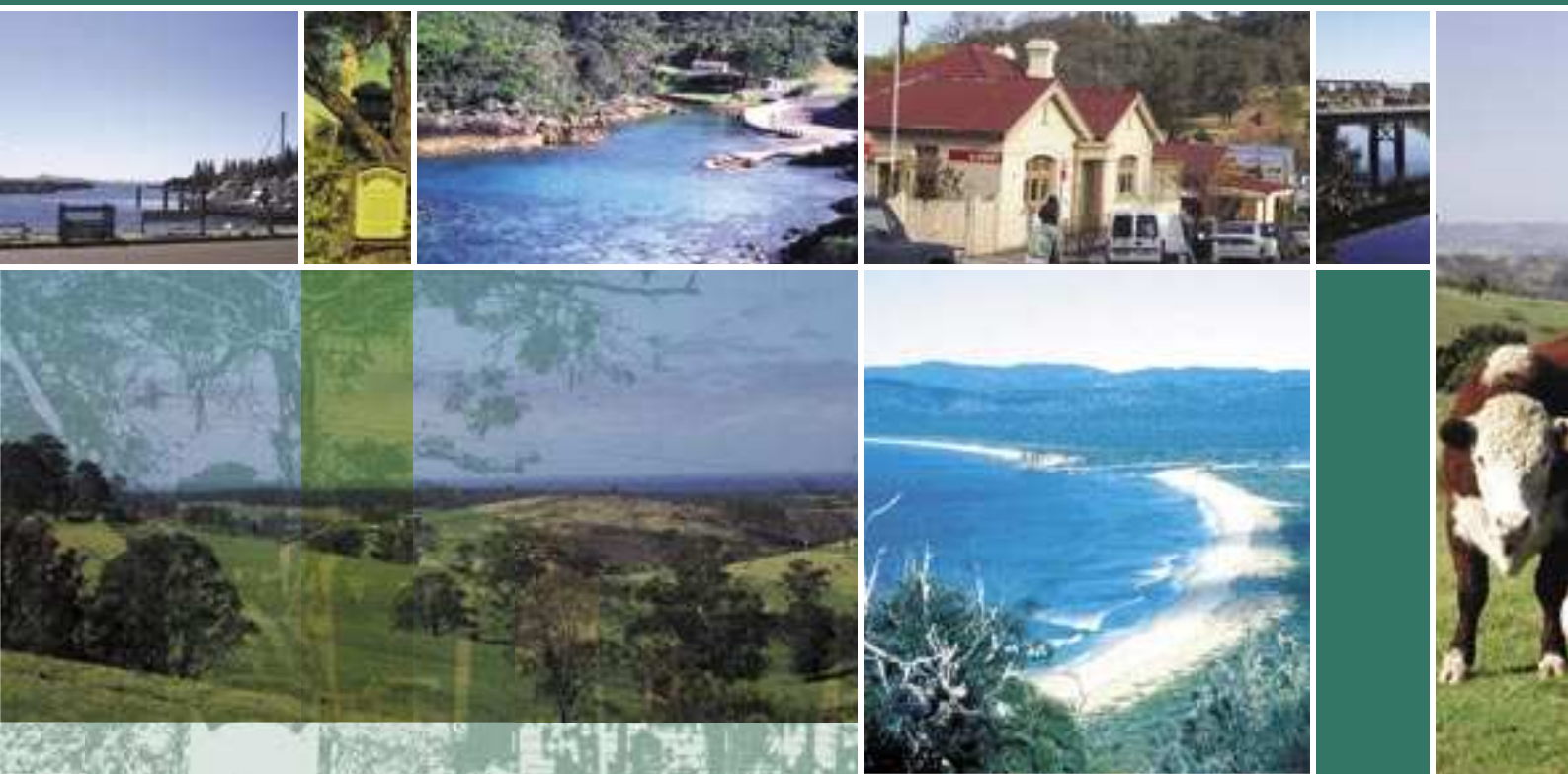




NSW GOVERNMENT
Department of Planning

2006-31

SOUTH COAST REGIONAL STRATEGY



Regionally significant employment lands and infrastructure within the South Coast include the Albatross Naval Base, Merimbula and Moruya airports, Port of Eden, Batemans Bay Marina and Ulladulla Harbour and includes the Princes and Kings highways and the rail corridor to Bomaderry.

OUTCOMES

Employment and residential growth will be concentrated around existing well serviced South Coast commercial centres such as Nowra–Bomaderry, Batemans Bay and Bega.

Economic development and employment growth particularly in finance, administration, business service, health and aged care and tourism jobs will be facilitated by identifying suitable employment and investment opportunities and providing employment lands to support these opportunities. Councils will be proactive in identifying sufficient employment lands in suitable locations.

The economic value of natural resources and natural environments in the South Coast will be recognised as an employment generator due to its importance to tourism and primary industries including agriculture, forestry and fishing.

ACTIONS

- Planning principles for employment lands, as developed for the Illawarra and South Coast Employment Lands Strategy will be implemented as part of the Settlement Planning Guidelines.
- Councils will maintain the current net supply of zoned employment lands; however consideration will be given to zoning changes that address concerns regarding tenure, location, constraints and specific opportunities.
- Local environmental plans will protect and add to employment lands in existing economic centres, including major regional centres and major towns, and identify and protect all regionally significant employment lands including, Albatross Naval Base, Merimbula and Moruya airports, Port of Eden, the multipurpose wharf at Eden, Batemans Bay Marina and Ulladulla Harbour.
- Councils will monitor the supply of employment lands, including their appropriate location and zoning, through the continued update of the employment lands database, linked with council's rates and/or GIS database systems.
- Council-based mechanisms or controls will be identified to preserve and support the hierarchy of commercial centres for the South Coast Region (see table opposite).





Centres hierarchy	Commercial centres servicing the South Coast	Key functions of centre
Regional city	Wollongong and Canberra	Although located outside of the Region, the regional cities provide the Region with higher order administration, education and health services, cultural and recreational facilities, and higher density commercial and residential development. These centres have a commercial focus with large retail and commercial floor area, including department store/s.
Major regional centre	Nowra–Bomaderry, Batemans Bay, and Bega	Provide for the majority of growth within the Region. A concentration of medium and higher density living, business, employment, professional services, specialised shops and associated warehouses, transport logistics and bulky goods operations. Focal point for subregional road and transport networks.
Major town	Ulladulla, Moruya, Narooma, Merimbula, Vincentia district	Existing smaller centres identified for a lesser proportion of growth. Provide a shopping and business centre for the district, including warehouses, transport logistics, bulky goods operations, health and professional services, mixed with medium density residential.
Town	Examples include Eden, Pambula, Berry, Milton and Bermagui (to be applied to all relevant centres by council)	Small centres that vary in size. Small-to-medium concentrations of retail, health and other services with lower density residential. Reliant on higher order centres for shopping and employment.
Villages (some which are major tourism centres)	Examples include Tilba Tilba, Mogo and Kangaroo Valley (to be applied to all relevant centres by council)	Small centres with local retail and specialty tourism retail.

- Councils will resist the fragmentation of agricultural land as this can threaten its economic performance and sustainability (refer also to the 'Rural Landscapes and Rural Communities' chapter).
- Local environmental plans will identify appropriate sites for major tourism developments, and specific 'tourism precincts' (such as Ulladulla Harbour for example) will be investigated, consistent with the South Coast Regional Tourism Plan 2003–2006 (or latest version). These sites should focus on:
 - > nature tourism
 - > art, food and wine production
 - > cultural and heritage tourism
 - > visiting friends and relatives market
- > touring market
- > short breaks market.
- Local environmental plans will ensure that appropriate land will be made available to provide for a range of tourism experiences and forms of tourist accommodation, including the support of 'bed and breakfast' enterprises within residential and rural areas.