



# Eurobodalla Local Strategic Planning Statement 2020-2040

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*Eurobodalla Council recognises Aboriginal people as the original inhabitants and custodians of all land and water in the Eurobodalla and respects their enduring cultural and spiritual connection to it.*

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# Introduction

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The Eurobodalla Local Strategic Planning Statement (Statement) is a strategic document, setting out a 20-year vision for land use planning in the shire. It outlines how growth and change will be managed to ensure high levels of liveability, prosperity and environmental protection are achieved in Eurobodalla.

Further, it identifies the unique characteristics that contribute to the local identity of the shire's towns and villages and continues to celebrate and enhance the shared community values as described in Council's Community Strategic Plan - One Community.

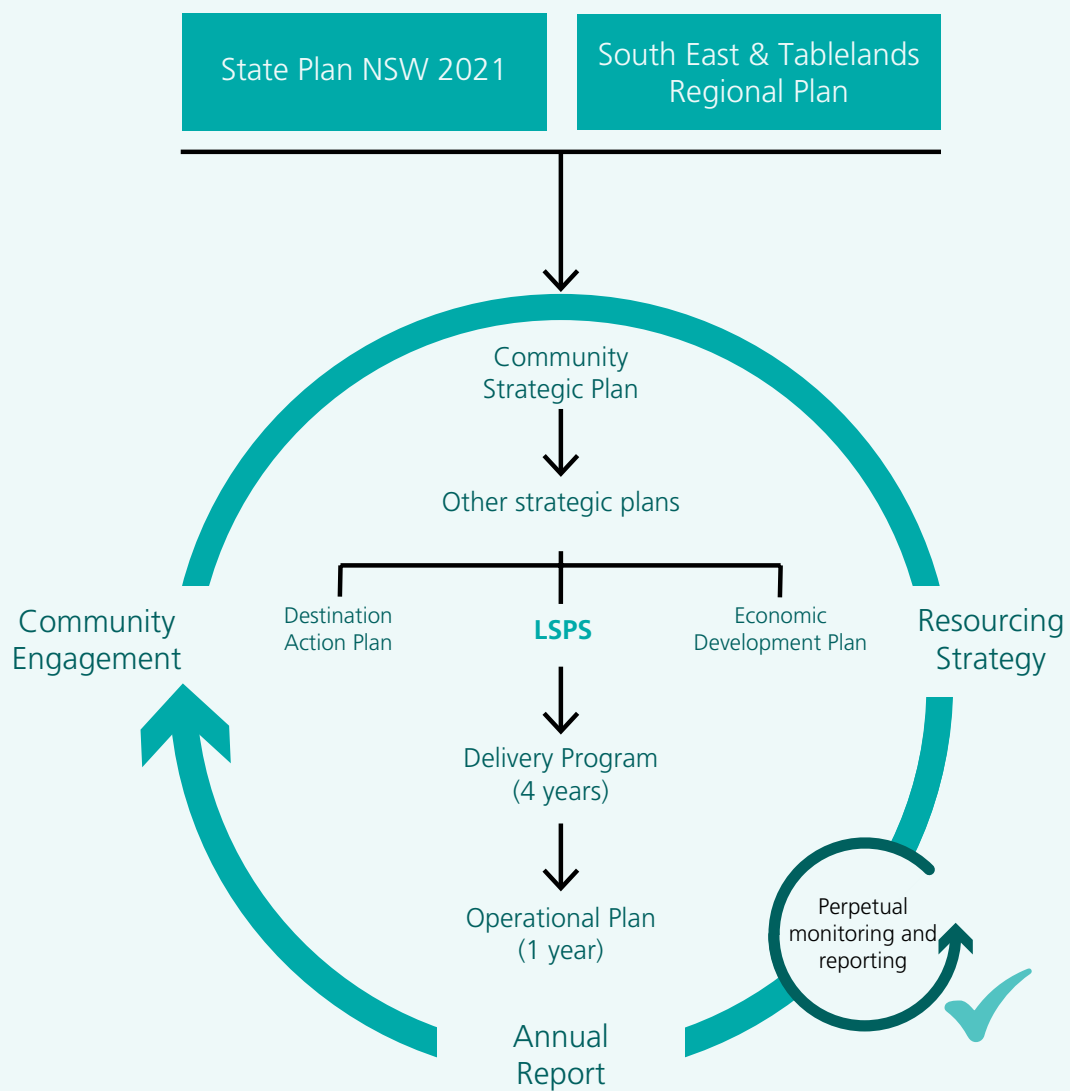
This Statement identifies four overarching planning priorities to achieve Council's vision for the shire, along with actions to monitor and report on the progress. The Statement also seeks to be consistent with the Eurobodalla Community Strategic Plan and the South East and Tablelands Regional Plan.

## Glossary

The Statement uses common planning documents referenced throughout the document, including:

**Local Environmental Plan (LEP)** - Eurobodalla Local Environmental Plan 2012 is the main statutory document that establishes the land use planning provisions throughout the Eurobodalla. The LEP provides the zoning and development standards.

**Development Control Plans (DCPs)** - Eurobodalla Shire Council has a number of DCPs relating to particular zoned land, including residential, commercial, industrial and rural land uses. DCPs are non-statutory plans that provide detailed planning guidelines and development controls to support the LEP.



**Figure 1 -**  
 Integrated Planning and  
 Reporting Framework

# Context

## Policy context

The Statement has been prepared in accordance with the *Environmental Planning and Assessment Act 1979*, identifying:

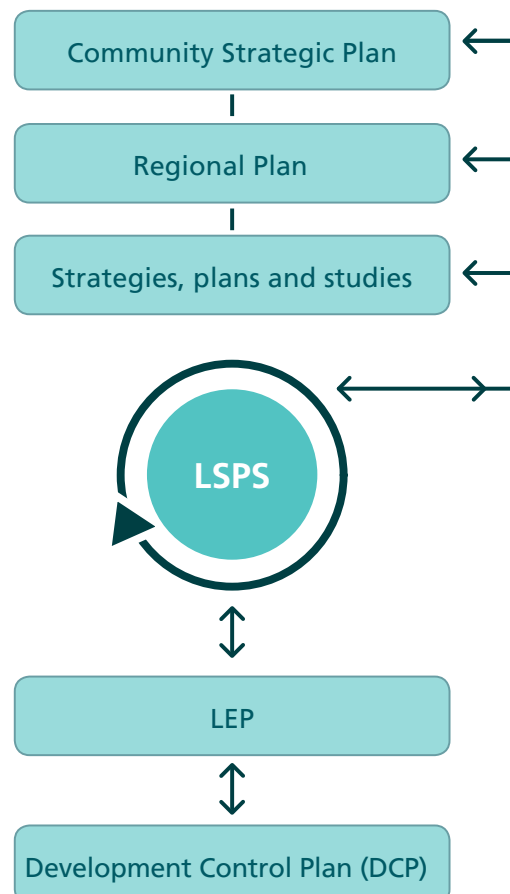
- issues and opportunities faced by the region
- planning priorities consistent with the South East and Tablelands Regional Plan and Council’s Community Strategic Plan
- actions required to achieve the planning priorities
- evaluation and monitoring process to track our progress.

The Statement will be monitored and reported on through the NSW Government Integrated Planning and Reporting framework (Figure 1) and reviewed in conjunction with Council’s Community Strategic Plan.

## Purpose of statement

The Statement has been prepared as a conduit between the strategic priorities established in the South East and Tablelands Regional Plan and local priorities detailed in the LEP and DCPs, to ensure a consistent strategic planning approach (Figure 2).

The Statement will be reviewed in conjunction with the review of Eurobodalla’s Community Strategic Plan every 4 years and is to be a dynamic document that reflects the changing nature of Eurobodalla in years to come.



**Figure 2 -**  
Strategic Planning Approach



**BATEMANS BAY**

**MORUYA**

**NAROOMA**



# Context

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## Our context

Eurobodalla is a natural paradise spanning the south coast of New South Wales, located 150 to 220 kilometres east of Canberra and 280 to 360 kilometres south of Sydney. The region is close enough to Canberra and Sydney to be comfortably visited within a day, and yet far enough away from these urban centres to feel like a getaway from the hustle and bustle of a city.

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## Eurobodalla

Opposite: Eurobodalla region



The local government area is a long stretch of land, some 3,427km<sup>2</sup> in area, extending from South Durras in the north to Wallaga Lake in the south and includes the three main towns of Batemans Bay, Moruya and Narooma.

The Great Dividing Range provides an extensive escarpment along the western boundary of the shire. A number of rivers, starting from the escarpment, meander to the coastline and create large estuaries full of marine life.

Eurobodalla's original inhabitants are the Dugh-speaking people of the Yuin nation. Aboriginal heritage is rich and meaningful throughout the shire and Eurobodalla is aptly translated as *land between many waters*.

## Context

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### Our community

Eurobodalla is home to 39,369 people and forecast to grow to 45,515<sup>1</sup> by 2036, representing an annual growth rate of 0.9%. The population is reported to swell to 130,000 people over the summer holiday period.

Eurobodalla has experienced relatively small population growth in recent years and this trend is expected to continue in future. Those that move into the region are attracted to the coastal lifestyle but as many people leave the region for better job security.

Our community is rapidly aging with the median age being 54 and 34.1%<sup>2</sup> of our forecasted population will be aged over 65 years in 2036. Moruya has the lowest median age group of 49 and Narooma and Tuross Head have some of the highest median age groups of 59 and 60 respectively.

Unemployment in Eurobodalla is one of the highest rates in Australia at 9% and many employment opportunities are casual or part-time.

Eurobodalla has a comparatively high Aboriginal and Torres Strait Islander population of 5.6%<sup>3</sup> in comparison to 2.9% across NSW.

escarpment, meander to the coastline and create large estuaries full of marine life.

<sup>1</sup> population.id

<sup>2</sup> population.id

<sup>3</sup> ABS, 2016

- 
- 54  
Median age  
(38 NSW average)

- 31.1%  
No religion  
(25.1% NSW average)



- 22.3%  
Overseas born  
(34.5% NSW average)

- 28%  
Couples with  
children  
(46% NSW average)

- 5.6%  
Aboriginal and  
Torres Strait Islander  
(25.9% NSW average)

- 
- 31%  
Lone person household  
(23.8% NSW average)
-

## Context

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### Our vegetation

Eurobodalla is a region of vast natural beauty with much of the land vegetated and high in biodiversity value. The shire is renowned for its waters, having over 140 kilometres of coastline. The coastline is typified by dramatic headlands, expansive bays and pristine beaches.

“Eurobodalla’s rich biodiversity is home to an array of native flora and fauna.”

The Great Dividing Range frames Eurobodalla’s western boundary, creating a spectacular backdrop from the coastline. Several rivers begin in the range and meander through extensive vegetation before creating expansive estuaries and reaching the coast. Historically, towns and villages have been settled along these estuaries and utilised the diverse marine life.

Eurobodalla’s rich biodiversity is home to an array of native flora and fauna. The land is largely forested with 91% of land vegetated and 80% of vegetated land owned and managed by NSW National Parks and Wildlife Service (NPWS) or Forestry Corporation of NSW (FCNSW).

Vegetation cover



91%

Vegetation cover of woody vegetation in Eurobodalla. The land tenure of vegetated land, as follows:

National Parks (NPWS)	46%
Forestry land (FCNSW)	34%
Other land	20%

Environmental conversation land



48.8 km<sup>2</sup>

Area of environmental conversation land (E2 Zone) in Eurobodalla

Waterways



86.5 km<sup>2</sup>

Area of waterways (W1/W2 Zones) in Eurobodalla



## Context

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### Our towns and villages

Eurobodalla has settlements of unique character and diverse communities, including three main towns and several coastal and inland villages. The three towns – Batemans Bay, Moruya and Narooma - have originally been settled along waterways and have long acted as regional centres to the surrounding rural communities.

“Eurobodalla has high employment containment with over 93%<sup>1</sup> of the workforce working within the shire”

Batemans Bay is the largest town in the shire and has grown through the amalgamation of several coastal villages that stretch up and down the coast from the Clyde River. The area is a popular tourist destination and recognised as the main commercial centre in the region, supporting surrounding towns and villages.

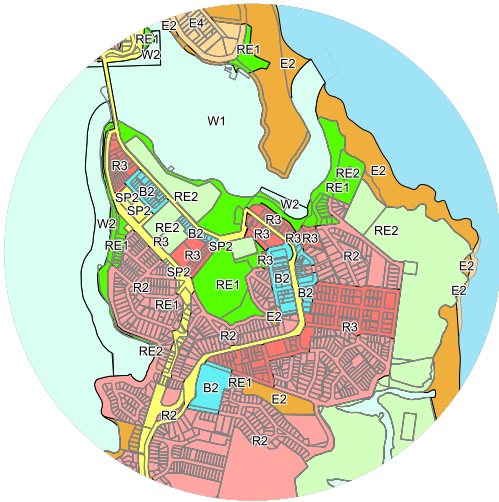
In contrast the development in Moruya is centralised, spreading south of the Moruya River. Moruya was the first European settlement in the region, originally spreading along the northern banks of the river in the 1820s. The town has a strong historic character and is surrounded by farming land along the river plain.

Narooma is defined by its topography, with the floodplain and hill areas fragmenting the town centre and residential development. The town is a popular tourist destination and the gateway to Montague Island. Narooma is known for its oyster farming and fishing and unique coastal architecture.

Eurobodalla's villages can be roughly categorised between coastal and inland villages. The inland villages of Tilba Tilba, Central Tilba, Bodalla, Mogo and Nelligen have a rich rural heritage, with references to

<sup>4</sup> population.id

Narooma Land Use Zoning



the original dairy farming and gold prospecting that occurred in the 1800s. Whereas the coastal villages of Tuross Head, South Durras, Tomakin, Broulee, Congo, Potato Point and Mystery Bay are more recent settlements that have grown in popularity as coastal tourist destinations.

The employment lands, made up of commercial and industrial land, are generally located within or in close proximity to the three towns and the Princes Highway. While the main retail areas are in the towns, there are several niche retail centres located in Mogo, Bodalla and Central Tilba and a number of small activity centres in several villages.

Employment has high employment containment with over 93%<sup>4</sup> of the workforce working within the shire.

Residential land



44 km<sup>2</sup>  
Area of residential  
land in Eurobodalla

# Consultation

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Council prepared this Statement primarily from building on community engagement conducted during the development of Eurobodalla's Community Strategic Plan - One Community. This involved receiving the community's feedback on what people most like and dislike about Eurobodalla, and what residents would like to see retained or changed in future.

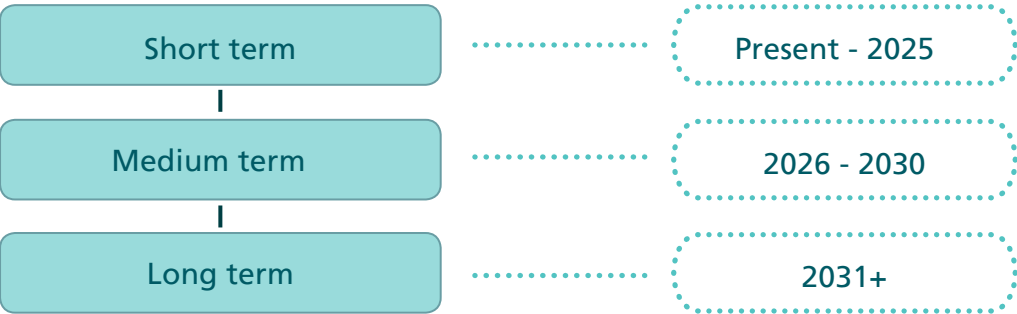
Community feedback has also been used from other Council strategic projects, including:

- Rural Lands Strategy
- Draft Batemans Bay Waterfront Masterplan Activation Strategy
- Mogo Village Commercial Centre DCP Review
- Advancing Eurobodalla - Economic Development Strategy
- Draft Narooma Foreshore and Sporting Precinct Masterplan

It is important to note that the Statement is a working document that will change from review period to review period. The Statement will be reviewed every four years in conjunction with the review of the Eurobodalla's Community Strategic Plan and involve public consultation. In addition, community feedback received as part of the consultation process in all other land use planning projects across Council will be fed into reviewing and revising future Statements.

# Implement, Monitor and Report

## Actionable time frame



### Implement

The Statement will be implemented by a range of land use planning actions, but primarily through amendments to the LEP and changes to the DCPs. Each proposed action will require further community consultation in keeping with Council’s Community Engagement Framework and Participation Plan. It is important to stress that future land use planning will be prioritised in accordance with the adopted planning priorities and actions identified in the Statement and subject to the allocation of funding from year to year.

Each action has an assigned timeframe: short term (1-5 years), medium term (6-10 years), long term (10+ years), or ongoing.

### Monitor and report

The Statement will be reviewed in conjunction with the review of Eurobodalla’s Community Strategic Plan. Further, Council will monitor and report on the implementation of actions in the Statement, ensuring planning priorities and actions are achieved.

This approach is also in keeping with the Integrated Planning and Report (IP&R) framework under the *Local Government Act 1993*.

# Vision

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Eurobodalla’s Community Strategic Plan – One Community has a vision to be friendly, responsible, thriving and proud. This involves developing a community that is liveable, sustainable, productive and collaborative.

"Eurobodalla is committed to creating great places through more liveable, sustainable, productive and collaborative communities."



**Liveable community** - having a pride of place, ease of access and feeling of safety and security



**Sustainable community** - showing an appreciation of the natural surroundings



**Productive community** - working towards facilitating positive investment and employment opportunities and strengthening tourism development



**Collaborative community** - demonstrating engaged, informed and involved community members<sup>5</sup>.

Consistent with the Community Strategic Plan<sup>5</sup>, this Statement’s vision is to *create great places through more liveable, sustainable, productive and collaborative communities.*

<sup>5</sup> Community Strategic Plan







NELLIGEN

BATEMANS BAY

LONG BEACH

BATEHAVEN

SURF BEACH

MALUA BAY

TOMAKIN

BROULEE

MOGO

MORUYA

TUROSS HEAD

BODALLA

DALMENY


NAROOMA


TILBA


**KEY:**


 Town Centres


 Activity Centres

 Urban areas

 Future residential growth

 Potential density and infill

 Potential industrial development

 Potential bypasses



# Planning principles



The four broad planning principles are as follows:



## 1. Our place

Our Place seeks to establish more liveable and healthy communities that have pride of place, community cohesion and a sense of safety and security.



## 2. Our environment

Our Environment seeks to ensure communities are sustainable and characterised by an appreciation of our natural surroundings and how it contributes to our unique lifestyle.



## 3. Our connection

Our Connection seeks to create connected communities that have ease of access and support a mobile and healthy population that is motivated to participate.



## 4. Our business

Our Business seeks to promote a productive community working towards enabling positive investment and growing employment opportunities.

*The Eurobodalla Structure Plan on the preceding pages illustrates the vision and planning priorities of the Statement.*

# Strategic alignment



Strategic alignment of planning priorities to existing strategic plans

Eurobodalla Community Strategic Plan	1. Strong Communities and Desirable Lifestyles	2. Celebrated creativity, culture and learning	3. Protected and Valued Natural Environment	4. Sustainable Living
<p><b>South East and Tablelands Regional Plan</b></p>	<p><b>Direction 21</b> Increase access to health and education services</p> <p><b>Direction 22</b> Build socially inclusive, safe and healthy communities</p>		<p><b>Direction 14</b> Protect important environmental assets</p> <p><b>Direction 15</b> Enhance biodiversity connections</p> <p><b>Direction 16</b> Protect the coast and increase resilience to natural hazards</p> <p><b>Direction 17</b> Mitigate and adapt to climate change</p>	<p><b>Direction 14</b> Protect important environmental assets</p> <p><b>Direction 18</b> Secure water resources</p>
<p><b>Eurobodalla LSPS Planning Priorities</b></p>	<p><b>P7</b> – Collaborate with State Government in delivering integrated infrastructure projects</p>	<p><b>P2</b> – Enhance the distinctive character of towns, villages and hamlets</p>	<p><b>P4</b> – Adapt to natural hazards</p> <p><b>P5</b> – Conserve and celebrate bushland and waterways</p>	<p><b>P6</b> – Promote sustainable living</p> <p><b>P10</b> - Promote nature-based tourism opportunities</p>

5. Vibrant and Diverse Economy	6. Responsible and Balanced Development	6. Responsible and Balanced Development	7. Connected & Accessible Places
<p><b>Direction 5</b> Promote agricultural innovation, sustainability and value-add opportunities</p> <p><b>Direction 7</b> Grow the south coast's aquaculture industry</p> <p><b>Direction 8</b> Protect important agricultural land</p> <p><b>Direction 9</b> Grow tourism in the region</p> <p><b>Direction 12</b> Promote business activities in urban centres</p>	<p><b>Direction 24</b> Deliver greater housing supply and choice</p> <p><b>Direction 25</b> Focus housing growth in the locations that maximise infrastructure and services</p> <p><b>Direction 27</b> Deliver more opportunities for affordable housing</p> <p><b>Direction 28</b> Manage rural lifestyles</p>	<p><b>Direction 24</b> Deliver greater housing supply and choice</p> <p><b>Direction 25</b> Focus housing growth in the locations that maximise infrastructure and services</p> <p><b>Direction 27</b> Deliver more opportunities for affordable housing</p> <p><b>Direction 28</b> Manage rural lifestyles</p>	<p><b>Direction 11</b> Enhance strategic transport links to support economic growth</p> <p><b>Direction 20</b> Enhance access to goods and services by improving transport connections</p>
<p><b>P6</b> – Promote sustainable living</p> <p><b>P10</b> - Promote nature-based tourism opportunities</p> <p><b>P11</b> – Activate waterfronts in town centres</p> <p><b>P12</b> – Ensure an adequate supply of employment lands</p> <p><b>P13</b> – Promote a diverse and sustainable agriculture sector</p>	<p><b>P1</b> – Encourage greater housing diversity and affordability</p> <p><b>P3</b> – Consolidate development in town and village centres</p> <p><b>P8</b> – Align local infrastructure delivery with planned growth</p>	<p><b>P1</b> – Encourage greater housing diversity and affordability</p> <p><b>P3</b> – Consolidate development in town and village centres</p> <p><b>P8</b> – Align local infrastructure delivery with planned growth</p>	<p><b>P7</b> – Collaborate with State Government in delivering strategically-aligned infrastructure projects</p> <p><b>P9</b> – Develop highly accessible town and activity centres</p>





## Our place

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Eurobodalla is a beautiful place to live and people relocate to the region for the lifestyle opportunities. While the region is actively promoted as a tourism destination, population growth has remained relatively slow at 0.9%<sup>6</sup> per annum.

" With 24,818 houses in the shire and the need for an additional 3,949<sup>7</sup> new houses by 2036, Eurobodalla has adequate residential land to accommodate the growth. "

With 24,818 houses in the shire and the need for an additional 3,949<sup>7</sup> new houses by 2036, Eurobodalla has adequate residential land to accommodate the growth. It is important to note that some residential areas have reached development capacity and development constraints will limit future residential growth in these areas, while other areas remain undeveloped.

Eurobodalla's towns and villages have low density, providing an opportunity for future growth. This may occur through increased infill and higher densities in identified and appropriate urban localities.

The towns and villages have distinct character and remain attractive places to live and visit. However, a significant number of homes are owned by absentee property owners, leaving some residential areas vacant for significant periods and contributing to isolation and a lack of community identity..

<sup>6</sup> population.id

<sup>7</sup> population.id

<sup>8</sup> ABS, 2016

<sup>9</sup> population.id



28,767  
dwellings by 2036



*Residential development stretching south along the coastline*

While housing in Eurobodalla is relatively affordable in comparison to the NSW average and the region has comparatively high home ownership, 42%<sup>8</sup> of households earn less than \$600 per week and unemployment is high (9%). Furthermore, in 2018, the shire had a median house rental of \$600<sup>9</sup> per week, \$135 higher than the median house rental for NSW.

These contributing factors have made home ownership and house rentals less attainable to the local workforce.



## Our place

### Planning priority 1

#### Encourage greater housing diversity and affordability



*Medium density  
(Golf Links Drive, Batemans Bay)*

While the vast majority of households in Eurobodalla are one or two person households (74.3%<sup>10</sup>), the predominance of the housing stock is of three- and four- bedroom homes (68.6%<sup>11</sup>). Further study needs to be undertaken to understand what housing types people want and whether there is enough housing choice in the market.

The region continues to be an attractive place to live and as a result housing prices have continued to rise. The region has high unemployment (9%) and only 7.1%<sup>12</sup> of the population earn greater than \$1,500 per week compared to 12.2% in regional NSW. This makes house ownership increasingly unattainable for the local workforce and house rentals are in short supply and a high price.

Housing diversity and affordability remain major challenges across the shire, requiring community and government agency collaboration.

### Actions



**1.1 Develop an Affordable Housing Strategy that may respond to an aging population and attract workers**  
*(medium term)*



**1.2 Review and update the Eurobodalla Settlement Strategy**  
*(medium term)*



**1.3 Investigate height controls, housing density and infill potential in town and activity centres**  
*(medium to long term)*

<sup>10</sup> population.id

<sup>11</sup> population.id

<sup>12</sup> ABS, 2016

## Planning priority 2

### Enhance the distinctive character and heritage of towns, villages and hamlets



*Moruya foreshore*

Culture and landscapes are essential in shaping and defining regional areas. In the case of Eurobodalla, each settlement has its own unique character and identity, from the historic charm of Tilba to the natural coastal setting of Guerilla Bay.

Eurobodalla is rich in history, with strong Aboriginal and non-Aboriginal heritage defining many settlements. There are over 373 heritage places currently identified in the LEP. It remains important that heritage conservation is a priority of town and village development.

The towns, villages and hamlets across Eurobodalla are a key experience, providing an opportunity for visitors to experience local village life outside nearby metropolitan areas.

## Actions



**2.1 Develop character statements for suburbs, villages and hamlets**  
*(short term)*



**2.2 Review the LEP and DCPs with regard to urban design and place-based principles**  
*(medium term)*



**2.3 Review existing structure plans for the town centres of Batemans Bay, Moruya and Narooma**  
*(long term)*



**2.4 Consult with the local Aboriginal community in best interpreting Aboriginal cultural heritage in settlements and at key destinations**  
*(ongoing)*



## Planning priority 3

### Consolidate development within town and village centres



Mixed use development (Malua Bay)

While there will continue to be demand for single dwelling housing, the forecast growth in one and two person households over and above all other types of households requires a greater diversity of housing types accessible to town and village centres.

New greenfield sites are challenged by the need to consider natural hazards, topography, native vegetation, important habitats and cultural heritage. This necessitates a greater push to consolidate future development within existing towns and activity centres.

There are areas of residential land that have not yet been developed. In some cases, these areas are in multiple ownership and there is a risk that future subdivision can occur in an ad hoc manner. There is a need for staged master planning and a comprehensive suite of subdivision provisions to be applied over the land to ensure these future residential areas are quality places in years to come.

## Actions



**3.1 Develop subdivision controls** (short term)



**3.2 Investigate preparation of master planning for residential land release areas to strategically address land constraints** (short to long term)



**3.3 Review medium and high density planning provisions in DCPs** (medium term)



**3.4 Develop planning provisions concerning waterfront developments in DCPs** (medium term)

<sup>10</sup> population.id

<sup>11</sup> population.id

<sup>12</sup> ABS, 2016







## Our environment

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Our natural surrounds are integral to Eurobodalla's character and contribute significantly to our lifestyle and economy. Approximately 64%<sup>13</sup> of residents consider the beaches, waterways and nature to be Eurobodalla's most valuable aspects, and it is the most significant attractor for people visiting the region. Sites such as shell middens, scar trees, totems and stories are evidence of the long connection the Yuin people have with this land.

Eurobodalla's natural environment provides habitat for threatened fauna and flora. This includes the East Lynne Midge Orchid, Swift Parrot and threatened vegetation communities, such as floodplain forests and grassy woodlands.

While over 90% of Eurobodalla is vegetated, the majority of vegetation is located in National Park or State Forest. Approximately 20% of Eurobodalla's vegetation cover is on private land. Vegetation plays an important role in providing wildlife connectivity and consideration needs to be given to its management into the future<sup>14</sup>.

The Biodiversity Conservation Act 2016 is having significant impact in a region that is predominantly vegetation. The Act also provides opportunities to manage land differently. For example, these legislative reforms facilitate vegetation to be offset and landowners to be paid to manage their properties.

As the majority of land in Eurobodalla is identified as bushfire prone land and as a result of the Black Summer 2020 bushfires, there is a renewed requirement to look at the ongoing management of Asset Protection Zones (APZs), bushfire protection building requirements and the preservation of vegetation in communities. This is best achieved through strategic bushfire planning at the settlement level.

In addition, the region is also subject to coastal inundation and erosion, as well as inland flooding. These threats are predicted to increase over time and impact many residents. It is essential that hazards are identified and mitigation measures are put in place to reduce the risk of loss of life or property in the future.

<sup>13</sup> One Community (CSP), 2017.

<sup>14</sup> NSW Government. South East and Tablelands Climate Change Snapshot (2014).

## Planning priority 4

### Adapt to natural hazards



*Rock wall (Caseys Beach)*

Living within a natural environment means the community is regularly at risk of natural hazards and there is an ongoing need to identify and adapt to bushfire, flooding, drought, and coastal inundation and erosion. In addition, the region is likely to experience more intense and frequently extreme weather events in the future .

Almost all of Eurobodalla is identified as bushfire prone land. The need to establish a more strategic approach in planning and managing bushfire risk was further highlighted by the catastrophic Black Summer 2020 bushfires.

Natural hazard resilience needs to continue to be an essential part of settlement planning for Eurobodalla in the future.

## Actions



**4.1 Collaborate with NSW Rural Fire Services in investigating land use strategies across villages to achieve compliance with Planning for Bushfire Protection 2019** *(short to long term)*



**4.2 Finalise and certify the Eurobodalla Coastal Management Program** *(short term)*



**4.3 Adopt the Narooma Floodplain Risk Management Plan and Batemans Bay Urban Creek Flood Study** *(short term)*



**4.4 Develop a Flood Management Code across Eurobodalla** *(medium term)*



**4.5 Prepare a Climate Adaptation Plan** *(short term)*





## Our environment

### Planning priority 5

## Conserve and celebrate bushland and waterways



*Spotted gum vegetation  
(South Durras)*

*The Biodiversity Conservation Act 2016* has introduced a legislative framework for land management and biodiversity conservation in NSW. The legislation included biodiversity offsetting and private land conservation.

While legislative reforms have had significant impact on development in the region, there is an opportunity for owners of bushland to enter Biodiversity Stewardship Agreements which ensures the economic, social and ecological benefits of biodiversity offsets are kept local.

It continues to be important to protect threatened species in the region - including the East Lynne Midge Orchid, Swift Parrot, Grey-headed Flying Fox and Yellow-bellied Glider - and understand how we can best live within such diverse natural surrounds. This includes protecting and rejuvenating wildlife corridors, managing important habitat and establishing development controls that minimise our impact on these endangered species.

### Actions



**5.1 Develop a Biodiversity Strategy that identifies land management opportunities in the Biodiversity Conservation Act 2016** (*short term*)

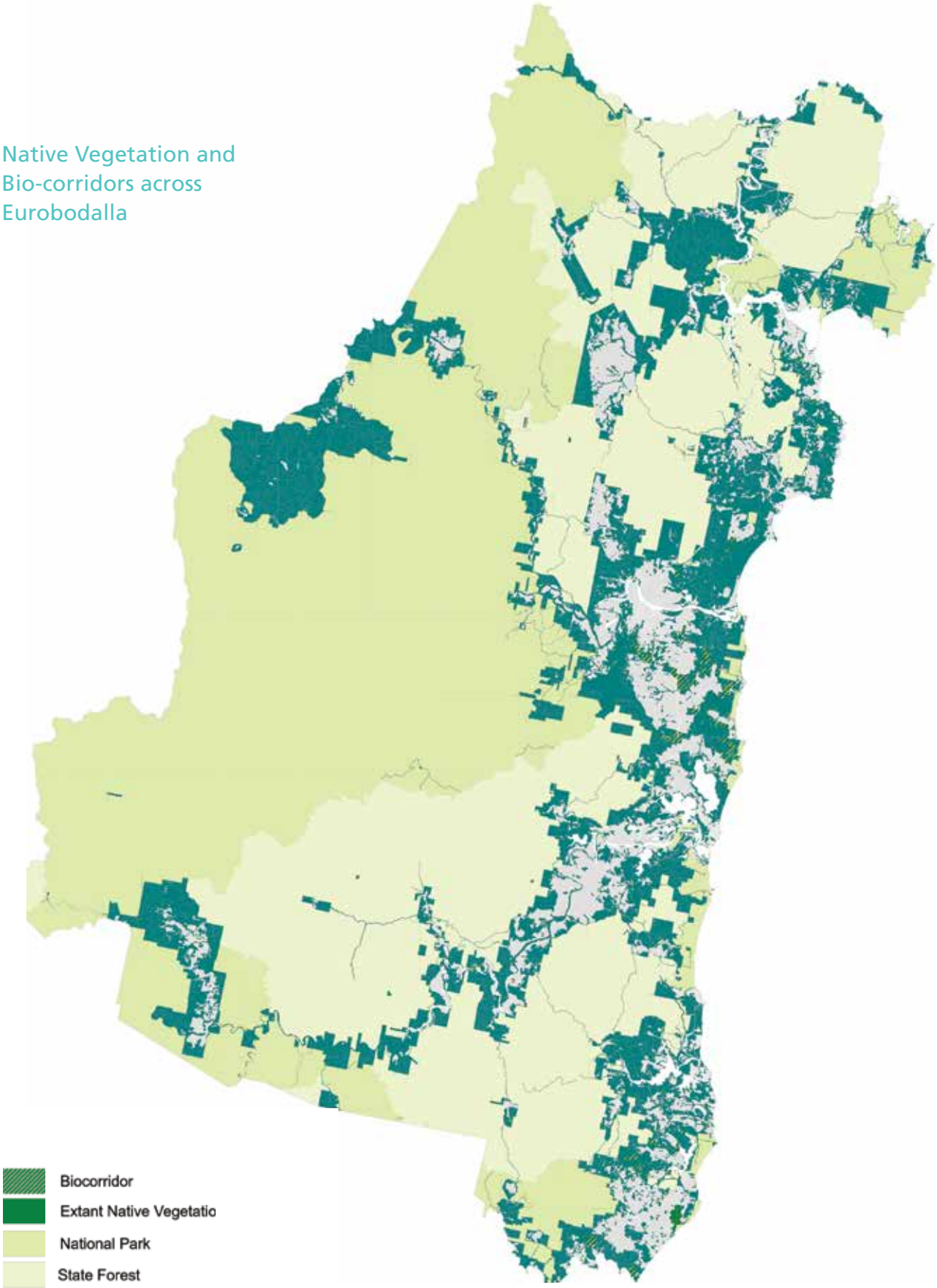


**5.2 Review the LEP and DCPs to provide guidelines for developers, designers and development assessors to avoid, minimise and offset the impacts of development consistently, efficiently and effectively** (*medium term*)



**5.3 Investigate development controls as recommended in the Grey-headed Flying Fox Management Plan** (*medium term*)

Native Vegetation and  
Bio-corridors across  
Eurobodalla





# Our environment

## Planning priority 6

### Promote sustainable living



*Tree-lined estate (Bay Ridge Estate)*

With over 64%<sup>15</sup> of Eurobodalla residents identifying the environment and beaches as the shire’s most valuable aspect, there is further opportunity to plan and design buildings using environmentally sustainable design principles.

There is also opportunity for buildings to resource renewable and sustainable energy, making homes and businesses more resilient during and after natural disasters and reduce the running costs of buildings.

As water scarcity is an ongoing challenge, it is also important that future development incorporates water sensitive urban design (WSUD) principles. WSUD can be used as a means to foster water reuse, addressing in part the issue of water scarcity and further reducing stormwater impacts through greater stormwater retention/detention in the landscape.

## Actions



**6.1 Review the LEP and DCPs with regard to environmental and water sensitive urban design practices**  
*(long term)*



**6.2 Investigate the potential for developing a street tree masterplan in urban areas**  
*(long term)*

Opposite: Home within the natural environment (Guerilla Bay)

<sup>15</sup> One Community (CSP), 2017.









## Our connection

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**There are significant infrastructure projects occurring and proposed in the not too distant future that will remarkably reshape the region in years to come. These projects include the Batemans Bay Bridge realignment, Moruya bypass, new regional hospital, new regional integrated emergency services precinct, Moruya Airport redevelopment, Eurobodalla Southern Water Supply Storage, and the Batemans Bay Regional Aquatic, Arts and Leisure Centre.**

The Princes Highway provides a crucial transport corridor through the shire, moving people and freight through towns and villages and providing essential economic opportunities to the region. As an increasing number of people visit the region, traffic congestion creates significant delays during peak holiday periods. The infrastructure work occurring and proposed at Batemans Bay and Moruya will alleviate traffic congestion, however, these projects will have a major impact on the structure, function and accessibility of Eurobodalla's towns and villages in the future. Early identification of issues, risks and opportunities is important.

Eurobodalla is heavily reliant on the car as the primary source of transportation. Only 0.7% of residents use public transportation and the lack of transport choice is a measure of transport disadvantage.

Whilst 85% of residents own a car, transport disadvantage is experienced by specific groups in the population, primarily families with young children, people with disability, and Indigenous Australians.

There is an opportunity to consolidate future development in the urban centres and establish alternative modes of transportation around activity and employment centres.

In Eurobodalla, water scarcity is a major issue, made more evident during the recent drought and Black Summer bushfires. Council has secured government funding towards construction of a new water storage facility south west of Bodalla. This will supplement Deep Creek Dam in the north of the shire, and provide water storage well in the future and enable the region to grow.



## Planning priority 7

### Collaborate with NSW government in delivering strategic infrastructure projects



*Moruya bridge*

There are a number of major infrastructure projects occurring or planned in the Eurobodalla. The NSW government is constructing a new bridge at Batemans Bay, due for completion early in 2023, and there are plans for a bypass at Moruya. Furthermore, potential upgrades and duplication of the Princes Highway will impact Mogo, Bodalla and Narooma in years to come. There is also a NSW government commitment to build a regional hospital in the Eurobodalla.

While these projects are exciting and provide opportunities for Eurobodalla, each project will also have varying degrees of impact on existing settlements. Early identification of issues, risks and opportunities is important.

It has also been identified in Eurobodalla's Nature-based Tourism Feasibility Study that further consideration needs to be given to tourism infrastructure, particularly surrounding adventure trails<sup>16</sup>.

<sup>16</sup> Eurobodalla NBT Feasibility Study

## Actions



**7.1** Advocate to NSW government to fund the review of land use planning for Moruya and prepare a Moruya Town Centre Masterplan in conjunction with the Moruya bypass and new regional hospital (*short term*)



**7.2** Review the LEP to implement outcomes of action 7.1 that capitalise on the opportunities from the Moruya bypass and new regional hospital (*medium term*)



**7.3** Advocate to State government to fund major infrastructure projects such as the Batemans Bay waterfront, Southern Water Storage Facility and Moruya Airport redevelopment (*short to long term*)



**7.4** Consider plans for the Moruya bypass in preparing a new Plan of Management for Riverside Park (*medium term*)



## Our connection

### Planning priority 8

#### Align local infrastructure delivery with planned growth



*Beach Road (Batemans Bay)*

While population growth is forecast to be modest over the next 20 years, it is pivotal that urban infrastructure continues to be renewed. This will be particularly important in town and activity centres across Eurobodalla where infill development and increased densities will place increased demand on existing services. Infrastructure development will also further support business and tourism growth throughout Eurobodalla.

### Actions



**8.1 Finalise the review of the Development Contributions Plans**  
*(short term)*



**8.2 Investigate potential funding mechanisms to finance upgrading infrastructure to support development along Beach Road, Batemans Bay and South Batemans Bay**  
*(ongoing)*

## Planning priority 9

### Develop highly accessible town and activity centres



Shared pathway (Batemans Bay)

Eurobodalla has a rapidly ageing population. It is forecast that between 2016 and 2026 the shire will experience a 23.7%<sup>17</sup> increase in population of retirement age. In addition, a high percentage of Eurobodalla households either do not own a vehicle or own one vehicle.

With an ageing population and low vehicle ownership, there will be increased need to live in highly accessible location where goods and services are within walking distance to residential areas and people have alternative transport options. The town centres of Batemans Bay, Moruya and Narooma have areas that are relatively flat and could facilitate increased density and infill that best caters for an ageing population.

## Actions

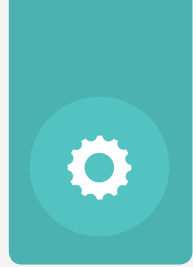


**9.1 Collaborate with Transport for NSW over the Future Transport 2056 and the planning and design associated with highway corridor development along Princes and Kings Highways** (*ongoing*)



**9.2 Prepare an integrated transport study across Eurobodalla proving accessibility within settlements and connection between towns and villages** (*long term*)

<sup>17</sup> population.id.



## Our business

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There is over \$1 billion earmarked for investment in the Eurobodalla over the next three years to 2023. This is an unprecedented time for development in the region. These major developments will stimulate economic growth and create new job opportunities, much needed after the Black Summer 2020 bushfires. The economy is hinged on tourism, healthcare and construction and these industries are all likely to grow in future years, although tourism and construction industries can be volatile<sup>18</sup> and present a risk to the local economy.

Eurobodalla continues to be a popular tourist destination and the number of visitors coming to the region has grown to 1.6 million visitors in 2018-19 from 1.3 million in 2016/17<sup>19</sup>. It is reported that tourists have spent over \$385m per annum in the region in recent years and contribute to 2,482 jobs in the shire<sup>20</sup>.

Furthermore, the implementation of the Rural Lands Strategy has ensured an adequate supply of rural land is available to support the future of rural living and to promote niche agricultural industries.

Eurobodalla's Economic Development Strategy (Advancing Eurobodalla) sets out key actions to support the growth of the shire, however, our economic challenges are further exacerbated by the 2020 fires and floods and COVID-19.

<sup>18</sup> Advancing Eurobodalla (ESD)

<sup>19</sup> Eurobodalla Tourism Monitor 2018-19.

<sup>20</sup> Advancing Eurobodalla (ESD)

The local economy has not grown at a pace to provide sufficient jobs for the local population and as a result, unemployment remains high. Furthermore, job opportunities are often part-time and low paying, resulting in households having less money to spend.

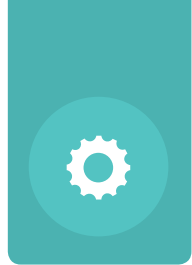
The heavy reliance of the local economy on tourism is a risk. A high number of jobs are seasonal which creates a level of uncertainty in the community, resulting in young people and families having to reluctantly leave the region for greater job security.

It is imperative that Eurobodalla reduces its economic reliance on the peak season, and look to invest in opportunities that will extend the tourism season into the winter months. In addition, there is opportunity to expand and develop local, niche and sustainable food industries and tourism.









## Our business

### Planning priority 10

## Promote nature-based tourism opportunities



*Informal track (Mogo)*

In recognising that Eurobodalla's natural environment is a significant attraction and point of difference, attention has been placed on identifying further opportunities in nature-based tourism.

Eurobodalla's economy remains highly dependent on the summer peak holiday period, requiring further development in extending the holiday period into the winter months. While water activities are less appealing in cooler months, nature-based activities such as mountain biking and bush walking have the potential to attract more visitors to the region, particularly during the off season<sup>21</sup>.

Mogo village is at the heart of several informal tracks through State Forest and public land. It has the potential to act as a future trail centre, servicing trail users and providing new business opportunities for the village.

### Actions



**10.1 Implement the recommendations of the Mogo Adventure Trail Hub Strategy and Masterplan** (*short term*)



**10.2 Develop a coastal headland walking trail between Batemans Bay and Malua Bay** (*medium term*)



**10.3 Develop activation plans over key waterfronts to identify and develop further nature-based tourism opportunities and growth of hallmark events** (*medium term*)

<sup>21</sup> Future Transport 2056.

## Planning priority 11

### Activate town and village centres



*Batemans Bay waterfront*

Town and village centres are unique and distinct places throughout Eurobodalla. They commonly provide a concentration of commercial and tourism activities that drive the economy and act as important meeting places for the community.

The waterfronts of Batemans Bay, Narooma and Moruya are examples of some of these unique experiences and provide gateways to their respective towns. However, each waterfront is experiencing user conflicts and lacks the necessary marine infrastructure to facilitate further economic development.

The changing nature of retail to online shopping and potential impact of COVID-19 will require businesses to provide unique shopping experiences and retail precincts to become destinations to attract business.

The opportunity lies in reinvigorating town and village centres and the respective waterfronts to provide attractive and functional centres, integrated transport networks and strengthened night economy for new and existing businesses.

## Actions



**11.1 Implement the actions of the draft Batemans Bay Waterfront Masterplan and Activation Strategy**  
*(medium term)*



**11.2 Investigate the jurisdictional issues and policies that are barriers in the use and activation of waterfronts**  
*(medium term)*



**11.3 Develop place-based activation plans for immediate and affordable actions in town and village centres**  
*(medium term)*



# Our business

## Planning priority 12

### Ensure an adequate supply of employment lands



Batemans Bay marina

With high unemployment (9%) and a large portion of the workforce unskilled, it is critical there is an adequate supply of employment lands in close proximity to urban areas.

It is little surprise that the greatest demand for employment lands is in our town centres (primarily in Batemans Bay), however, there is a lack of available land. There is potential for developing smaller niche employment lands in the villages of Mogo and Bodalla, both located along the Princes Highway.

Our town and village centres have shown an increasing number of shop vacancies in recent years requiring an understanding of how businesses can best diversify and provide unique retail experiences. Further, there needs to be greater flexibility in allowing businesses to temporarily expand during peak periods but easily retract to regular premises during off peak periods. This will facilitate a more resilient and adaptive business community within our town and village centres.

## Actions



**12.1 Review the LEP and DCPs to align with the Eurobodalla Employment Lands Strategy** (*medium term*)



**12.2 Review and develop policy to facilitate temporary commercial premises and uses in town and village centres** (*short term*)



**12.3 Ensure tourism is considered as an important part of infrastructure planning** (*ongoing*)



## Planning priority 13

### Promote a diverse and sustainable agriculture sector



*Rural landscape (South Durras)*

Agriculture is a small but an important part of the region's economy, with an estimated total value of \$20 million. In 2019, there were 542 jobs in the agriculture, forestry and fishing sector, equating to 3.8%<sup>22</sup> of Eurobodalla's workforce.

The numbers of growers selling local produce at local markets in Moruya, Tilba and Batemans Bay is growing, as community demand for locally produced and sustainable food increases. Through the recent implementation of the Rural Lands Strategy, there is adequate supply of land for small farming to facilitate this ongoing growth.

There is also further potential to export niche local food to regional and international markets. The redevelopment of Moruya Airport and duplication of the Princes Highway will increase the ability of producers to transport produce to new markets.

## Actions



**13.2** Work with local producers to develop a Eurobodalla food trail network (*short term*)



**13.3** Establish development assessment factsheets to assist small agricultural producers through the development process (*medium term*)

<sup>22</sup> population.id

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