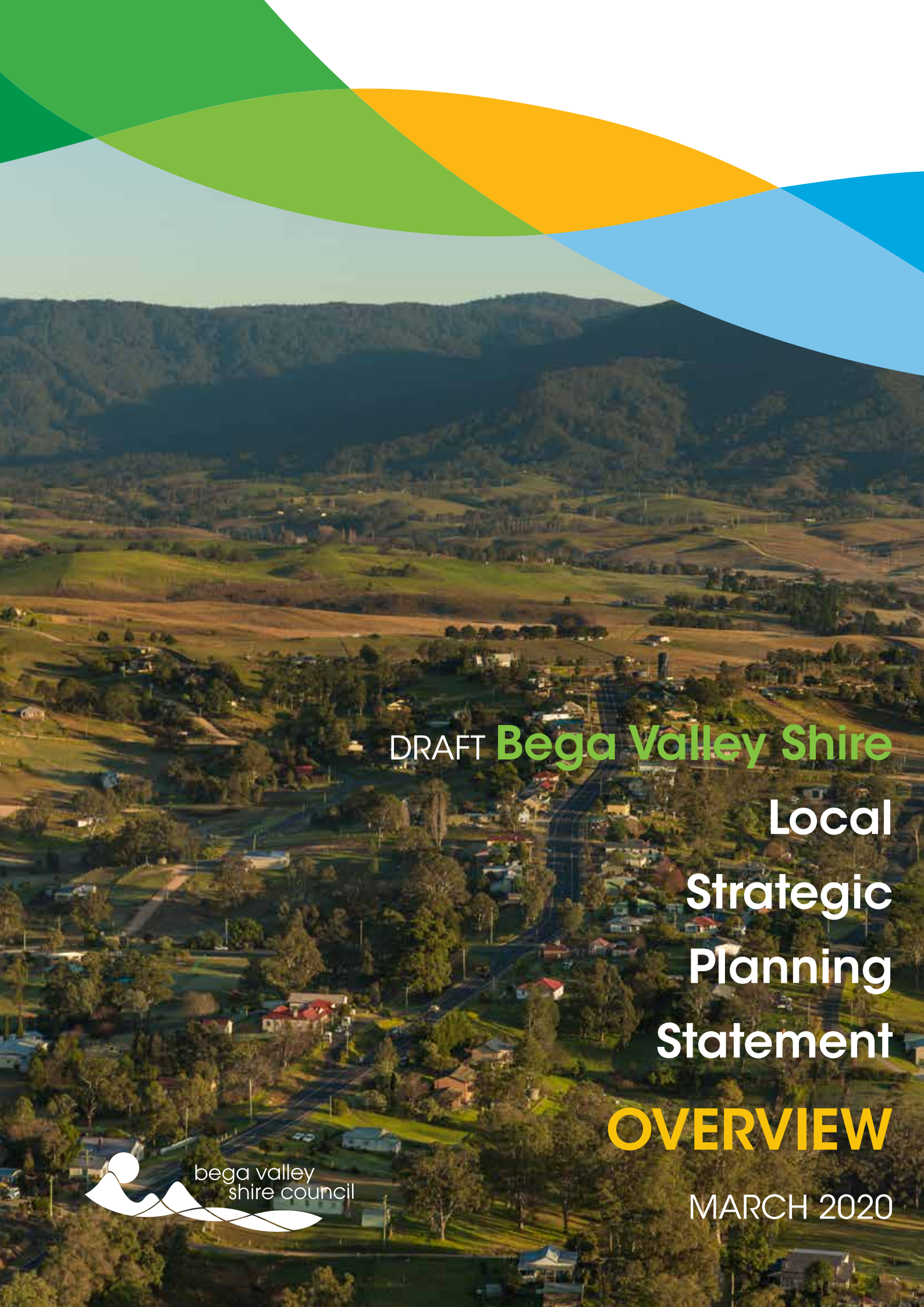


DRAFT Bega Valley Shire Local Strategic Planning Statement

OVERVIEW

MARCH 2020

bega valley shire council

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

Our Aboriginal Custodians

The Bega Valley Shire Council acknowledges

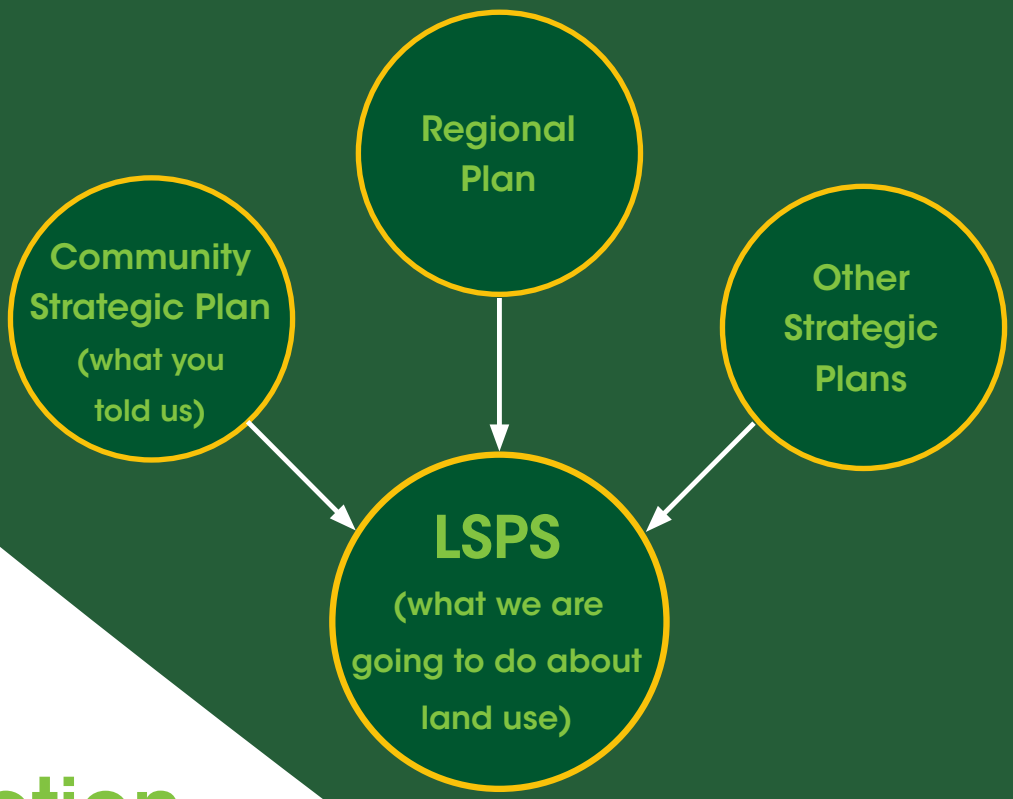
the Traditional Custodians of the lands and waters of the Shire,

the people of the Yuin nations,

and show our respect to elders past, present and emerging.

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



Introduction

The draft Bega Valley Shire Local Strategic Planning Statement (LSPS) sets out future directions for how we use the land around us. It covers land uses such as housing, recreation, transport, industry, public open space, cultural activities, agriculture, commerce and natural areas.

The draft LSPS builds on and consolidates an array of previous consultations and strategies. It will be used to guide decisions that Council makes about how land will be used and provide clarity on the types of development that are likely to be supported in certain areas and those that may not.

Did you know?

This document is an *overview* of the Draft Bega Valley Shire Local Strategic Planning Statement.

The full document includes a lot more detail about our Shire and how we live, a detailed 20-year land use vision, specific actions for how we will address land use challenges, maps, and place-based sections for Bega, Bermagui, Eden and Merimbula.

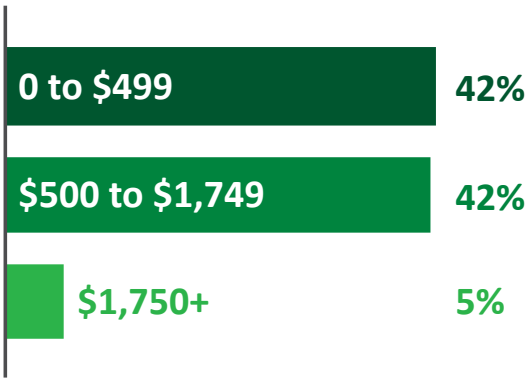
Draft LSPS Overview

This overview of the draft LSPS has been prepared to help with community engagement of the draft LSPS. It presents a selection of information from the complete draft LSPS, details some of the issues Council has identified in previous consultations and presents proposed directions for future land use.

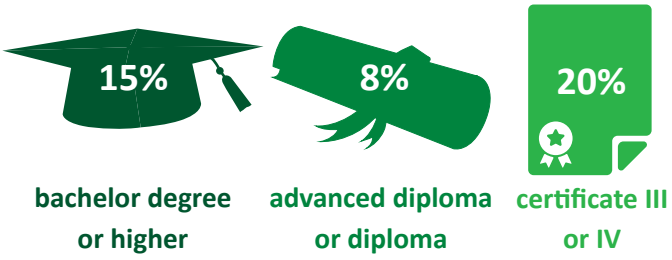
The complete draft LSPS also includes detailed visions, additional background information as well as specific actions that Council is proposing in the short and medium term to implement the directions. It also contains desired future character statements for Bega, Bermagui, Eden and Merimbula to guide development in those towns. The complete draft LSPS is available via the *Have Your Say* page on Council's website.

Our Community

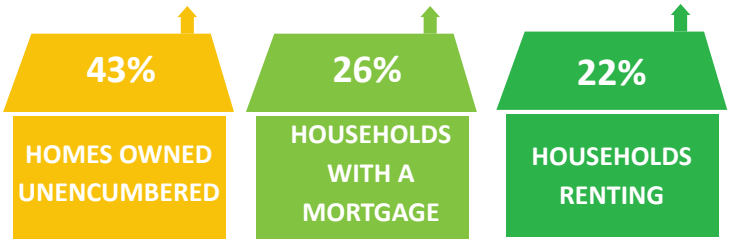
INDIVIDUAL WEEKLY INCOME



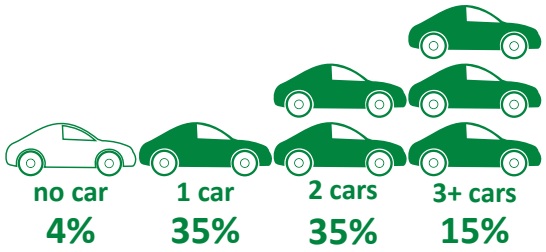
HIGHEST LEVEL OF EDUCATION



HOUSING TENURE

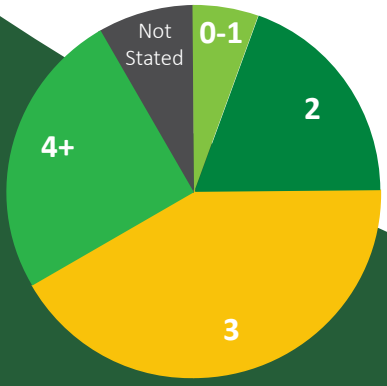


HOUSEHOLD CAR OWNERSHIP



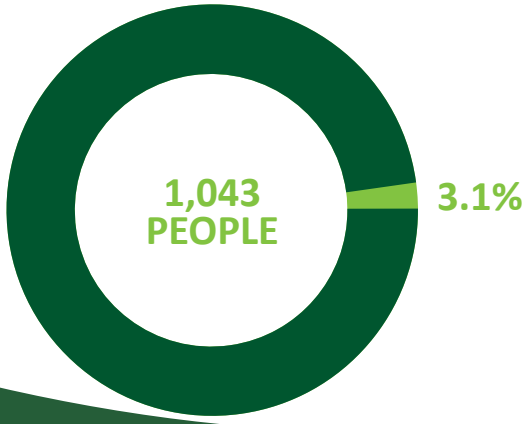
DWELLINGS PROFILE AND OCCUPANCY

NUMBER OF BEDROOMS



HOUSEHOLD SIZE

ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLES



METHODS OF TRAVEL TO WORK

0.7%
PUBLIC TRANSPORT TO WORK
vs.
Regional NSW 1.2%

0.4%
CYCLE TO WORK
vs.
Regional NSW 0.6%

4.9%
WALK TO WORK
vs.
Regional NSW 3.8%

7.4%
WORK FROM HOME
vs.
Regional NSW 6.2%

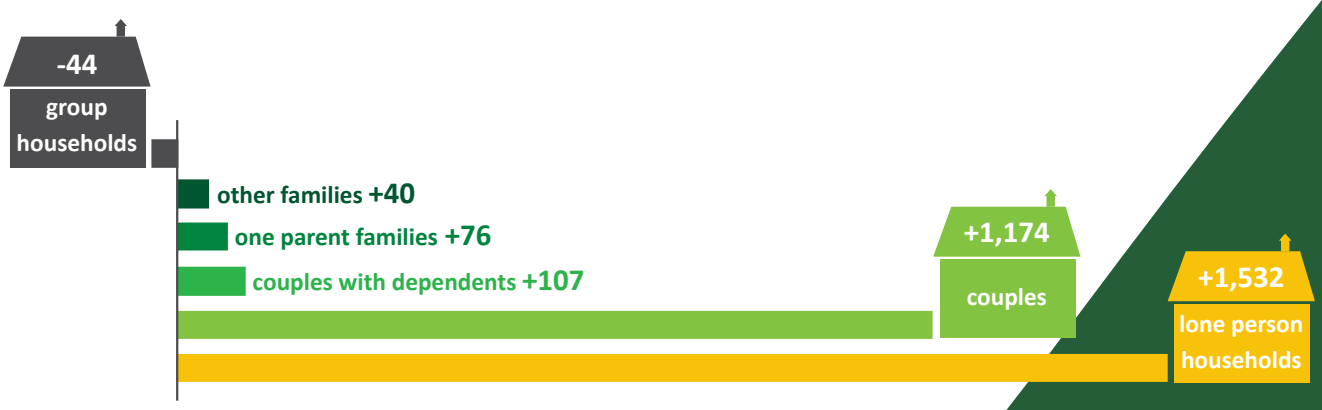
69.7%
DRIVE TO WORK
vs.
Regional NSW 73.5%

POPULATION

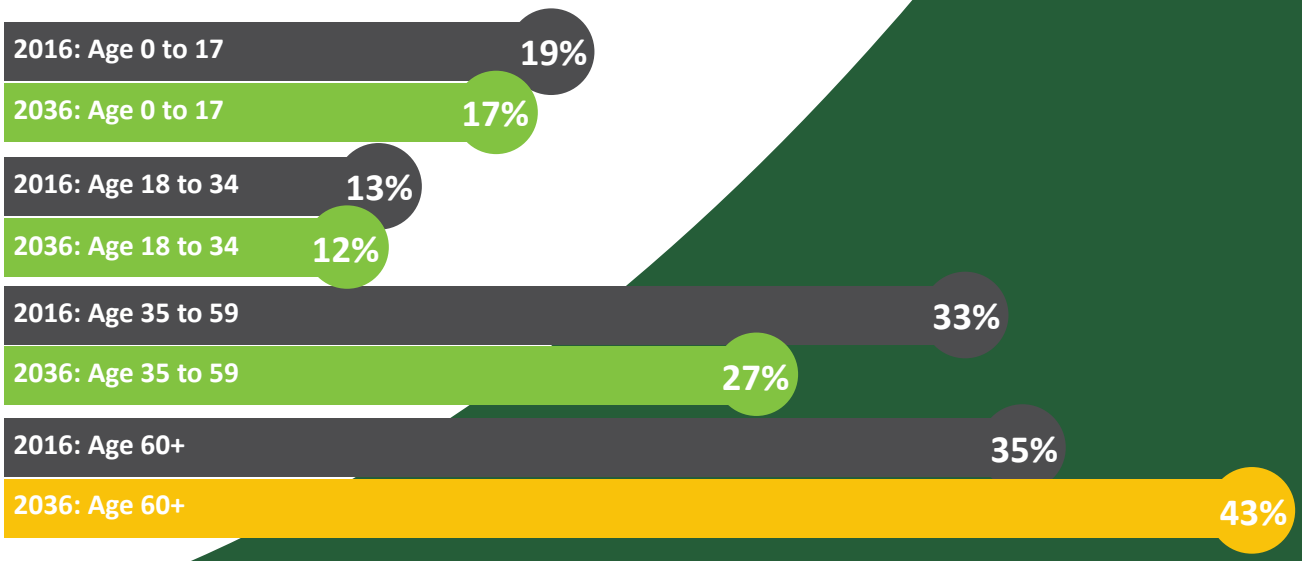
FORECAST ANNUAL GROWTH RATE: 0.6%

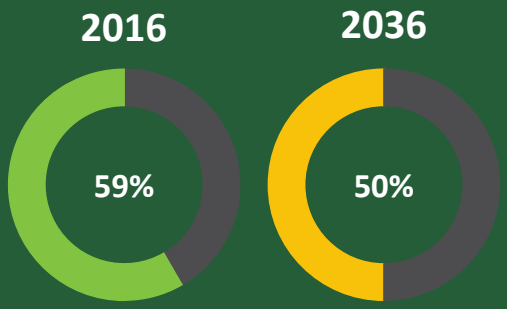
2020: 34,746 2036: 38,138

FORECAST CHANGE IN HOUSEHOLD TYPE 2016-2036



FORECAST POPULATION CHANGE





WORKING AGE POPULATION
(15-64 years)

Source: .id the population experts

Local Values and Priorities

What you have told us about...

What we love about living here

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

What makes our places special

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

Priorities for growth and change

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

Land Use Vision

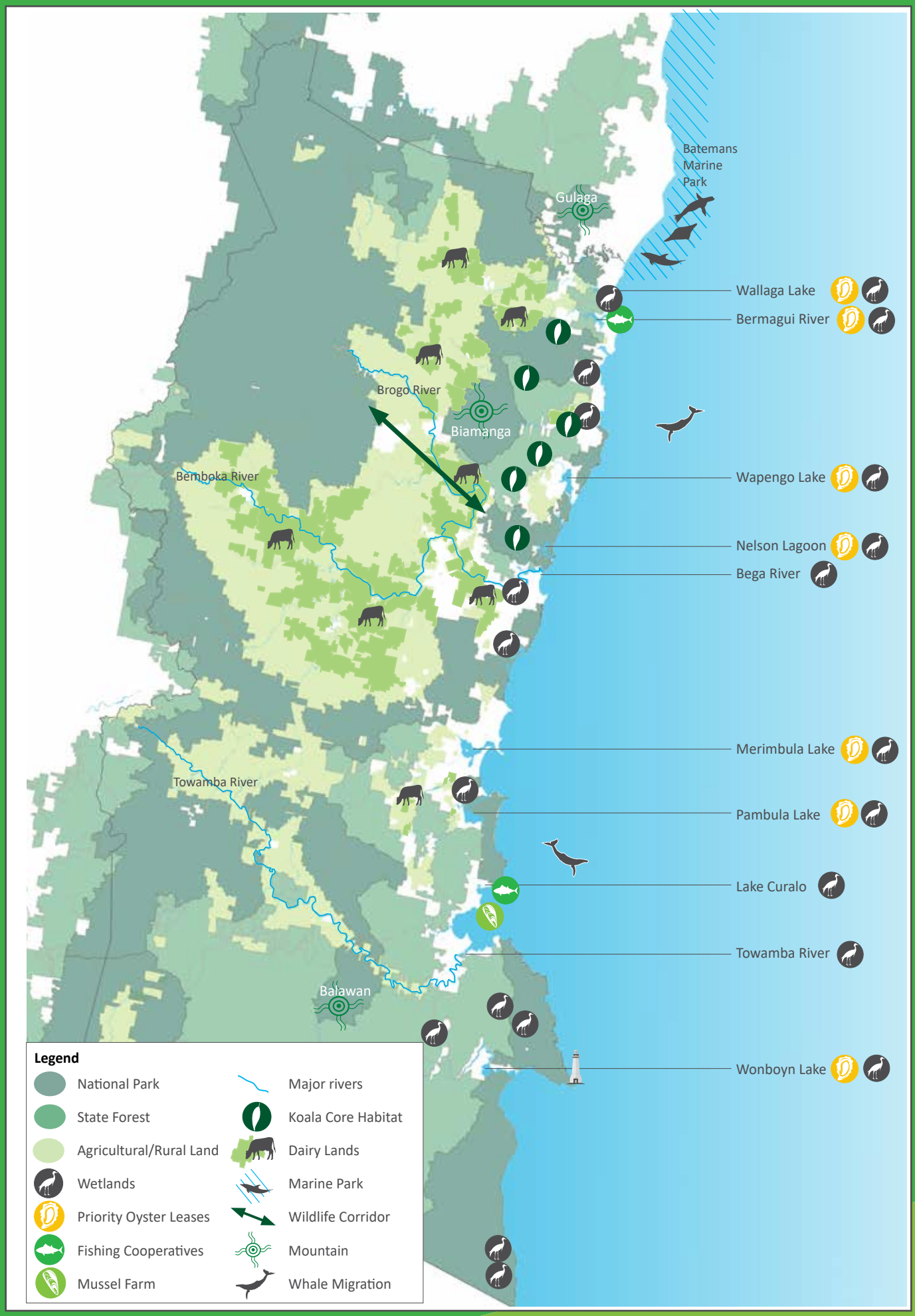
Land use in the Bega Valley Shire supports the activities, infrastructure and natural environment that enhance our quality of life and enable us to become more resilient to challenges.

Planning Priorities:

1. **NATURAL ENVIRONMENT**
   Protect and enhance the landscapes and river catchments that support our lifestyle and economy
2. **NATURAL HAZARDS**
   Increase resilience to natural hazards including bushfire, flood, heat, coastal erosion and sea level rise
3. **CARBON NEUTRAL**
   Transition to a carbon neutral Shire by 2050
4. **ABORIGINAL LAND AND CULTURE**
   Promote Aboriginal culture and assist local Aboriginal people to achieve economic prosperity and better health, education and employment outcomes
5. **AGRICULTURE, FORESTRY AND AQUACULTURE**
   Support diverse and sustainable agricultural, forestry and aquaculture sectors with new economic opportunities
6. **INDUSTRY AND FREIGHT**
   Expand and diversify industries through development of industrial land and improved freight connections
7. **TRANSPORT**
   Connect people and places through new transport options and a network of shared cycle and pedestrian paths
8. **PUBLIC OPEN SPACE**
   Encourage physical activity and social connection in public open spaces
9. **CHARACTER**
   Protect and build on the features that give our towns and villages their distinctive character
10. **HOUSING**
    Support and encourage a diverse range of housing
11. **TOWN CENTRES**
    Develop town centres into vibrant and thriving places of commercial, social, recreation and cultural activity

SHIREWIDE STRUCTURE PLAN

NATURAL ADVANTAGE MAP



PLANNING PRIORITY 1: NATURAL ENVIRONMENT

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

KEY CHALLENGES FOR LAND USE

- Balancing the pressures of population growth with the protection of the natural environment.
- Maintaining high biodiversity habitat, water catchments and ecological systems that support key industries and recreation opportunities.

FUTURE DIRECTIONS

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

PLANNING PRIORITY 2: NATURAL HAZARDS

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

KEY CHALLENGES FOR LAND USE

- Changing how we use land to ease the impacts of more hot days, heatwaves, more extreme fire weather, flooding and coastal erosion.
- Implementing actions with the existing patterns of settlement, economic activity and infrastructure.

FUTURE DIRECTIONS

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

PLANNING PRIORITY 3: CARBON NEUTRAL

Transition to a carbon neutral Shire by 2050

KEY CHALLENGES FOR LAND USE

- Providing more public and active transport infrastructure and increasing electric vehicle charging infrastructure/ NBN network coverage
- Removing barriers to commercial food production

FUTURE DIRECTIONS

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

PLANNING PRIORITY 4: ABORIGINAL LAND AND CULTURE

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

KEY CHALLENGES FOR LAND USE

- Meeting the costs and planning requirements for developing land holdings.
- Preserving Aboriginal heritage and culture where previous land use decisions did not adequately consider the potential impacts.

FUTURE DIRECTIONS

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

PLANNING PRIORITY 5: AGRICULTURE, FORESTRY AND AQUACULTURE

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

KEY CHALLENGES FOR LAND USE

- Reducing sensitivity to impacts of climate change on fodder production, grazing and emerging agricultural industries.
- Managing development pressure for non-agricultural development and land use conflict from non-agricultural land owners.
- Protecting high priority aquaculture catchments and supporting new small lot agriculture and specialist horticulture.

FUTURE DIRECTIONS

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

PLANNING PRIORITY 6: INDUSTRY AND FREIGHT

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

KEY CHALLENGES FOR LAND USE

- Providing suitable land and suitable transport infrastructure to support new industry.
- Sourcing funding to realise the economic development and employment potential of key assets such as the Port of Eden and Merimbula Airport.

FUTURE DIRECTIONS

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

PLANNING PRIORITY 7: TRANSPORT

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

KEY CHALLENGES FOR LAND USE

- Meeting the need for more public transport, footpaths, shared cycle and pedestrian paths as well as infrastructure that supports people with reduced mobility and disabilities.
- Finding the right balance between traffic movement and pedestrian use in towns and villages where high pedestrian use and socialising areas overlap with important arterial roads.

FUTURE DIRECTIONS

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

PLANNING PRIORITY 8: PUBLIC OPEN SPACE

Encourage physical activity and social connection in public open spaces

KEY CHALLENGES FOR LAND USE

- Providing more support for community activities and events, improvements to recreation facilities and spaces and infrastructure for the aging population.
- Adjusting to changes in the utilisation of playgrounds and sporting facilities throughout the Shire.

FUTURE DIRECTIONS

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

PLANNING PRIORITY 9: CHARACTER

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

KEY CHALLENGES FOR LAND USE

- Ensuring new development protects and enhances areas with highly developed character while allowing flexibility for development to occur.
- Intensifying future development in existing urban centres while retaining the existing character of towns and villages and significant public views we want to keep.

FUTURE DIRECTIONS

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

PLANNING PRIORITY 10: HOUSING

Support and encourage a diverse range of housing

KEY CHALLENGES FOR LAND USE

- Addressing the lack of housing diversity in the short term with low rates of development.
- Meeting demand for housing that is suitable for the ageing population and keeps communities intact.

FUTURE DIRECTIONS

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

PLANNING PRIORITY 11: TOWN CENTRES

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

KEY CHALLENGES FOR LAND USE

- Adjusting to the changing role and function of town centres and creating vibrant commercial centres by improving the mix of commercial, social, recreational and cultural land uses and the design and function of public areas.
- Encouraging appropriate new development to locate within existing commercial areas in town centres.

FUTURE DIRECTIONS

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

Have your say

The draft LSPS is on exhibition from 23 March until 3 May.

You can give feedback in the following ways:

- Complete the online survey via Council's website www.begavalley.nsw.gov.au/haveyoursay
- Leave comments on Council's website www.begavalley.nsw.gov.au/haveyoursay
- Send written comments by email to council@begavalley.nsw.gov.au

or by mail to General Manager, Bega Valley Shire Council, PO Box 492, Bega, NSW.

Got a question?

Visit Council's website www.begavalley.nsw.gov.au/haveyoursay and view the questions and answers online, or view the Draft LSPS - full document.

Contact:

Anna Bowman
Ph: 02 6499 2384
Email: abowman@begavalley.nsw.gov.au

Sophie Thomson
Ph: 02 6499 2246
Email: sthomson@begavalley.nsw.gov.au

Zingel Place, Bega

M. PO Box 492 Bega **P.** 02 6499 2222 **F.** 02 6499 2200 **ABN.** 26 987 935 332 **DX.** 4904 Bega

council@begavalley.nsw.gov.au begavalleyshirecouncil www.begavalley.nsw.gov.au