



**Bega Valley Shire**

**Local  
Strategic  
Planning  
Statement**

**2040**





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# Our Aboriginal Custodians

The Bega Valley Shire Council acknowledges

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

the people of the Yuin nations,

and shows respect to elders past, present and emerging.

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## Abbreviations

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

# What is the Local Strategic Planning Statement?

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

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

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

## Purpose

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

The document's purpose is to:

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

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



## Policy Context

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

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

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

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

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



## Consultation

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

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

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

Council publicly exhibited the draft Strategy for 6 weeks from 23 March to 3 May 2020 with 169 survey responses, and 38 written submissions received. Following the review of survey feedback and submissions, several changes to the exhibited draft LSPS were made before the strategy was adopted by Council on 24 June 2020.

Link: [Understanding Our Place](#)

## Implementation and Monitoring

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

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

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

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

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



# Local Values and Priorities

What our residents have told us about...



## What we love about living here

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



## What makes our places special

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



## Priorities for growth and change

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



# Our Place

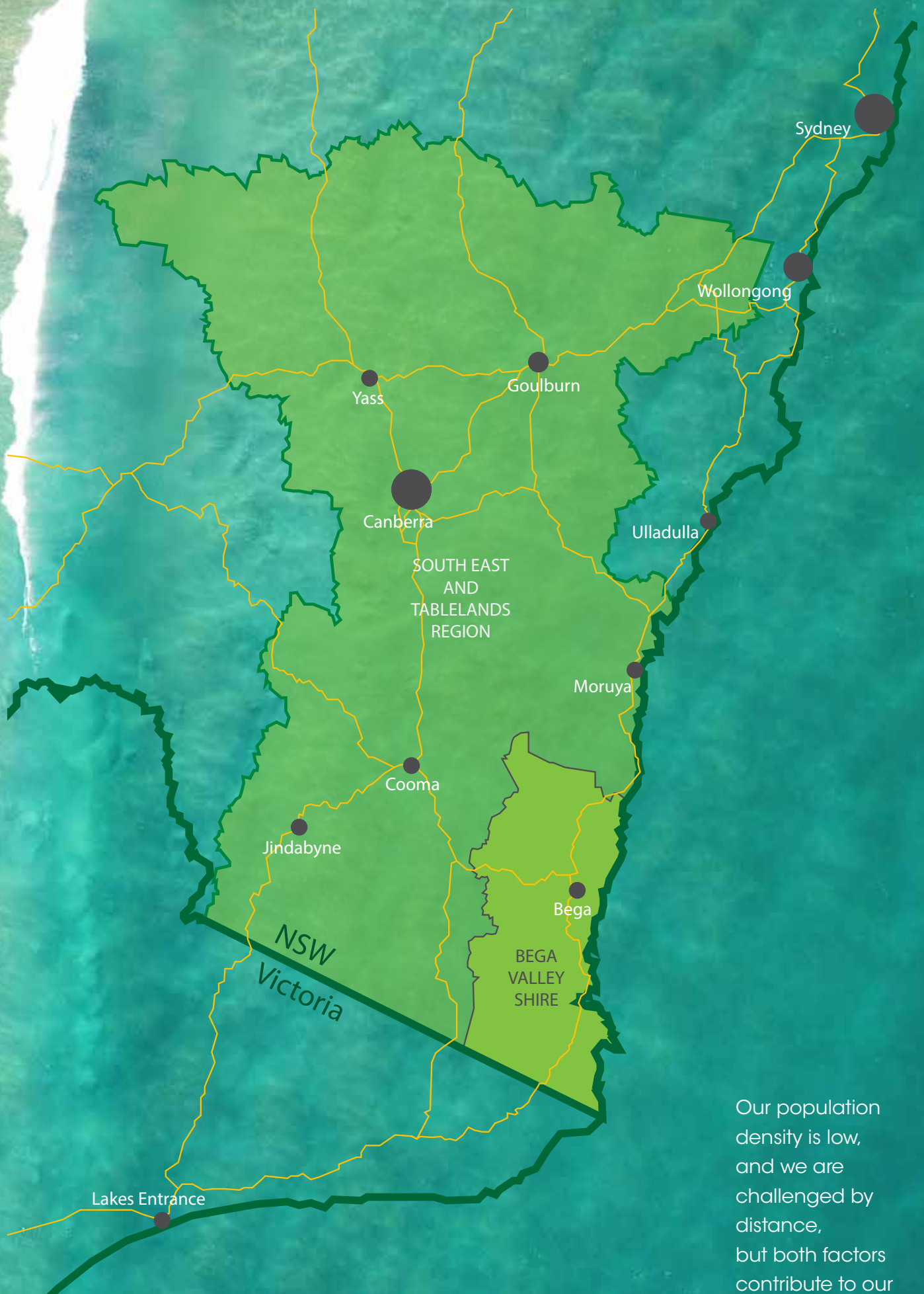
The Bega Valley Shire is located in the south-eastern corner of New South Wales, half way between Australia's two largest cities, Sydney and Melbourne and three hours' drive from the nation's capital, Canberra. At over 6,200 km<sup>2</sup>, the Shire is the largest local government area in coastal NSW and has the longest coastline, stretching 225 km from Wallaga Lake in the North to the Nadgee Wilderness and Victorian Border in the South. We are bordered by the Tasman Sea to the east and the tablelands to the west. We are also known as the Sapphire Coast and as part of the NSW Far South Coast.

Almost 80% of the Shire is National Park, State Forest or public reserve and large areas are used for agriculture. The small population of around 35,000 is dispersed, with a third of us living in rural areas and the remaining two thirds spread amongst 12 villages, 4 major towns and adjacent urban settlements. We have several industrial and commercial areas throughout the Shire and the major administrative centre is in Bega. Transport is predominantly by private car with limited bus services. Merimbula Airport provides air transport connectivity to Melbourne and Sydney. The Port of Eden is an important working port and is home to a growing cruise ship tourism industry.

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







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

# SHIREWIDE STRUCTURE PLAN

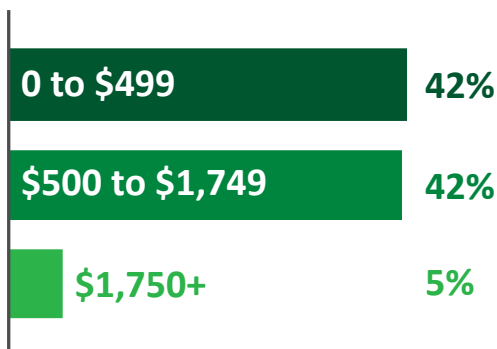






# Our Community

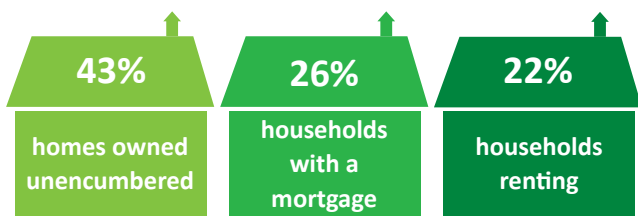
## INDIVIDUAL WEEKLY INCOME



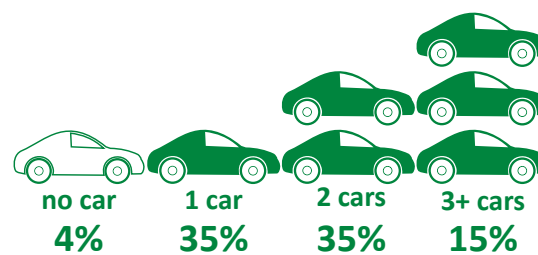
## HIGHEST LEVEL OF EDUCATION



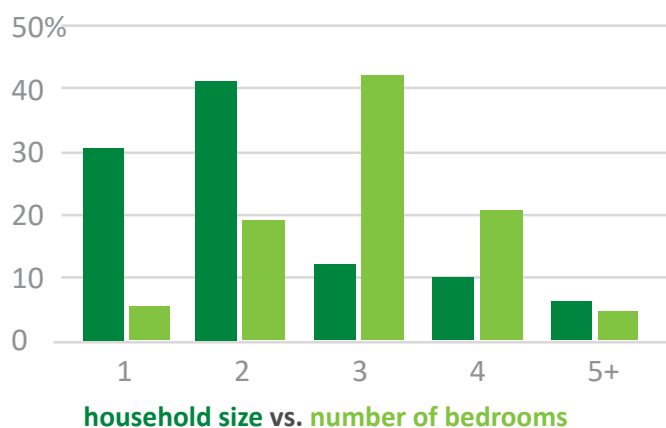
## HOUSING TENURE



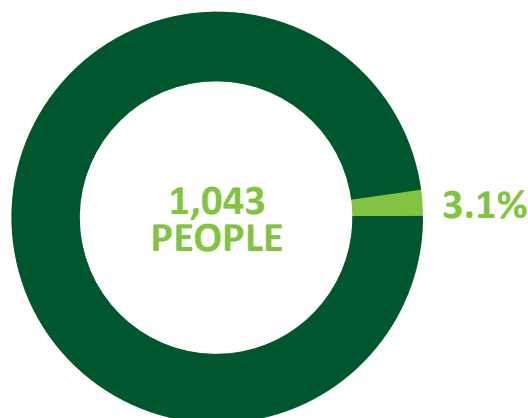
## HOUSEHOLD CAR OWNERSHIP



## DWELLINGS PROFILE AND OCCUPANCY



## ABORIGINAL AND TORRES STRAIT ISLANDER PEOPLES



## METHODS OF TRAVEL TO WORK



## POPULATION

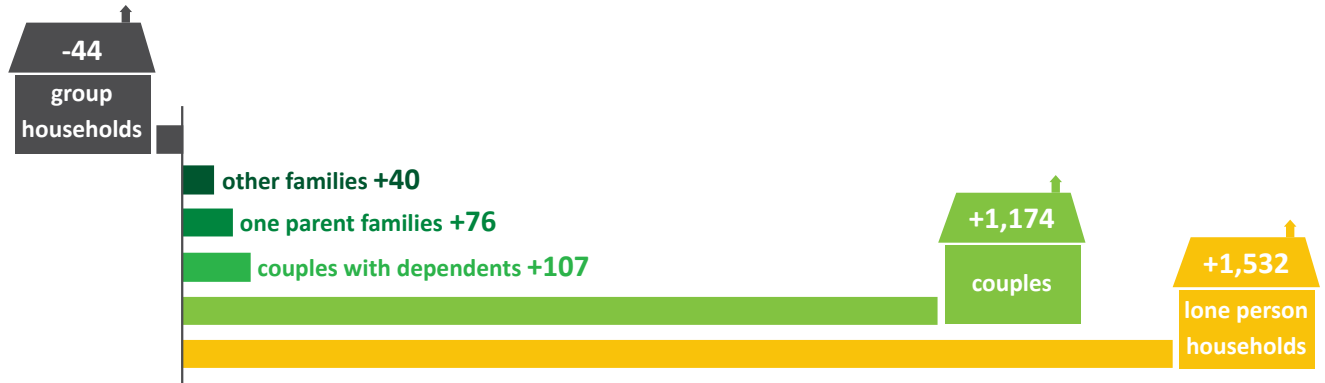
FORECAST ANNUAL GROWTH RATE: 0.6%



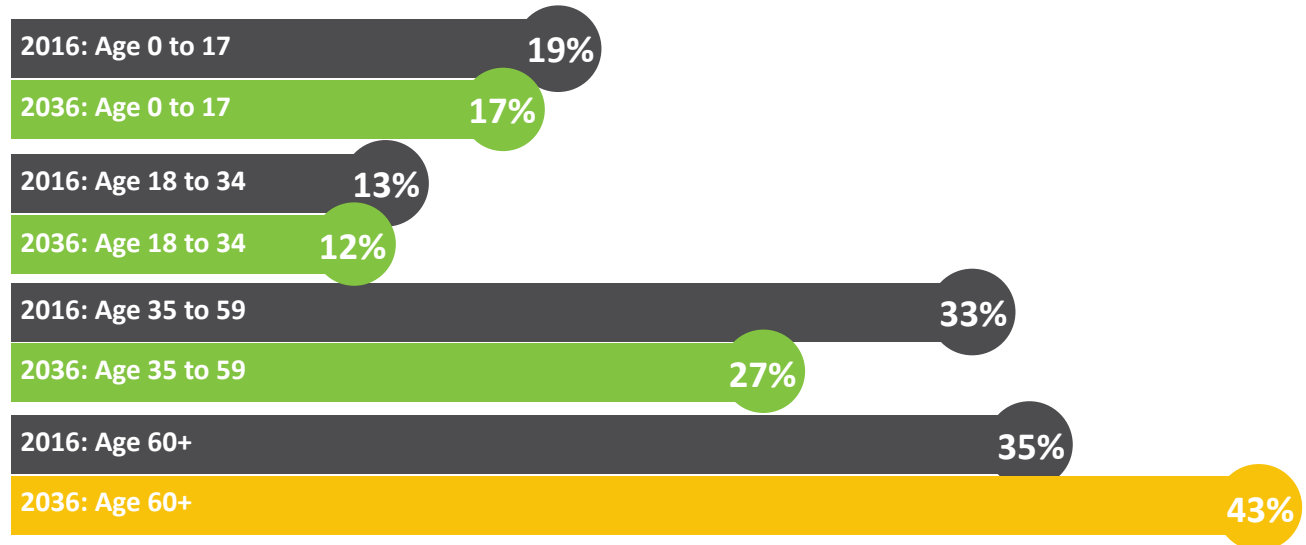
2020: 34,746

2036: 38,138

## FORECAST CHANGE IN HOUSEHOLD TYPE 2016-2036

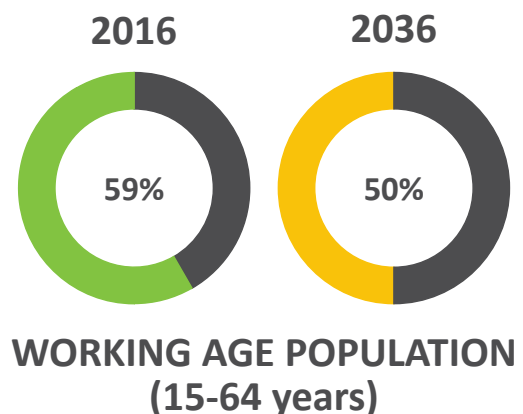


## FORECAST POPULATION CHANGE



2036

Source: [id the population experts](#)



WORKING AGE POPULATION  
(15-64 years)





# Planning for the Future

## Our Context

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

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

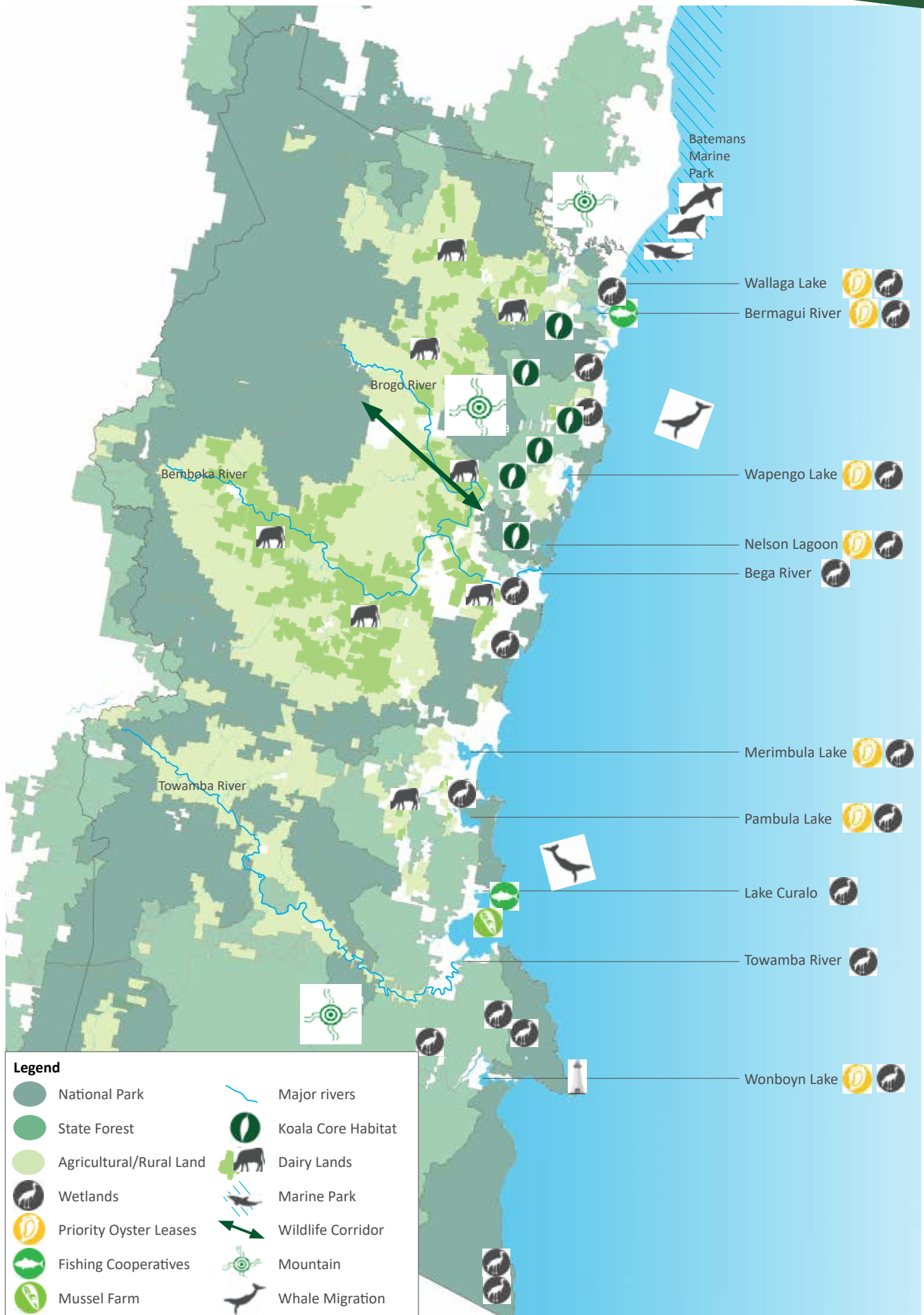
## Our Natural Advantage

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

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



## NATURAL ADVANTAGE MAP





## Our Opportunities

By 2030, it is forecast that four of the world's largest economies will be based in Asia (China, Japan, India and Indonesia).

Through access to the Canberra airport significant opportunities exist for farmers and manufacturers to access these markets and establish the Shire as a quality regional brand.

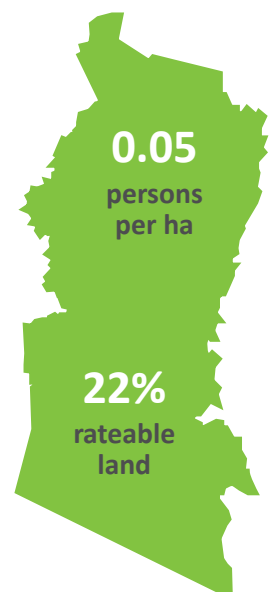
Our natural advantage positions the Shire well for continued growth in tourism and eco-tourism industries, in addition to forestry, aquaculture and the marine economy. The Port of Eden provides a picturesque natural gateway to the region and recent infrastructure investment will deliver significant industry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

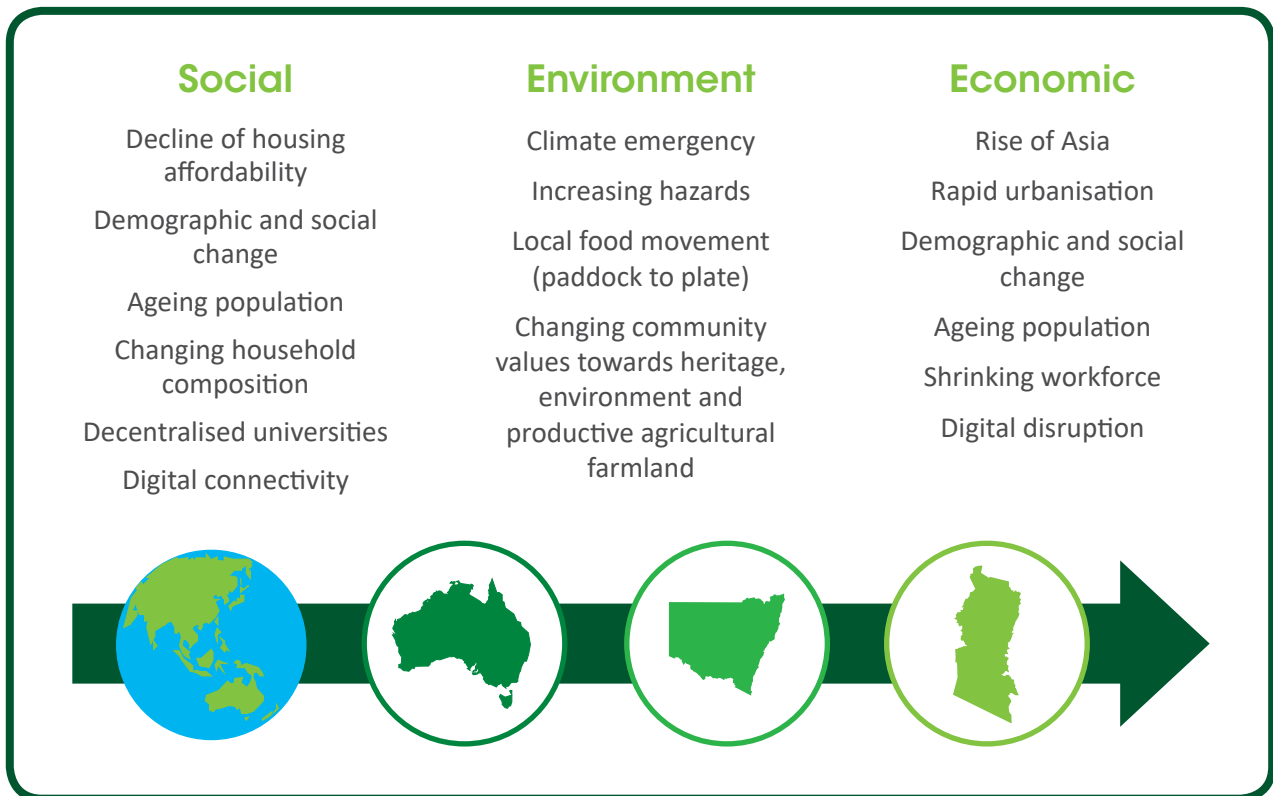
The South East Regional Hospital provides access to an extensive range of health care services and will continue to drive economic and residential growth within Bega and surrounds, including seniors living opportunities to service the ageing population.

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

## Our Challenges

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





## Global forces shaping land use in our Shire

The Bega Valley Shire exists within a context of larger external trends and forces, many of which will influence land uses.

Global trends indicate that economies are narrowing and deepening, resulting in local employment opportunities being limited to a smaller number of key sectors. Megatrends shaping the NSW economy include the rise of Asia, rapid urbanisation, demographic and social change (ageing population) and digital disruption. Importantly, many higher-level economic trends impacting land use in the Shire are consistent with other regional areas within NSW.







# Land Use Vision: Bega Valley Shire 2040



## COMMUNITY VISION:

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

## LAND USE VISION:

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

## PLANNING PRIORITIES:

### NATURAL ENVIRONMENT

The exceptional quality of our natural environment and sustainable development practices set us apart and underpin our way of life and economy

### NATURAL HAZARDS

People, land and infrastructure are well positioned to face natural hazards

### CARBON NEUTRAL

Our community, environment and economy have actively responded to the threat of climate change and the Shire continues to work towards the goal of being carbon neutral by 2050

### ABORIGINAL PEOPLE AND CULTURE

Aboriginal culture and heritage is respected and celebrated, and local Aboriginal people have achieved economic prosperity and better health, education and employment outcomes

### AGRICULTURE, FORESTRY AND AQUACULTURE

Innovation within the agriculture, forestry and aquaculture sectors continues as operators diversify to capitalise on new economic opportunities and are profitable and sustainable

### INDUSTRIAL LAND

New industrial developments capitalise on the Shire's comparative and competitive advantages, providing employment options that enable more young people to stay in the area

# Land Use Vision:

## Bega Valley Shire 2040

### **TOURISM**

The natural and cultural assets of the Shire have been enhanced to create a flourishing year-round tourism industry supporting local employment in a wide range of associated businesses

### **TRANSPORT**

The attractiveness, sustainability and success of our Shire is enhanced by the accessible and reliable transport network which enables the movement of people and goods and provides travel choices including walking, cycling and public transport

### **OPEN SPACE AND RECREATION**

A network of green spaces has created healthier and more liveable towns and villages and public places attract people of all ages and abilities to socialise, engage in arts and culture and be active and healthy

### **CHARACTER**

The distinctive character of the landscapes, towns and villages that make our Shire unique are thriving and continue to provide a sense of place and wellbeing to residents and attract visitors

### **HOUSING**

Residential areas provide a range of housing styles, sizes and tenures that suit people of all ages, income levels and household sizes and enable communities to stay connected and healthy as people move through the various stages in life

### **TOWN CENTRES**

The vibrant and progressive town centres are attractive, green and clean and provide places for living, entertainment and socialising as well as access to a wide variety of shops and services



## Planning Priority

## Community Strategic Plan

1

### NATURAL ENVIRONMENT

The exceptional quality of our natural environment and sustainable development practices set us apart and underpin our way of life and economy



2

### NATURAL HAZARDS

People, land and infrastructure are well positioned to face natural hazards



3

### CARBON NEUTRAL

Our community, environment and economy have actively responded to the threat of climate change and the Shire continues to work towards the goal of being carbon neutral by 2050



4

### ABORIGINAL PEOPLE & CULTURE

Aboriginal culture and heritage is respected and celebrated, and local Aboriginal people have achieved economic prosperity and better health, education and employment outcomes



5

### AGRICULTURE, FORESTRY & AQUACULTURE

Innovation within the agriculture, forestry and aquaculture sectors continues as operators diversify to capitalise on new economic opportunities and are profitable and sustainable



6

### INDUSTRIAL LAND

New industrial developments capitalise on the Shire's comparative and competitive advantages, providing employment options that enable more young people to stay in the area



# Achieving our Vision:

## South East & Tablelands Regional Plan

## UN Global Goals

Goal 2: A diverse  
environment  
interconnected by  
biodiversity corridors



Goal 2: A diverse  
environment  
interconnected by  
biodiversity corridors



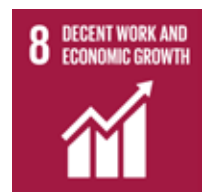
Goal 2: A diverse  
environment  
interconnected by  
biodiversity corridors



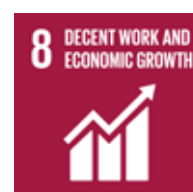
Goal 1: A connected and  
prosperous economy  
Goal 3: Healthy and  
connected communities



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



Goal 1: A connected and  
prosperous economy



## Planning Priority

## Community Strategic Plan

7

### TOURISM

The natural and cultural assets of the Shire have been enhanced to create a flourishing year-round tourism industry supporting local employment in a wide range of associated businesses



8

### TRANSPORT

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9

### OPEN SPACE & RECREATION

A network of green spaces has created healthier and more liveable towns and villages and public places attract people of all ages and abilities to socialise, engage in arts and culture and be active and healthy



10

### CHARACTER

The distinctive character of the landscapes, towns and villages that make our Shire unique are thriving and continue to provide a sense of place and wellbeing to residents and attract visitors



11

### HOUSING

Residential areas provide a range of housing styles, sizes and tenures that suit people of all ages, income levels and household sizes and enable communities to stay connected and healthy as people move through the various stages in life



12

### TOWN CENTRES

The vibrant and progressive town centres are attractive, green and clean and provide places for living, entertainment and socialising as well as access to a wide variety of shops and services



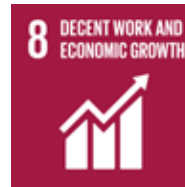


# Achieving our Vision:

## South East & Tablelands Regional Plan

## UN Global Goals

Goal 1: A connected and prosperous economy



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



Goal 3: Healthy and connected communities



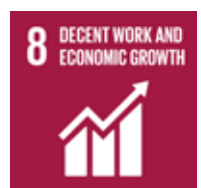
Goal 3: Healthy and connected communities



Goal 4: Environmentally sustainable housing choices



Goal 1: A connected and prosperous economy







# Achieving our Vision:

Planning Priorities  
Directions  
Actions





## PLANNING PRIORITY 1: NATURAL ENVIRONMENT

The exceptional quality of our natural environment and sustainable development practices set us apart and underpin our way of life and economy

### EXISTING SITUATION

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

The condition of ecosystems within the Shire varies. Both public and private land owners are custodians of large areas of high biodiversity, threatened and protected plants and animals and important wildlife corridors. These diverse landscapes feature forested escarpments, river valleys, wetlands, ocean beaches and a unique diversity of estuarine systems.

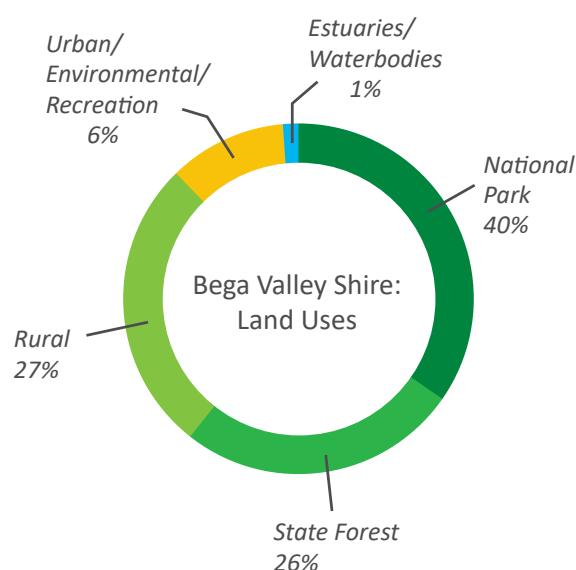
### CHALLENGES FOR LAND USE

- To integrate population growth with protection of the natural environment. This includes maintaining beach and estuarine environmental values near existing urban areas. Five of the Shire's six major settlements are in coastal areas and half of the population lives within 1.5km of the coast.
- To encourage land owners to restore and enhance high biodiversity habitat, wildlife corridors, water catchments; protect and restore waterways, wetlands and riparian zones; and help maintain the natural ecological systems that support key industries, recreation opportunities and our quality of life.
- Protecting threatened species in riparian land with high biodiversity value from squeeze due to sea levels rise.



## 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 in response to climate change.
- Encourage land owners to increase rainfall capture and storage and slow the movement of water in the landscape through water sensitive urban design and reuse systems.
- Support programs that improve the quality of natural systems and enhance biodiversity values, including habitat regeneration, restoration of wildlife corridors and land management.
- Support investment in biodiversity offsets that enhance regional conservation outcomes.
- Support integrated pest and weed management programs across land tenures.
- Explore opportunities to use Council's open space reserves for climate resilience projects including for biodiversity conservation offset programs and stewardship sites.



Links:

[BVSC Climate Resilience Strategy](#)

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

## ACTIONS

- 1.1 Continue Biodiversity Assessment of Council owned and managed lands
- 1.2 Incorporate updated strategic wildlife corridor information into biodiversity planning measures when available
- 1.3 Complete and implement the Coastal Management Programs
- 1.4 Develop a biodiversity framework for Council
- 1.5 Investigate opportunities for provision of reticulated sewer at Quaama
- 1.6 Review planning controls to facilitate the establishment of new marine and estuarine industries and the relocation and expansion of onshore oyster processing facilities
- 1.7 Review the protection of vulnerable landscapes and key fish habitat and implement changes to planning controls where necessary
- 1.8 Ensure that enough land is zoned for landward migration of wetlands
- 1.9 Identify and enhance biodiversity corridors important for species reintroduction (including koalas) and to mitigate the impacts of climate change

## TIMEFRAME

- Ongoing
- Ongoing
- Short term
- Short term
- Short term
- Medium term
- Medium term
- Medium term
- Medium term



## PLANNING PRIORITY 2: NATURAL HAZARDS

People, land and infrastructure are well positioned to face natural hazards

### EXISTING SITUATION

The majority of the Shire is bushfire prone due to seventy percent of the Shire being forested and much of the remainder being grassland. Many population centres have a large urban/bushland interface, increasing exposure to bushfire. Some populated areas are vulnerable to flooding, particularly parts of Bega and Pambula.

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

Our region experiences considerable year-to-year temperature and rainfall variability, resulting in heatwaves, storms, droughts, floods and bushfires. Climate change will intensify this natural variability, making it more difficult to manage the land, eco-systems and activities that support human settlements.

### CHALLENGES FOR LAND USE

- Modifying how we use land to mitigate against the impacts of climate change on the frequency and duration of natural disasters.
- Reducing vulnerabilities to future natural disasters and increasing resilience given the existing location and pattern of settlement, economic activity and infrastructure across the Shire.
- Planning for a sustainable and resilient infrastructure network and managing existing Council assets in high coastal hazard areas.

**Predicted inundated land  
by 2100 = 16km<sup>2</sup>**

*Links:*

[BVSC Climate Resilience Strategy](#)  
[NSW Climate Change Policy Framework](#)  
[Government Architect's Greener Places Policy](#)  
[South East & Tablelands Climate Change Snapshot](#)  
[AdaptNSW](#)  
[yourhome.gov.au](#)





## FUTURE DIRECTIONS

- Concentrate future residential development in low hazard locations or where an increased level of safety from natural hazards can be provided.
- Prioritise the sealing of collector roads for safer travel in emergencies.
- Plan for transport network improvements to improve emergency evacuation routes.
- Explore opportunities to use Council's open space reserves for biodiversity conservation offset programs and stewardship sites.
- Encourage existing development to adopt minimum bushfire and flood mitigation standards.
- Require new development to be designed to withstand natural hazards from a future climate.
- Support Industry and Water NSW endeavours to improve water security including plans to raise the Brogo Dam spillway to increase dam storage.

### ACTIONS

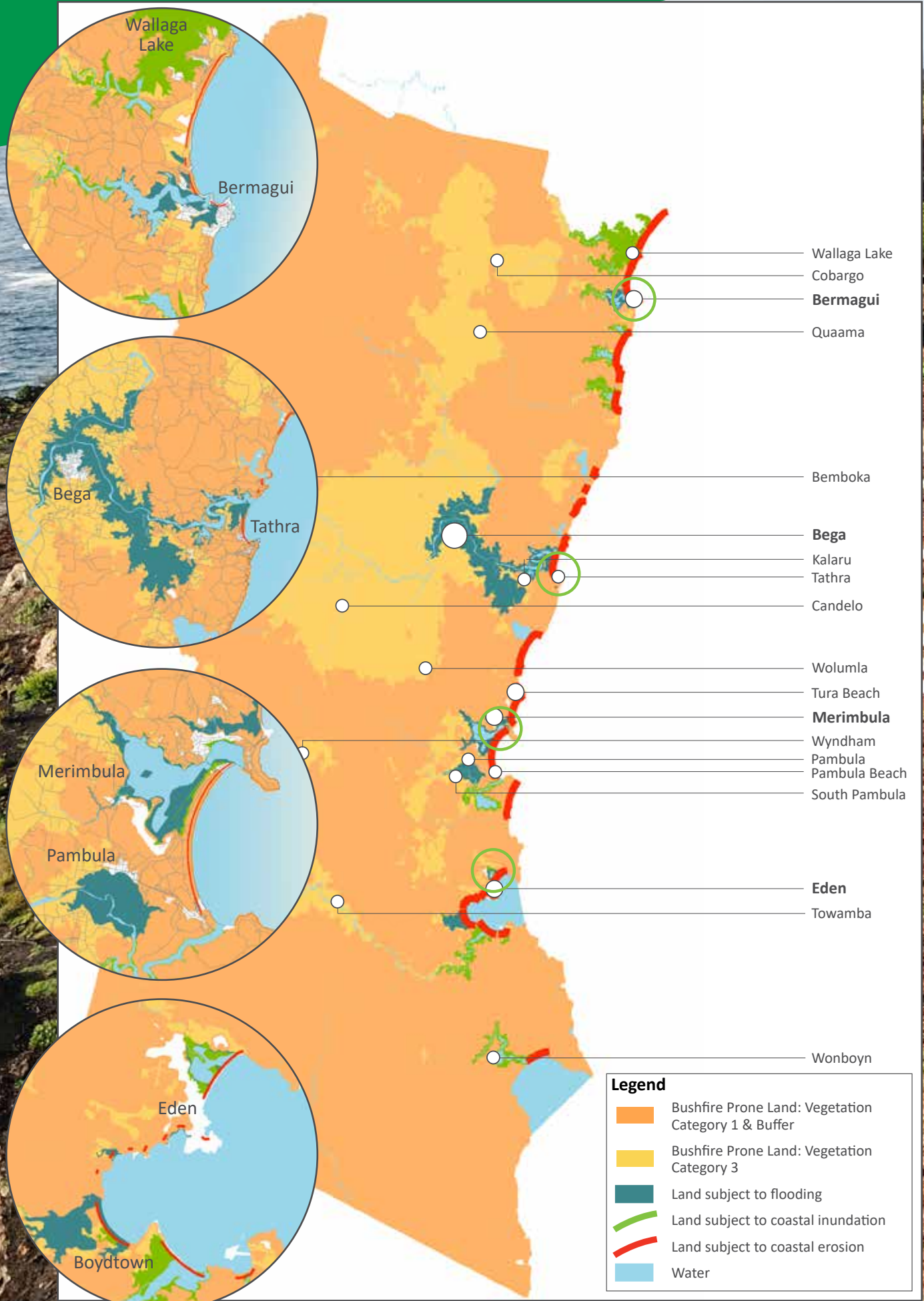
### TIMEFRAME

2.1 Identify gaps and/or limitations in flood and coastal hazards data and develop flood risk management plans to address identified gaps and/or limitations	Ongoing
2.2 Complete Pambula / Yowaka Rivers Flood Study and Wolumla Creek Flood Study	Short term
2.3 Review the findings of the Royal Commission and NSW Independent Bushfire Inquiry and consider implications for land use planning and planning controls	Short term
2.4 Develop adaptation and hazard response plans for communities subject to high natural hazards	Medium term
2.5 Formalise publicly maintained bushfire Asset Protection Zones to enable use by future adjoining development	Medium term
2.6 Review planning controls for flood planning and sea level rise for new developments	Medium term

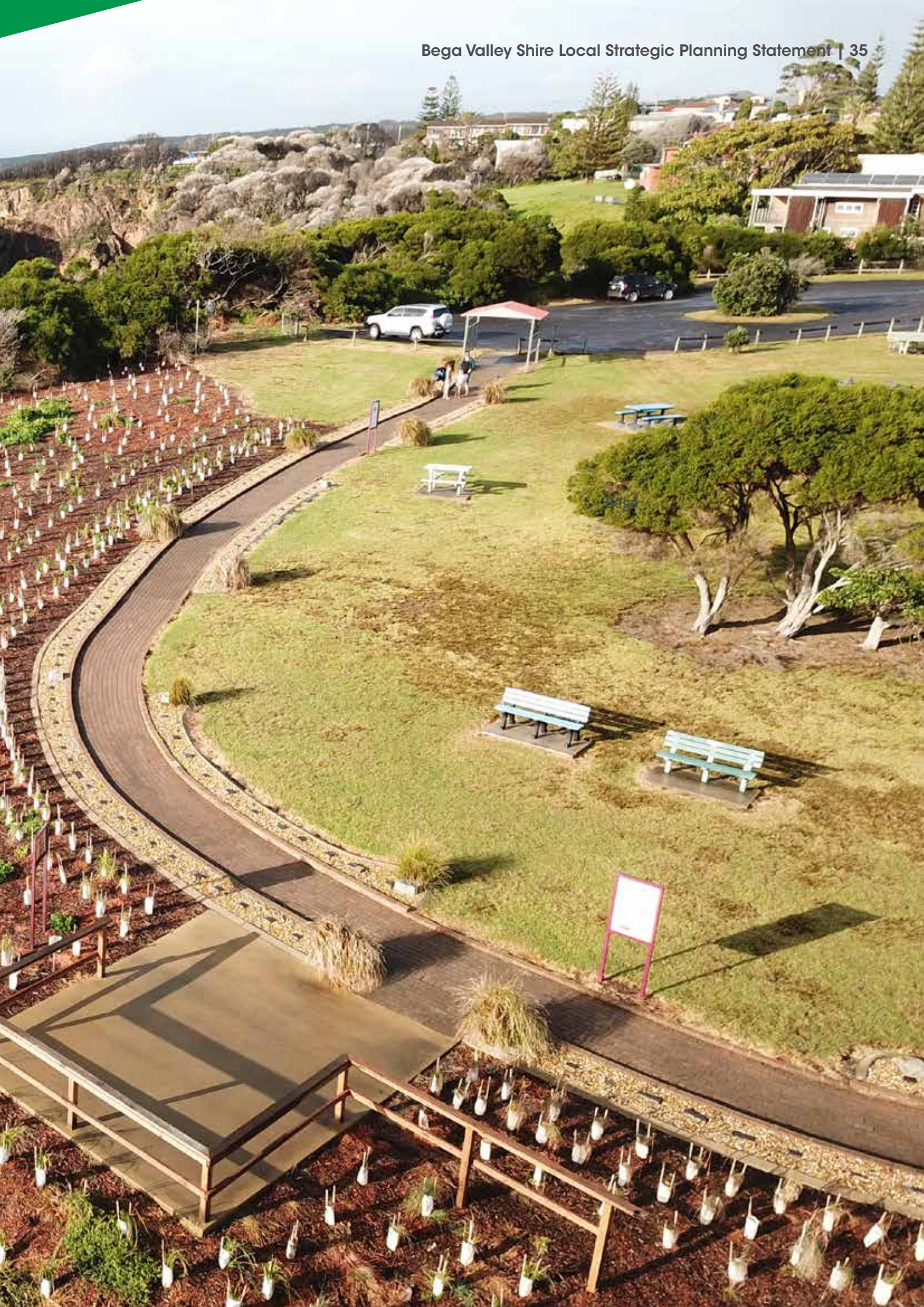




# NATURAL HAZARDS MAP









## PLANNING PRIORITY 3: CARBON NEUTRAL

Our community, environment and economy have actively responded to the threat of climate change and the Shire continues to work towards the goal of being carbon neutral by 2050

### EXISTING SITUATION

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

The Shire has made progress towards reducing carbon emissions through improvements to telecommunications and internet access, which has reduced commuter transport reliance, diversion of food waste from landfill, adoption of sustainable agricultural practices and uptake of small-scale renewables with over 25% of houses having rooftop solar. COVID-19 controls have demonstrated that working from home can be achieved for many. Further opportunities to reduce energy reliance come from having farmland adjacent to towns and villages for local fresh food supply, further improvements to waste and water reuse and recycling, greater transport efficiencies, renewable energy projects and revegetation of unproductive cleared land to facilitate carbon sequestration.

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

#### *Links:*

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

Source: [BVSC Climate Resilience Strategy](#)  
[BVSC Recycling the Future](#)

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

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

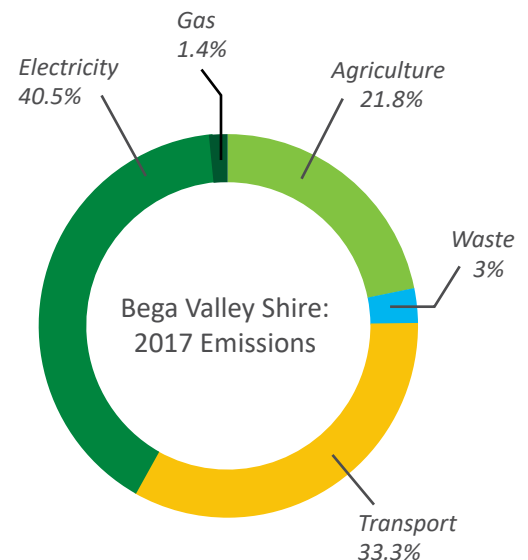
Bega Valley Shire Council has resolved to prioritise its response to climate change through the recognition of a climate emergency and implement initiatives that reflect the strength, scope and immediacy required to combat climate change, and to ensure the continued economic and social viability of agricultural and transport sectors in the Bega Valley.

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



## CHALLENGES FOR LAND USE

- The current dispersed settlement pattern is highly reliant on energy-intensive private vehicle transport.
- Further investment into electric vehicle charging infrastructure is required to support electric vehicle take-up.
- Limited public and walking and cycling infrastructure is in place to facilitate the shift away from private vehicles.
- Some parts of the Shire are not serviced by the NBN network.
- Current planning controls limit the permissibility of commercial food production in some areas.
- Balancing land and resource use practices that impact greenhouse gas emissions or carbon sequestration capacity.
- There are limited locations for large-scale renewables and storage.
- Existing national electricity markets rules limit innovation.



## FUTURE DIRECTIONS

- Support the establishment of new and innovative industries, initiatives and technologies that reduce emissions including waste diversion and recycling, alternative fuel vehicles, walking and cycling, coworking/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 inputs.
- Support carbon sequestration in soils, wetlands, oceans and forests.
- Encourage and incentivise best practice passive and sustainable building design and materials use, provision of well-designed shade 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 and encourage the use of fire-resistant species.

### ACTIONS

### TIMEFRAME

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

## PLANNING PRIORITY 4: ABORIGINAL LAND AND CULTURE

Aboriginal culture and heritage is respected and celebrated, and local Aboriginal people have achieved economic prosperity and better health, education and employment outcomes

### EXISTING SITUATION

Land and connection to country (ancestral lands and seas) is fundamental to Aboriginal people's identity, where relationships between people and country are reciprocal and based on respect. Land and landscape sustain Aboriginal lives spiritually, physically, socially and culturally<sup>1</sup>.

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

The NSW Government has committed to help strengthen the economic self-determination of Aboriginal communities. Council has committed to providing ongoing support to local Aboriginal communities through a Memorandum of Understanding (MOU). This MOU supports Local Aboriginal Land Councils' (LALCs) and Traditional Owners' to develop their lands to deliver sustainable economic and community benefits.

#### ***Local Aboriginal Land Council Landholdings***

Council has committed to work in partnership with the three LALCs (Bega, Eden and Merrimans) to acknowledge and respect their need to develop land to achieve social and economic growth. This work will require a review by Council, in partnership with the LALCs, to investigate and address, where appropriate, the constraints to development under various statutory planning instruments, plans, strategies and assessment criteria.

The NSW State Environmental Planning Policy (Aboriginal Land) 2019 allows for an 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 MOU, all land owned by the LALCs will be investigated for future development, subject to alignment with the future directions in this LSPS and relevant Government guidelines.

**1,500+** registered Aboriginal sites

**3** registered Aboriginal Place declarations:

- **Biamanga**
- **Bermagui Waterhole**
- **Merrimans Island**

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<sup>1</sup> <https://www.commonground.org.au/learn/connection-to-country>

#### *Links:*

[Memorandum of Understanding \(MOU\) between Bega, Eden and Merrimans Local Aboriginal Land Councils](#)



## CHALLENGES FOR LAND USE

- The LALCs have limited financial and administrative resources and it is difficult for them to attain any economic benefit from their land without the resources to prepare the planning reports required to rezone or develop the land.
- Several LALC land holdings are of high environmental and cultural value and have poor access to existing services which makes development of much of this land challenging.
- A Native Title Claim is currently in place over Crown land from south of Sydney to the Victorian border.
- Previous land use decisions have not always adequately considered the potential impacts at the rezoning or subdivision stage.

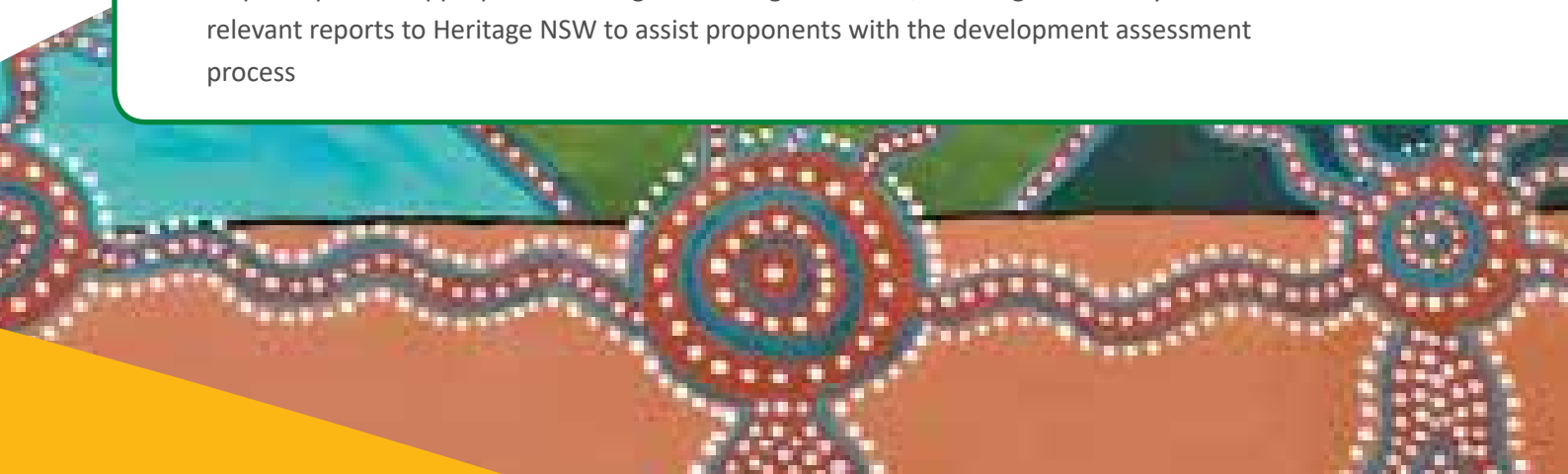
## FUTURE DIRECTIONS

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

### ACTIONS

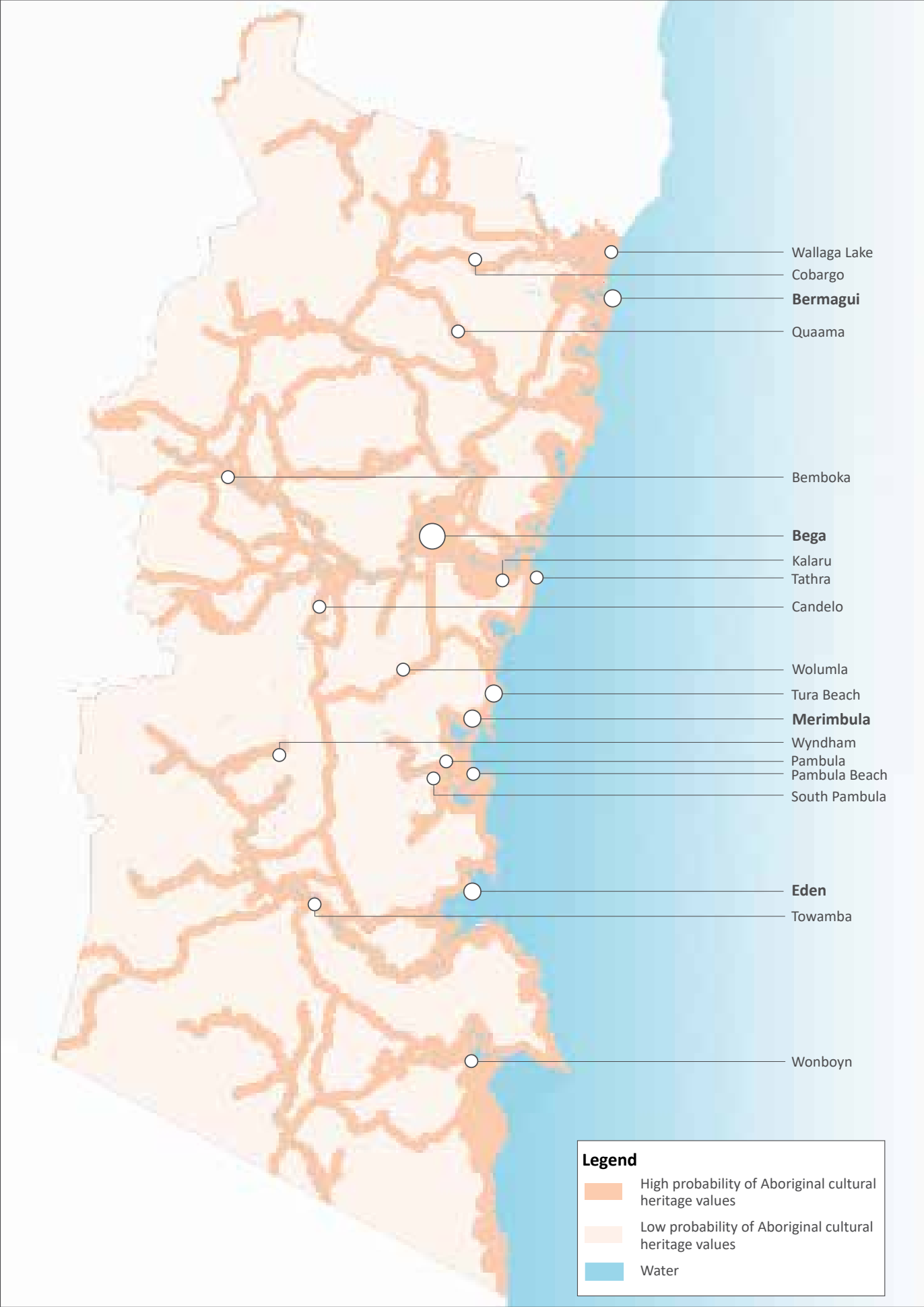
### TIMEFRAME

4.1 Assist with identification of development, business and cultural tourism opportunities for Aboriginal owned land	Ongoing
4.2 Work with LALCs and local Aboriginal people and organisations to develop strategies for development of their land to respond to housing needs and support economic opportunities	Ongoing
4.3 Support local Aboriginal organisations to work with land management agencies to implement traditional land use practices including fire management regime programs	Ongoing
4.4 Enable culturally sensitive lands to be managed using traditional customs and for cultural activities	Ongoing
4.5 Review the places of heritage significance identified in the Bega Valley Aboriginal Cultural Heritage Study to ensure they are sufficiently protected	Short term
4.6 Integrate the outcomes of the Aboriginal Cultural Heritage Landscape Mapping project into Council's DCP and update associated procedures	Short term
4.7 Map and provide appropriate existing archaeological studies, due diligence surveys and relevant reports to Heritage NSW to assist proponents with the development assessment process	Short term





# ABORIGINAL CULTURAL HERITAGE LANDSCAPE MAP





## PLANNING PRIORITY 5: AGRICULTURE, FORESTRY AND AQUACULTURE

Innovation within the agriculture, forestry and aquaculture sectors continues as operators diversify to capitalise on new economic opportunities and are profitable and sustainable

### EXISTING SITUATION

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

Coastal waterways support a growing aquaculture industry, supplying international and domestic markets. The industry has a strong reputation, and demand exceeds supply. State forests support a strong forestry industry and timber processing industry based in Eden, which is the primary woodchip export site in Australia. Most forestry activities in the Shire are undertaken on Crown land under the management of the NSW Forestry Corporation.

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

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

### CHALLENGES FOR LAND USE

- The dairy industry is highly reliant on water access and irrigation which is vulnerable to changes in water allocation and prioritisation for alternative uses such as domestic consumption and electricity generation.
- Fodder production, grazing and emerging agricultural industries are sensitive to the physical impacts of climatic change.
- Managing land use conflict between agricultural land users and adjoining non-agricultural land owners who feel that their amenity is impacted by agricultural practices.
- Managing development pressure to use good quality agricultural land for non-agricultural development.
- Supporting small lot agriculture and specialist horticulture without further fragmenting land ownership or supporting development that is primarily for residential purposes on productive land.
- Protecting high priority aquaculture catchments from impacts of urban development and other activities that can negatively affect water quality.
- Managing forests for a combination of uses including renewable timber production, plantations, conservation recreation and tourism.

*Links:*

[NSW Right to Farm Policy](#)

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

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

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



## FUTURE DIRECTIONS

- Protect large unbroken tracts of agricultural land and irrigatable land along river valleys for future agricultural production.
- Protect the aquaculture industry and support it to adapt to climate change.
- 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 export markets.
- Protect catchments of sensitive receiving waters including water supply storages and priority estuaries used for aquaculture, tourism and recreation.
- Support use of unproductive private agricultural land for agroforestry.
- Support opportunities for additional local employment using forests for tourism and high value timber products.

### ACTIONS

### TIMEFRAME

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



In 2015/16 milk made up 66.2% of the Shire's total agricultural output, and 10.5% of all milk produced in NSW.

## PLANNING PRIORITY 6: INDUSTRIAL LAND

New industrial developments capitalise on the Shire's comparative and competitive advantages, providing employment options that enable more young people to stay in the area

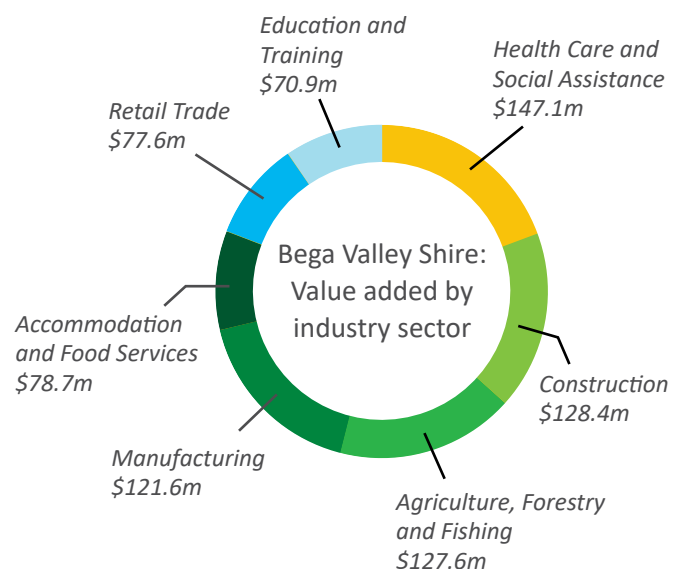
### EXISTING SITUATION

The Shire has 820ha of industrial land spread over more than a dozen sites which include general industrial, light industrial and working waterfront uses. A large amount of this industrial land is highly constrained or poorly located. A business development area exists adjacent to Merimbula Airport, and land has also been allocated within the airport precinct for aviation and freight related businesses.. Most industrial land is located in and around Bega, Eden and Pambula. There is a good supply of developable vacant land in Bega and South Pambula. Significant supply also is located on the southern side of the Port of Eden, with the industrial precinct there consisting of: a navy wharf; timber processing facilities; a multi-purpose wharf and an eight-hectare cargo storage facility and vacant industrial land.

Designated industrial land supports key industries in the Shire that contribute significantly to Gross Regional Product and local jobs including construction and manufacturing. The creation of new employment opportunities which will retain working age population and make our economy more resilient to shocks and stressors is limited by the lack of diversification of industry and need for improvements to freight routes.

### CHALLENGES FOR LAND USE

- A large amount of existing industrial zoned land is vacant but significant areas are difficult to develop due to biodiversity, flooding, wetlands, Aboriginal heritage or slope constraints.
- The establishment of new industries is limited by the lack of unconstrained industrial zoned land that is centrally located, has highway exposure and can accommodate large floorplate businesses.
- Key assets, such as the Port of Eden and Merimbula Airport, require NSW and Federal Government support to reach their potential to stimulate economic development and employment in the Shire.
- There is potential for land use conflict from competing tourism and industrial land uses around the Port of Eden.



Links:

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

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

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

Source: Shire of Bega Valley – Economic Health Check, August 2019 (.id the population experts)





## PLANNING PRIORITY 6: INDUSTRIAL LAND (CONTINUED)

### FUTURE DIRECTIONS

- Retain the Port of Eden (including Snug Cove and the Edrom industrial precinct) as a working port and protect port-related infrastructure from encroachment.
- Collaborate with relevant parties to develop and enhance the economic opportunities provided by the development of the Port of Eden and Merimbula Airport.
- Encourage development of land for industries that build on existing strengths and drivers including the marine economy, agriculture, forestry, aquaculture, medical and health services and food manufacturing. .
- Encourage the co-location of renewable energy infrastructure within industrial land.
- New development in and around Snug Cove will be consistent with the adopted Snug Cove and Environs Master Plan to improve working port areas, tourism and commercial uses.
- Ensure suitable buffers between existing and proposed industrial land and any surrounding sensitive receivers or incompatible land uses.
- Protect industrial land for industrial land uses and ensure it supports the co-location of industrial and warehouse land uses that are best located outside of town centres.

#### Links:

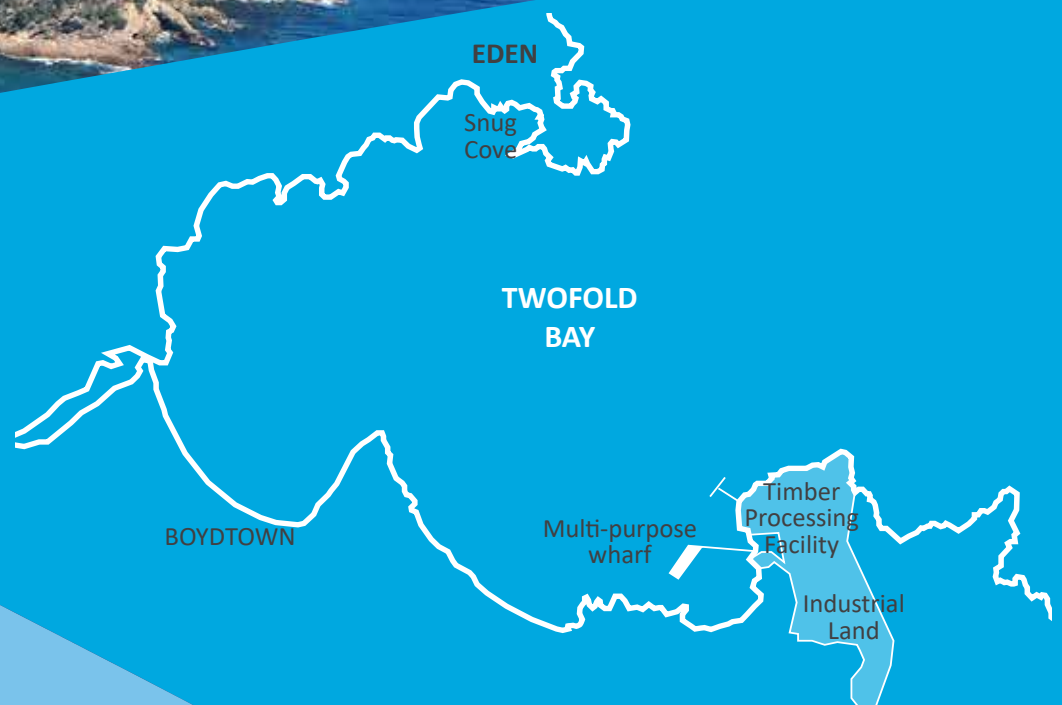
[Snug Cove and Environs Master Plan](#)

[Merimbula Airport Master Plan 2033](#)

[NSW Freight and Ports Plan 2018-2023](#)

[NSW Heavy Vehicle Access Policy Framework](#)

ACTIONS	TIMEFRAME
6.1 Introduce measures to mitigate the impact of aircraft noise on new developments in the vicinity of Merimbula Airport	Short term
6.2 Investigate incentives to encourage subdivision and supply of existing zoned industrial land in the short-term	Short term
6.3 Support the creation of a new industrial precinct between Bega and Wolumla	Short term
6.4 Review planning controls to ensure that fuel storage/fuel bunkering is permitted on the southern side of Twofold Bay	Short term
6.5 Implement land use actions from the upcoming reviews of the Snug Cove and Environs Master Plan and Merimbula Airport Master Plan 2033	Medium term
6.6 Review planning controls in proximity to Merimbula Airport, port related infrastructure at the Port of Eden, freight corridors and industrial-zoned land to protect from encroachment from incompatible land uses	Medium term
6.7 Further investigate existing vacant industrial zoned land to determine its suitability for development, and where unsuitable, rezone the land for alternative uses	Medium term
6.8 Consider applying planning controls for industrial land to protect areas suitable for large floorplate development from fragmentation	Medium term
6.9 Review the land uses permissible in industrial zones to ensure non-compatible uses do not impact on the potential expansion of existing or establishment of new industrial uses.	Medium term





## PLANNING PRIORITY 7: TOURISM

The natural and cultural assets of the Shire have been enhanced to create a flourishing year-round tourism industry supporting local employment in a wide range of associated businesses

### EXISTING SITUATION

Bega Valley Shire is a highly appealing tourism destination with major comparative advantage based on its natural beauty, pristine waterways, outdoor experiences, European and Aboriginal heritage, festivals, culture and the arts. The major coastal towns of Bermagui, Eden, Merimbula, Pambula and Tathra experience a three-fold population increase during the summer peak.

The tourism industry is reliant on connectivity to Canberra, Melbourne and Sydney. Visitors come to the Shire via road, port and air, however, the majority travel by road. The Port of Eden is a tourism gateway to the Shire and the Snowy Mountains, with the deep-water working port providing an emerging cruising destination. The Snowy Mountains Special Activation Precinct proposes to build upon the Port of Eden as a natural gateway to the Snowy Mountains and increase year-round tourism in both destinations. The Merimbula Airport provides connectivity to Sydney and Melbourne, however is currently limited to smaller aircraft.

Opportunities exist to grow the tourism industry through marine tourism, oyster tourism, adventure tourism, nature-based and eco-tourism, sea-kayaking and canoe trails, cycling tourism, music festivals and concerts, food and farm-gate trails, farm stays, arts and cultural trails, food events and farmers markets.

#### *Links:*

Source: Shire of Bega Valley – Economic Health Check August 2019 (.id the population experts)

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

[South East and Tablelands Regional Plan 2030](#)

[NSW South Coast Marine Tourism Strategy 2019](#)

[Sapphire Coast Tourism Vision and Platform for Growth 2019](#)

[Australia's Coastal Wilderness National Landscape Experiences Development Strategy June 2011](#)

[Far South Coast Regional Economic Development Strategy 2018-20](#)



CHALLENGES FOR LAND USE

- Investment into key transport infrastructure including road, port and air, is necessary for growth in the tourism industry, including improved connectivity between Eden and the Snowy Mountains to capitalise on the Port of Eden as a tourism gateway to the region.
- Pressure on communities and infrastructure including roads, car parks, transport systems, reticulated water and sewage infrastructure, waste services, parks and playgrounds during peak tourism periods.
- Preserving unique built features such as timber bridges and wharves which require significant work to ensure their ongoing integrity and reliability
- Encouraging luxury and eco accommodation developments to match the expectations of visitor markets.

FUTURE DIRECTIONS

- Collaborate with relevant parties to develop and enhance the economic opportunities provided by the development of the Port of Eden breakwater and implementation of the Revitalising Eden Harbour Program, and Merimbula Airport runway extension.
- Support expansion of walking, cycling tourism and accessible tourism through prioritised development of the shared path and cycle network and implementation of the BVSC Disability Inclusion Action Plan.
- Encourage the development of adventure and eco-tourism opportunities in State Forests and Council reserves.
- Use the Shire’s cultural heritage and local produce to create new economic opportunities.

ACTIONS	TIMEFRAME
7.1 Collaborate with relevant parties to identify and foster opportunities for embarkation and disembarkation facilities around wharf infrastructure to support marine-based tourism	Ongoing
7.2 Review Council’s Use of Public Land policy to identify opportunities to encourage al fresco dining and streamline the assessment of temporary uses, events and markets	Short term
7.3 Review land use plans and policies to support extensions and upgrades to accessible and inclusive infrastructure, telecommunications and interactive technologies	Medium Term







## PLANNING PRIORITY 8: TRANSPORT

The attractiveness, sustainability and success of our Shire is enhanced by its accessible and reliable transport network which enables the movement of people and goods and provides travel choices including walking, cycling and public transport

### EXISTING SITUATION

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

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

Our airport and port play a key role in linking our region to other parts of the country and world. They are essential for our economy and our people so ensuring they are invested in to meet future needs is crucial to a thriving community. The Shire's strategic connector roads are the Princes Highway, providing connectivity north and south; and the Snowy Mountains Highway and Imlay Road, providing east-west connectivity. Heavy vehicle (B-double) access is restricted to the Princes Highway.

Heavy vehicle capacity of the Princes Highway and Snowy Mountains Highway is constrained due to road and bridge configurations. The NSW Government has announced plans to improve the Princes Highway throughout



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





the Shire but no comprehensive plans have yet been confirmed for the Snowy Mountains Highway.

Currently freight movement is impacted by restrictions on B-double access to the Shire however, Council and the NSW Government have invested in extending the runway at the Merimbula Airport to permit larger aircraft. The Port of Eden is of strategic importance to the region and opportunity exists to increase both imports and exports from the port. The NSW Government has commenced investigating the feasibility of a rail connection between the Canberra International Airport and the Port of Eden.

## CHALLENGES FOR LAND USE

- The ageing population requires creative solutions for public transport and infrastructure that supports people with reduced mobility and disabilities. However, the distance between towns and villages and the Shire's small, dispersed population presents difficulties for private industry-led public transport solutions, and therefore transport in the Shire is predominantly private-vehicle based.
- Older villages have evolved in an ad-hoc way, while more recent residential subdivisions were designed around vehicle dependence. Community engagement has identified a desire for more footpaths and a network of shared cycle and pedestrian paths linking settlements among existing residents. Funding footpaths and shared paths has historically been challenging for Council and sometimes requires land acquisition.
- Integrating traffic movement and pedestrian use in towns and villages where high pedestrian use and socialising areas overlap with important arterial roads.
- Ensuring a safe, resilient and efficient connection for freight (and passenger) movements to Canberra and access to north-south freight routes such as the Monaro and Hume Highways.

*Links:*

[NSW Future Transport Strategy 2056](#)

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

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

[Bega Valley Shire Bike Plan](#)



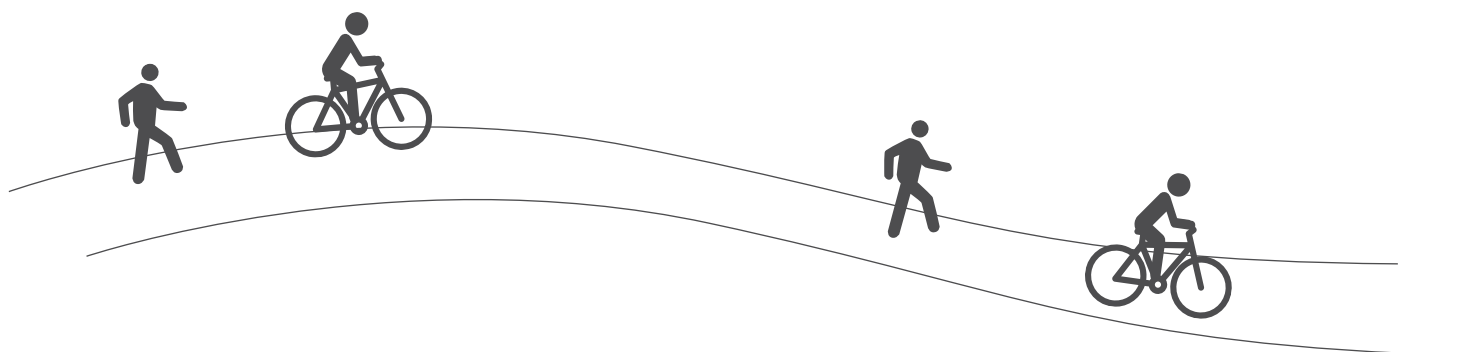
**1,450km** Council maintained roads = **42m** road per person

## PLANNING PRIORITY 8: TRANSPORT (CONTINUED)

### 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 autonomous vehicles and electric vehicles.
- Continue to advocate for delivery of accessible and affordable transport equity in the Bega Valley Shire.
- Give priority to extending our shared network via grants and community/ business partnerships.

ACTIONS	TIMEFRAME
8.1 Conduct Merimbula Transport Study to inform a place-based area plan and to ensure all transport modes are considered	Short term
8.2 Develop a plan for renewing and upgrading key transport infrastructure	Short term
8.3 Work collaboratively with Transport for NSW to implement the NSW 'Movement and Place' Framework in towns and villages and to develop and implement a comprehensive Transport Strategy for Bega Valley including Active Transport, local commuter, tourism and freight linkages	Medium term
8.4 Review planning and subdivision controls to ensure a highly connected local street network with footpaths or shared paths connecting to town centres and recreation areas	Medium term
8.5 Implement improved provisions for off-street car and bicycle parking and electric vehicle charging stations for commercial and residential development	Medium term
8.6 Review and implement the Merimbula Airport Masterplan to ensure an integrated transport network that meets the changing and growing needs of the community, including potential capacity for light electric aircraft	Medium term

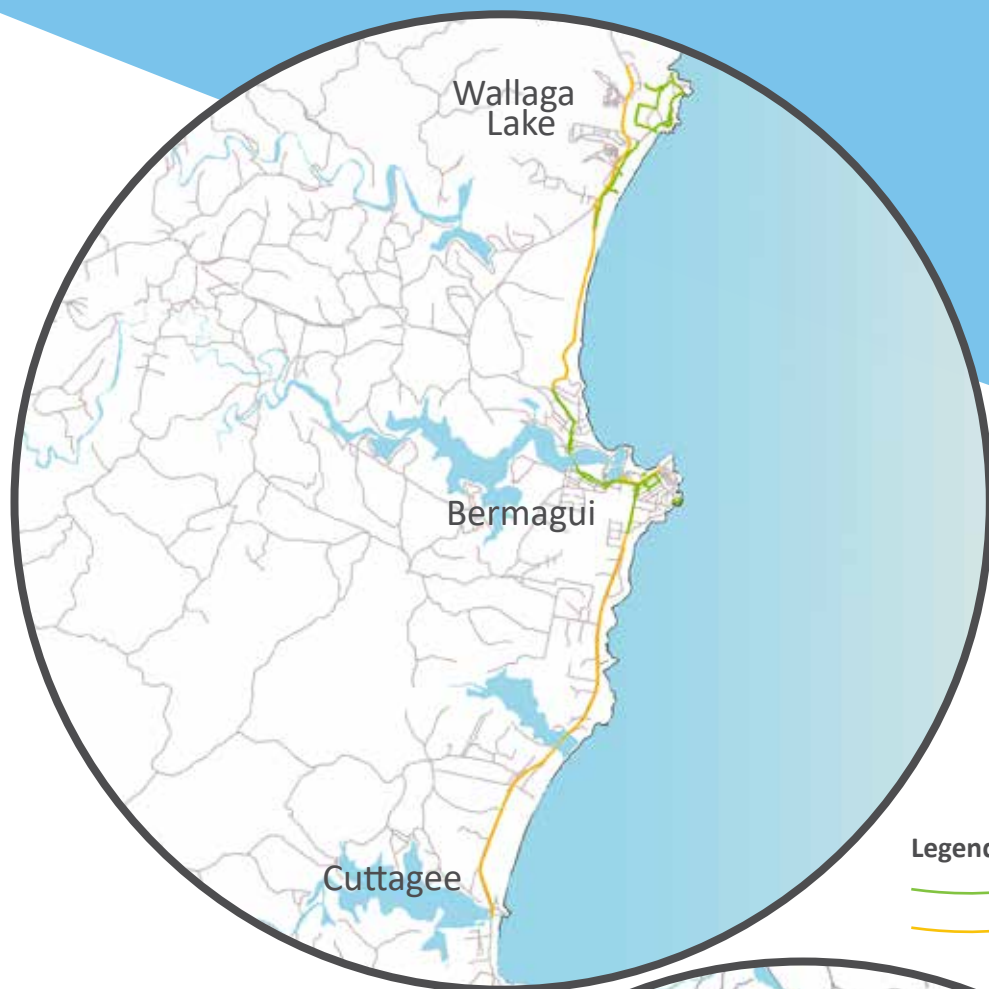






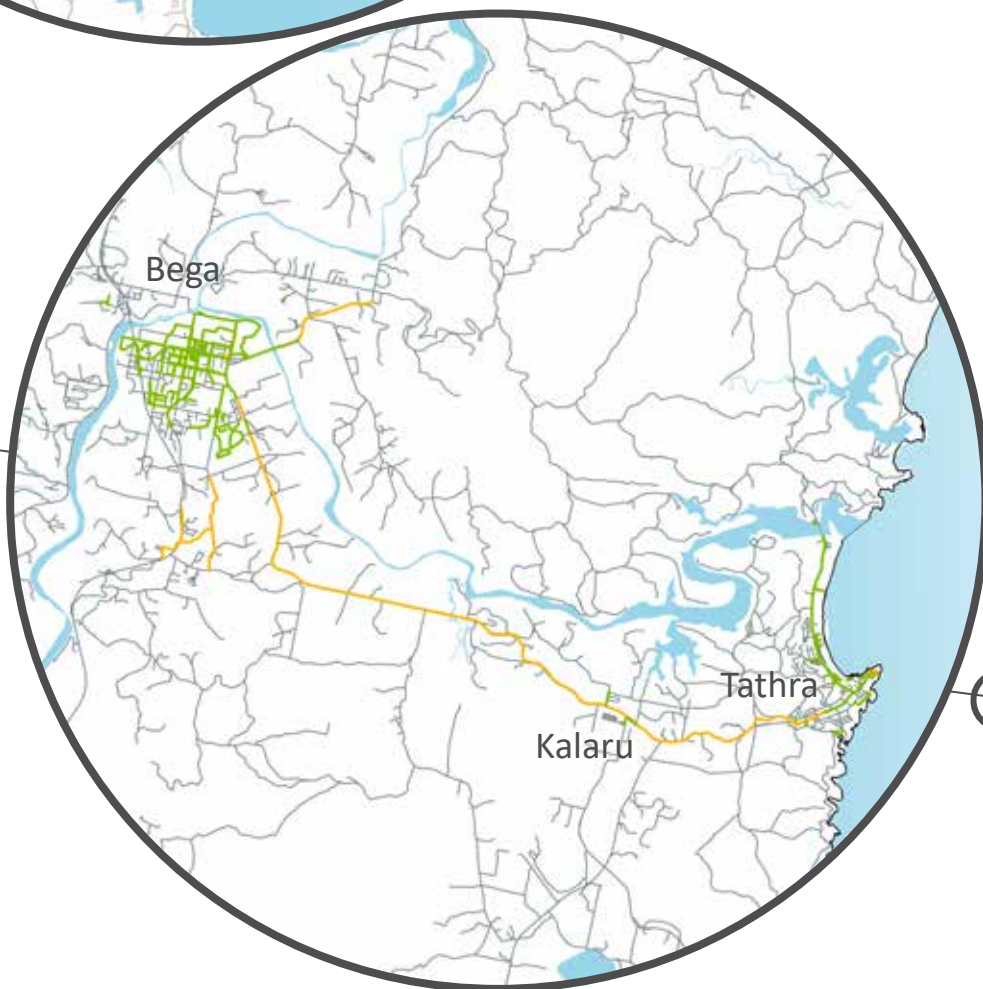


## MAPS: SHARED PATHS (EXISTING AND PROPOSED)



### Legend

- Existing Shared Paths
- Proposed Shared Paths





**Legend**

- Existing Shared Paths
- Proposed Shared Paths

## PLANNING PRIORITY 9: OPEN SPACE AND RECREATION

A network of green spaces has created healthier and more liveable towns and villages and public places attract people of all ages and abilities to socialise, engage in arts and culture and be active and healthy

### EXISTING SITUATION

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

There are a variety of public spaces, natural reserves, parks, sporting facilities and playgrounds in all towns and villages throughout the Shire. Community halls are spread throughout urban and rural areas. Public areas are enhanced with seating, picnic facilities and shade trees that encourage use of these spaces. The broader health benefits of good quality shade in public spaces is not available in all public open space areas.

### CHALLENGES FOR LAND USE

- From stakeholder engagement we know that residents want better access and improvements to recreation facilities and spaces as well as more support from Council for community activities and events.
- As the population ages we will need more infrastructure such as public toilets, seating and shade in public open space. Playgrounds and sporting facilities are inequitably distributed and in some cases are mismatched to population centres, resulting in some facilities being underutilised while other areas are undersupplied.
- Key active and passive recreation areas in Bermagui, Tathra, Merimbula, Tura Beach, Pambula Beach, Boydtown and Eden as well as areas of wetlands, saltmarsh, riparian vegetation and dunal communities under Councils management will be subject to the impacts of coastal recession, increasing tidal inundation and in some cases permanent inundation due to long-term sea level rise.
- All Crown Land in the Shire is subject to an undetermined Aboriginal land claim under the NSW Aboriginal Land Rights Act 1983 which means that Council must have regard to the applicable requirements of the Commonwealth Native Title Act 1993 before carrying out any actions that may affect native title.





## FUTURE DIRECTIONS

- Investigate ways to reconfigure public open space to relocate parking away from the immediate foreshore and prioritise public access and open space in 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.
- Identify opportunities to undertake 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.
- Prioritise well-designed natural and built shade in the delivery of all public infrastructure and spaces and support the provision of well-chosen and well-placed street trees in residential or public domain developments.

## RECREATION ASSETS

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

*Links:*

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

[Government Architect NSW Greener Places](#)

## ACTIONS

## TIMEFRAME

9.1 Prepare Plans of Management for Council managed Crown reserves	Short term
9.2 Identify opportunities to pre-approve identified sites for community run events and markets on public land	Short term
9.3 Prepare a public planting policy including nature strip planting	Short term
9.4 Prepare a Recreational Needs and Asset Improvements Strategy and review planning controls to ensure that open spaces in urban renewal or new subdivisions are in alignment	Medium term
9.5 Review the Plans of Management for Council land to maximise use of public open space	Medium term
9.6 Review the adequacy and quality of open space and public areas to support infill urban renewal strategies in Bega, Eden and Merimbula	Medium term
9.7 Assess and address the impacts of climate change on viability of public open space	Medium term
9.8 Develop planning controls for public infrastructure to address climate change hazards	Medium term
9.9 Review planning and subdivision controls with consideration of the NSW Government Architect Greener Places design framework	Medium term

## PLANNING PRIORITY 10: CHARACTER

The distinctive character of the landscapes, towns and villages that make our Shire unique is thriving and continues to provide a sense of place and wellbeing to residents and attract visitors

### EXISTING SITUATION

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

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

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

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

**417**

Places of Local Heritage Significance

**14**

Heritage Conservation Areas

**8**

Places of State Heritage Significance

**3**

Registered Places of  
Aboriginal Heritage Significance



## CHALLENGES FOR LAND USE

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

## FUTURE DIRECTIONS

- Apply desired future character statements for towns and villages to ensure new development is consistent with the features that have been identified to be retained or enhanced and is in line with community expectations.
- Maintain a compact settlement pattern with clearly defined town and village entry points and prevent ribbon development that joins settlements.
- Maintain scenic vistas by discouraging development 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.
- Apply the urban design priorities from the Urban Design Guide for Regional NSW when reviewing or developing plans and planning policies for urban areas to help inform and maintain character in towns and places.

Links:

[NSW Government Architect: Better Placed](#)

[NSW Government Architect: Draft Urban Design for Regional NSW](#)

### ACTIONS

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



## PLANNING PRIORITY 11: HOUSING

Residential areas provide a range of housing styles, sizes and tenures that suit people of all ages, income levels and household sizes and enable communities to stay connected and healthy as people move through the various stages in life

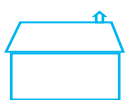
### EXISTING SITUATION

Overall, there is an adequate supply of residential zoned land for housing to 2036 across the Shire, however housing diversity is limited. Existing housing is mostly single detached 3-4 bedroom dwellings which does not match the size of households (typically one and two-person households). The Bega Valley Shire remains one of 13 NSW Local Government Areas that continues to support the establishment of Rural Land Sharing Communities.

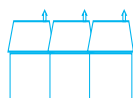
Of the new households created between 2016 and 2036, 94% are expected to consist of one or two people, an increase of 2,706 households.

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

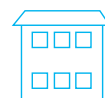
A portion of existing housing has been used as holiday homes for some time, but recently more residential housing has been converted to short-term rental accommodation to provide for the tourism market, particularly in coastal locations. This is impacting on supply, which in turn impacts housing affordability.



83% separate houses



10% multi-dwelling housing



4% flats/apartments

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

### CHALLENGES FOR LAND USE

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

## Residential land development principles

1. Ensure sufficient residential land for population growth
2. Increase diversity of housing
3. Strengthen and support Bega as the Regional Centre
4. Reinforce existing commercial centres and promote access to shops and services
5. Protect and enhance local identity and sense of place
6. Promote efficient use and provision of infrastructure
7. Preserve agricultural land and areas of high environmental value
8. Build in hazard protection and climate resilience

## Rural residential development principles

1. Locate close to existing urban settlements in high demand catchments
2. Avoid and minimise potential for land use conflicts with productive, zoned agricultural land and natural resources
3. Avoid areas of high environmental, cultural and heritage significance, important agricultural land and areas affected by natural hazards (Action 28.2)
4. Rezoning/lot sizing only where supported by Rural Residential Strategy



## PLANNING PRIORITY 11: HOUSING (CONTINUED)

### FUTURE DIRECTIONS

- Protect good quality agricultural land and areas of high scenic and environmental value by rezoning land for urban residential growth in areas identified in the Residential Land Strategy and support rural residential development that aligns with the Rural Residential Strategy 2020.
- Increase housing density within established urban areas to minimise additional service provision and expansion of the urban/bushland interface and support the viability and vibrancy of town centres and future public transport provision.
- Allow for growth and encourage housing diversity and affordability while enhancing the distinct local character of each place.
- Encourage residential development in sewerred villages to provide more affordable housing options, minimise land use conflict and the support continued viability of villages.
- Work with the NSW Land and Housing Corporation and local community housing providers to identify opportunities for affordable housing.
- Investigate opportunities to reduce the per-night cap for short-term rental accommodation following the conclusion of the State Government implementation of the new regulatory framework.

ACTIONS	TIMEFRAME
11.1 Develop an affordable housing strategy to provide a framework to respond to housing need	Short term
11.2 Promote the need for housing diversity to local developers and builders	Short term
11.3 Review planning controls for medium density areas including potential for incentives to encourage greater housing diversity and development uptake	Short term
11.4 Review areas suitable for seniors housing and assess opportunities to support their development	Short term
11.5 Review the planning controls in rural zones to increase the provision of affordable housing options without permitting further subdivision of land	Short term
11.6 Develop plans to guide the future density and form of infill residential development and road servicing requirements in rural villages including Cobargo, Candelo, Bemboka, Wolumla and Wallaga Lake	Medium term
11.7 Investigate opportunities to apply a cap to short-term rental accommodation to balance the economic benefits and housing needs and affordability	Medium term
11.8 Identify planning controls and incentives such as density or height bonuses that deliver different dwelling types, greater bedroom mix and diversity of tenure	Medium term
11.9 Develop and implement urban renewal plans to encourage redevelopment that increases the supply and diversity of housing in Bega, Merimbula and Eden	Medium term
11.10 Review Council's developer contributions policy following the conclusion of the Statement review of the infrastructure contributions system	Medium term





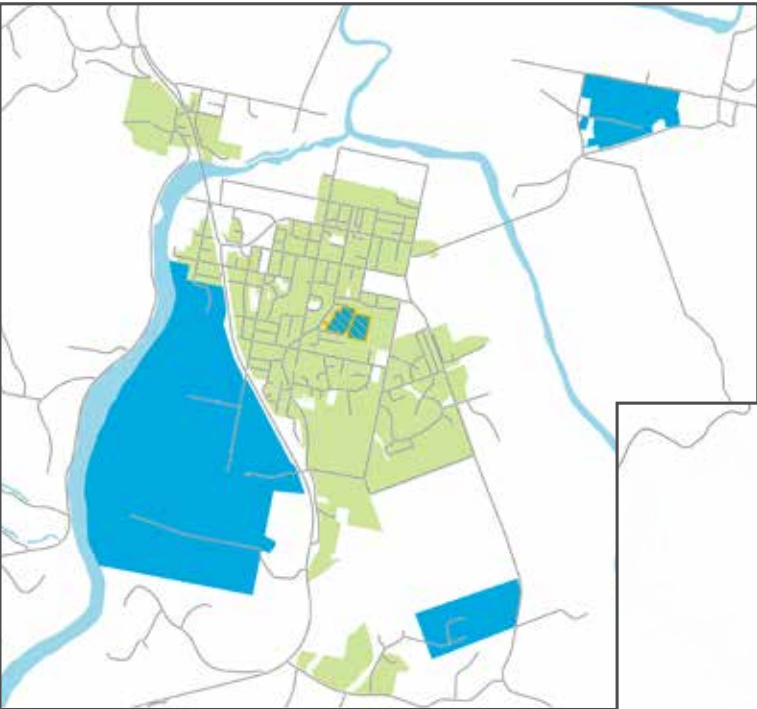
*Links:*

[BVSC Residential Land Strategy 2040](#)

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

[BVSC Rural Residential Strategy 2020](#)

RESIDENTIAL INVESTIGATION AREAS

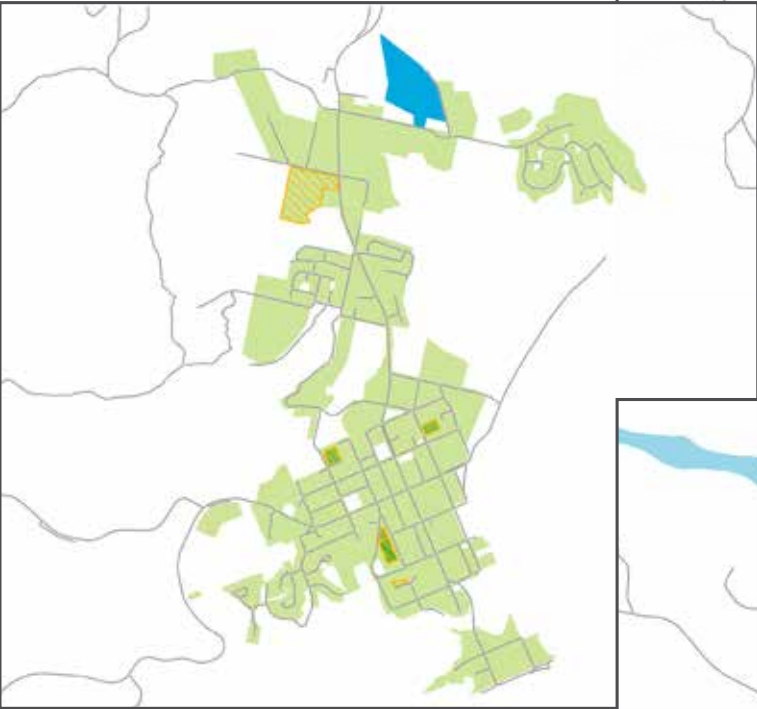


BEGA

- Legend
- Urban Areas
  - Urban Investigation Area
  - Suitable for Seniors Housing
  - Suitable for Social Housing
  - Water



BERMAGUI



EDEN



KALARU





MERIMBULA



PAMBULA



TURA BEACH



WALLAGA LAKE



## PLANNING PRIORITY 12: TOWN CENTRES

The vibrant and progressive town centres are attractive, green and clean and provide places for living, entertainment and socialising as well as access to a wide variety of shops and services

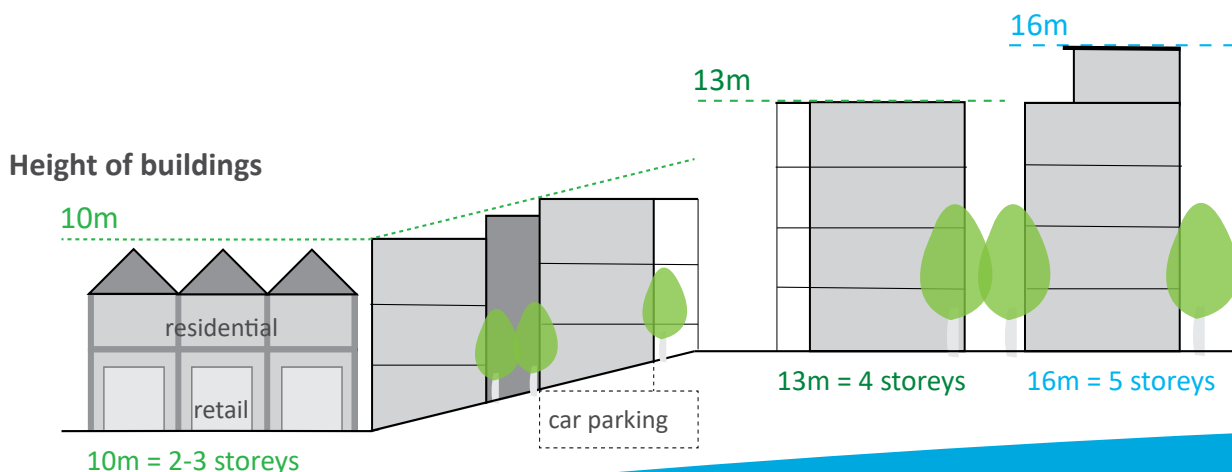
### EXISTING SITUATION

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

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

### CHALLENGES FOR LAND USE

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





### Commercial centre development principles

1. Manage hierarchy and encourage blended use
2. Consolidate commercial activities
3. Maintain fine grain and encourage business diversity
4. Enhance the public realm
5. Address connectivity within centres and improve accessibility
6. Maintain zoning, bulk and scale controls generally but introduce flexibility
7. Focus on unique assets
8. Introduce design guidance and sustainability
9. Streamline approvals processes
10. Embrace technology

## PLANNING PRIORITY 11: TOWN CENTRES (CONTINUED)

### FUTURE DIRECTIONS

- Consolidate existing town centres and prevent the sprawl of commercial activities through strategic rezoning as recommended in the Commercial Land Strategy 2019.
- Encourage large floorplate supermarkets, homemaker stores, shopping centres containing specialty shops, and bulky good premises to establish within existing centres.
- Promote the role of Bega as the regional centre and primary administrative and service centre for the Shire.
- Encourage a diversity of land uses and businesses within commercial centres and protect the traditional main street pattern of small premises on small allotments.
- Enhance town centres through improved connectivity and accessibility, streetscaping improvements, provision of gathering spaces, seating, shade and public toilets and tree plantings.
- Encourage temporary use of vacant retail premises and locate libraries and art galleries centrally within town centres to encourage activity and vibrancy.
- Manage new development to retain and support the commercial hierarchy and encourage blended uses that contribute to a centre as a destination where consistent with the range of goods and services that are suited to the category of the centre.
- Preserve unique or locally distinctive assets that contribute to the ongoing viability of town centres.
- Advocate for connected hubs, smart town centres and free WiFi to ensure liveable and workable town centres creating towns for the future of work.

Links: [BVSC Commercial Land Strategy 2040](#)  
[Government Architect NSW Aligning Movement and Place](#)

#### ACTIONS

- 12.1 Prepare a place-based area plan for Merimbula
- 12.2 Prepare a revised CBD Landscape Master Plan for Bermagui
- 12.3 Implement recommendations of the Commercial Land Strategy to provide a broader range of permissible land uses within commercial zones
- 12.4 Review Council's Use of Public Land policy to identify opportunities to encourage and streamline the assessment of temporary uses that add vitality and interest to town centres and contribute to the night-time economy
- 12.5 Implement the recommended changes to the Bega Valley DCP and LEP as detailed in the Commercial Land Strategy
- 12.6 Investigate opportunities for CBD parklands in Merimbula, Eden and Pambula
- 12.7 Introduce design guidance for architectural style to suite the centres and encourage sustainability measures in building design
- 12.8 Develop guidelines to encourage the incorporation of smart technology including Internet of Things capability and fibre from the node to the home into new development and public assets

#### TIMEFRAME

- Short term
- Short term
- Short term
- Short term
- Short term
- Medium term
- Medium term
- Medium term













## Precincts:

Bega  
Bermagui  
Eden  
Merimbula



# Precinct: Bega

## DESIRED FUTURE CHARACTER

### PROTECT

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

The existing streetscape elements that are unique to Bega, including the heritage granite kerbs, tree lined streets and historic buildings and memorials, are protected to enhance the sense of place. The low-rise, generally street-aligned development is maintained in the areas adjoining Carp Street.

The intact cottage precinct in the Parker/Canning/Gipps Street area north of Carp Street retains its small cottage character.

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

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

### ENHANCE

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

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

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

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

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

Improved pedestrian linkages, including Ayres Walkway, create connectivity.

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

### CHANGE

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

## VISION 2040: BEGA

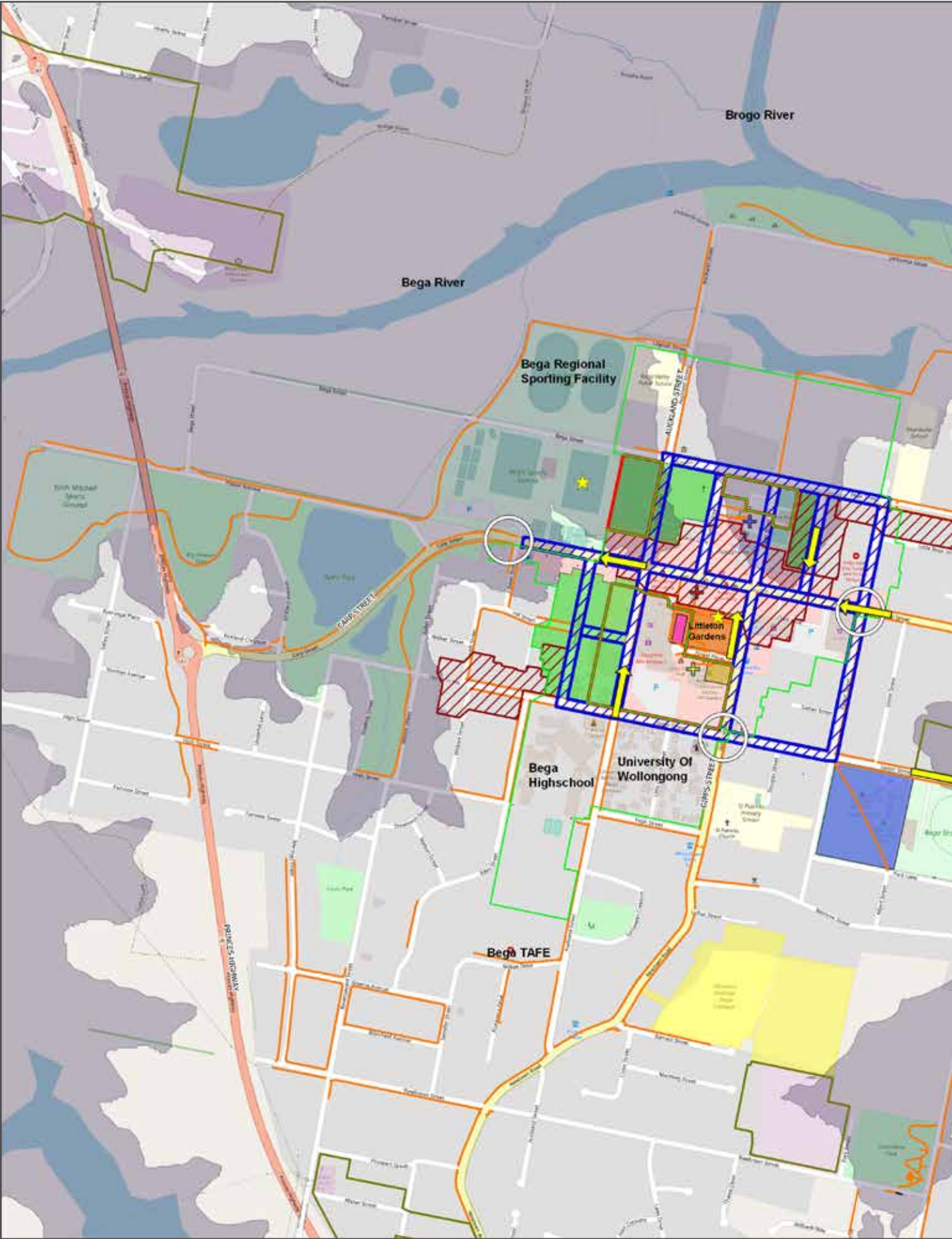
Bega builds upon its heritage and strong business foundations to consolidate its role as the regional centre of the Bega Valley Shire. It attracts new business through investment into commercial land development, improved road connectivity and high-speed internet infrastructure..



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



PRECINCT MAP: BEGA



LITTLETON GARDENS - FARMLAND - BIAMANGA - HEALTH - EDUC





### Legend

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

### ACTIONS

### TIMEFRAME

- |      |   |             |
|------|---|-------------|
| 13.1 | Preapprove Littleton Gardens, the Old Racecourse and the Valley Fields sports ground for events and markets             | Short term  |
| 13.2 | Implement adopted CBD Landscape Master Plan for Bega  | Medium term |
| 13.3 | Investigate incentives to encourage large floor plate premises to relocate from the town centre to north and south Bega | Medium term |
| 13.4 | Continue to seek funding for the redevelopment of the Regional Gallery  | Ongoing     |

# Precinct: Bermagui



## VISION 2040: BERMAGUI

Bermagui is a year-round tourism and gourmet destination built upon its fishing industries, heritage, views and charismatic built form.



## DESIRED FUTURE CHARACTER

### PROTECT

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

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

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

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

Ocean views are shared through sympathetic design.

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

Bermagui retains its maritime focus with commercial and recreational fishing centred around the existing harbour and boat ramp, supporting strong tourism and fishing industries.

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

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

### ENHANCE

Public areas are enhanced to provide better connectivity and accessibility.

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

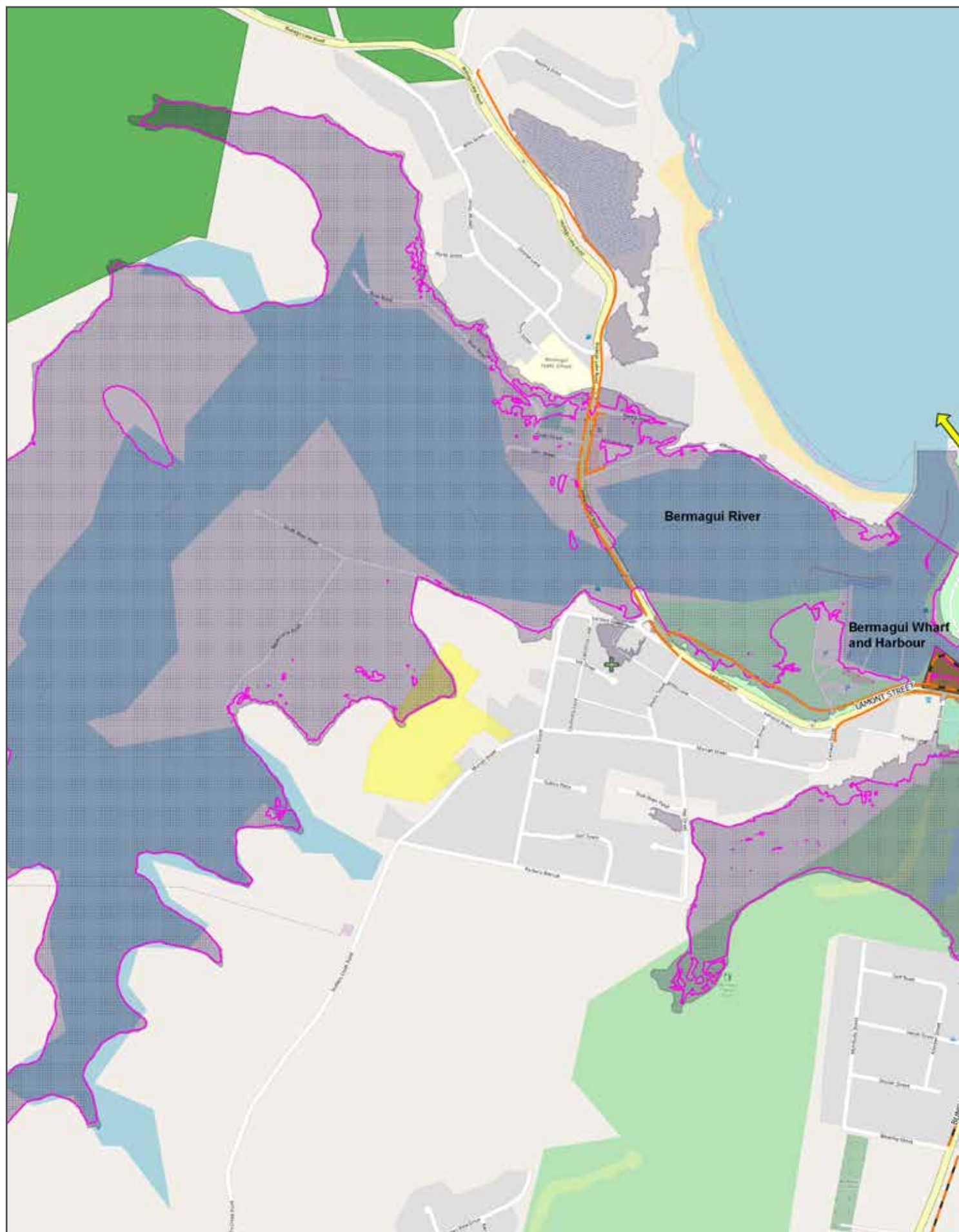
Upgrades to Lamont Street provide opportunities to integrate public art and sculpture, landscaping, seating and shade. Dickinson Oval and Dickinson Park support a diverse range of sports, markets and events.

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

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



## PRECINCT MAP: BERMAGUI



LOCAL SHOPS - BLUE POOL - WHARF - HARBOUR - FORESHORE



Legend

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

ACTIONS		TIMEFRAME
13.5	Preapprove Dickinson Oval and Dickinson Park for events and markets	Short term
13.6	Prepare a revised CBD Landscape Master Plan for Bermagui	Short term



# Precinct: Eden



## VISION 2040: EDEN

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

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



## DESIRED FUTURE CHARACTER

### PROTECT

The maritime history of Eden and the surrounding landscape is retained. Eden's unique character is upheld through retention of its historical buildings and celebration of its history. Maritime and timber industries continue to thrive and adapt alongside tourism and hospitality operations.

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

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

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

### ENHANCE

Eden's town centre is clearly defined and provides a diverse range of social and retail options where art, music and the selling of local produce is celebrated. The Imlay Street shopping precinct is a lively place characterised by mixed-use activities and enhanced by shop-top housing and direct resident interaction.

Eden's main street is a vibrant centre that has refocused to cater to the tourism industry. Laneways provide opportunities for night time activity and temporary uses. The enhanced public areas complement a rejuvenated largely two-storey mixed-use commercial strip. Existing single-storey buildings are enhanced and heightened or redeveloped.

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

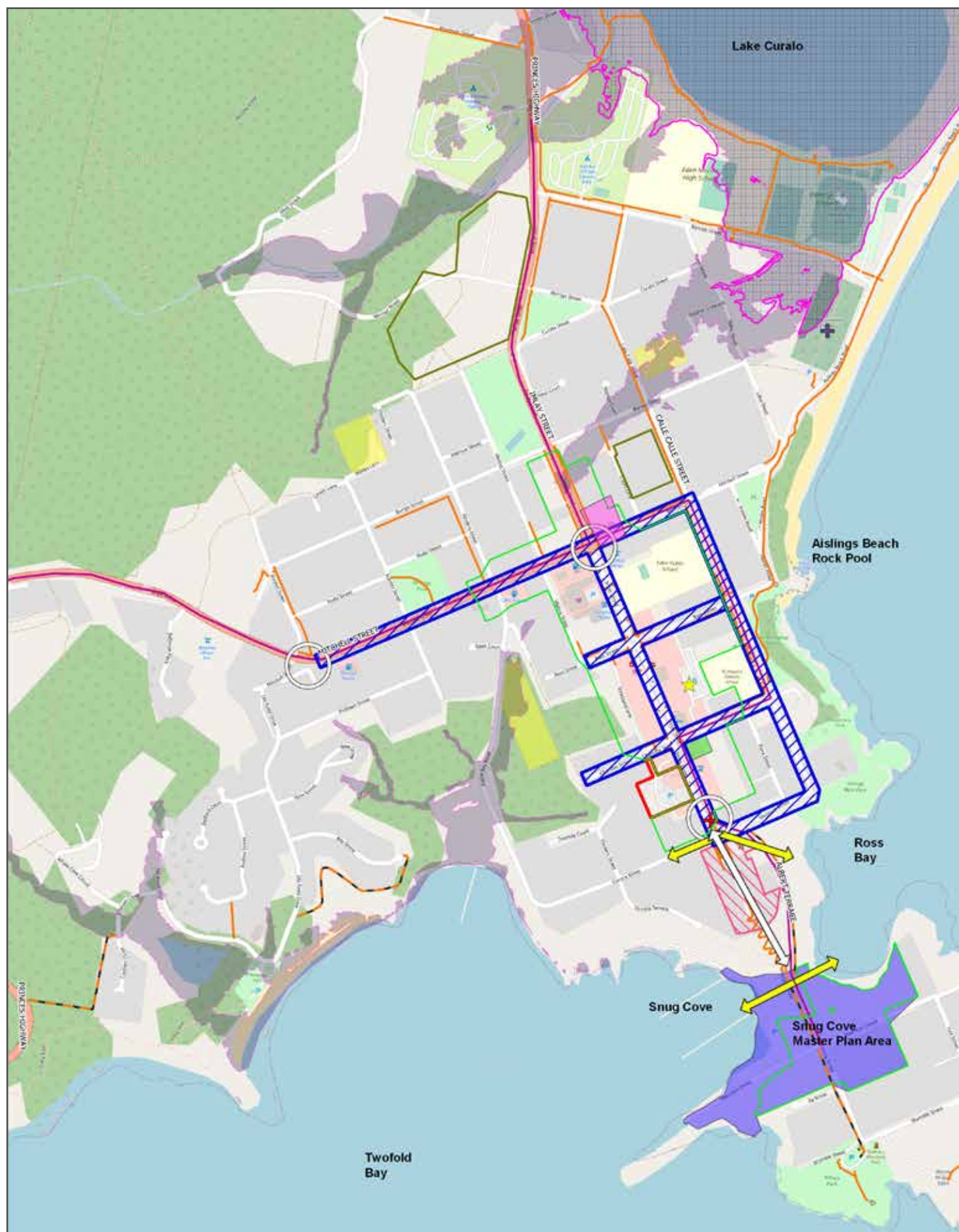
Existing tracks and footpaths along Aslings Beach and around Lake Curalo, public access to coves and beaches, and pedestrian linkages through Eden to the Bundian Way and from Snug Cove to Imlay Street have all improved. New pathways and trails around Eden incorporate interpretative signage and complement the tourist experience.

### CHANGE

Twofold Bay is a busy operational and recreation harbour with surrounding industrial land hosting new industries and a logistics hub for warehousing and distribution via an upgraded Imlay Road. Snug Cove supports thriving tourism, maritime and fishing industries with new development focussed on improving working port areas, tourism and commercial uses and improving foreshore public access and open space. A new maritime tertiary education facility creates new learning and growth opportunities for the maritime sector.



## PRECINCT MAP: EDEN

























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





### Legend

-  Existing CBD Landscape Master Plan Area
-  Master Plan Gateway Treatment Areas
- Land Rezoning**
  -  Proposed B2 - Town Centre
- Existing Maximum Heights Of Buildings**
  -  16m / 5 Storeys
  -  14m / 4 Storeys
  -  13m / 4 Storeys
-  Snug Cove Master plan Future Land Uses: Working Port Areas, Tourism, Commercial, Foreshore Public Access And Open Space
- Heritage Items**
  -  Eden Log Cabin Library
  -  Eden Killer Whale Museum
  -  Eden Cemetery
  -  Proposed Heritage Conservation Area
  -  Proposed Areas To Preapprove For Markets And Events
  -  Proposed Intersection Upgrade
  -  Eden Library
  -  Residential Land Future Investigation Areas
  -  Predicted Coastal Inundation Area
  -  Flood Planning Area
  -  Significant Views
  -  Pedestrian Connectivity Between Snug Cove And Imlay Street
  -  Existing Shared Paths
  -  Proposed Shared Paths
  -  Proposed Freight Route

### ACTIONS

### TIMEFRAME

- | ACTIONS  | TIMEFRAME  |
|--|------------|
| 13.7 Protect the existing heritage character at the southern end of Imlay Street, Eden | Short term |
| 13.8 Preapprove Imlay Street car park for events and markets                           | Short term |
| 13.9 Continue implementation of adopted CBD Landscape Master Plan for Eden             | Ongoing    |
| 13.10 Support the implementation of the Snug Cove Environs Master Plan                 | Ongoing    |

# Precinct: Merimbula

## DESIRED FUTURE CHARACTER

### PROTECT

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

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

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

### ENHANCE

Attractive buildings distinguish new development.

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

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

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

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

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

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

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

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

### CHANGE

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

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

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

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





## VISION 2040: MERIMBULA

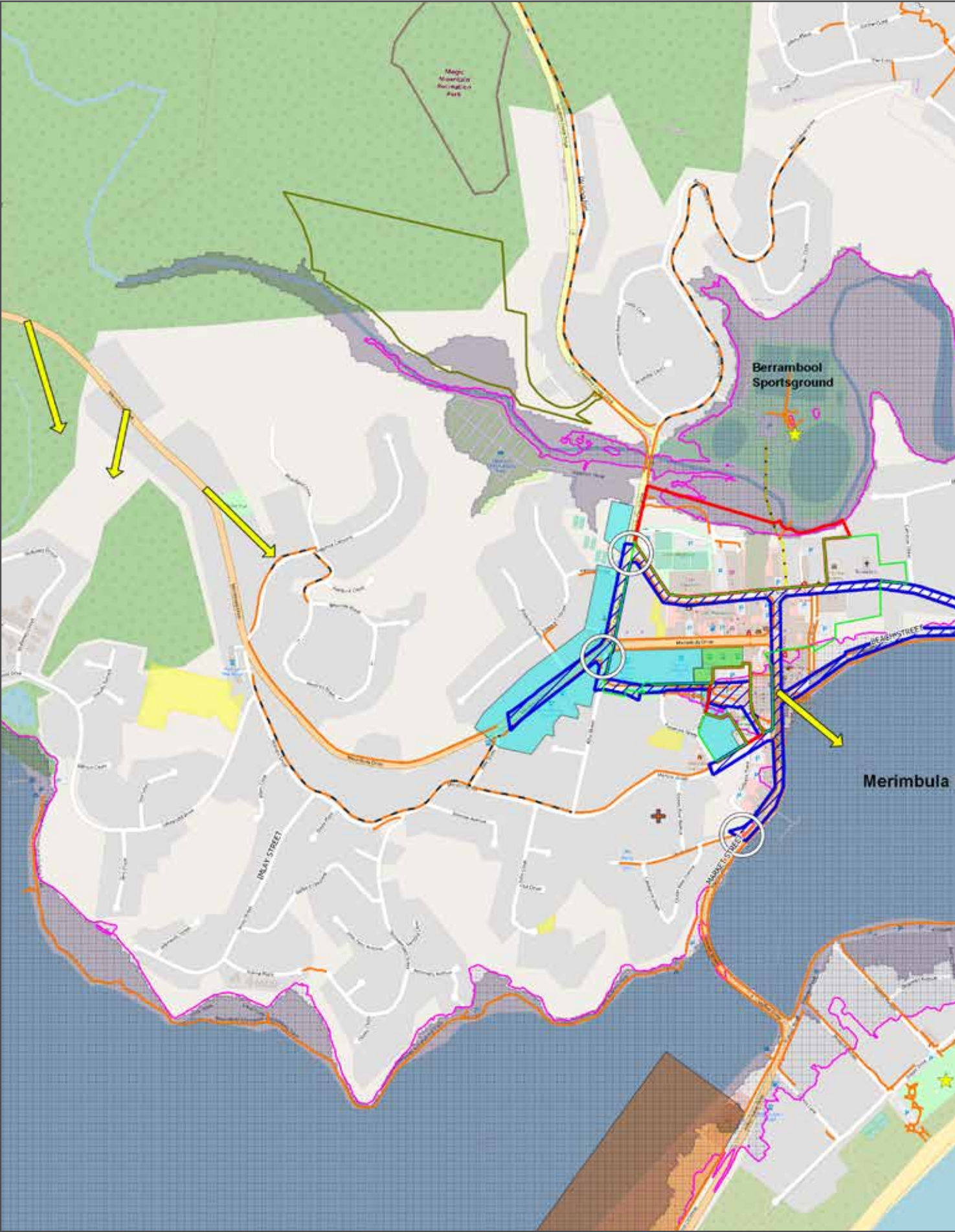
The coastal atmosphere of Merimbula as a vibrant seaside destination has been enhanced by orienting commercial development towards the lake, prioritising pedestrians and improving public open space.



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



PRECINCT MAP: MERIMBULA



SEASIDE - AIRPORT - RESTAURANTS - SHOPPING - VIEWS





Legend

- Existing CBD Landscape Master Plan Area
- Master Plan Gateway Treatment Areas
- Land Rezoning**
  - Proposed B2 - Town Centre
  - Proposed R3 - Medium Density Residential
- Existing Maximum Heights Of Buildings**
  - 16m / 5 Storeys
  - 14m / 4 Storeys
  - 13m / 4 Storeys
- Heritage Items**
  - Mitchies Jetty
  - Courunga House And Grounds
  - Twyford Hall
  - Proposed Areas To Preapprove For Markets And Events
  - Proposed Runway Upgrade/Business Development Area
  - Residential Land Future Investigation Areas
  - Predicted Coastal Inundation Area
  - Flood Planning Area
  - Significant Views
  - Berrambool Pedestrian Connectivity
  - Existing Shared Paths
  - Proposed Shared Paths

ACTIONS	TIMEFRAME
13.11 Prepare a Place-Based Area Plan for Merimbula	Short term
13.12 Preapprove Berrambool Oval, Spencer Park and Ford Oval for events and markets	Short term
13.13 Implement adopted CBD Landscape Master Plan for Merimbula	Medium term



Zingel Place, Bega

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