

# ● Greater Batemans Bay Structure Plan

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Structure Plan for Greater Batemans Bay



This document was prepared by:

Strategic Planning Unit

Eurobodalla Shire Council

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This document was adopted by  
Council on 22 May 2007.

## Acknowledgements

A special thank you is extended to all those who contributed to this Plan. In particular the Community Reference Group who helped with setting the vision and character statement for Greater Batemans Bay and mapping areas for varying intensities of development. The general public were invited to provide reviews and comments on the Draft Greater Batemans Bay Structure Plan, attend open days and make formal submissions during the exhibition period.

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## Public Exhibition

### How is the public involved in the Greater Batemans Bay Structure Plan?

Councillors, as the elected representatives of Eurobodalla's residents and ratepayers, have decision making power over the intent and content of the Greater Batemans Bay Structure Plan. However, Councillors' decisions on the Plan are informed by community comments.

Council has undertaken significant and broad community consultation that will have a major influence on the Greater Batemans Bay Structure Plan.

A Community Reference Group was created by Council to provide feedback on the substance and form of the draft Greater Batemans Bay Structure Plan. The group was a forum for individuals from a cross-section of those living or working in Greater Batemans Bay to share their views with each other and Council staff. Radio spots, newspaper ads and posting around Greater Batemans Bay were used to encourage the public to apply to become members of the group. All those who applied to be community representatives were appointed to the group. This group provided practical and informal input to Council staff throughout the preparation of the Plan. Group members' input into these structure plans was developed through informed discussions and debates. The Reference Group provided an additional level of public involvement, which expands the opportunities for public involvement in planning for Eurobodalla's future.

On 19 December 2006 Council resolved that the Draft Greater Batemans Bay Structure Plan go out on public exhibition. This provided numerous opportunities for the public to advise staff of their views and put formal submissions to Council. During the exhibition period the Draft Plan was on display at Council's offices in Moruya and on the Council's website. Multiple copies of the Draft Plan were available at local libraries as overnight loans. Council conducted two open days at Stockland Mall during the exhibition period to provide a convenient way for residents and visitors to learn about and comment upon the Draft Plan.

*Council's Draft Nature Coast Style Guide: A Discussion Paper (2006), which is available for public review and comment, was prepared to help inform community discussion on these place statements.*





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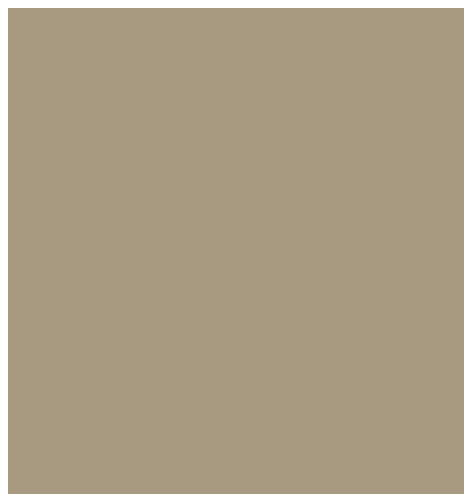
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# Introduction



*"Batemans Bay is a major growth centre for the South Coast Region and the only major growth centre in Eurobodalla."*  
*South Coast Regional Strategy.*

## What is a structure plan?

A structure plan is a visionary document setting out the planning framework for development over the next twenty-five years (2006-2031). This Structure Plan helps ensure that growth potential is realised in a way that meets the needs of the Greater Batemans Bay communities. This potential is derived from zonings, community character, infrastructure capacity, environmental values, financial considerations and social needs.

Structure plans operate at the broad scale setting out where different types and intensities of development are appropriate. A structure plan articulates key elements of an area's future. Structure plans serve as the basis for more detailed studies and appropriate development requirements.

The Greater Batemans Bay Structure Plan (the "Plan") aims to balance demands for new housing, commercial development and servicing with preserving what residents and visitors treasure about Batemans Bay. The Plan is responsive to existing developments' scale, pattern, location, available services, major transport and infrastructure facilities, landscape setting and environmental impacts. These factors influence where new housing, economic development and servicing will occur. A Structure Plan has already been completed for Narooma. *The draft Moruya Structure Plan* (2006) and *The draft Batemans Bay Town Centre Structure Plan* (2006) were exhibited at the same time as this Plan.

## What areas does this Plan apply to?

Their location, road infrastructure, economic base, environmental features and lifestyle link the communities of Greater Batemans Bay. Given that the Plan sets the broad-scale strategic framework for development, it treats the communities within Greater Batemans Bay as one locality. This approach is necessary for addressing the big picture planning issues that impact on all these communities.

Twelve communities are included in the Plan

1. Maloneys Beach
2. Long Beach
3. Surfside
4. North Batemans Bay
5. Batemans Bay
6. Catalina
7. Batehaven
8. Sunshine Bay
9. Denhams Beach
10. Surf Beach
11. Lilli Pilli
12. Malua Bay

Map 1



Only the residential aspects of future development and re-development are included in this Plan. *The draft Batemans Bay Town Centre Structure Plan (2006)* provides detailed guidance and requirements for Batemans Bay's town centre. The town centre is bounded by the Princes Highway to the west, Guy Street to the south and the Clyde River to the north-east.

## South Coast Regional Strategy

The NSW Department of Planning's *South Coast Regional Strategy (2006)* guides development in Eurobodalla for the next quarter of a century. It directs new development to regional growth centres and their surrounding settled areas as a means of preventing sprawl into agricultural and bush areas. It identifies Wollongong and Canberra as Regional Cities supported by regional growth centres. The only regional growth centre in Eurobodalla is Batemans Bay. Compact development carries environmental, social and economic benefits as it protects agricultural and environmentally sensitive lands, encourages social interactions and decreases transportation and servicing costs associated with new developments.

*The South Coast Regional Strategy* estimates that 10,700 new dwellings for the Shire are needed over the next 25 years. It projects that about 70% of these new dwellings will be accommodated within existing vacant urban-zoned land. Much of Eurobodalla's existing vacant urban-zoned land is within Greater Batemans Bay, Moruya and Narooma. It is expected that growth will be spread unevenly across the Shire as most people prefer to live in coastal rather than inland locations. *The South Coast Regional Strategy* supports a greater mix of housing types concentrated in settled areas. It encourages medium-density and infill housing where appropriate.

The Sea Change Taskforce studies how rapid population and tourism growth in Australia's coastal communities impact on their quality of life. While home owners and government benefit from rising house prices in growth areas associated with sea changers, this growth can undermine many of the attributes that made these areas attractive to the sea changers and long term residents.

Eurobodalla is experiencing increasing demands for housing, an ageing population and smaller household size. Protecting the diverse natural assets and unique character of this area while providing necessary housing and services are major challenges. Council's *Eurobodalla Settlement Strategy* (2006), *Management Plan* (2006), *Cultural Plan* (2006) and *Social Plan* (2006) are just a few of the many documents informing this Plan. *The South Coast Regional Strategy*, the findings of the Sea Change Taskforce and other research detailed later in this document, all inform the Greater Batemans Bay Structure Plan.

## How do all these planning processes fit together?

*The South Coast Regional Strategy* guides the preparation of new Local Environmental Plans (LEPs) for the South Coast of New South Wales. Eurobodalla Shire Council is required to prepare a new LEP within the next three years. Questions about land use planning can be divided into categories of why, where and how development will occur. The planning documents that answer these questions are summarised below.

### **WHY** = Land Strategies

These questions are answered by *the South Coast Regional Strategy* and the *Eurobodalla Settlement Strategy*. These strategies address the big picture issues – the “why” planning is needed.

The *Eurobodalla Settlement Strategy* (2006), which was approved by Council on the 5th December 2006, sets out growth projections for the Shire and the need to balance growth with protecting the Shire's environment, industries and character.

### **WHERE** = Structure Plans and Place Statements

These questions will be answered by the Eurobodalla Structure Plans for Narooma, Moruya, Batemans Bay Town Centre and Greater Batemans Bay along with Place Statements for all settlements. Structure plans and place statements build on the information and direction provided from the *Eurobodalla Settlement Strategy* to address district issues, focusing on “where” different types and intensities of development are appropriate. Structure plans set visions for broad areas and identify the preferred location and intensity of development, along with looking at issues of access, scenic protection and environmental management objectives. Place statements will be developed for settlements to provide a long term vision for their future development.

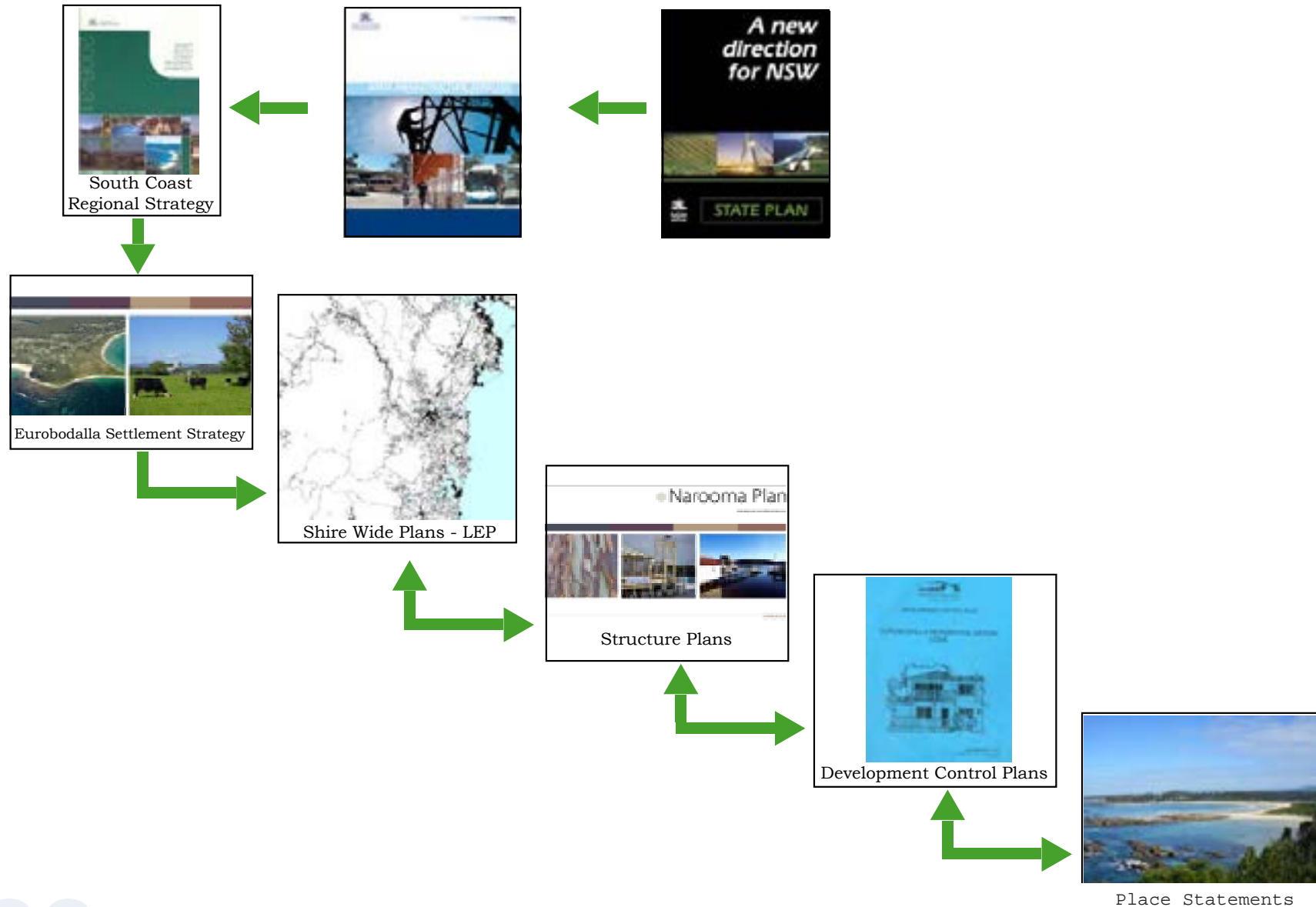
### **HOW** = LEP and DCPs (the implementation stage)

These questions will be answered by development requirements set out in the new LEP and Development Control Plans (DCPs) for Eurobodalla.

The LEP and DCPs will build on the information and direction provided from the *Eurobodalla Settlement Strategy*, Structure Plans and Place Statements to address Shire wide issues as a whole, as well as those of individual settlements, focusing on “how” development will occur. Key directions are reinforced in Council's Management Plan.



# Planning Scales



Mandatory development requirements will be set out in the LEP, such as heights, floor space ratios and minimum lot size requirements. More detailed development requirements, such as those for setbacks, landscaping and design considerations, will be set out within locality specific DCPs or within one comprehensive DCP for the Shire. LEPs are statutory documents, while DCPs supplement LEPs. A development control plan sets out the requirements for development and environmental management.

## Why does Greater Batemans Bay need a Plan?

Greater Batemans Bay is poised for change. Development pressures are increasing along with a growing appreciation of the lifestyle and economic benefits to be gained by developing and living in coastal areas. It is crucial that new development is concentrated in appropriate locations, is well designed and is environmentally sustainable and contributes to a sense of place and well-being for the community. The communities of Greater Batemans Bay are in close proximity to the town of Batemans Bay – the largest and most dynamic of Eurobodalla’s towns. Understandably, many residents and tourists are drawn to this area, bringing growth and opportunities. The challenge put to government by the communities of Greater Batemans Bay is to effectively manage this growth, so it meets the needs of these communities and Council’s objectives. While growth is inevitable, it is also necessary to build the critical mass and economic structure to provide the services and facilities required.

## Objectives

The Plan aims to achieve the following objectives for Greater Batemans Bay:

- Provide appropriate accommodation for a growing local population and an increasing number of visitors.
- Identify appropriate locations for commercial/retail, residential and tourism related expansion.
- Retain and enhance the coastal and nature based character of these communities.
- Ensure development is appropriate to the character of these communities.
- Protect and enhance environmental values.
- Protect views to and from public and natural areas.
- Provide high quality and accessible open space.

## Core Principles

- Enhance the livability of the Greater Batemans Bay. This includes contributing to the safety, security, amenity and convenience of the area.
- Encourage quality built environments in harmony with Eurobodalla’s agricultural and natural environments.
- Maintain the character of the Greater Batemans Bay area and the transition areas between Shire settlements by retaining natural areas.
- Provide sufficient housing of a suitable range, quality and diversity for Greater Batemans Bay’s residents and visitors.

- Direct development to established serviced areas within settlements according to their population size, intensity of development, servicing requirements and servicing capabilities.
- Protect the natural environment by minimising sprawl development, identifying and directing development away from productive agricultural land and promoting the renewal of previously developed land.
- Anticipate and reduce the impact of future climate change by comprehensive protection and management of areas subject to natural hazards, reducing demands for energy and water and moving towards renewable energy sources.
- Require high quality design for housing, retail and commercial development that uses land, water, energy and other resources more efficiently and provides for changing lifestyles and preferences.
- Promote more mixed use developments of the right pattern and density that use land efficiently, increase accessibility, reduce the need to travel, (particularly by car), and help meet social, cultural and economic needs.
- Site employment, entertainment, recreation, open spaces and other community lands in a manner that is easily accessible to residents and visitors to Greater Batemans Bay.

## Sustainable Development Directives

The Plan is based on a number of sustainability principles and values, which are detailed in the text boxes at the end of the introductory section. This Plan is also underpinned by *Council's Sustainable Living – An Integrated Approach Policy* and is intended to promote and reinforce the principles of sustainable development. The aim of this policy is to provide guidance to the community in planning for and maintaining a sustainable and healthy economy, community and environment.

### *Planning for sustainable development starts with identifying the right locations for development.*

Identified outcomes for development in Greater Batemans Bay are to be consistent with Ecologically Sustainable Development (ESD). Generally this relates to the efficient use of land so that development occurs in a manner that can be sustained over the long term. Other ways to achieve ESD relate to reducing the need to travel, providing choice of transport options, encouraging high quality development and innovative design, promoting healthy and safe living and working environments, fostering balanced and timely provision of housing, employment, infrastructure and community and responding appropriately to the implications of climate change. This includes advancing the conservation and prudent use of energy, water and other natural resources. Safeguarding areas of potential flood risk from development is another important ESD principle. The Plan identifies ways to guide the development of Greater Batemans Bay within the context of this area's opportunities and constraints for development.

### *The Plan is to be used as a working document.*

The Plan forms part of the planning package for Eurobodalla Shire and should be read in conjunction with the *Eurobodalla Rural Local Environmental Plan* (1987) and *Eurobodalla Urban Local Environmental Plan* (1999), along with the *Eurobodalla Settlement Strategy* (2006) and *The Draft Batemans Bay Town Centre Structure Plan* (2006).

Other documents that should be read in conjunction with and that complement this Plan include:

- *Eurobodalla Management Plan* (2006-2011)
- *South Coast Regional Strategy* (NSW Department of Planning, 2006)
- *Draft Greater Batemans Bay Style Guide: A Discussion Paper* (Trevor King Conservation Planning and Design for Eurobodalla Shire Council, 2006)
- *Coastal Design Guidelines for NSW* (Coastal Council of NSW, 2003)
- *Eurobodalla Shire Social Plan* (Eurobodalla Shire Council, 2006)
- *Eurobodalla Shire Cultural Plan* (Eurobodalla Shire Council, 2006)
- *IRIS Survey Focus Paper* (2005)
- *Illawarra and South Coast Retail Centres Study* (Hill PDA, 2004)
- *Batemans Bay Coastline Hazard Management Plan* (Eurobodalla Shire Council, 2001)
- *Meeting the Sea Change Challenge* (University of Sydney, Planning Research Centre, 2005)

- *Batemans Bay Vulnerability Study* (Eurobodalla Shire Council, 1996)
- *Community Employment Strategy* (Diana Gibbs & Partners)
- *Business Retention and Expansion Study* (Eurobodalla Shire Council, April 2005)
- *Eurobodalla Tourism Board Strategic Plan*
- *Eurobodalla Health Cluster Plan* (2005)

**Please note that the following text in grey boxes on pages 11-16 are extracts from various Council documents. They are intended to provide additional content for the Plan and sit apart from the Plan.**

**SUSTAINABILITY PRINCIPLES**

This Plan is based on a number of guiding principles and values. To assist decision-making, including identifying land use zones and appropriate development types, the following principles are considered in addressing the cumulative impacts of development activities on natural and built environments.

**The Precautionary Principle**

The precautionary principle - where there are threats of serious or irreversible damage to the community's ecological, social or economic systems, a lack of complete scientific evidence should not be used as a reason for postponing measures to prevent environmental degradation. In some circumstances this will mean actions will need to be taken to prevent damage even when it is not certain that damage will occur.

**The Principle Of Intergenerational Equity**

The principle of intergenerational equity - the present generation should ensure that the health, integrity, ecological diversity, and productivity of the environment is at least maintained or preferably enhanced for the benefit of future generations.

**The Principle Of Conserving Biological Diversity And Ecological Integrity**

The principle of conserving biological diversity and ecological integrity - aims to protect, restore and conserve the native biological diversity and enhance or repair ecological processes and systems.

**The Principle Of Improving The Valuation And Pricing Of Social And Ecological Resources**

The principle of improving the valuation and pricing of social and ecological resources - the users of goods and services should pay prices based on the full life cycle costs (including the use of natural resources at their replacement value, the ultimate disposal of any wastes and the repair of any consequent damage).

**The Principle Of Eliminating Or Reducing To Harmless Levels Discharges Into The Environment**

The principle of eliminating or reducing to harmless levels - any discharge into the air, water or land of substances or other effects arising from human activities that are likely to cause harm to the environment.

**The Principle Of Encouraging A Strong, Growing And Diversified Economy**

The principle of encouraging a strong, growing and diversified economy - promotes local self reliance, and recognises and strengthens the local community and its social capital in ways that safeguard the quality of life of future generations.

**The Principle Of Providing Credible Information In Open And Accountable Processes**

The principle of providing credible information in open and accountable processes - encourages and assists the effective participation of local communities in decision making.

**FINANCIAL STRATEGY****New Public Infrastructure And Facilities**

A number of tools are proposed to finance the public facilities and services proposed in this Structure Plan. It is expected new public services, particularly in the area of community and environmental services, will be funded by government grants, development contributions and supplemented by rate revenues. It is expected the rise in pension rebates will erode the value of rating of new properties. To fund new public infrastructure and facilities, a mix of the following is proposed:

**Public Land Assembly**

Assembling council-owned public land to facilitate development interest or sale with proceeds used to provide infrastructure or facilities in that locality. This may include creating additional footpath or reserve space in town centres for commercial licence and lease, with funds used to maintain those new facilities.

**Debt**

Raising debt against the income of Council to provide new infrastructure. Servicing of some of that debt may be recouped through leasing of crown land developments (such as caravan parks); through public land assembly and sale; or through development contribution plans (for general infrastructure) and development servicing plans (for water, wastewater and stormwater infrastructure).

**Planning Agreement/Development Contribution**

In accord with NSW legislation, Council has prepared a contributions plan and is open to negotiating agreements with developers to provide public infrastructure or facilities, or public services, at scales and sites in accord with adopted Structure Plans and Management Plan, as an incentive for additional development rights on private land. Development contribution plans will draw on facilities or projects adopted in current plans of management, cultural plan and estuary management plans for example, identifying nett present value (NPV) of those facilities and amortising maintenance and renewal of those assets. When those public facilities cannot be provided on site, a contribution in accord with the development contribution plan may be paid to a public authority.

**Development Incentives**

Identify key sites in urban areas in Structure Plans that are capable of greater density, height or use, in exchange for provision of public facilities on or near that development (eg public carparking). Incentives such as bonus rights may also be used to dedicate land or contribute to acquire public open space or private lands nominated for environmental protection

**Commercial Holdings**

Facilitate development of council-owned real estate or commercial holdings to generate cash and long-term returns on investment. This may be through direct conditional sale or partnering with a developer

under public private partnership regulations. Those returns may seed other commercial acquisitions or developments, or acquire other community land or facilities strategically appropriate to the demography of the population and geography of the shire.

#### **Crown Lease**

Utilise leases or development agreements on crown land under council care and control to provide public infrastructure or facilities on those crown lands.

#### **Existing Public Infrastructure And Facilities**

To fund existing public infrastructure and facilities, a mix of the following is proposed:

#### **Infrastructure Fund**

Raised by special general rate variations, the funds are dedicated to the renewal and rehabilitation of existing road, bridge, buildings and recreation facilities. The value of the Fund is increased by rate-pegging set annually by state government.

#### **Water Cycle Fund**

Dividends derived from any profit on operations of water and sewer in accord with state government guidelines are dedicated to the renewal and rehabilitation of existing systems. Contributions to the management of the catchments from which water is harvested or into which waste is discharged.

#### **Stormwater Fund**

In line with Section 496A of the Local Government Act, Council introduced a Stormwater Charge on all developed urban properties from 2006/07. A special "Stormwater Fund" has been established to record and report the value of charges collected and where expended each year.

Part of the funds will initially be used to assess the condition and remaining life of stormwater infrastructure, and its capacity to accommodate increasing loads from urban activity and the anticipated effect of climate change. That information will assist the drafting of a new Section 64 Stormwater Development Servicing Plan which will project the appropriate contributions from new development to extend or upgrade the stormwater network

#### **Environment Fund**

Following completion of a range of studies and plans to manage habitat and estuaries, environment rates may be used to sponsor volunteer projects; provide seed funding for rehabilitation works on rivers, estuaries and vegetation; or be used as stewardship payments to rural landholders to conserve valuable vegetation, habitat, wetland or estuarine systems. The funding could be provided to support management of those areas in accord with other incentives administered by state government such as voluntary conservation agreement, property vegetation plans, or biodiversity offsets.

#### **Triple Bottom Line (TBL) Matrix**

A Triple Bottom Line (TBL) Matrix that ranks projects according to the environmental, social and financial outcomes, may be used to assist the prioritising of new projects or facilities identified in the *Eurobodalla Settlement Strategy*, the town structure plans, the social and cultural plans, community land plans of management, estuary management plans, and subsequent development contribution plans.

## **What is the context of this Plan?**

This Plan has been developed to help implement the *NSW Coastal Policy and Coastal Design Guidelines* in a local context. Its aim is to inform a new LEP to be prepared for Eurobodalla Shire and subsequent DCPs. (This Plan addresses the 25 year period of 2006-2031.)

The Greater Batemans Bay Plan also forms part of Council's *Management Plan*. Our aim is to guide the pressures of development on land, water, atmosphere, human resources, and biodiversity and respond to climatic change. Our aim is consistent with the *Australian Capital Region State of the Environment Report* (2000) in that we will work with the community towards achieving social, economic and ecological wellbeing.

## **Where does this Plan apply?**

This plan applies to Greater Batemans Bay's coastal communities as described in Map 1. These communities extend from Maloneys Beach, in the north, to Malua Bay, in the south, along a narrow coastal strip.



## How is the public involved in the Greater Batemans Bay Structure Plan?

Councillors, as the elected representatives of Eurobodalla's residents and ratepayers, have decision-making power over the intent and content of the Plan. However, Councillors' decisions on the Plan are informed by community comments.

Extensive community consultation has taken place to help shape this Plan. This helps to ensure that development happens in a way that benefits the people of Greater Batemans Bay. Some of this consultation has been taking place over several years and includes the results of the IRIS survey which is discussed in the following grey text box.

### COMMUNITY PARTICIPATION

During 2005, Eurobodalla Shire Council prepared a draft Urban Settlement Strategy providing a framework for managing urban growth in the towns, villages and hamlets of Eurobodalla Shire. In that same year Eurobodalla Shire Council exhibited a draft Rural Lands Strategy providing a framework for managing growth in a rural context. These strategies will inform the new Integrated LEP which will provide planning controls to ensure that future development is well located, well designed and environmentally sustainable. In developing the draft strategies, Eurobodalla Council asked the Illawarra Regional Information Service (IRIS) to conduct a community visioning exercise with the residents of Eurobodalla. This included an extensive telephone survey as well as a series of community workshops. The purpose of this consultation was to allow the people of Eurobodalla to express their views on issues such as: youth facilities and services, existing consultation processes, the local economy, unemployment, infrastructure and development. Overall participants in the Batemans Bay consultations were supportive of the area being a growth centre, as long as the growth was properly managed. They felt passionately about their communities and wanted to see their special character preserved, while allowing for improved services for the area and better access to these services. There was strong support for preserving the green spaces between settlements and views of these areas from within settlements.

### Development and Planning

There was wide recognition that future growth in Eurobodalla was inevitable and increased density was needed to address this and prevent urban sprawl, noting that: "medium density housing is inevitable to deal with the growth". There was reasonable level of acceptance of the need for some medium density housing options, such as dual occupancy and town houses. Participants supported distributing medium density housing types in a fair manner responsive to available infrastructure, community characteristics and access to services. Containing development within settled areas was preferred over the option of continued development of greenfield sites. Participants were opposed to concentrating large precincts of town houses in one area as monotony of design was not considered aesthetic with the added potential for creating housing "ghettos". It was proposed that each town requires separate plans for future planning and that this requires some kind of theming to be adopted for each precinct.

### Building Controls

Council's current regulated height limits were generally considered acceptable, as long as they were applied. It was recognised that different areas could merit different maximum heights. For example there was a preference for decreasing height limits as development approached shorelines to preserve views for the community.

Environmental plans were identified as, "the critical instrument for development," that should be firmly enforced to preserve natural areas. "Why can't we be different from other coastal areas and do it right?" Batemans Bay participants supported house sizes being proportional to block sizes. The spread of "Mc Mansions" (very large homes with minimal open space) was seen as a threat to sustainability principles and the character of Greater Batemans Bays communities. Participants were concerned with the current building approvals processes. They questioned how buildings that did not meet Council's building requirements were "allowed to occur"? Participants wanted the procedure for objecting to building developments improved. For example, current time periods to oppose developments were considered inadequate for submitting well-crafted objection in the format required, particularly for those whose primary residence is outside of The Shire. Rural landowners raised the point that there is a financial necessity for farmers to be able to "sell off" unproductive farmland. There was strong support for requiring master plans for all new subdivisions so that appropriate community open spaces, services and facilities would be provided. Master plans for all new subdivisions to adequately accommodate space for community facilities, such as shops, bus stops, pre-schools. This would prevent "ad hoc" incorporation of these facilities as subdivision grows.

### Local Economy and Unemployment

Tourism was identified as the backbone of the local economy. It was suggested that the Nature Coast be differentiated from The Sapphire Coast as a unique destination with its own distinct appeals. An emphasis on eco-tourism and "nature based" activities (e.g. bushwalking, kayaking, scuba diving) was suggested as one way to do this. Customer service standards were cited as "poor" for an area so reliant on this industry. Improved hospitality training for hospitality employees was recommended. Light industry was considered an appropriate adjunct to tourism to maintain a healthy economy and levels of employment. It was suggested that Council could help develop a logo for local produce to distinctly identify products from the Shire and position them as clean, green products nationally and internationally.

### Natural Environment

Batemans Bay participants raised another theme that was common to the workshops – that individual residents should take responsibility for collecting and recycling as much of their water supply as possible and incorporate "sustainable" features in their homes. Concerns were raised about pollution from creeks flowing directly on to beaches, such as Surf Beach. Participants supported stormwater retention and litter removal to prevent pollution of waterways. Bushfire preparation was also seen as largely an individual responsibility, but residents could benefit from education regarding both effective household preparation and housing design features that minimise risk.

### Roads and Traffic

Many participants felt that Eurobodalla Council should lobby the State Government for road improvements. There were requests for improved driver education and improved signage regarding overtaking lanes on major highways to improve driver safety in the area. Batemans Bay participants expressed concerns with bridge opening times and the possible impact on access for emergency vehicles in emergency situations (particularly as the bridge has been observed to get stuck for significant periods of time). Several locations in Greater Batemans Bay were identified as hazardous for pedestrians due to a lack of pedestrian crossings.

These included the streets surrounding Stockland Shopping Centre, Caseys Beach and Surf Beach. The following improvements were requested:

- A footpath at Melaleuca Crescent to improve access to aged and childcare facilities.
- Sound and vibration activators at all traffic lights in Batemans Bay commercial area.
- Pedestrian crossing for Stockland Shopping Centre, Casey's Beach and Surf Beach.
- Extension of walkways and cycleways around the Bay area, to benefit all community members including aged residents using motorised wheel chairs.

### Community Health Services

Participants were in favour of improving hospital services. Some participants wanted an expansion and upgrading of both existing hospitals in Moruya and Batemans Bay rather than one new super regional hospital. Participants were aware that a new hospital would most likely be built in the Moruya area and expressed concern that public transport problems could inhibit access for some community members in the Greater Batemans Bay area. Inadequate services in the field of drug and alcohol counseling, and mental health services. It was proposed that there exists an

important role for Council to the community health needs of its region to State funding bodies and apply pressure for reliable funding sources that meet community health needs.

### Community Facilities and Youth Services

Current community facilities in Greater Batemans Bay were seen to disadvantage less mobile members of the community. It was also noted that greater accessibility of these facilities for Koori residents is needed.

The main issues regarding youth facilities in Batemans Bay was the need for public transport to access existing facilities. It was suggested that since local clubs have the best free community transport system in the Shire, and they could do something for local youth by lending their buses (during quiet times) to youth groups to transport young people to activities. Batemans Bay participants were concerned that the skate park was difficult for young people to access. There was strong support for the concept of a youth internet café (which has since been established). The value of having a mentoring/skill sharing programs between older residents and youth in the Shire was noted.

### Consultations with the Community

Many participants were frustrated with Council's consultation efforts. Council was seen as "just going through the motions." They recommended that Council offer a range of consultation options appropriate to the needs and abilities of the diversity of community members, making a particular effort to involve minority groups. There was strong support for Council to provide the following:

- Ongoing feedback and discussion of how community input, such as that expressed at public meetings, impacts on Council's final decisions.
- Information in various formats and locations plus the "one page in the newspaper" and library notices.
- Email updates, information bulletins on community notice boards and regular local forums.
- Batemans Bay participants were also concerned about the representativeness of Council's consultation processes. It was felt that there could be more active support (from both individuals and council) for Kooris to participate more fully in "mainstream" society, and express their culture with pride and confidence.

### OVERVIEW OF BATEMANS BAY/ MALUA BAY DISCUSSION GROUPS' COMMENTS

Date and Time: Tuesday, 29 November 2005, 6:00-8:30  
Location: Malua Bay Bowling Club  
Attendance: Approximately one hundred members of the public

#### What were some of the comments on growth rates?

- Support having no sprawl.
- Support growth scenario No.1 (no change).
- Support growth scenario No.4 (15% change but with rules).
- Support balanced use of land in a sustainable manner.
- See the need for more intensity of development but there needs to be a mix of dwelling options. There are finite limits to growth.
- Keep all green space around villages. We need buffers.
- Keep character of existing rural residential areas – stay the same.
- Urban land currently earmarked (for growth) isn't necessarily where people want to live.
- Currently there is land zoned rural residential, which should be urban.
- An increase in density will result in an increase in holiday rentals.
- The growth scenarios in the plan are OK. Getting the balance right will be difficult. Much of this will depend on the strength of Development Control Plans.
- Need variety of housing/lot size for affordability and for ensuring social amenity variety in each locality.

#### What were some of the comments on infrastructure?

- Prevent over stress on services.
- Prevent sewage overflows.
- Infrastructure must be able to cope with growth.
- Need better traffic management.
- Council has to solve sewerage issues.
- Halt development to let sewerage system catch up! Should be a moratorium on this issue.
- Need development close to services/infrastructure.
- Concerns over Council's ability to manage existing infrastructure, resources and development let alone future growth and proposed changes.

**What were some of the comments on development controls?**

- Against big blocks of three (or more) units (ie no high density).
- Medium density should be spread out.
- Need control on dwelling styles.
- Support mixed allotments size.
- Concentrate intensity of development toward centre of town/village.
- Increase open areas within settlements.
- Need more consideration to view sharing – don't lose the views!
- Maximum of 3 storeys (in height) - no tricky storeys (limit to) 12m.
- There should be landscaping around buildings 35% of the lot.

**What were some of the comments on settlement types / characteristics?**

- Classifying Malua Bay as a coastal village is unacceptable.
- Malua Bay should be a coastal hamlet and that the essential characteristics should be retained for the future.

**What were some of the comments on tourism (Holiday Rentals)?**

- Holiday rentals: houses running a business rent the house out, a good idea for families - visitors spend money.
- But they need to be controlled and monitored to limit to numbers (ie not 20 people in one house).
- Support the possible licensing of holiday rentals
- Somebody should take responsibility for people in rental premises.

**What were some of the comments on dual occupancies?**

- Concern about dual occupancies on the foreshore of Malua Bay.
- Concern about the size of allotments for dual occupancies.
- Support creating more parklands, activity areas, and community areas.
- Dual occupancies good thing if done correctly (ie consider neighbours).

**What were some of the comments on conservation and asset protection zones?**

- Incentives need to be there to encourage sustainable actions.
- Support Ecologically Sustainable Development (ESD).
- Native vegetation vs the Rural Fire Service - they are on collision course!
- Council and Rural Fire Service should make conservation a key consideration in decisions over fire safety/asset protection zones.
- Council should make initiative so people can live in the bush safely.

**Please Note**

*These comments were transcribed from those noted by the small group facilitators. These comments are not direct quotes from participants, but rather points raised by individuals or multiple members of the small group. The views expressed in this fact sheet are those of participants at the meeting and are not the views of Council.*

## Greater Batemans Bay Community Reference Group

This Plan has evolved through an extensive public participation process. In addition to the consultation discussed in the previous grey text box, Council worked closely with the Greater Batemans Bay Community Reference Group ("the Group"). The Group was made up of representatives from community organisations, professional organisations and other general community members from Greater Batemans Bay. The Group also benefitted from the involvement of a representative of the Mogo Local Aboriginal Lands Council.

The Community Reference Group provided feedback regarding the substance and form of the Draft Plan. The Group's role in the decision-making process was to provide feedback to Council on the process and substance of the emerging Plan. The Group members were committed to building broad agreement within the Group about the nature and form of the Plan. Group members had a deep understanding of the factors influencing the Plan through a combination of the information presented to them by Council staff and their own experiences. This knowledge informed the vision and character statements for Greater Batemans Bay. It also informed the Group's mapping of its preferred areas for varying intensities of development. The Group's contributions informed this Plan's analysis and recommendation.

The Community Reference Group provided an additional level of public involvement, which expands the opportunities for public involvement in planning for Eurobodalla's future. This collective public feedback had a major influence on the direction of the Plan.

The Draft Plan was publicly exhibited for two months and two public open days were held.

*This provided numerous opportunities for the public to advise staff on their views and put formal submissions to Council.*

Drawing on the input of the Group and the larger public, Councillors will make decisions about the nature and form of the final Plan. Councillors and staff are deeply committed to engaging the community in the development of the structure plan and the formation of the Group was one of a number of initiatives for achieving this.



## Character Statement

*Greater Batemans Bay has beautiful coastal bushlands and stunning waterbodies interspersed with distinct villages that meander in a linear fashion along the coastline. It is a vibrant and growing area with an increasing standard of living. Residents and visitors to Greater Batemans Bay experience the Nature Coast by enjoying spectacular views along the Clyde River Estuary, towards the indigo hues of the Clyde Mountain backdrop of timbered ridges and the rugged cliffs of the many coastal bays and beaches. This unique setting offers strong links between the area's communities and the natural environment. Visitors and residents engage in boundless recreation opportunities, delighting in the area's relaxed atmosphere and holiday feel. This is a growing area that is safe and attractive to families, professionals, retirees and holidaymakers. The high quality shops and services of the town centre are close by, while the accessibility to Canberra and Sydney provides access to all that these cities have to offer. The natural environment, shops and services, community spirit, low scale residential development and welcoming villages all add to the area's appeal.*

## Values Informing the Vision

Greater Batemans Bay protects its green spaces – especially open spaces used by the public, vulnerable native vegetation and important habitat spaces – and the connectivity between these spaces. Public access to the foreshore, open spaces, parks and areas of Aboriginal significance are protected. Its communities are committed to working together so that all residents are able to help shape the future of their communities. Respect for all those living in Greater Batemans Bay is fostered - especially for the aged and long-term residents.

A diversity of housing types is needed to help make housing more affordable and to meet the needs of the diverse range of people living in Greater Batemans Bay, such as the elderly and young families. Connections to the history of Greater Batemans Bay are honoured and strengthened. Businesses that are sustainable and respectful of the character and environment of Greater Batemans Bay, such as nature based tourism, consistent with the "Nature Coast" brand are encouraged. Appropriate new development and re-development is required to ensure that it meets resident and visitor needs while being in keeping with the character of Greater Batemans Bay and its environmental carrying capacity.

## Vision Statement

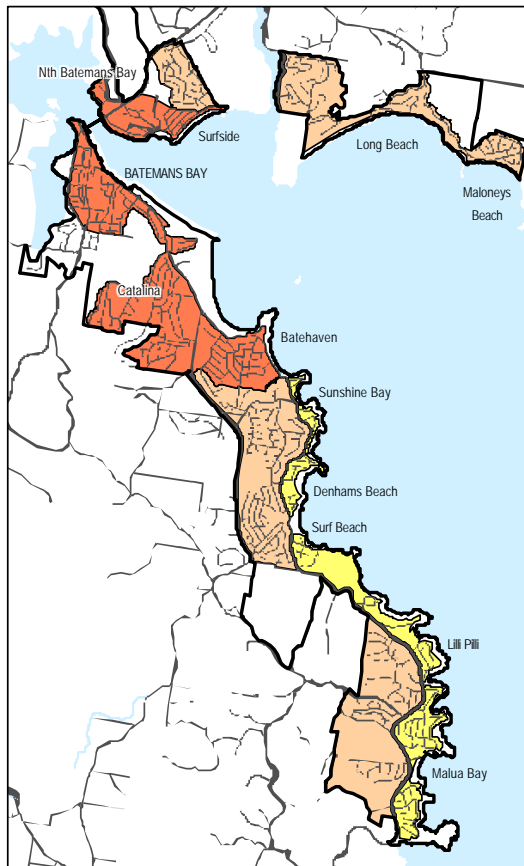
*Greater Batemans Bay prospers as a regional centre for the South Coast of New South Wales through well-managed growth. Such growth balances the need for sustainable economic growth and efficient servicing with preserving the character of Greater Batemans Bay. The Bay area remains a place where people can earn a living, raise a family and retire while enjoying the natural and built amenities of the area. Greater Batemans Bay continues to provide a diverse range of shops, services and recreation opportunities for residents and visitors.*

*The heritage buildings, varied landscapes, villages and the connections between these areas are strengthened through comprehensive planning. Greater Batemans Bay's residents and visitors respect and enjoy the area's bays, beaches, rivers and open spaces. New development is in keeping with the character of Greater Batemans Bay, available services and environmental conditions. Batemans Bay continues to be the leading economic driver for Eurobodalla Shire meeting the needs of residents and visitors in a sustainable manner.*



The following maps identify the Community Reference Group members' preferred intensity of development and locations for development in Greater Batemans Bay. The first set of three maps are those created by sub-groups of the main Group. Map 5 shows where there was agreement between Group members.

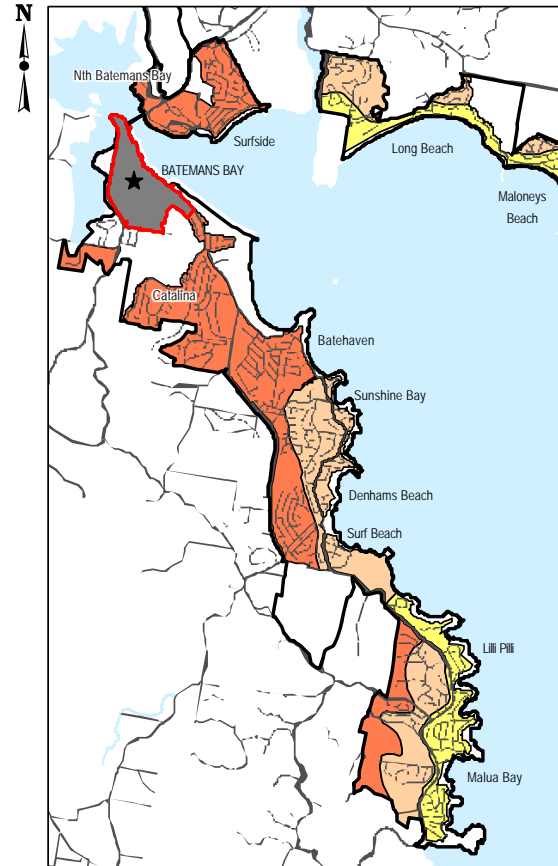
### Community Reference Sub-Groups - Preferred Locations for Varying Intensity of Development



Map 2 - Group 1 Preferences

#### Map Legend

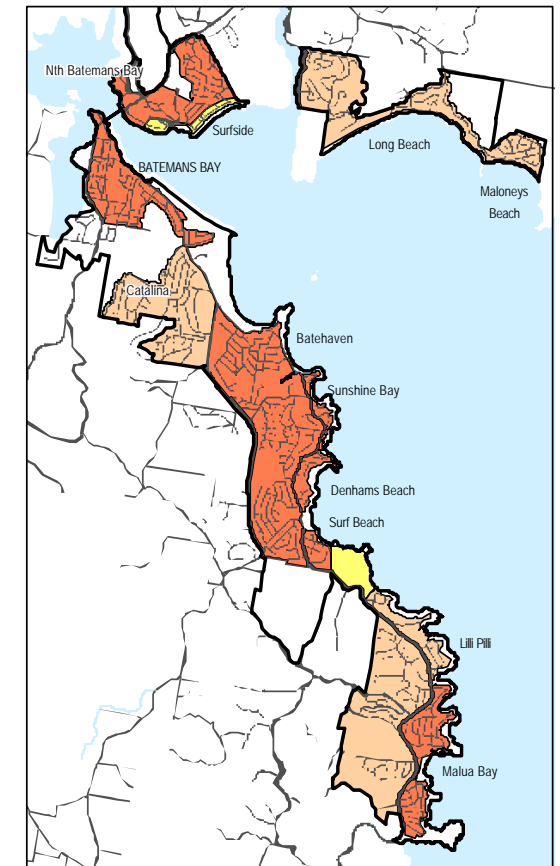
- Less intense development (e.g. height preference 1 storey)
- Same intensity of development (e.g. height preference 2 storey)
- More intense development (e.g. height preference 2 to 3 storey)



Map 3 - Group 2 Preferences

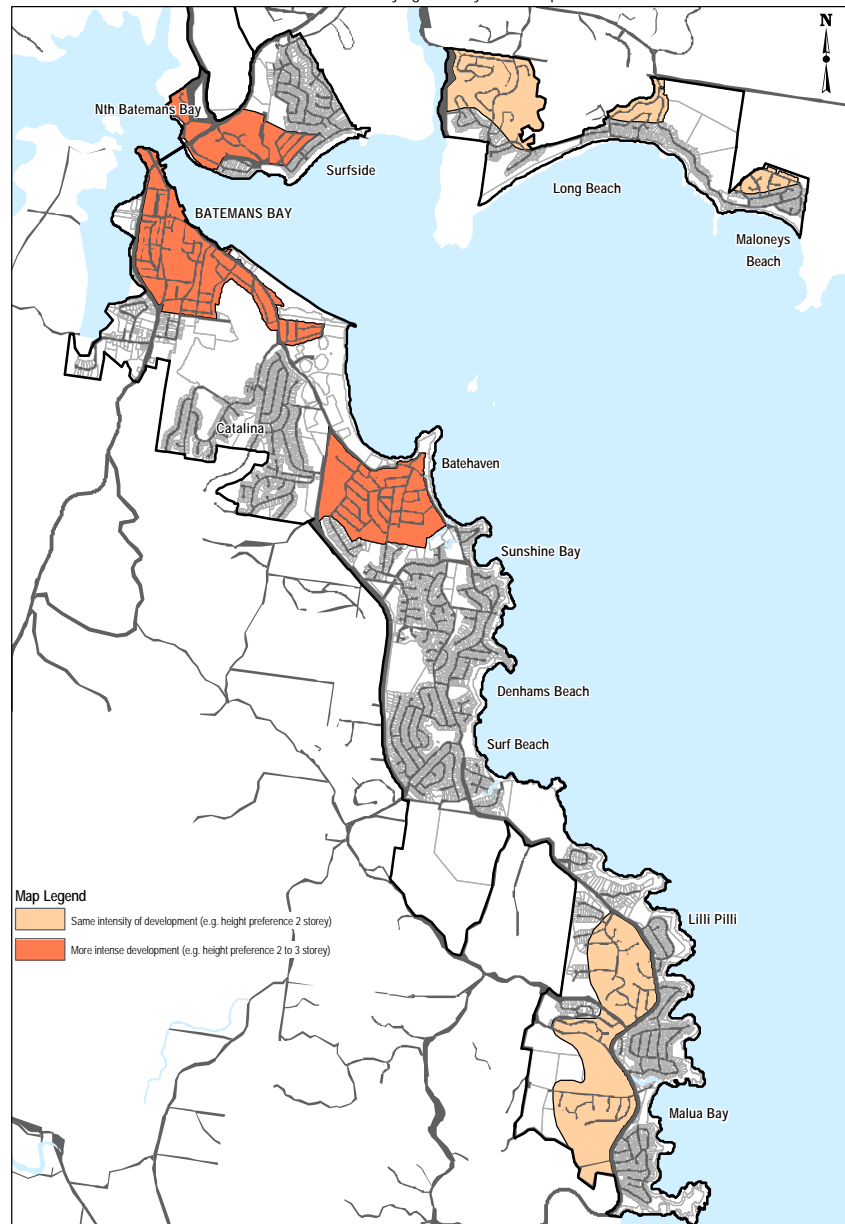
- In discussion Group 2 supported more intense development in the Batemans Bay Town Centre area

\* At the time of this meeting the status of the North Batemans Bay lands was not clear, so they were not included in the mapping process



Map 4 - Group 3 Preferences

Map 5  
Community Reference Group's Areas of Agreement on  
Preferred Locations for Varying Intensity of Development



## Draft Greater Batemans Bay Structure Plan Open Days held 11 January & 15 February 2007



### Overview

There was an unprecedented level of public interest and involvement at the Open Days held to review the drafts of the Greater Batemans Bay Structure Plan and Batemans Bay Town Centre Structure Plan. Over 400 people dropped by to view the displays of the structure plans, talk to Council representatives and pick-up copies of a wide range of fact sheets explaining what is proposed by the draft plans.

### Public Response

The response to the Open Days was overwhelmingly positive. Many people had a quick look and took fact sheets.

## Greater Batemans Bay

Most people wanted to talk about potential changes for their suburb. Many people wanted to know about the Surf Beach by-pass and the bulky goods retailing proposal at Surf Beach. The artist's impressions of the future of the areas were seen to be exciting and furthering local style. There was strong support for keeping development within urban areas and limiting heights outside of the town centre. There was strong opposition expressed regarding the Sunshine Bay supermarket proposal. The general response was that something was needed there but of a much smaller scale than the proposal.

## Batemans Bay Town Centre

Many people wanted to talk about parking and traffic in the town centre. Other hot topics were about the pending development on vacant sites, such as those on Vesper Street. There was also interest in the foreshore park and creating better pedestrian and scooters for the elderly linkages around town.

## General Comments

*You have done a fantastic job.*

*We have been coming down here for 15 years and have never seen anything like this before. These fact sheets are great.*

*Goodness me exciting things are happening.*

*This is such a good idea guys.*

## Youth Comments

*"Really like the sprawl containment concept...I was pleased to see that this is building on existing areas". Jackie, aged 16*

*"It looks cool and its exciting to see this happening in Batemans Bay". Kristen, aged 16*



## Structure Plan Format

The development potential for Greater Batemans Bay is composite of various factors. These factors are detailed in the planning framework, urban structure sections of the Plan. The development potential for Greater Batemans Bay is also shaped by how the community wants the area to develop.

### *I. Planning Framework*

The Planning Framework Section of the Plan ("Section I") sets out broad factors impacting on the development potential for Greater Batemans Bay. Section I opens with a detailed description of the role of Greater Batemans Bay. Then the area's economy, land availability and environment are described.

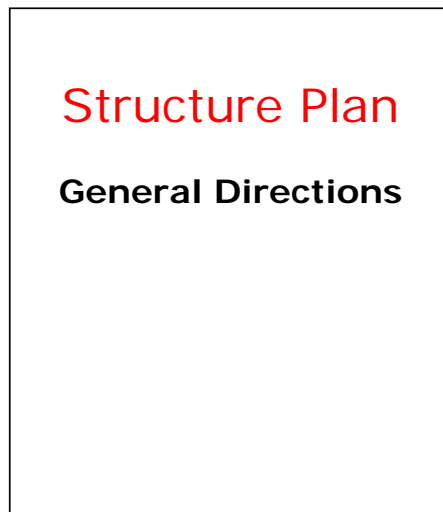
### *II. Urban Structure*

The Urban Structure Section of the Plan ("Section II") provides a detailed analysis of local factors impacting on the development potential for Greater Batemans Bay. Section II gives a detailed overview of local specific factors impacting on Greater Batemans Bay development potential. It describes Greater Batemans Bay's local settings, topography, views and vistas, landmarks and available services. Section II contains numerous maps detailing local conditions and sets directions for the future structure of Greater Batemans Bay.

### *III. Future Structure*

The Future Structure Section of the Plan ("Section III") sets out recommendations to be incorporated into the new Local Environmental Plan (LEP) for Eurobodalla and the Development Control Plan (DCP) for Greater Batemans Bay. Section III identifies appropriate locations for varying types and intensities of development. The recommendations contained within Section III are derived from the data, analysis and directions provided in the previous sections.

## How will the Structure Plan Directions be implemented?



### Planning Instruments- what are the implementation mechanisms?

#### Local Environmental Plan (LEP)

- Statutory Controls/Zoning & Landuse
  - Implements the zones recommended in the Structure Plans.
  - Prescribes permissible uses in the zones.
  - Sets zone objectives.
  - Mandates development standards for height, floor space ratio, minimum subdivision lot sizes, rural subdivision.
  - Lists heritage items and nominates Heritage Conservation Areas.

#### Development Control Plans (DCPs)

- Development Controls(Council Policy)






Sets out in policy those controls relating to development, for example:

- Buffers
- Landscaping requirements
- Setbacks
- View sharing
- Urban design considerations
- Subdivision layout/design
- Energy efficiency requirements

#### Place Statements

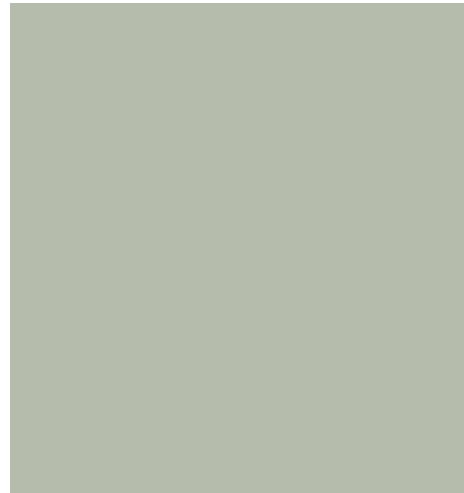
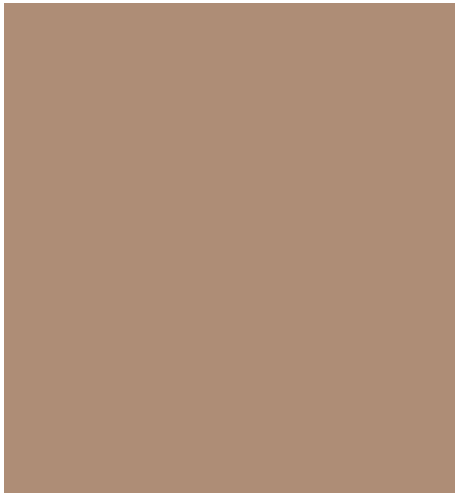
(Council Policy) proposed to be linked to the LEP by special clause.

- Neighbourhood character

<b>Greater Batemans Bay Structure Plan</b>	Section I Planning Framework	Section II Urban Structure	Section III Future Structure
	<b>The Role of Greater Batemans Bay</b> 	<ul style="list-style-type: none"> <li>■ Settlements</li> <li>■ Setbacks</li> <li>■ Scenic Protection</li> <li>■ Public Open Space and Recreation</li> <li>■ Public Facilities</li> <li>■ Access and Circulation</li> </ul>	<p>A series of recommendations to inform the Local Environmental Plan (LEP) and Development Control Plan (DCP) processes.</p> 
	<b>Economic Development</b> 	<ul style="list-style-type: none"> <li>■ Retail/Commercial Development</li> <li>■ Heritage Conservation</li> </ul>	
	<b>Land Availability</b> 	<ul style="list-style-type: none"> <li>■ Residential Development</li> <li>■ Building Heights</li> </ul>	
	<b>Environment</b> 	<ul style="list-style-type: none"> <li>■ Environmental Management</li> <li>■ Natural Hazards</li> </ul>	



# ● Planning Framework



Section I provides the Planning Framework for the Greater Batemans Bay Structure Plan. The Planning Framework describes the developmental potential for Greater Batemans Bay from a Shire-wide perspective. Therefore, much of the data presented in Section I details Shire-wide trends.

Section I provides a snapshot of current and projected information and statistical data relating to retail and commercial activity, population and housing demands, infrastructure, transport and the environment.

Section I forms the planning background for the Structure Plan.

# Greater Batemans Bay

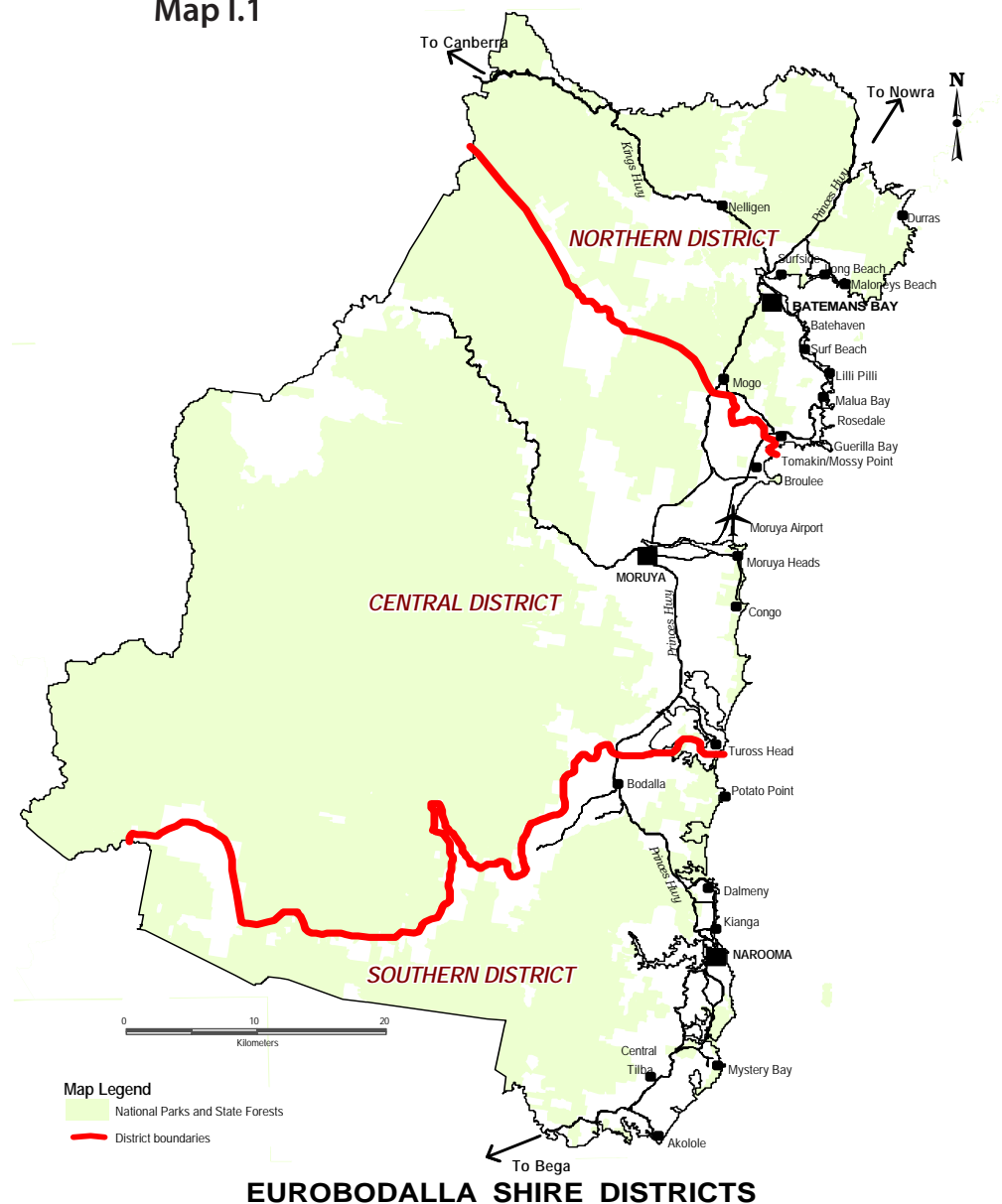
## What is the role of Greater Batemans Bay within Eurobodalla Shire?

Greater Batemans Bay has numerous crucial roles for Eurobodalla's residents and visitors. These roles are first described in a general manner and then within the context of Eurobodalla's Settlement Hierarchy and Centres Hierarchy.

Greater Batemans Bay, which is made up of the town of Batemans Bay and eleven coastal villages, is the Shire's growth centre. Most of the urban lands in Eurobodalla's Northern District are within Greater Batemans Bay. It provides ready access to the greatest variety of services, retail, commercial businesses and natural assets in the Shire. The ocean, rivers, beaches and other natural features of the area offer spectacular views and endless recreation opportunities, which are enjoyed by locals, other Shire residents and visitors.

Greater Batemans Bay has the widest range of housing choices in the Shire, and is home to a range of socio-economic groups. There is an expectation that growth will bring economic and social opportunities that benefit all of Greater Batemans Bays communities and the Shire.

Map I.1



### What is the Eurobodalla Settlement Hierarchy?

The Eurobodalla Settlement Strategy categorises Eurobodalla’s settlements by a common set of characteristics, types and sizes. *The term settlement refers to the physical extent (“footprints”) of Eurobodalla’s urban lands.* This creates a framework for sorting, comparing and analysing the Shire’s settlements. The hierarchy helps in differentiating between settlements and setting a logical and fair pattern for growth. A settlement’s position in the Settlement Hierarchy relates to its current population, physical size and level of servicing. The Settlement Hierarchy directs all new development to within the current physical boundaries of established settlements. This protects the green spaces between settlements and encourages more efficient and sustainable use of resources.

The Settlement Hierarchy is based on the principle that large towns, such as Batemans Bay, are the best locations for major new commercial, retail and employment-generating developments. These towns have an existing economic, service and social infrastructure to support increased activity whilst reducing the need to urbanise agricultural and natural environments.

### What is Eurobodalla’s Centres Hierarchy?

The Eurobodalla Settlement Strategy categorises Eurobodalla’s centres by a common set of characteristics, types and sizes. The Eurobodalla Centres Hierarchy guides the location and development of commercial, civic and retail uses over the next 25 years. *The Centres Hierarchy relates to the retail, commercial and servicing roles of each settlement.* This hierarchy recognises that differences between places are linked to the services they require.

A settlement’s position in the Centres Hierarchy relates to its retail, commercial and service levels (i.e. public facilities). The Centres Hierarchy encourages existing centres to grow and diversify. *No new centres are planned outside of settlement boundaries.*

The following settlement hierarchy applies to Eurobodalla:

**Table I.1 Eurobodalla’s Settlement Hierarchy**

<i>Coastal Town</i>	<i>Coastal Village</i>	<i>Coastal Hamlet</i>	<i>Inland Coastal Centre</i>
Batemans Bay	Surfside	South Durras	Moruya (town)
Narooma	Catalina	Maloneys Beach	Nelligen (village)
	Batehaven	Long Beach	Mogo (village)
	Sunshine Bay	North Batemans Bay	Bodalla (village)
	Denhams Beach	Rosedale	Central Tilba (hamlet)
	Surf Beach	Guerilla Bay	
	Lilli Pilli	Mossy Point	
	Malua Bay	Moruya Heads	
	Tomakin	Congo	
	Broulee	Potato Point	
	Tuross Head	Kianga	
	Dalmeny	Mystery Bay	
		Akolele	

New retail supply in Eurobodalla will be in keeping with the Eurobodalla's Centres Hierarchy as shown below:

**Table I.2 Centre types, floor space, range of shops and LEP zones**

<b>Centre type</b>	<b>Floor space/range of shops/LEP zones</b>
Regional	More than 80,000m <sup>2</sup> . Contains at least 2 supermarkets and a department store. B3 Commercial Core and/or B4 Mixed Use.
Sub-regional	Approximately 40,000 – 80,000m <sup>2</sup> . Contains 2 supermarkets and a discount department store. B3 Commercial Core and/or B4 Mixed Use.
District	Approximately 20,000 – 40,000m <sup>2</sup> . Contains 2 supermarkets. B3 Commercial Core and/or B4 Mixed Use.
Large urban neighbourhood centre	Approximately 3000 – 5000m <sup>2</sup> . Anchored by supermarket generally 1000 – 2500m <sup>2</sup> . Provides a full weekly convenience offer. B2 Local Centre.
Medium urban neighbourhood centre	Approximately 1400 – 3000m <sup>2</sup> . Anchored by supermarket generally 450-1500m <sup>2</sup> . Provides a basic weekly convenience offer. B1 Neighbourhood Centre or B2 Local Centre..
Small urban neighbourhood centre	Approximately 600 - 1400 m <sup>2</sup> . General Store/Mixed Business/ Small supermarket anchor generally 200-700m <sup>2</sup> . Provides a "top up" convenience offer. B1 Neighbourhood Centre.
Large village neighbourhood centre	Approximately 3000 – 5000m <sup>2</sup> . Anchored by supermarket generally 1000-2500m <sup>2</sup> . Provides a full weekly convenience offer. B2 Local Centre.
Medium Village neighbourhood centre	Approximately 1400 – 3000 m <sup>2</sup> . Anchored by supermarket generally 450-1500m <sup>2</sup> . Provides a basic weekly convenience offer. B1 Neighbourhood Centre or B2 Local Centre.
Hamlet neighbourhood centre	Approximately 600 - 1400 m <sup>2</sup> . General Store/Mixed Business/ Small supermarket anchor generally 200 - 700m <sup>2</sup> . Provides a "top up" convenience offer. B1 Neighbourhood Centre.
Bulky Goods retail centre	Minimum 15,000 – 20,000 m <sup>2</sup> site area. Large format retail tenants range from 250 – 3,000m <sup>2</sup> and up to 8,000m <sup>2</sup> . B4 Mixed Use.

<b>Centre type</b>	<b>Floor space/range of shops/LEP zones</b>
Tourist neighbourhood centre	Floor space will be variable. The majority of floorspace will be devoted to passing trade/tourist destination uses. B2 Local Centre or B4 Mixed Use.
Convenience shops	250 - 600m <sup>2</sup> including mixed business up to 300m <sup>2</sup> and no more than four specialty shops. Provides a "basic supplies" offer. B1 Local Centre.
General store	250m <sup>2</sup> maximum mixed business. Provides a "very basic supplies" offer. No zoning needed though could be B1 Neighbourhood Centre.

The Centres Hierarchy is based on the premise that compact settlements are efficient and sustainable. Coordination of facilities and services for centres is tied to settlement types. This Plan reinforces the current hierarchy of commercial centres and neighbourhood business. The core retail functions of Eurobodalla's major towns (Batemans Bay, Moruya and Narooma) need to be strengthened so that their range of goods and services can be expanded in a commercially viable environment.

### What is the role of Batemans Bay?

Batemans Bay is identified as a coastal town in Eurobodalla's Settlement Hierarchy and as a Regional Centre in Eurobodalla's Centres Hierarchy and South Coast Regional Strategy 2006

Batemans Bay, which is commonly referred to as "the Bay", is Eurobodalla's largest town. It offers the widest selection of services, retail shopping and commercial floor space in the Shire. Although the Bay is highly urbanised, its development is

of a moderate and localised scale.

Batemans Bay is the northern gateway into Eurbodalla Shire. It is the main entry and departure point for the Shire and makes a strong visual statement about the character of the Nature Coast. This is where those new to the area form their first impressions of the Shire. For returning visitors and residents, this area is their gateway to becoming re-acquainted with the Nature Coast.

The *Draft Batemans Bay Town Centre Structure Plan* reinforces the key commercial and retail roles of Batemans Bay for the Shire. It focuses commercial and residential development in and around the town centre. This alleviates the need for urban expansion. It also lessens the environmental impact of large residential subdivisions on the outskirts of the town by linking proposed housing densities to infrastructure capacities.

**Map I.2 Boundaries of the Draft Batemans Bay Town Centre Structure Plan**



**Draft Batemans Bay Town Centre Structure Plan**

Map Legend

- Boundary of Batemans Bay Town Centre Structure Plan
- Supplementary land supporting the directions of the Plan



## What is the role of Greater Batemans Bay's villages?

The primary role of the villages of Greater Batemans Bay is residential. These villages also have a role in providing small-scale retail and commercial activities clustered around neighbourhood centres. For example, Batehaven and Surf Beach each have vibrant neighbourhood centres.

These villages have been established over a number of years. They are small centres with permanent populations ranging from several hundred up to several thousand people. Holiday letting occurs throughout the villages of Greater Batemans Bay. These villages also have a role in providing residents and tourists with access to nature and recreation opportunities.

Some villages, such as Long Beach (excluding Long Beach Estate), have grown primarily through small-scale and incremental infill. Other villages, such as Lilli Pilli, have grown quite quickly in recent years. This growth has been a result of subdivisions in new release areas. ***The fastest growing village in the area is Sunshine Bay.*** It has doubled in size over the last fifteen years.

The new release areas are characterised predominantly by project home development (refer to Sunshine Bay photo) This is attributed to affordability issues.

The Council will encourage the development of a distinctive building style to be known as "Nature Coast Style". This will be characterised by designs incorporating natural and light weight materials, natural colours, passive solar efficiency, verandahs and an emphasis on native endemic landscaping. (Refer to the draft Nature Coast Style Guide 2006).



*Established Residences in Long Beach*



*New Residences in Sunshine Bay*

## What is the impact of a settlement's classification?

Classification of settlements describes the “on-the-ground” situation - it is descriptive, not prescriptive. *A settlement's existing characteristics determine how it is classified in the Eurobodalla Settlement and Centres Hierarchies.* Most of Greater Batemans Bay's settlements are classified as villages in the Settlement Hierarchy and as providing village main streets in the Centres Hierarchy.

The characteristics that describe the different categories are evident to varying degrees in the settlements and centres, reflecting the diversity of the settled areas. Therefore, some of the Greater Batemans Bay villages are more developed and provide a wider range of services than others. For example, Batehaven is one of the most urbanised villages within Greater Batemans Bay. It offers a wider range of retail and commercial services and is closer to Batemans Bay than other villages, such as Malua Bay.



Batehaven's Commercial Main Street – Beach Road

The community of Malua Bay, through petitions and discussions with Local and State representatives, has voiced its concerns about being classified as a village, rather than a hamlet. However, Malua Bay's current characteristics inform its growth potential. Malua Bay's existing population, boundaries, built form, services and its extensive supply of land available for residential development would need to be substantially reduced for it to have characteristics in line with those of other hamlets, such as Guerilla Bay and Congo.



Malua Bay Housing - Eastern Side of George Bass Drive



## What shapes the character of Greater Batemans Bay?

*The built form, surrounding environment and residents all shape the character of Greater Batemans Bay.* Most of the area still retains some small-scale, beach-style homes with established gardens.



*Well established residential area in Batemans Bay*

The natural environment and surrounding rural areas are highly valued features of Greater Batemans Bay. They provide views, habitat, and recreational opportunities. Residents and visitors alike treasure the stunning views of the ocean, hills and rural areas enjoyed within and between the villages of Greater Batemans Bay.



*View from Long Beach Estate*

Many residents of Greater Batemans Bay are relatively new to the area and maintain strong links with Canberra and Sydney. While most residents are of Anglo-Saxon decent, there is a strong connection between local Aboriginal people and Greater Batemans Bay.

Other factors impacting on the character of the area include market-driven demand for larger homes with smaller gardens, and project homes.

*Council is responding to community concerns that the character of these villages needs be clearly defined and protected.* This Plan provides the foundation for preparing Place Statements for Greater Batemans Bay's settlements. These statements will look in detail at the character of each settlement. The mandatory development standards for these areas, such as maximum heights, FSR and minimum allotment sizes will be set out in Council's LEP. *Council's Draft Nature Coast Style Guide: A Discussion Paper (2006), that was available for public review and comment, was prepared to help inform community discussion on these place statements.*



## What are the services available in Greater Batemans Bay?

There is a wide range of retail, commercial, transportation, recreation, tourism and housing services in Greater Batemans Bay. It has the largest range of commercial operations in the Shire and creates economic and social benefits for this area and the Shire as a whole. These services include the following:

- Numerous large retail outlets, supermarkets, and specialty stores within the Greater Batemans Bay that provide a wide range of purchasing and employment choices.
- Neighbourhood centres in the villages, with shops, services and facilities meeting the day-to-day needs of residents.
- Transport infrastructure that includes a major highway, regional roads (Spine Road) and feeder roads, as well as smaller roads and bike paths.
- Other transportation services include the community buses provided by Council for the elderly and others with mobility problems, club buses as well as bus and taxi vouchers for youth.
- Schools and higher education facilities and sporting facilities.
- A youth café, skate park, pool, and library.
- A range of tourist accommodation (e.g. hotels, motels and caravan parks).
- Numerous parks, playing fields and places of worship.
- A family community health centre, hospital, and private specialised medical services.
- A range of social housing services to meet immediate, medium-term and long-term needs.

## Economy

### Employment

Eurobodalla's economy is facing many challenges. The Shire's unemployment rate of approximately 8% is higher than the state average of 5.5% *Source: Small Area Labour Market Figures (September Quarter 2003)*. Youth unemployment is very high in Eurobodalla (23.1%) and also exceeds the Australian Youth unemployment rate (13.8%) *(ABS 2005)*. There are several reasons behind these unemployment figures. One of the main causes of this high unemployment rate is that Eurobodalla's population growth has exceeded its jobs growth. Most of the employment in Eurobodalla is in the service sector, such as in retail and tourism, resulting in a limited range of available jobs. Furthermore, many of these jobs are seasonal, which can leave people unemployed, or under-employed, for most of the year. Limited job and educational opportunities for youth contribute to the low number of people in their twenties and early thirties in Eurobodalla.

***There is a need to create new jobs to reduce the unemployment level, stimulate the local economy and retain those aged 18-30 in the area.***

### Economic Development

Council is undertaking several initiatives to provide jobs and economic

development in Greater Batemans Bay. ***The Surf Beach Bypass and Batemans Bay Link Road ("Spine Road") is a major investment into Greater Batemans Bay.*** This multi-million dollar project, which commenced work in 2006 and should be completed in 2008, will have many positive economic and employment flow-on effects for the area.

***Council is facilitating a mixed-use development at Surf Beach which will create new jobs and stimulate the local economy in a manner that is complementary to local businesses and communities.*** This development will be based around bulky goods retailing. It is proposed that some light industrial, warehousing, retail and residential be included in this development. This site benefits from its central location within the Northern District of Eurobodalla, and its exposure to the area's arterial road network. Council is also working on an Economic Development Strategy that is anticipated to be completed in 2007.

### What is Council doing to encourage business development?

Council, through its Business Development Board, has for several years been focussing on underpinning tourism with a more broadly based economy less subject to seasonal fluctuations and therefore more able to sustain full time jobs. Some of our business development initiatives include -

- helping to develop the North Moruya Business Park (with the objective of stimulating a centralised light industry/service business park);
- Council developed the Southern Phone Company - with the express intention to bring about cheaper regional telecommunications costs for businesses and residents. The SPC now employs around 30 staff in Moruya

and has led the way in bringing down phone and internet costs;

- developing the Moruya Airport (with the intention of creating an aviation related business precinct);
- development of a new bulky goods retail and light industry/service business park on Council's land at Surf Beach. Linked to the soon to commence Spine Road;
- encouraging the Aged Care industry in the region;
- encouraging government departments to open offices in the shire;
- working on new ways to extend use of waste water from sewer system to stimulate new agri-business, not just local golf courses;
- working with local Job Network providers and the Dept of Employment and Workplace Relations on a long term labour market planning project, with the objective of ensuring the business community plans for a changing workforce and business profile, ie the ageing population;
- providing support to potential new business investors, assisting with basic business planning, and assisting people tap into government business funding opportunities;
- encourage Film Illawarra and Capital Region Film Unit to bring film and TV shots to the Eurobodalla;
- maintained pressure on the Dept of Lands to develop the Batemans Bay Marina.
- developed a "Regional Boating Strategy", that (subject to further funding) aims to stimulate boating related business development in the shire.

## Retail and Commercial

Greater Batemans Bay currently has a well-balanced distribution of retail and commercial services. *Care needs to be taken in providing retail and commercial floorspace in advance of anticipated population changes to ensure that the right balance is achieved. In recognition of this need, Council commissioned a Retail Policy and Guidelines Review in 2006.*

This review, which focuses on neighbourhood centres, looked in detail at the retail and commercial needs of selected communities throughout Eurobodalla. It looked at 9 of the 12 Greater Batemans Bay communities, describing their current and preferred future levels in the retail and commercial hierarchy. These levels are reinforced in the amended Commercial Centres DCP and are described below

### Regional Centre

Regional centres have a trade area that covers several local government areas. There is an emphasis on providing higher order comparison shopping and there is a high representation of national brands. Regional centres also have a high representation of civic, community and business functions, such as State government offices. Batemans Bay is a designated Regional Centre.

### Sub-regional Centre

Sub-regional centres are typically anchored by a department store or two discount department stores plus two or more major supermarkets. They also provide a range of other shops mainly with a focus on lower order specialty merchandise, clothing, personal and household goods and retail services. These centres are often the location of a range of non-retail activities, including offices, medical, civic and community services.

## District Centre

District centres are based around at least two supermarkets as the main tenants but also have a range of speciality shops and non-retail services such as banks, community services, offices and the like. District centres have a catchment that generally extends to include nearby villages and hamlets.

## Urban Neighbourhood Centre

An urban neighbourhood centre is defined to be a centre serving a sub-catchment within a larger urban area. By definition it is not the primary retail centre within the town catchment. Urban neighbourhood centres are categorised into small, medium and large depending upon catchment, site area and floorspace.

## Village Neighbourhood Centre

A village neighbourhood centre is defined to be a neighbourhood centre serving a defined and separate community that is not contiguous with other urban areas. Village neighbourhood centres are distinguished from Hamlet neighbourhood centres on the basis of population size. They may be medium or large in size, equating to the two larger urban neighbourhood centres.

## Hamlet Neighbourhood Centre

Hamlet neighbourhood centres are defined to be a neighbourhood centre serving a defined separate community that is not contiguous with other urban areas. Hamlet neighbourhood centres are distinguished from Village neighbourhood centres on the basis of population size. They equate to a small urban neighbourhood centre.

## Bulky Goods Retail Centre

New types of retailing are being developed that have different site requirements

and generally involve large-scale formats located outside traditional retailing areas due to lower rents and larger available site areas. These centres are comprised of multiple retailers including hardware outlets, furniture shops, appliances and the like, and a small number of periphery retailers such as takeaway foods. Catchment size can be very large and trade is drawn widely and thinly from the regional population.

## Tourist Neighbourhood Centre

These are defined to be a shopping centre focussed on the tourist trade, including passing traffic. No specific parameters are allocated to these centres though they may be small or medium in size. They usually include a convenience, hamlet, village or urban neighbourhood component. The majority of floorspace is non-local convenience shopping.

## Convenience Shops

Convenience shops may consist of a single general store/mixed business with or without a small number (no more than 4) associated specialty retailers. They are permissible within the general residential zone only where not associated with specialty retailers.

## General store

This consists of a single retail outlet running as a mixed business or general store not exceeding 250 square metres in floorspace. It is permissible within the general residential zone.



**Table I.3 Centre Types**

<b>Centre</b>	<b>Estimat- ed 2006 floor area (m<sup>2</sup>)</b>	<b>Current level in hierarchy</b>	<b>Preferred level in hierarchy</b>	<b>Preferred future level in hierarchy</b>
Batehaven	4,315	Large Urban Neighbourhood	Large Urban Neighbourhood	Large Urban Neighbourhood
Batemans Bay	65,308	Regional/ Sub- regional	Regional	Regional
Bodalla	400	Tourist Neighbourhood	Tourist Neighbourhood / Convenience	Tourist Neighbourhood / Convenience
Broulee	1,090	Hamlet Neighbourhood	Hamlet Neighbourhood	Medium Village Neighbourhood
Central Tilba	2,600	Tourist Neighbourhood	Tourist Neighbourhood	Tourist Neighbourhood
Dalmeny	1,405	Hamlet Neighbourhood	Hamlet Neighbourhood	Medium Village Neighbourhood
Durras	150	General Store	General Store	Convenience Shops
Kianga	200	n/a cafes only	General Store	Convenience Shops
Lilli Pilli	350	n/a cafes only	General Store	General Store
Long Beach	Nil	n/a	Convenience	Small Urban Neighbourhood
Maloneys Beach	250	General Store	General Store	General Store
Malua Bay	1,500	Medium Village Neighbourhood	Medium Village Neighbourhood	Medium Village Neighbourhood
Mogo	4,200	Tourist Neighbourhood	Tourist Neighbourhood /Medium Village Neighbourhood	Tourist Neighbourhood /Medium Village Neighbourhood
Moruya	27,000	District	District	District

<b>Centre</b>	<b>Estimat- ed 2006 floor area (m<sup>2</sup>)</b>	<b>Current level in hierarchy</b>	<b>Preferred level in hierarchy</b>	<b>Preferred future level in hierarchy</b>
Moruya Heads	30	General Store	General Store	Convenience Shops
Mossy Point	200	General Store	General Store	General Store
Narooma	15,400	District	District	District
Nelligen	150	General Store	General Store	General Store
Rosedale	Nil	Nil	General Store	Medium Urban Neighbourhood
Sunshine Bay	Nil	Nil	Small Urban Neighbourhood	Small Urban Neighbourhood
Surf Beach	1,080	Small Urban Neighbourhood	Small Urban Neighbourhood	Small Urban Neighbourhood
Surf Beach industrial zone	Nil	Bulky Goods retail	Bulky Goods retail	Bulky Goods retail
Surfside	755	Convenience Shops	Convenience Shops	Convenience Shops
Tomakin	100	General Store	General Store	Convenience Shops
Tuross Head	2,620	Large Village Neighbourhood	Large Village Neighbourhood	Large Village Neighbourhood

Source: Eurobodalla Settlement Strategy 2006

The study found that most of the Greater Batemans Bay communities' retail and commercial centres have enough capacity to meet future demands (see tables I.3 and I.4). Lilli Pilli, Long Beach and Sunshine Bay are expected to experience increased demand for retail and commercial space exceeding their current supply over the next twenty-five years. It is projected that Long Beach and Sunshine Bay will require a General Store/Mixed Business/Small Supermarket anchor of no more than 700 m<sup>2</sup>. This size limit is essential for enabling them to function as small urban neighbourhood centres.

**Table I.4 Demand for Retail and Commercial**

<b>Centre type</b>	<b>Floor space/range of shops/LEP zones</b>
Regional	More than 80,000m <sup>2</sup> . Contains at least 2 supermarkets and a department store. B3 Commercial Core and/or B4 Mixed Use
Sub-regional	Approximately 40,000 – 80,000m <sup>2</sup> . Contains 2 supermarkets and a discount department store. B3 Commercial Core and/or B4 Mixed Use
District	Approximately 20,000 – 40,000m <sup>2</sup> . Contains 2 supermarkets. B3 Commercial Core and/or B4 Mixed Use
Large urban neighbourhood centre	Approximately 3000 – 5000m <sup>2</sup> Anchored by supermarket generally 1000 – 2500m <sup>2</sup> . Provides a full weekly convenience offer. B2 Local Centre
Medium urban neighbourhood centre	Approximately 1400 – 3000m <sup>2</sup> Anchored by supermarket generally 450-1500m <sup>2</sup> . Provides a basic weekly convenience offer. B1 Neighbourhood Centre or B2 Local Centre
Small urban neighbourhood centre	Approximately 600 -1400 m <sup>2</sup> . General Store/Mixed Business/ Small supermarket anchor generally 200-700m <sup>2</sup> . Provides a "top up" convenience offer. B1 Neighbourhood Centre.
Large village neighbourhood centre	Approximately 3000 – 5000m <sup>2</sup> Anchored by supermarket generally 1000-2500m <sup>2</sup> . Provides a full weekly convenience offer. B2 Local Centre.

<b>Centre type</b>	<b>Floor space/range of shops/LEP zones</b>
Medium Village neighbourhood centre	Approximately 1400 – 3000 m <sup>2</sup> Anchored by supermarket generally 450-1500m <sup>2</sup> . Provides a basic weekly convenience offer. B1 Neighbourhood Centre or B2 Local Centre.
Hamlet neighbourhood centre	Approximately 600 -1400 m <sup>2</sup> . General Store/Mixed Business/ Small supermarket anchor generally 200 - 700m <sup>2</sup> . Provides a "top up" convenience offer. B1 Neighbourhood Centre.
Bulky Goods retail centre	Minimum 15,000 – 20,000 m <sup>2</sup> site area. Large format retail tenants range from 250 – 3,000m <sup>2</sup> and up to 8,000m <sup>2</sup> . B4 Mixed Use
Tourist neighbourhood centre	Floor space will be variable. The majority of floorspace will be devoted to passing trade/tourist destination uses. B2 Local Centre or B4 Mixed Use.
Convenience shops	250 - 600m <sup>2</sup> including mixed business up to 300m <sup>2</sup> and no more than four specialty shops. Provides a "basic supplies" offer. B1 Local Centre
General store	250m <sup>2</sup> maximum mixed business. Provides a "very basic supplies" offer. No zoning needed though could be B1 Neighbourhood Centre.

The modest floor space requirements for a small urban neighbourhood centre are appropriate to the needs of these settlements as detailed in the Eurobodalla Settlement and Centres Hierarchies. ***A large supermarket or big-box retailer is inappropriate for village environments.*** Large retail/commercial developments in villages are in conflict with Council's Settlement and Centres Hierarchies, both of which direct intensive development to within established boundaries.



## Tourism

January is the busiest month for tourism in Eurobodalla. While tourists visit all year round, tourist visitations are highest from the October long weekend through to Easter. The most intensive time for tourists is around Christmas, especially on Boxing Day.

### How many tourists travel here and what do they do?

The estimates provided below are drawn from Tourism New South Wales data from September 2004, obtained through Eurobodalla Coast Tourism.

Visitor expenditures in Eurobodalla for 2004 were approximately \$250,000,000. It is also estimated that 46% of the tourist market for Eurobodalla is from Sydney and 10% is from Canberra. The top three tourist activities are going to the beach (47%), eating out at restaurants (38.8%) and visiting friends and relatives (34.6%).

According to the National Visitors Survey (2006), approximately 613,000 people visited Eurobodalla. A conservative estimate is that 30% of these people (200,000) visit Greater Batemans Bay. However, the actual number is likely to be higher since Greater Batemans Bay is much closer to Sydney and Canberra than the rest of Eurobodalla.

Tourism for Greater Batemans Bay is predominantly road-based, with most of its visitors driving into the area from Canberra and Sydney. ***There is a huge demand for up-market accommodation, which is not currently being met in Greater Batemans Bay.*** This demand is part of a global trend away from standard hotel and motel accommodation and basic amenities. People are spending more money on their vacations to make the most of their limited vacation time.

Council will continue to market the Shire as the “Nature Coast” with an emphasis on reducing the seasonality of the tourism industry. The conferences and events sectors of this industry are particularly targeted for their flow-on financial effects, and for the opportunities they create for repeat visitation. Council is committed to sustaining the tourism industry by actively promoting and marketing the region as a tourist destination.

The property market currently favours residential development over tourist accommodation or commercial development. This is leading to the conversion of large tourism establishments, such as motels and caravan parks, to permanent residential units. This loss in tourist accommodation coincides with increasing visitor numbers to the Shire.

Existing tourist accommodation in Greater Batemans Bay (includes the following: motels, hotels, camping/caravan parks, self-contained units):

- 12 motels;
- 9 tourist caravan parks/resorts;
- 5 boutiques bed/breakfast;
- 2 houseboats operators;
- 30 self contained units; and
- 17 attractions / tour operators.

There is a greater supply and variety of tourist accommodation in Greater Batemans Bay than in the rest of the Shire. It is expected that Greater Batemans Bay’s popularity with tourists will continue to grow, and that sufficient facilities must be provided in line with this demand.



*An example of local tourist accommodation*

*This plan supports the development of tourism facilities in identified locations where demand may be satisfied while environmental and community attributes are preserved.*

## Transport

The major means of transport within the Shire is automobiles. Travel within Greater Batemans Bay is predominantly car-dependent. Bus services, provided by the private sector, are somewhat limited and restricted.

Bus services within Greater Batemans Bay include the following:

- to Moruya or Narooma: typically 3 services weekdays, 2 services weekend days
- to Canberra daily (Murrays)

- to Sydney (Sunday-Friday) Priors
- to Melbourne (V-Line)
- Regional Express (REX) Airlines currently operate daily services from the Moruya Airport, which is within a 15 – 20 minute drive from most of Greater Batemans Bay. REX offers daily return flights from Sydney to Moruya and daily flights to Melbourne via Merimbula.

Moruya Airport is a key community-owned asset that provides a valuable transport option for business, tourism and private air travel. The airport also provides essential access for government, medical and emergency services.

The airport is situated adjacent to Bengello Beach and the Moruya River mouth. This position, and the reputation of Eurobodalla Shire as the “Nature Coast,” potentially offers some airport development opportunities. The *Moruya Airport Master Plan* (2006) sets out a proposed development structure for the airport over the medium to long-term.

*This Plan aims to increase transport options, moderate car reliance and improve opportunities to access services by walking, cycling and public transport.*

It aims to reduce travel demand, including the number of trips generated by development and the distance travelled by cars.

## Water and Sewerage

### What is council doing about water and sewerage services for the Shire?

The Eurobodalla *Integrated Water Cycle Management Strategy (IWCMS)*, adopted by Council in 2003, addresses the requirements for water supply, sewerage and stormwater management in the Shire to meet the needs of the growing population over the next 25 years.

Demand management is a key component of the IWCMS. The IWCMS allows for increased environmental protection of Eurobodalla's waterways. It also takes increased environmental flows into account by providing for increased extraction from water-harvesting rivers during high flow periods. Enhanced water treatment facilities form part of the IWCMS as a means of addressing water quality. Drought security is being addressed through the provision of a second storage dam in the longer term, and through the use of existing groundwater storage sites in the south of the Shire, and through rainwater tank requirements in new dwellings.

As well as adopting permanent water conservation measures to limit water wastage, other measures to address the growing demands for water supply include the adoption of *Water Sensitive Urban Design (WSUD)* principles for the design of each new development and subdivision. A key component of this is the requirement for rainwater tanks to be installed on all new developments. Rebates are offered to encourage installation of rainwater tanks and water-conserving appliances in existing dwellings. This initiative reduces the overall demand on the water supply system and mitigates the impact of runoff from urban areas on local creeks and waterways. WSUD

stormwater control measures also provide environmental improvements.

Provision of enhanced sewerage systems for the existing townships is also a key component of the strategy, together with the provision of sewerage services to the Shire's villages as part of the 25-year plan. Complementing the IWCMS is the *Eurobodalla Development Servicing Plan (DSP)*, which was adopted by Council in 2005. This plan provides for the delivery of the local water supply and sewerage infrastructure required to support the release of land for housing developments. Five-year Capital Works programs are included in the plan, which target the most economical delivery of these services. The five-year plans provide for partial funding of these works through developer contributions.

### What about water and sewerage services for Greater Batemans Bay?

A detailed analysis of the sewerage system to cater for servicing the anticipated infill development was carried out in 2004.

***Greater Batemans Bay's water supply capacity will be assured by the \$32 million project to install a new pipeline and pumping system to bring water from the Moruya River directly to the existing Deep Creek storage dam.***

This project is due to be constructed in 2007. There will also be upgrades to the local distribution mains, where required, to cater for development in existing areas as well as the urban expansion zones.

A strategy was developed to provide a new pipeline and pumping system to divert all sewage generated in the areas north of the Clyde River away from existing pumping stations located in sensitive coastal locations nearing the limits of capacity. This upgrade, which is known as the Spine Road diversion, is

scheduled to be carried out next year in conjunction with the new bypass road construction.

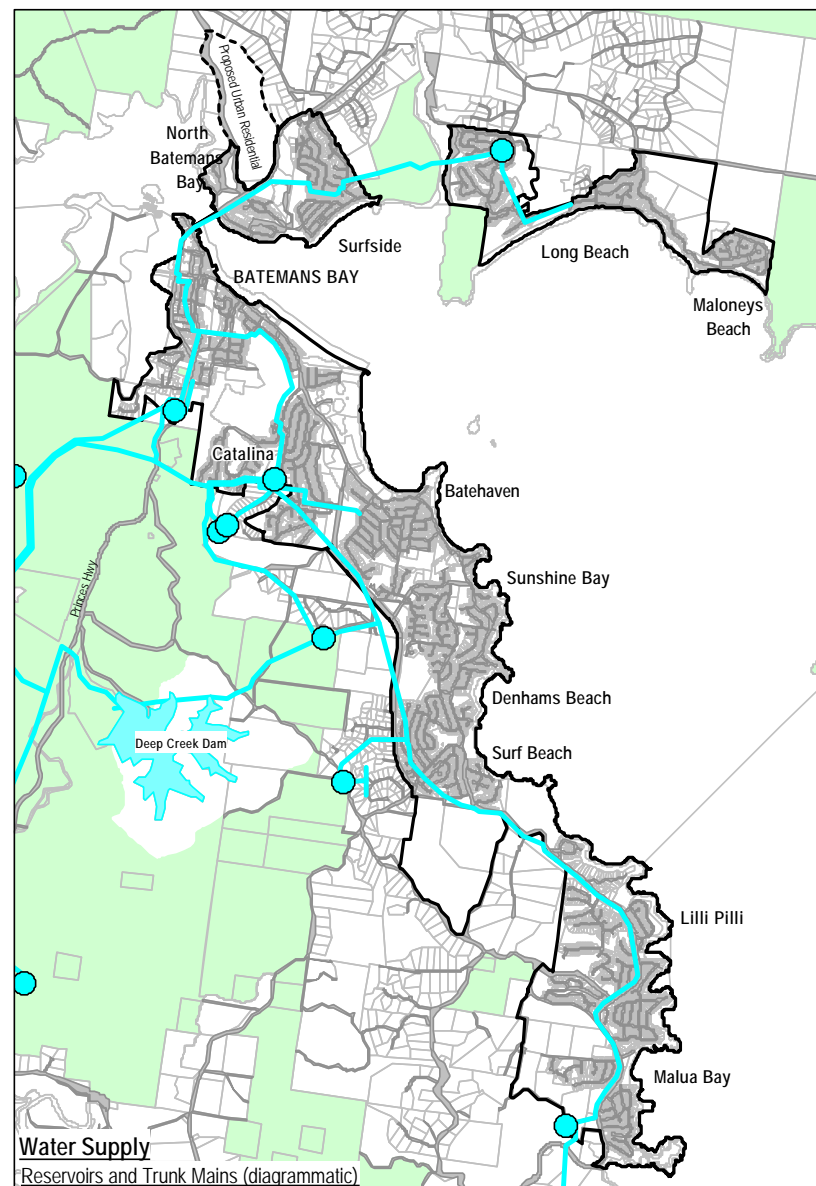
The strategy also provides for diversion of the areas from Lilli Pilli and Malua Bay southwards to the Tomakin Sewerage Treatment Plant, where spare capacity exists. This solution reduces the load on the Batemans Bay Sewerage Treatment plant, and creates future opportunities for greater effluent reuse in agricultural areas near Moruya (as identified in the IWCMS). A detailed concept design for this diversion project is nearing completion, which provides increased transfer capacity for the urban growth areas.

Upgrades to a number of the other existing minor pumping stations in the Batemans Bay area are scheduled for completion in the five-year program, allowing for additional development in nominated growth areas in the urban expansion zones.

An upgrade of the Batemans Bay Sewerage Treatment Plant is also scheduled in the five-year program to boost capacity and provide improved effluent quality, allowing increased reuse of effluent on recreation areas.

The anticipated growth in loadings for Greater Batemans Bay sewerage over the next 25 years are accounted for by Council. These loads take into account vacant lots, infill and dual-occupancies, plus the lot yields forecast for the Urban Expansion Zones areas using constraint mapping.

**Map I.3 Water Supply**



## What are some of the steps Council is taking to address water and sewerage demands?

Council is engaging in the following actions to manage demands for water and sewerage services:

- Applying IWCM principles.
- Following its policy for water-saving measures in all new developments.
- Providing subsidies/incentives for water-saving (such as water tank rebates and free showerheads).
- Encouraging the collection, treatment and reuse of stormwater.
- More stringent requirements for on-site stormwater detention and disposal systems.
- Encouraging deep soil zones on private lots to assist with stormwater management.
- Adjusting Development Servicing Plans in line with designated urban growth areas.
- Applying Water Sensitive Urban Design to new developments and re-developments.

## Land Availability

### What are the population projections for Greater Batemans Bay?

The population of Greater Batemans Bay was 15,207 persons at the time of the 2001 Census of Population and Housing. Based on the New South Wales Department of Planning annual growth projections, these settlements have grown to 16,601 persons in 2006 and are expected to grow to 23,178 persons in total by 2031.

### What is the current population?

Ageing of the population is already evident within Greater Batemans Bay and Eurobodalla. The increasing proportion of aged persons is consistent with similar trends around Australia, but is particularly marked in Eurobodalla.

As shown in table I.5, the two largest age categories in the Greater Batemans Bay area are the 25-54, and 65+ age brackets. The increasing proportion of residents aged 65 years and over has implications for housing, health and recreation, transport, the layout of Batemans Bay's town centre, the need for neighbourhood shopping centres and medical requirements.

**Table I.5 Permanent Population in 2001, 2006 and 2031 (Estimated)**

Maloneys Beach	333
Long Beach	502
Surfside	1326
North Batemans Bay	397
Batemans Bay	2829
Catalina	2242
Batehaven	1666
Sunshine Bay/Denhams Beach	1392
Surf Beach	1659
Lilli Pilli	938
Malua Bay	1923
<b>Total for 2001</b>	<b>15,207</b>
<b>2006 population - NSW DoP projection</b>	<b>16,601</b>
<b>2031 population (Estimated) NSW DoP projection</b>	<b>23,178</b>

*Source: Australia Bureau of Statistics, 2001 Population Census. Tables will be updated as the 2006 Census data becomes available.*

*The population of Greater Batemans Bay is expected to increase by 6,577 persons from 2006 to 2031. That is a projected increase of 40%.*

## What is the age distribution of the Shire's population?

**Table I.6 Shire Wide Age Distribution by District and Age Group 2001**

Age Group	0-4	5-14	15-24	25-54	55-64	65+	Total
% of Northern District	5.5	13.0	9.3	36.3	13.9	22.0	100.0

## How many people live in a single household?

Almost 70% of Eurobodalla households are made up of two or less people.

**Table I.7 Shire Wide Number of Persons Usually Resident, 2001**

No. Persons	Households	Percent
One	295	28.9%
Two	370	36.3%
Three	149	14.6%
Four	122	12.0%
Five	51	5.0%
Six or more	33	3.2%
Total	1,020	100.0%

Source: Australia Bureau of Statistics, 2001 Population Census

In 2001, most of Eurobodalla's housing stock comprised separate (detached) houses. Approximately 75% of the Shire's housing supply are separate houses, followed by flats, at approximately 9% of the housing supply.

These estimates were compiled in January 2006 by Council staff. They are drawn from multiple data sources, such as approved Development Approvals and a street-by-street assessment of the existing residences at the time of the study.

This data review confirms the perception that single detached homes are a dominant feature of the Greater Batemans Bay landscape. Due to limitations of gathering data on the composition of residences, which includes relying primarily on Development Approvals available for review through Council's current computer system, the numbers provided below should be viewed as rough approximations only. The composition of residences in Greater Batemans Bay is as follows:

- 7,017 single family homes.
- 1,286 multi-strata units.
- 334 dual occupancies.
- 18 shop-top residential flats/unit.

## What are the dwelling densities in Greater Batemans Bay?

Most of the homes in Greater Batemans Bay are low-density. In Maloneys Beach, Surfside, Catalina, Lilli Pilli and Malua Bay, 90% or more of existing dwellings are single detached houses. Given the existing density character of these settlements, it is considered that only minimal density increases should occur in each of these settlements (with the exception of Surfside). The character of these settlements should be retained by continuing the current density split, with, for example, dual-occupancy development on 10% of currently occupied sites, plus medium-density on any vacant 2t zoned land. Table I.8 gives the existing density split for each of the settlements.



**Table 1.8 – existing split across dwelling types & numbers of vacant lots (subdivided and unsubdivided)**

Settlement	% houses	% dual occs	% medium density	No of vacant lots
Maloneys Beach	91.9	8.1	0	19
Long Beach	87.9	8.5	3.7	843
Long Beach UEZ*	-	-	-	289
Surfside	94.2	2.6	3.2	43
North Batemans Bay	74.2	6.6	19.2	6
Batemans Bay	87.8	3.6	8.6	15
Catalina	96.6	3.4	0	151
Batehaven	84.9	6.4	8.8	118
Sunshine Bay/ Denhams Beach	85.9	7.2	6.9	273
Surf Beach	80.4	3.7	15.9	20
Lilli Pilli	98.0	2.0	0	44
Malua Bay	95.1	3.6	1.3	651
Malua Bay UEZ	-	-	-	385
<b>District average</b>	<b>88.8</b>	<b>5.1</b>	<b>6.1</b>	<b>2857</b>

\* UEZ denotes land zoned Urban Expansion

## 2. New Dwelling Requirements

### Assumptions:

Resident increase for the 25 year period 6577 new people  
 Assume 2 persons per dwelling 3288 dwellings required  
 Include 20% holiday homes 4110 dwellings required  
 Based on the data described above, the projected 6,577 new residents to Greater Batemans Bay will need 3,288 new dwellings.

A further 20% will be required for holiday home/investment ownership, giving a total new dwelling demand of 4,110 dwellings.

The highest proportions of dual-occupancy and medium-density development (such as villas and flats) are in North Batemans Bay and Surf Beach. It is considered that there is potential to increase dwelling densities in other localities close to the Batemans Bay town centre, such as at Surfside, Batemans Bay, Catalina and Batehaven. Where changes in density are proposed, they will occur gradually over 25 years. This will allow for changes to these settlements to be managed through high-quality subdivision and building design.

The proposed density splits for all new dwellings on vacant land in each settlement are given in Table 3 on following page. Furthermore, 10% of existing occupied lots can accommodate dual occupancy. Also, existing 2t Residential – Tourism zoned land will be developed to capacity at 3 dwellings per lot. Allowance is made for latent density increases to be achieved under the assumption that a two- storey/8.5m maximum building height limit continues to apply in most areas.

### 3. Density targets & potential new dwellings

#### Assumptions:

**Table 3 – new dwellings for Batemans Bay at density targets**

<b>Maloneys Beach</b> (19 lots)	% split	No of dwgs
Houses	90	17
Dual occupancies	10	18
Other medium density	0	0
Sub-Total Maloneys Beach	100%	35
<b>Long Beach</b> (843 lots)	% split	No of dwgs
Houses	85	717
Dual occupancies	15	253
Other medium density	0	0
Sub-Total Long Beach	100%	970
<b>Long Beach UEZ</b> (289 lots)	% split	No of dwgs
Houses	85	246
Dual occupancies	15	87
Other medium density	0	0
Sub-Total Long Beach UEZ	100%	333
<b>Surfside</b> (43 lots)	% split	No of dwgs
Houses	70	30
Dual occupancies	10	9
Other medium density	20	26
Sub-Total Surfside	100%	65
<b>North Batemans Bay</b> (6 lots)	% split	No of dwgs
Houses	70	4

Dual occupancies	10	1
Other medium density	20	4
Sub-Total North Batemans Bay	100%	9
<b>Batemans Bay</b> (15 lots)	% split	No of dwgs
Houses	70	11
Dual occupancies	10	3
Other medium density	20	9
Sub-Total Batemans Bay	100%	23
<b>Catalina</b> (151 lots)	% split	No of dwgs
Houses	70	106
Dual occupancies	10	30
Other medium density	20	91
Sub-Total Catalina	100%	227
<b>Batehaven</b> (118 lots)	% split	No of dwgs
Houses	70	83
Dual occupancies	10	24
Other medium density	20	71
Sub-Total Batehaven	100%	178
<b>Sunshine Bay/Denham's Beach</b> (273 lots)	% split	No of dwgs
Houses	85	232
Dual occupancies	10	55
Other medium density	5	41
Sub-Total Sunshine Bay/Denham's Beach	100%	328
<b>Surf Beach</b> (20 lots)	% split	No of dwgs
Houses	80	16
Dual occupancies	5	2

Other medium density	15	9
Sub-Total Surf Beach	100%	27
<b>Lilli Pilli</b> (44 lots)	% split	No of dwgs
Houses	100	44
Dual occupancies	0	0
Other medium density	0	0
Sub-Total Lilli Pilli	100%	44
<b>Malua Bay</b> (651 lots)	% split	No of dwgs
Houses	95	618
Dual occupancies	5	65
Other medium density	0	0
Sub-Total Malua Bay	100%	683
<b>Malua Bay UEZ</b> (385 lots)	% split	No of dwgs
Houses	90	347
Dual occupancies	0	0
Other medium density	10	116
Sub-Total Malua Bay UEZ	100%	463

**Table 4 – total new dwellings**

Locality	Potential dwellings
Total new dwelling capacity	3385
Potential dual occupancies	629
Potential 2t medium density dwgs	1641
Total new dwelling capacity	5655
New dwellings required	4110
Surplus	1545

As table 4 illustrates there is capacity for 5,655 new dwellings in the northern district, which is more than adequate to supply the new dwelling demand of 4,110 dwellings, *leaving surplus of 1,545 dwellings over the 25 yr horizon.*

**Notes:**

- This calculation is based on the capacity to develop low and medium density dwellings on vacant existing urban zoned and urban expansion zoned land at Long Beach, Catalina and Malua Bay. It also includes estimates of increased densities over occupied land:
  - 10% of lots currently occupied by single dwellings will be developed as dual occupancy.
  - Potential 2t medium density dwellings includes latent medium density dwellings that are capable of being constructed on lots zoned and proposed to be zoned 2t with higher development potential, i.e. where the lot is vacant or occupied by a single dwelling only. It is assumed that there are 3 dwellings per medium density development.
- Estimates of lot yields over unsubdivided land are based on applying a lot size that is the average for the surrounding locality, deducting 25% of the land for services and deducting all environmentally constrained or sensitive land.
- The calculations do not include rural residential land adjoining North Batemans Bay and the Spine Road that is being investigated for urban residential use which may generate up to a further 100 urban residential allotments.

## What factors influence the need for new dwellings?

Estimating into the future of the Greater Batemans Bay housing market involves various assumptions. The following factors influence these estimates:

- Population growth:** It is estimated by the NSW Department of Planning that, by 2031, the population of Greater Batemans Bay will be 23,178 – around a 40% increase from 2006.
- Occupancy rates:** The numbers of persons per dwelling has been falling gradually over recent census periods. In 1996, occupancy rates in Eurobodalla were around 2.5 persons per dwelling. This fell to 2.3 persons per dwelling in

2001. It is assumed that occupancy rates will continue to fall as the proportion of the population aged 55+ continues to expand. It is assumed that by 2031 Eurobodalla will have an average occupancy rate of 2 persons per dwelling.

■ **Holiday homes:** The proportion of non-resident owned dwellings has been falling. In 1996, approximately 47% of dwellings were owned by persons living outside the Shire, falling to 39% in 2001. It is assumed that this trend will continue as people retire to their holiday homes, and that, by 2031, around 20% will be owned by non-residents. Some of this housing stock is used by the private long-term rental market. However, we are erring on the side of caution by assuming that the entire 20% will be used as holiday homes.

## Affordable Housing

Increasing housing prices create affordability challenges for Greater Batemans Bay's homeowners and renters. Insufficient affordable housing in Eurobodalla is a result of the high cost, strong demand and limited supply of homes on the coast, lower wages available in rural areas and the large percentage of Eurobodalla residents on pensions or other forms of income assistance.

### What is happening with affordable housing?

Traditionally, the NSW government has addressed affordable housing by building and managing affordable homes and units, and by providing subsidies for living expenses. Eurobodalla Shire's involvement in affordable housing has focused on providing transitional and permanent housing for those with physical and mental challenges that need assistance.

As the Federal and State governments are scaling back their involvement with affordable housing, there are greater expectations on local governments to play a bigger part in ensuring housing is available to cater for all socio-economic groups. The *Eurobodalla Settlement Strategy* and this Plan support containing settlements within their defined footprints and providing housing choice in keeping with needs of residents.

A self-sustaining approach to affordable housing includes the following:

■ **Increase housing densities** to reduce the pressure to develop on greenfields lands. Increasing densities in appropriate locations helps decrease the cost of servicing, which is reflected in Council's rates and household transportation costs. Areas more appropriate for higher densities include those areas where shops and other services are accessible by foot and where such homes would not be out of character with the existing community.

■ **Provide necessary housing choice** to ensure there is a range of housing types and costs. Currently, Eurobodalla's housing supply is made up primarily of detached single-family homes. As our population ages and the number of single-person households increases, the need for greater housing choice also increases. *Providing smaller homes, such as apartments and "granny flats" in centrally-located areas, without the views and other amenities which contribute to higher housing prices, will help ensure long-term affordability.*

■ **Integration through design** to ensure that affordable housing is attractive and blends in with the communities in which it is built. Design issues include the style of the buildings, quality of materials, heights, lot coverage and landscaping

Traditional three-bedroom homes can be ill-suited for smaller households, those with reduced mobility and those with affordability concerns. Yet these make up the majority of homes in Greater Batemans Bay, and are contributing to costs within Greater Batemans Bay.

Eurobodalla Shire Council is relying on mechanisms to be established by the State Government, including Section 94 incentives, provision of community/group housing and density bonuses where developments include affordable housing.

## Ageing-in-Place

As the population of Greater Batemans Bay ages there is a need for housing to meet the changing needs of Greater Batemans Bay residents. The term “ageing-in-place” refers to actions communities and individuals can take to ensure that, as people age, they can continue to live where they want. ***Community actions that support ageing-in-place relate to planning directions and controls that support easy-maintenance homes for seniors that are located close to shops and other services accessed on a regular basis.*** Individual actions that support ageing-in-place include buying properties close to services that are easily accessible to those with mobility challenges, and have features to accommodate their specific needs, such as wide doors and safety rails.

As with affordable housing, insufficient ageing-in-place opportunities are available in Greater Batemans Bay. This lack of availability is a result of the high cost of land and limited supply of “ageing in place” homes throughout the Shire.

## What is Council doing to address affordable housing and ageing-in-place needs?

Council has engaged an affordable housing and ageing-in-place expert to provide a comprehensive report on Eurobodalla’s housing needs. This report will serve as background research for the Plan. It will also inform the new Local Environmental Plan for Eurobodalla and the review of Eurobodalla’s *Development Contributions Plan*. The report will address the preferred location, design, density and value of new housing in the context of Eurobodalla’s high growth and ageing population. It is anticipated that the report should be available for public review towards the end of 2006.

A conference was held in Batemans Bay in November 2005 (*Local Government Planning for an Ageing Population*). Several resolutions were made at the conference that respond to the ageing of our population. These included celebrating and recognising the contributions and importance of elderly members of our communities. This is to ensure their wellbeing is planned for such as integrating accommodation and facilities for older people in settlements via new zones in the LEP, and design public facilities and dwellings to be accessible and adaptable.

## Environment

Greater Batemans Bay contains, and is surrounded by, a diverse range of natural assets. The values are discussed within the context of the Batemans Bay and Clyde River estuary, SEPP 14 Wetlands and Endangered Ecological Communities.

### Batemans Bay and Clyde River Estuary

The Batemans Bay and Clyde River estuary is solely contained within the Eurobodalla Shire Council bounds. An Estuary Management Plan for the Batemans Bay and Clyde River estuary was prepared on behalf of the Batemans Bay and Clyde River Estuary Management Committee in 2005.

### What does the Estuary Plan do?

The *Batemans Bay and Clyde River Estuary Plan* (2005) provides a program of strategic actions to assist government authorities and other stakeholder groups to sustain a healthy estuary through appropriate waterway, foreshore and catchment usage and, in the longer term, achieve the “vision” for the estuary.

The *Batemans Bay and Clyde River Estuary Plan* presents an integrated suite of management strategies, giving due consideration to the complex interactions between estuary processes and functions. This plan also aims to strike a balance between addressing current issues and maintaining the already

high environmental values of the region. This has been achieved through the balanced implementation of strategies to ensure that current issues are addressed while still attending to the longer-term preservation of the estuary’s environmental values. Batemans Bay is the largest bay between Jervis Bay to the north and Twofold Bay at Eden to the south. The dominant habitats recorded within the Bay include rocky reefs, mangroves, salt marsh, sandy bottom and areas of seagrass.

The estuary supports some of the most extensive and productive oyster leases on the south coast of NSW. The Clyde River is navigable up to the junction of Cockwhy Creek, some 38km from the entrance. The tidal limit is located upstream of Shallow Crossing, a causeway 4km upstream of the navigable limit. The Clyde River has several major tributaries in the tidal zone. Development in the catchment is concentrated at the entrance of the bay, with the major coastal town of Batemans Bay being located immediately south of the Clyde River entrance. The southern foreshore is more densely developed than the northern shore, and it forms a focus for water-orientated development including the CBD foreshore area of Batemans Bay, marinas, the main fishing wharves and jetties.

### What condition is the estuary in?

The Batemans Bay and Clyde River estuary is in excellent condition. Several of its sub-catchments (mainly those located along the banks of the river) have received a “High Conservation Value” rating in the *Clyde River Catchment Stressed Rivers Assessment* (DLWC, 1999). This rating indicates that the sub-catchments have special conservation values, which are likely to relate to the presence of highly valued species or wetlands, high biodiversity or the pristine or near-pristine condition of the rivers.

The Batemans Bay and Clyde River estuary contains nationally significant wetlands. The whole of the Clyde River estuary (downstream of Cyne Mallowes Creek) is listed as a nationally important wetland in *A Directory of Important Wetlands in Australia* (Environment Australia, 2001) owing to relatively large areas of mangrove, saltmarsh and seagrasses. The Batemans Bay and Clyde River estuary also contains a nationally significant chenier sand plain, which forms part of the Cullendulla wetlands. The estuary also contains a regionally important oyster industry, which produces the fifth-largest quantity of Sydney rock oysters of any estuary along the NSW coast annually. Batemans Bay and the Clyde River estuary have regional significance as a centre for tourism. The estuary also contains regionally significant places of Aboriginal and European cultural heritage.

It is believed that the high environmental values of the Clyde River are primarily protected by its relatively undeveloped nature. Some 95% of the catchment remains forested (from DLWC mapping in 1997) and a vast proportion of this is protected in National Parks or State Forests. The Estuary Management Plan aims to give equal priority to maintaining the high environmental values of the region, while also addressing current areas of degradation.

Many of the smaller creeks and sub-catchments in the outer estuary are degraded and in poor condition. These creeks are almost totally within urban catchments and include areas on both the northern and southern shorelines of Greater Batemans Bay. The primary pressures on these creeks and sub-catchments have been urban expansion and development. Each urban creek within Greater Batemans Bay has suffered declines in water quality, vegetation and amenity. Some of the primary agents affecting urban creeks include: quality of stormwater run-off, invasive weed species, loss of native vegetation, illegal encroachments from adjoining landholders and loss of vegetation connectivity within the catchment.

## What are the top priorities for the estuary?

The *Batemans Bay and Clyde River Estuary Plan* listed a number of objectives for the management of the estuary. The top objectives listed are as follows:

- 1 Maintain the existing high water quality standards of Batemans Bay and the Clyde River.
- 2 Ensure recreational and commercial uses of the estuary are sustainable.
- 3 Consider implications of coastal foreshore hazards and other ocean impacts in development planning.
- 4 Protect and enhance ecological communities and habitats, and overall estuarine health.
- 5 Improve the scientific knowledge database relating to Batemans Bay and the Clyde River.
- 6 Integrate aspects of the *Batemans Bay and Clyde River Estuary Plan* with *Southern Rivers Catchment Action Plan*.

In 2005, the Batemans Bay and Clyde River Estuary Advisory Committee reviewed objectives in light of what works completed to date and works still requiring completion, using a triple bottom-line matrix approach. Such an approach looks at the economic, environmental and social impacts of proposed actions as a means of setting priorities. Council has acted on the revised priority list created by the Advisory Committee. This text is shown in table I.13.



**Table I.13 Matrix Priorities and Council Actions**

<b>Matrix priority</b>	<b>Action</b>
<b>1: Water quality</b>	Cooperated with Southern Rivers Catchment Management Authority (CMA) to identify key erosional processes and affected sites on the Clyde estuary. The CMA is to follow-up with remediation projects (restoring the environmental integrity of sites) on private lands within the Clyde catchment. No major remediation sites have been identified on Council lands.
<b>3: Riparian Vegetation</b>	Three projects have been undertaken within the broader catchment. Focus has been on riparian regeneration within sub-catchments and urban creeks. Funding applications have been put forward to expand on works over the next financial year. Funding secured for new projects at Corrigans Beach and Long Beach
<b>5: Saltmarsh mapping</b>	A CRA project under the Department of Primary Industries will cover this. Council does not have the resources to ground truth the extent of these saltmarshs.
<b>6: Vulnerable vegetation</b>	Council staff have worked with botanist to verify Endangered Ecological Communities (EECs) in the Shire. Council staff are currently working on mapping these areas. Council has already completed one small project to prevent vehicular access to 2 EECs in Batemans Bay to protect these areas.

A number of areas in Greater Batemans Bay have been recognised by the NSW government for their ecological importance. State Environmental Planning Policies (SEPPs) and Endangered Ecological Communities (EECs) are discussed below.

## State Environmental Planning Policy 14

SEPP 14 refers to coastal wetland areas designated under State Environmental Planning Policy 14. The aim of SEPP 14 designation is to “ensure that the coastal wetlands are preserved and protected in the environmental and economic interests of the state (Coastal Council of NSW, 1985).

### What are the SEPP 14 lands in Greater Batemans Bay?

Several SEPP 14 Wetlands border the developed areas in the Northern portion of Greater Batemans Bay. These areas are as follows:

- 217 (north of Maloneys Beach).
- 216 (between Long Beach & the Longbeach Estate).
- 215 Cullendulla Creek (between Longbeach Estate and Surfside).
- 214 (north west corner of Surfside).

## Endangered Ecological Communities

There are a number of Endangered Ecological Communities in Greater Batemans Bay. These ecological communities are listed in the *NSW Threatened Species Conservation Act* (1995). Eurobodalla’s EECs are described in detail in Council’s *Endangered Ecological Communities Survey and Mapping In Eurobodalla Shire* (June 2006) which is available on the Council’s website. EECs in Greater Batemans Bay include the following:

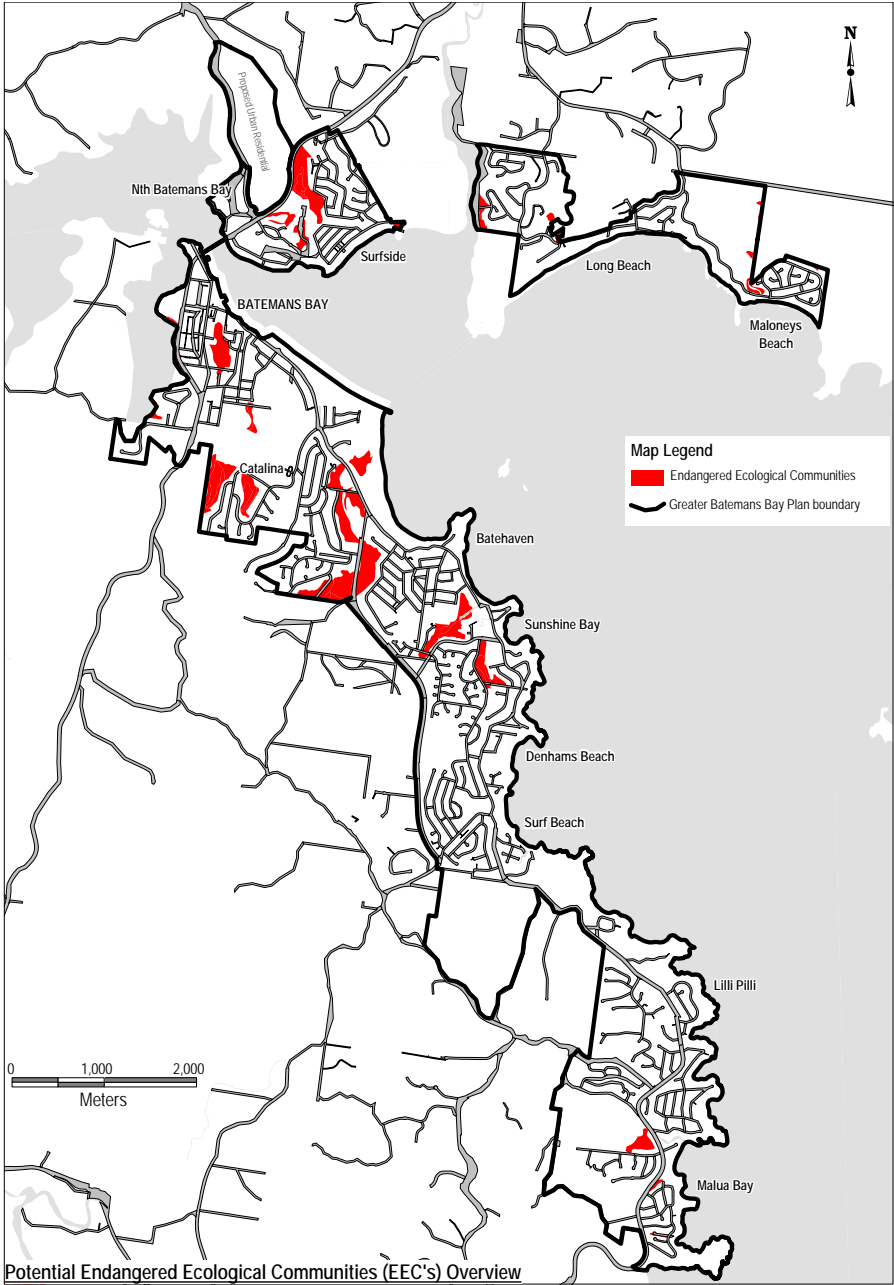
- Malua Bay to Rosedale;
- Cullendulla area between Surfside and Long Beach;

- Fresh water wetland in back of Batehaven; and
- Joes Creek (while the bottom section is quite degraded the top portion of this creek maintains high ecological value).

The table provided below provides a full list of the EECs in Greater Batemans Bay. The type of forest ecosystem is listed first - this is the number and name provided on the map. The EEC, is the name that is listed under that Act. However, just because an area contains a particular valued forest ecosystem this does not always translate to it being listed in the Act, without validations as per site checks. All the EECs listed for Greater Batemans Bay have been validated as per site visits.

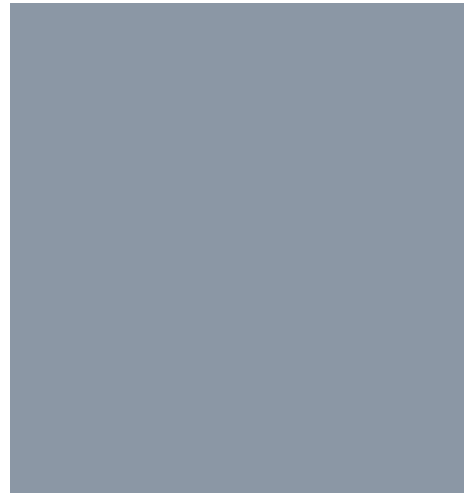
**Table I.14 Forest Ecosystems and their associated EECs**

<i><b>Forest Ecosystem</b></i>	<i><b>Endangered Ecological Community</b></i>
25 South Coast Swamp Forest - Casuarina glauca	Swamp Oak Floodplain Forest
24 Coastal Tall Wet Heath Swamp Forest - Casuarina glauca/Melaleuca ericifolia	Swamp Oak Floodplain Forest
189 Coastal Alluvial Valley Floor Wetlands	Freshwater Wetlands on Coastal Floodplains
27 Ecotonal Coastal Swamp Forest - Casuarina glauca/E. botryoides	Bangalay Sand Forest or Swamp Oak Floodplain Forest or River Flat Eucalypt Forest
24 Coastal Tall Wet Heath Swamp Forest / 25_South Coast Swamp Forest	Swamp Oak Floodplain Forest
28 Coastal Sands Shrub/Fern Forest - E. botryoides/Banksia serrata	Bangalay Sand Forest
186 Mudflats/Saltmarshes	Coastal Saltmarsh
167 Littoral Rainforest	Littoral Rainforest
171 Coastal Shrub/Grass Forest - E. tereticornis	River Flat Eucalypt Forest on Coastal Floodplains





# Urban Structure



The Urban Structure section of this Plan (Section II), explains key components of Greater Batemans Bay's built, social and natural environments. The Urban Structure provides principles for managing development to ensure both the area's urban and natural character are duly considered in planning decisions. Section II guides the location and form of future growth and development. It also provides key directions derived from the data presented in Section I and is supportive of the principles of the *Eurobodalla Settlement Strategy* and *South Coast Regional Strategy*.

The directions provided in Section II will inform the recommendations provided in the final section of this Plan - Section III. These recommendations will be incorporated into Council's Integrated Local Environmental Plan and Development Control Plans.

## Section Outline

The Urban Structure Section of this Plan, Section II, is the largest part of the Plan. It provides detailed data, analysis and directions specific to Greater Batemans Bay, and responds to the challenges and issues discussed throughout this document.

Section II is broken down into **Parts A and B**.

**Part A** looks at a number of core issues to examine how they affect Greater Batemans Bay on the whole.

**Part B** looks at each of these issues in relation to the twelve individual settlements making up Greater Batemans Bay, and provides a snapshot of how the issues and analysis presented in Part A of Section II apply to each settlement.

Section II details how to manage the urban growth of Greater Batemans Bay, and addresses the following key components of this growth:

1. Settlements (Separation and Boundaries)
2. Setbacks
3. Scenic Protection
4. Access & Circulation
5. Public Open Space and Recreation
6. Public Facilities
7. Heritage Conservation
8. Environmental Management
9. Natural Hazards
10. Retail /Commercial Development
11. Residential Development
12. Heights





# Part A: Greater Batemans Bay Area

Managing Urban Growth

## What is the main challenge facing Greater Batemans Bay?

The main challenge facing Greater Batemans Bay is how to maintain the desirable characteristics of its communities in the face of substantial growth. This includes consideration of the scale of development relative to the existing environmental context, views, access, transport and amenity. It also requires consideration of the hierarchy of the settlement when determining the scale of public and private facilities to be made available. Applications for large development require close consideration of their likely impact on the surrounding natural and urban context, infrastructure and sense of place.

*The Greater Batemans Bay Community Reference Group worked collaboratively with Eurobodalla Shire Council's Strategic Unit to create a comprehensive vision for the area.* To view the Group's character statement, vision statement and values informing the vision statement in their entirety, please refer to the final pages of the Structure Plan Introduction.

The Vision states that, in the future, the Greater Batemans Bay area should:

- prosper as a regional centre for the NSW south coast through well-managed growth;
- balance different needs for sustainable economic growth, efficient servicing and the preservation of the area's unique character;
- remain a place where people can earn a living, raise a family and retire while enjoying its natural and built amenities;
- continue to provide a diverse range of shops, services and recreational opportunities for residents and visitors;
- strengthen connections between the villages and their varied surrounding

landscapes through comprehensive planning; and

- ensure that residents and visitors continue to enjoy the area's timbered backdrops, bays, beaches, rivers and open spaces.

## What are some of the main issues facing Greater Batemans Bay?

Issues facing Greater Batemans Bay include:

- Development inappropriate to settlements' characters and their present and future demographic mix.
- Building inappropriate in scale, bulk and character with the settlements' streets, open spaces and existing buildings.
- Insufficient housing and business accommodation choice.
- Incremental lot-by-lot development resulting in ribbon development, reducing the natural lands that separate and frame settlements.
- New subdivisions surrounding (or within) established settlements that compromise the natural setting.
- New buildings that erode each settlement's sense of place, which traditionally depends on a harmonious relationship with the geographic location, views and vistas of the surrounding natural environment.
- Large developments failing to realise the planning principles of the NSW Department of Planning and Eurobodalla Shire Council.
- Erosion of the vitality of existing neighbourhood centres by locating new

commercial, retail and services away from the centre.

- Degradation of water quality in waterways and coastal lakes.
- Inadequate services and planning for older people.
- Insufficient pedestrian infrastructure.
- Degradation of the ecological values of the foreshore wetlands and littoral rainforest from encroachment of development, extension of backyards into public areas and introduced exotic plant species.
- Difficulties providing quality water and waste services as a result of exponential growth.
- Uncontrolled vehicular and pedestrian access degrading foreshore vegetation and dunes.
- Reduced visual and ecological integrity of surrounding bushland as a result of bushfire prevention measures.
- Loss of connectivity between forest ecosystems through urban expansion.

## 1. Settlements (Separation and Boundaries)

### What are acceptable limits to urban growth, and how can “sprawl” development be avoided?

Containing urban growth to within established settlement boundaries makes sense. This is a policy of the *South Coast Regional Strategy*, *Eurobodalla Settlement Strategy* and numerous governments around Australia and the world. Development that occurs outside of developed areas is commonly referred to as “sprawl”, and it exacts a high cost on society and the environment.

Sprawl places great pressure on converting agricultural lands and natural areas to urbanised uses. This in turn increases the costs of servicing these developments, leads to the destruction of habitat and the loss of farming land, while increasing dependency on fossil fuels as people need to travel further for work, accessing medical services, socialising and recreation.

***This plan identifies distinct boundaries around the settlements of Greater Batemans Bay, marking the transition from one settlement to the next and from urban to rural land.*** This plan also identifies where separation will occur between settlements. Settlement boundaries manage urban growth. They help protect the values of the surrounding areas and separate coastal settlements.

This plan reinforces the urban growth boundary separating urban land from rural land and the limits for urban expansion already set out in the *South Coast Regional Strategy* and the *Eurobodalla Settlement Strategy*.

The Settlement Boundaries around the twelve settlements of Greater Batemans Bay protect the rural land and bushland surrounding these settlements from

urban sprawl. They also promote the efficient use of land, public facilities and services inside the boundaries of the settlements.

There are many other benefits associated with concentrating development within settled areas. These include stimulating development and re-development of land and buildings within established settled areas, a process known as “urban renewal”. It also creates certainty and associated cost savings for businesses and local governments about where infrastructure, such as roads and sewers for future development, will be needed and how much it will cost. Therefore, instead of building roads further and further outside settlement boundaries, as happens with urban sprawl, funds could be more efficiently utilised to improve existing roads and services.

### What are the pressures on government to develop outside of established settlements?

Pressure to develop outside of the settlement boundary often results when the use of land for housing creates greater economic benefits for individual property owners than traditional farming. It is understandable that many property owners would like to maximise their economic return on their land by rezoning it for urban purposes. However, developing outside of established settled areas places a great strain on social and environmental resources. This undermines the vitality of Eurobodalla’s towns, and adversely affects their collective economic and social wellbeing. It also places immense developmental pressure on Eurobodalla’s agricultural and natural areas, as well as on the character of its communities. *Urban development outside of existing settlements damages the environmental integrity of Eurobodalla - threatening the very thing*

### *residents and visitors value most about Eurobodalla.*

Given the restrictions on developing outside of established settlements, there are substantial pressures on all levels of government to relax these restrictions under various guises. It is now common practice for residential housing estates to be packaged as aged care or tourist or recreational resorts. For example, proposals for golf course estates, wellbeing retreats and even monasteries that have substantial residential components have been proposed across New South Wales in non-urban areas. These areas are remote from services, yet generate servicing requirements far beyond the capacities their remote location can provide without substantial government subsidies. In cases such as these, developers apply to rezone their land. These developments, located outside of existing settlements, undermine good planning principles and practices.

### What values support containing development within existing settlements?

The timbered ridges, water bodies and bushland areas that surround Greater Batemans Bay are highly valued for their landscapes, views and vistas, biodiversity, protection of rural land use and a sense of identity for coastal towns. Separation between settlements by agricultural lands or natural areas limits negative impacts on the surrounding environment and ensures that urban settlement avoids joining coastal settlements to form continuous “strip” development along the coastal edge. By ensuring separation is achieved, the existing diversity of coastal places, both natural and urban, can be protected and enhanced.

The land between Greater Batemans Bay settlements has economic, social and environmental values. The land has economic value as it creates a picturesque setting for the area's settlements. It has a social value, as compact communities encourage formal and informal interactions between residents and visitors on many different levels. It has environmental values by maintaining important habitat areas and habitat links for flora and fauna. It also has environmental values relating to the Batemans Bay Clyde River Estuary and its coastal waters, all of which are included in the newly-declared Marine Park. Finally, maintaining "green space" boundaries between townships adds to the distinct identity and character of each settlement.

### What is happening with the urban expansion lands?

An Independent Review Panel was set up in response to the NSW Department of Planning's *South Coast Regional Strategy* (October 2006). The Panel reviewed the suitability of developing Urban Expansion lands in Eurobodalla. They were charged with determining the suitability and scale of developing these lands in consultation with the local councils, landowners, DEC and other relevant agencies. Several sites were in Greater Batemans Bay.

The **Long Beach** lands and **Northern Batemans Bay** lands that the Panel refers to are shown in Map II.1.

The **Malua Bay** lands that the Panel refers to are shown in Map II.2.

In relation to the **Long Beach** lands and the **North Batemans Bay**, the Panel found that:

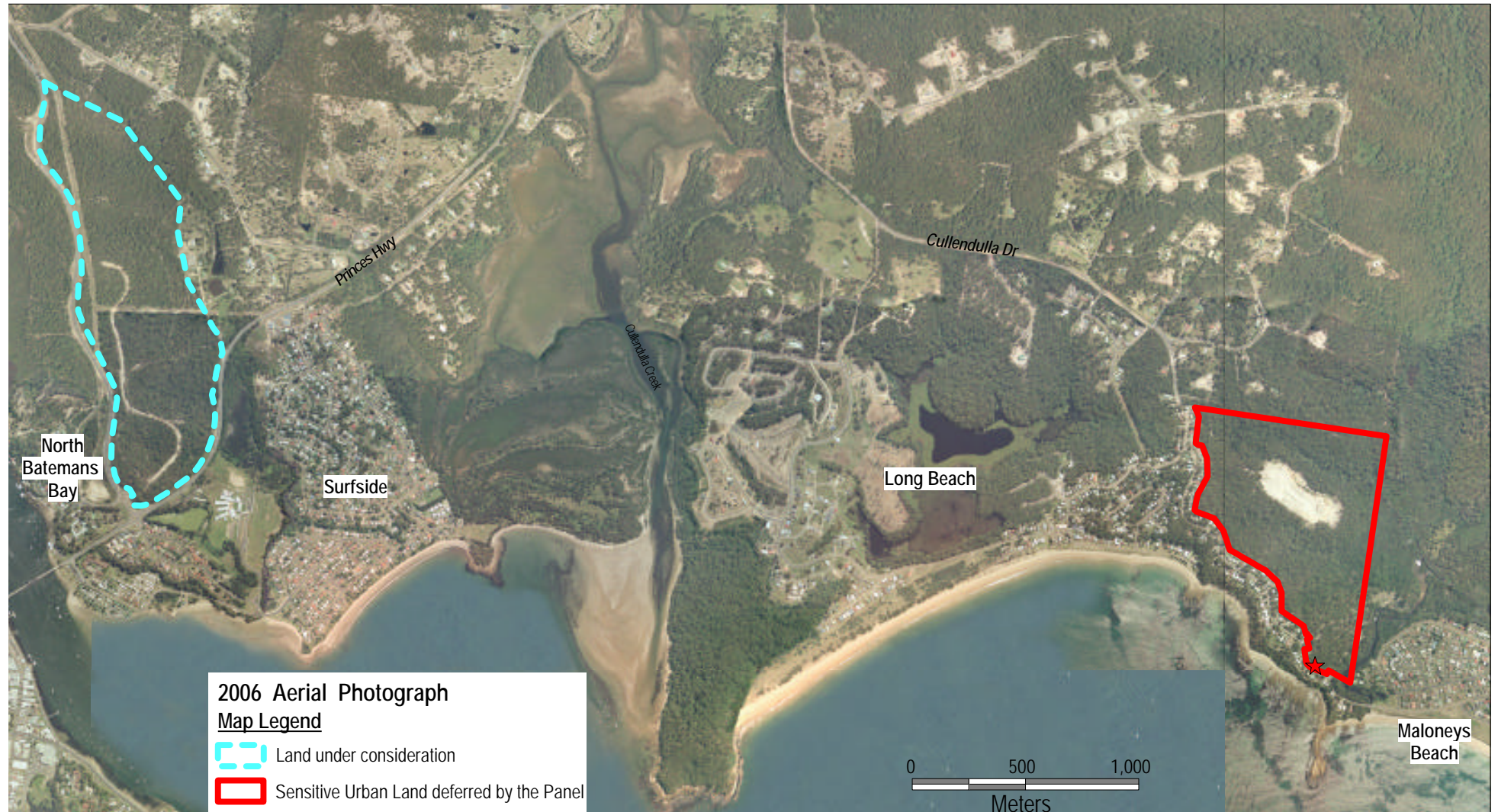
"Any further consideration of the development of the Long Beach site should be deferred until the North Bateman's Bay site has been fully investigated. If the North Batemans Bay site is considered suitable for development, and that any environmental impacts can be adequately mitigated, then this area should be given greater development priority ahead of the release and development of Long Beach, on the grounds of the closer location to Batemans Bay, and the ability of the North Batemans Bay to better contribute to the sustainability of Batemans Bay (p.80)".

In relation to **Malua Bay** the Panel found that:

"The Malua Bay land is considered partially suitable for development, provided that detailed site planning incorporates adequate protection of riparian zones and best practice stormwater management to protect the Reedy Creek ICOLL, as well as measures to encourage retention of more ridge line vegetation (within bushfire management constraints). Forest connectivity should be maintained east west, and if possible, north south across the site to link to adjacent forest areas. Residential development should aim to achieve higher yields per hectare than traditionally achieved, with the objective of making better use of existing infrastructure and land resources. There should be attention to the development form to provide more housing variety and design that reflects the South Coast style (p.86)".

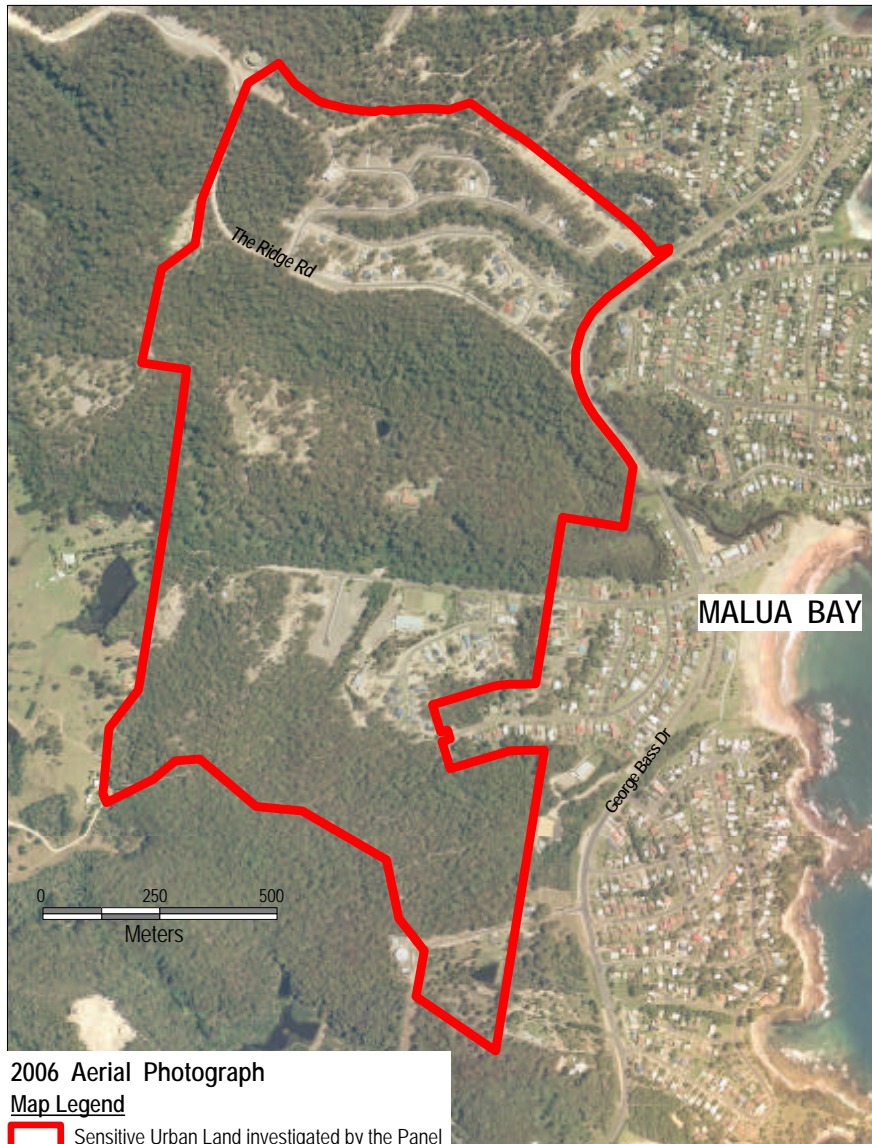


Map II.1 Long Beach and North Batemans Bay Lands Considered by the Panel





Map II.2 Malua Bay Lands Considered by the Panel



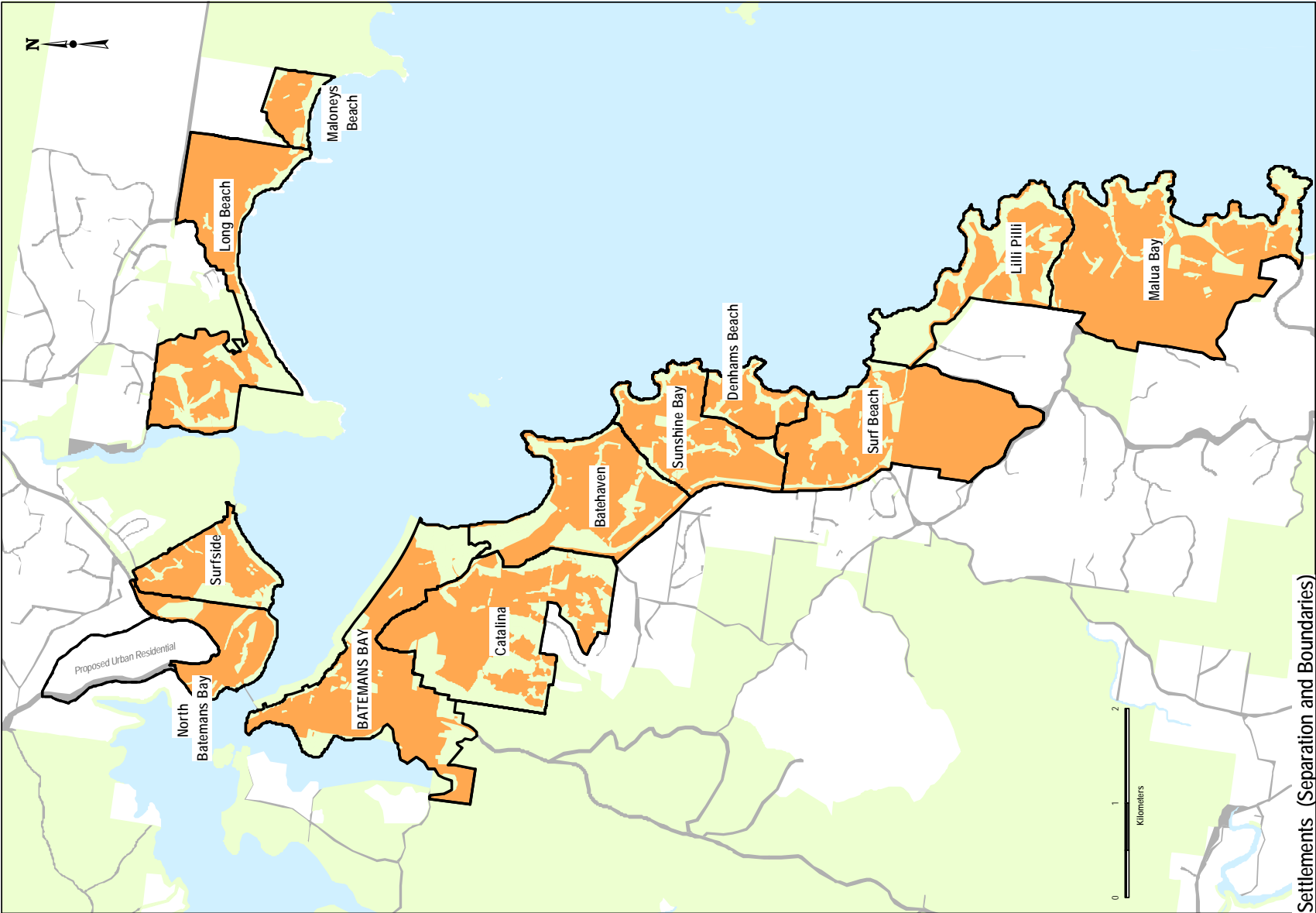
### Settlement Directions

Maintaining settlement boundaries and separation between settlements is necessary for protecting the character of Greater Batemans Bay and preventing urban sprawl. The following is essential:

1. Each settlement retains its unique character.
2. The established settlement boundaries of Greater Batemans Bay are maintained. Development within the new release areas must be sensitive to the existing settlements with regard to their unique characteristics, particularly scenic setting and street pattern.
3. Urban development outside of the identified settlement boundaries is prohibited.
4. More intensive urban land uses, such as medium-density housing, are located in close proximity to relevant services.
5. Buildings and dwellings outside of settlements are not visually intrusive and do not detract from the coastal and rural landscapes, escarpments and scenic views.
6. Scenic values of settlements, such as timbered ridges, are protected.
7. Settlements' bush areas and those between settlements are protected to the greatest extent possible, having regard to required fire protection zones.
8. Conflicts between bushfire protection, habitat protection and community character are effectively managed.

9. Private ownership of foreshore areas (e.g. coastal, river, creek, beaches, headlands and wetlands) is discouraged.
10. Pedestrian access to public open spaces and foreshore areas is established and/or preserved.
11. Tourism demands, such as those for higher-end tourism accommodation and services, are of a scale and design compatible with the characteristics of the settlements in which they are located.
12. The following uses will occur only within the urban settlement boundary:
  - all types of urban accommodation,
  - aged care housing developments,
  - tourist accommodation,
  - retail outlets,
  - supermarkets,
  - bulky goods stores,
  - service stations,
  - fast food outlets,
  - community facilities,
  - schools,
  - TAFE or University related buildings,
  - hospitals,
  - libraries,
  - health care centres,
  - showgrounds, and
  - community centres, swimming pools, recreational facilities.

Map II.3 Separation Between Settlements



## 2. Setbacks

Setbacks are very important within urban areas. They protect foreshore and riparian zones, separate land uses, lessen bushfire risk, protect environmentally sensitive areas, encourage attractive streetscapes and help preserve community character and act as filters.



### *Suitable Setbacks Prevent Development on Ridges*

Setbacks must be responsive to local topography, environmental attributes, zoning and community character. Setbacks can be used to reduce any negative impacts of development on adjoining freshwater estuarine and coastal habitats and bush areas. Appropriate setbacks protect properties from sea-level changes and natural hazards associated with global warming, which increase the risk and severity of flooding and erosion. Setbacks are valuable for providing visual buffers to new development and protecting the scenic values of Greater Batemans Bay.



### *Setbacks Providing Social and Environmental Benefits*

The Community Reference Group supported substantial setbacks for new development to ensure that it would blend in with the existing character of Greater Batemans Bay. Several group members wanted setbacks for dual-occupancies to exceed current requirements to encourage more landscaping and smaller dwellings, thereby softening the impacts of most new development. Larger setbacks were seen to encourage smaller secondary dwellings, such as “granny flats”, to help meet the need for affordable and aged housing.



## Setback Directions

Providing sufficient setbacks protects the existing character of Greater Batemans Bay by softening the visual impacts of new development, providing sufficient 'green space' around new development and protecting public access. The following is essential.

1. **New development is set back in a manner that complements the function and character of the area.**
2. **Setbacks are marked and their vegetation preserved.**
3. **Areas adjoining freshwater estuarine and coastal habitats and the coastal edge are setback sufficiently to protect sensitive environmental attributes, and provide public access to the foreshore and other natural areas. They help preserve the visual amenity of the foreshore, protect properties from the effects of sea-level rise and improve water quality.**
4. **Setbacks appropriately account for coastal erosion hazards, such as storm surge, flooding, long-term shoreline recession and sea-level rise, cliff retreat and catastrophic collapse, sand drift hazard, entrance stability, estuarine erosion and changes in tidal current position.**
6. **Setbacks adjacent to ecologically sensitive areas or at risk for coastal erosion are increased.**
7. **Setbacks are responsive to the 100-year planning timeframe to address climate change.**
8. **Private development on all coastal dunal systems is prohibited.**
9. **Setbacks to foreshores are in public ownership, where possible, to allow opportunities for public access.**
10. **Setbacks to waterways, creeks and estuaries have riparian vegetation buffers in accordance with the Department of Natural Resources Riparian Management Guidelines.**
11. **Arterial road corridor setbacks include a vegetation canopy and understorey for habitat corridors and scenic protection. Bushfire management setbacks are in addition to these vegetated setbacks. Bushfire buffers should not compromise scenic areas and ecological corridors.**
12. **Edge roads are provided between all urban areas, foreshore reserves and orientated streets to allow direct pedestrian access to foreshore views, as well as distant views and vistas.**

### 3. Scenic Protection

#### What are Greater Batemans Bay's scenic values?

Residents and visitors prize Greater Batemans Bay's unique scenic values. The Community Reference Group was passionate about preserving the diverse natural environment of Greater Batemans Bay for its environmental benefits, sense of place and spectacular and varied views. Views of natural areas that are highly visible from public places throughout Greater Batemans Bay contribute invaluable to the scenic values of the area.

Scenic values that are particularly important to the natural setting of Greater Batemans Bay include the following:

- timbered ridges between and within settlements;
- coastal gum forests;
- burrawangs;
- healthy inland and coastal waterways; and
- dominant native vegetation, as a key aspect of the overall landscape.

The extent to which these values are realised is dependant on the extent of existing urban development and the visibility of sites from major roads, such as the Princes Highway and George Bass Drive.

The Eurobodalla Settlement Strategy notes that it is important to maintain scenic values along roads. Roads are classified into several categories to illustrate the scenic attributes associated with them. For example, Coastal Drives, such as George Bass Drive, provide views of beaches, headlands and rocky outcrops, along with associated forested and coastal vegetation. Portions of George Bass

Drive also function as Bushland Drives, such as the section between Surf Beach and Lilli Pilli.

As Greater Batemans Bay develops, it is essential that the existing scenic values are considered in the design and siting of new buildings and related construction, such as subdivisions, road and other infrastructure improvements.

#### *Areas with high scenic value are generally of high ecological value.*

The Scenic Protection objectives contained within this Plan aim to ensure that Greater Batemans Bay continues to protect the scenic characteristics that define the area.

Protecting the scenic values of the area makes certain that the desirability of Greater Batemans Bay as a place to live and holiday continues to increase, thereby protecting the economic base.

This Scenic Protection component of the Plan identifies locations that are important in maintaining the scenic qualities of Greater Batemans Bay's settlements and the areas between its settlements. The Eurobodalla Settlement Strategy describes natural landscapes and urban landscapes in its scenic protection component. Drawing on these categories, this Plan describes the Greater Batemans Bay settlements according to the following categories: predominantly natural; mixed natural and urban; and predominantly urban.





*Predominantly Natural*

### Which are the Predominantly Natural Settlements?

Settlements whose visual attributes are categorised as predominantly natural (that is, where nature dominates the built form) include Lilli Pilli and the traditional section of Long Beach.

### Which are the Mixed Natural and Urban Settlements?

Settlements whose visual attributes are categorised by a mix of natural and urban features (that is, where the natural environment is intermixed with the built form) include the following areas:

- North Batemans Bay
- Batehaven (particularly on the 2EC zoned land)
- Denhams Beach (particularly on the coastal side)



*Mixed Natural and Urban*

- Surf Beach (particularly on the 2ec zoned land)
- Malua Bay (particularly around the smaller bays)
- Maloneys Beach

### Which are the Predominantly Urban Settlements?

Settlements whose visual attributes are categorised predominantly by a more urbanised built form, yet which retain aspects of the natural environment within them and allow views onto the natural settings that surround them, include:

- Long Beach Estate
- Batemans Bay
- Sunshine Bay
- Surfside
- Catalina



Predominantly Urban

## What are Gateway Sites, and why are they important?

Gateway Sites are key entry points into towns and villages. Batemans Bay is the main gateway to the Eurobodalla Shire.

*This Plan identifies the importance of the forested scenic character of the entry roads into Batemans Bay, particularly upon the approach to the Princes Highway-Kings Highway junction.*

Map II.4 Gateway Sites



Gateway Sites - North Batemans Bay  
2006 Aerial Photograph

### Map Legend

- Re-development sites
- ★ Gateway sites - scenic protection controls
- Vegetated buffers
- Landscaping requirements





*Northern Gateway to Batemans Bay - at Roundabout*



*Northern Gateway to Batemans Bay - view to the west*



*Vegetation on Kings Hwy Requiring Protection*

It is essential to develop and apply appropriate urban design criteria to make sure that the scenic values of the entry sites into Batemans Bay are enhanced and preserved, where still intact (such as at the Bayridge Estate site). The Bayridge new-release area comprises of thick coastal bush abutting the Kings Highway. This land provides most of the bushland scenic values along the northern side of the Kings Highway entry road into Batemans Bay.

### **Where are vegetated buffers required for the Gateway Sites?**

The Bayridge Estate, Bay Waters Inn and Lincoln Downs sites in North Batemans Bay are all pending redevelopment. They need to be developed in a coordinated manner to improve the scenic qualities of Eurobodalla Shire's primary gateway.

*Vegetated buffers and appropriate controls over built form and signage are needed on the Princes Highway-Kings Highway junction so that redevelopment of these sites does not compromise the area's scenic values.*

In order to preserve the scenic values of this road, a vegetated buffer comprising of mature stands and understorey shall be retained abutting the Princes and Kings Highways. Asset Protection Zones should not extend into these buffers. Visual buffers are also important in maintaining the bushland setting between entry roads and new-release areas, and also between established areas and new-release areas.

### Where else are vegetated buffers required?

In order to maintain the bushland scenic qualities of Greater Batemans Bay's settlement roads, visual buffers are also required for the following lands:

- The Urban Expansion Land abutting George Bass Drive, Malua Bay and extending to the Rosedale Urban Expansion Land.
- Residential Land abutting the Princes Highway, Surfside.
- The Gateway entry sites on the Princes and Kings Highways, North Batemans Bay.
- The industrial land abutting George Bass Drive and the Surf Beach By-pass, Surf Beach.

The coastal foreshore areas within Greater Batemans Bay have spectacular scenic values. They provide views and vistas to the ocean, access to sandy beaches and rocky bays, and a sense of living in a coastal environment.



*Another Classic Greater Batemans Bay Scenic View*

Most Community Reference Group members expressed concerns about the height, bulk and scale of new foreshore developments. A few Group members wanted all foreshore development to be limited to one storey in height as a means of ensuring view sharing. However, most Group members found this an untenable suggestion, as it would undermine legitimate expectations of landowners, given the zoning of the land.

There was strong support for innovative and equitable ways to balance the need for view sharing of coastal scenic values with the realistic expectations of landowners; hence, the Plan aims to achieve this in a fair way. It identifies visually prominent residential areas along the coast, and establishes foreshore scenic protection provisions for development in these areas.



*Sharing Coastal Scenic Values*

## Foreshore Scenic Protection Areas

In the areas targeted for increased densities in this Plan, it is recognised that substantial foreshore scenic protection is required to mitigate any possible negative impacts of this development. Therefore, the Marina locality could benefit from having height limits and setbacks that allow for a maximisation of view sharing. This could equate to allowing for up to four storeys on the non-waterfront side of Beach Road, while maintaining the two-storey presentation to the water's edge (foreshore side). The Marina Masterplan should be considered when determining heights for the properties that immediately adjoin the Marina.

### Scenic Protection Directions

Protecting the scenic values of Greater Batemans Bay is a priority of this Plan. The following is essential.

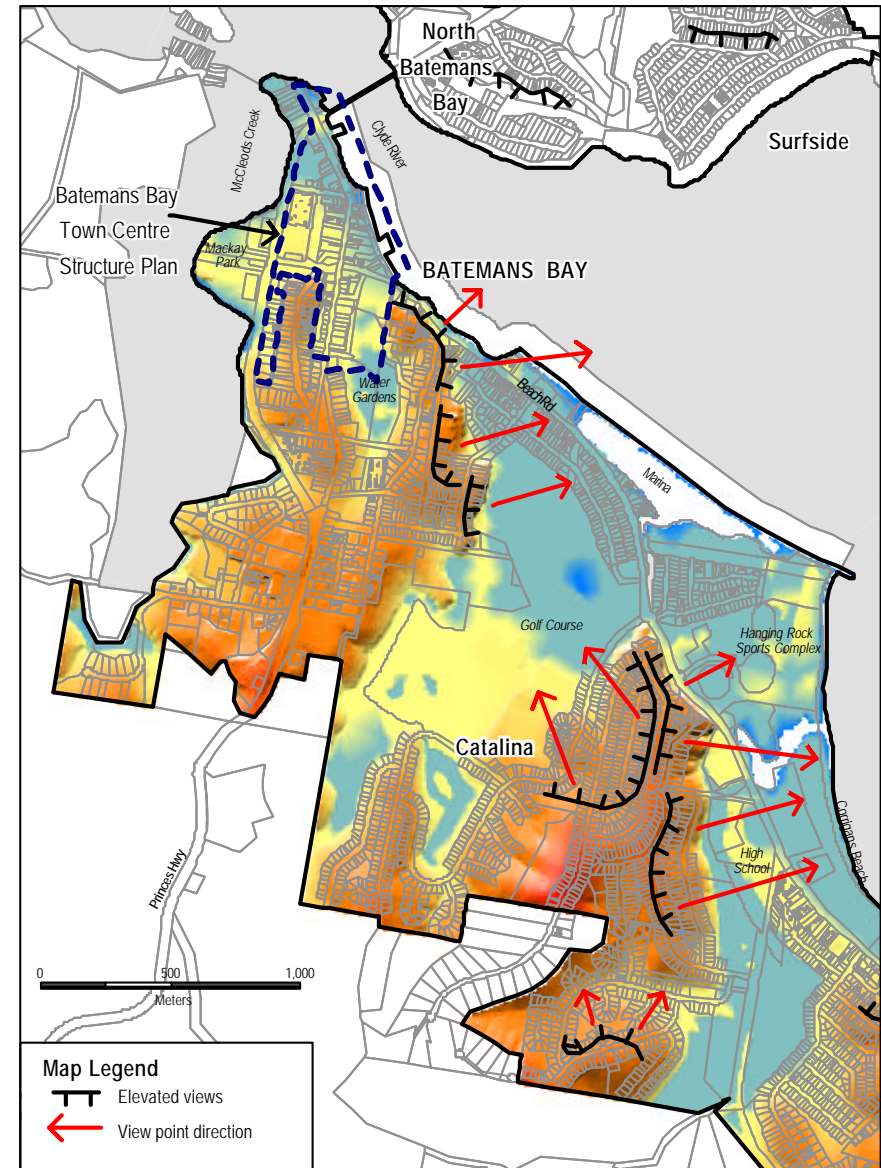
1. **Development on ridgelines is prohibited.**
2. **Visually prominent residential areas along the coastal foreshore are mapped as foreshore scenic protection areas and appropriate consent requirements for development are established to protect and enhance their visual qualities.**
3. **The timbered ridges of Greater Batemans Bay are preserved. The visual impacts of development on hills visible from major roads and within settlements are key considerations in development assessments.**
4. **Scenic areas and ecological corridors within and between settlements are not compromised by bushfire buffers.**
5. **More guidance is provided to applicants for Development Approvals about the clearing required for bushfires, so more native vegetation can be retained.**
6. **Vegetated buffers comprising mature vegetation canopy and understorey are retained to arterial roads, the new by-pass and settlement entry roads to provide for habitat corridors and scenic protection. Bushfire management setbacks (clearing) can not encroach on these vegetated setbacks.**
7. **Vegetated buffers are required for development on the following**



## lands:

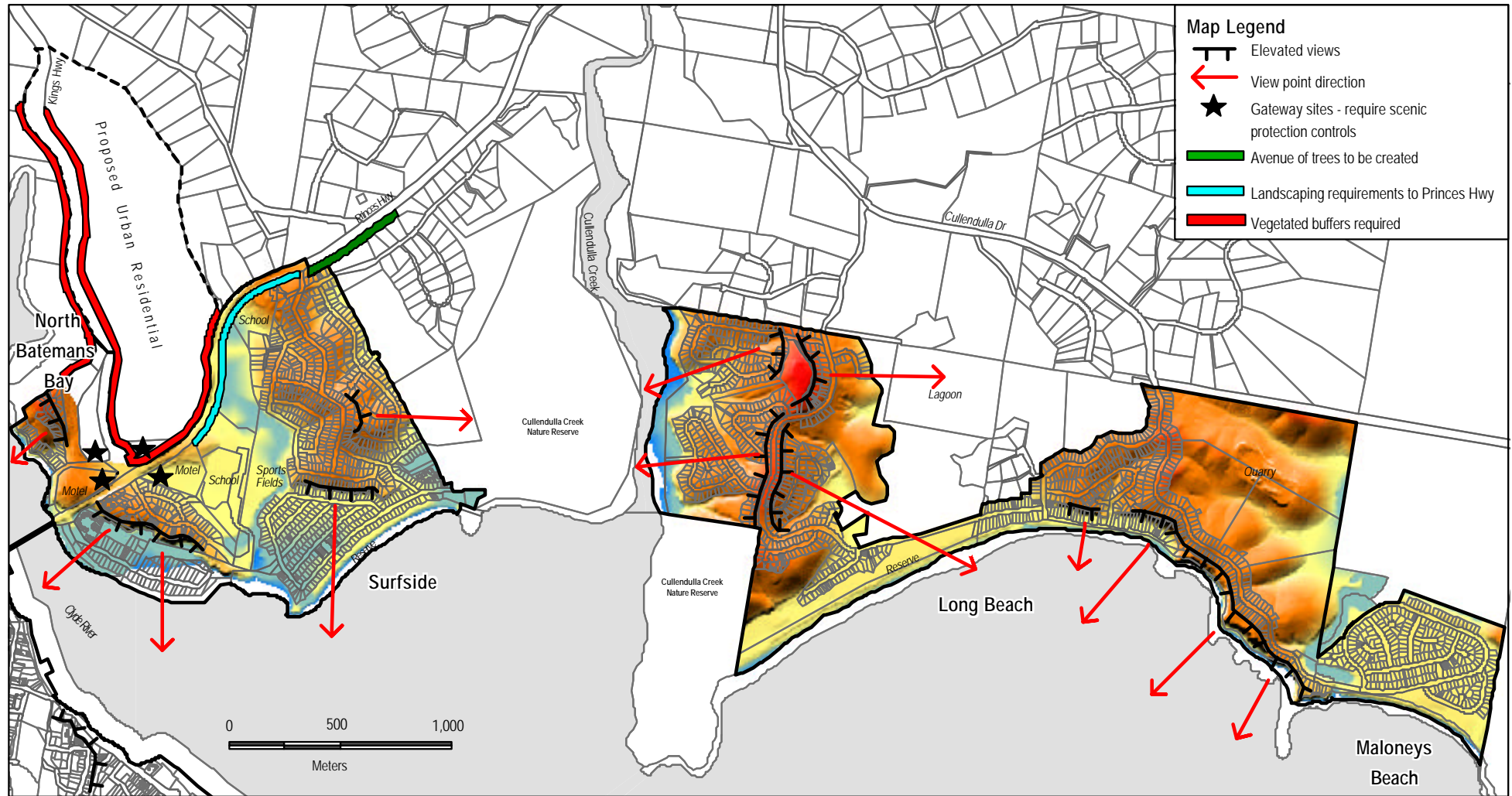
- The Urban Expansion Land abutting George Bass Drive, Malua Bay, and Rosedale.
- Residential Land abutting the Princes Highway (Surfside)
- Gateway entry sites on the Princes Highway and Kings Highway (North Batemans Bay).
- The industrial land abutting George Bass Drive and the Surf Beach By-pass (redevelopment site at tip), Surf Beach and along Link Road.

8. Urban design criteria for the nominated entry sites in North Batemans Bay are developed and applied. The Bayridge, Bay Waters Inn and Lincoln Downs sites in North Batemans Bay are all pending redevelopment and need to be developed in a coordinated manner that enhances the scenic qualities of Eurobodalla Shire's primary gateway.
9. The coastal built form character of the area is maintained. This includes minimal removal of native vegetation and ensuring the historic coastal built character is maintained (e.g. bulk scale, coastal materials and roof characteristics) and natural colours (refer Nature Coast Style Guide).
10. Development is designed and located to protect and enhance major vistas, view corridors and areas of scenic protection.
11. In determining the size of vegetation buffers, Council must consider the impact of exemptions under the NVCA (clearing of fencelines) to ensure scenic protection mechanisms are maintained.
12. Prepare Street tree plans for villages nominating green boulevards.

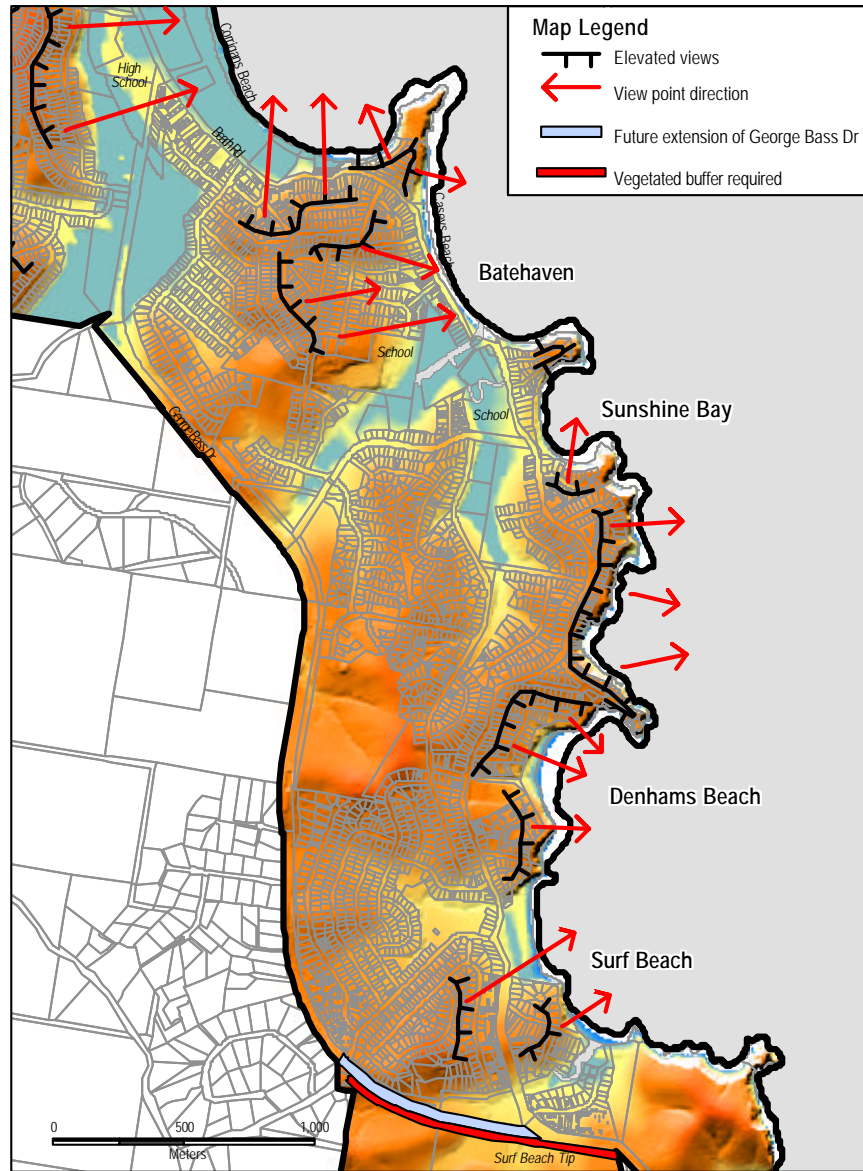


Scenic Protection  
Batemans Bay - Catalina

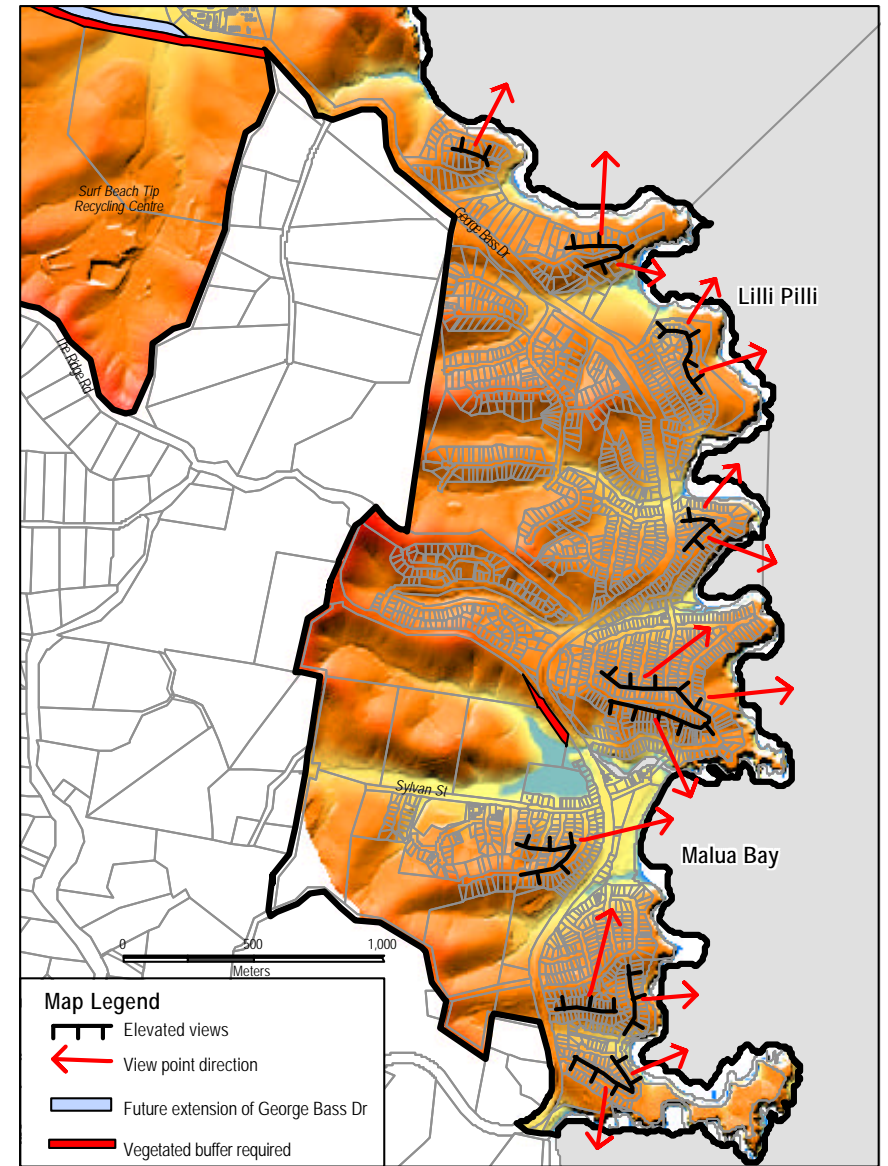




Scenic Protection  
North Batemans Bay - Surfside - Long Beach - Maloneys Beach



Scenic Protection  
Batehaven - Sunshine Bay - Denhams Beach - Surf Beach



Scenic Protection  
Lilli Pilli - Malua Bay

## 4. Access & Circulation

### How do we connect people, places and spaces?

Access and circulation are terms used by planners to explain the ways people move around their communities. *Access and circulation are about connecting people with other people, jobs, services, recreation and the environment.*

It is important to limit barriers to access so that all members of the community can share the benefits of good access and circulation. Good connections help people relate to where they are and enable them to get to where they want to go, which makes it easier for them to interact with other people and their environment.

The existing hierarchy of roads in Greater Batemans Bay reflects a pattern common to many places along the NSW coast. It provides social, economic, recreation, scenic and environmental benefits, as well as being an important element of Greater Batemans Bay character.

### What is the importance of the Princes Highway?

The Princes Highway is located inland and parallel to the coast. Its main function is to provide transport connections within Eurobodalla Shire, and to cities and other states. Eurobodalla also has an east-west highway connection to the ACT and western regions of NSW via the Kings Highway.

### What is the Surf Beach By-Pass?

The Surf Beach By-pass is the biggest road construction project undertaken by

Eurobodalla Shire Council in the last decade and is currently under construction. This arterial distributor will traverse rural and residential land and will reduce the traffic load on Beach Road by by-passing the coastal villages linking Surf Beach to the Batemans Bay Town Centre (Refer to Map 11.7)

The estimated cost of the by-pass is \$17 million, with the Australian Government contributing \$10 million from its AusLink Strategic Regional Programme. Council will be providing the rest of the funding required for the bypass, as well as the administration of the project. The bypass is one of the pieces of roadway needed to complete the two-lane bypass, or spine road stretching from Surf Beach to the Princes Highway.

### What is the importance of Batemans Bay's Town Centre?

Batemans Bay's Town Centre is the shopping focus for the town, its surrounding villages and its region. Please refer to the Batemans Bay Town Centre Structure Plan for more information about the Town Centre functions in Batemans Bay.



Coastal Drive (George Bass Drive)



## What is the importance of village settlement entry roads?

Each of Greater Batemans Bay's villages has a road that connects it to either George Bass Drive or the Princes Highway. The character of the road from the Highway to the settlements, such as Long Beach and Malua Bay, is highly scenic, providing ocean and timbered ridgeline views.

In addition to the above roads, there are several main collector roads and distributor roads that serve each settlement. The layout of these roads contributes significantly to settlement character. Most of these roads have a looped configuration and follow patterns common in suburbs. The more established settlements have a series of link roads, which is in keeping with the original layout of the area. However, the newer expansion areas, such as Sunshine Bay, have numerous cul-de-sacs, which hinder access and are inconsistent with the traditional street layout. It is important that new subdivisions are designed to continue the existing character of Greater Batemans Bay settlements.

## What is being done to encourage walking and cycling?

*Walking and cycling are highly encouraged as ways of exploring and enjoying Greater Batemans Bay.*

In order to encourage walking and cycling, it is important to extend the coastal cycleway to link the settlements of Greater Batemans Bay. This Plan promotes the use of walking and cycling as preferred means of transport, and identifies opportunities to extend the coastal cycleway and enhance access and circulation within the study area. The Plan identifies opportunities to extend the existing pathway from Batehaven through to Surf Beach. This extension will then

link with the existing path that runs from Batehaven through to the town centre to provide 7km of cycleway to the town centre.

This Plan also identifies the opportunity for a bridge to allow pedestrians, cyclists and those with mobility assistance devices, (eg scooters for the elderly), to cross Cullendulla Creek. This will provide them with access from Long Beach through to the town centre. This initiative will greatly improve access and circulation within Greater Batemans Bay. It will allow Long Beach and Maloneys Beach residents and visitors to walk and cycle into the town centre, thereby reducing car dependency and increasing opportunities for recreation and social interaction.



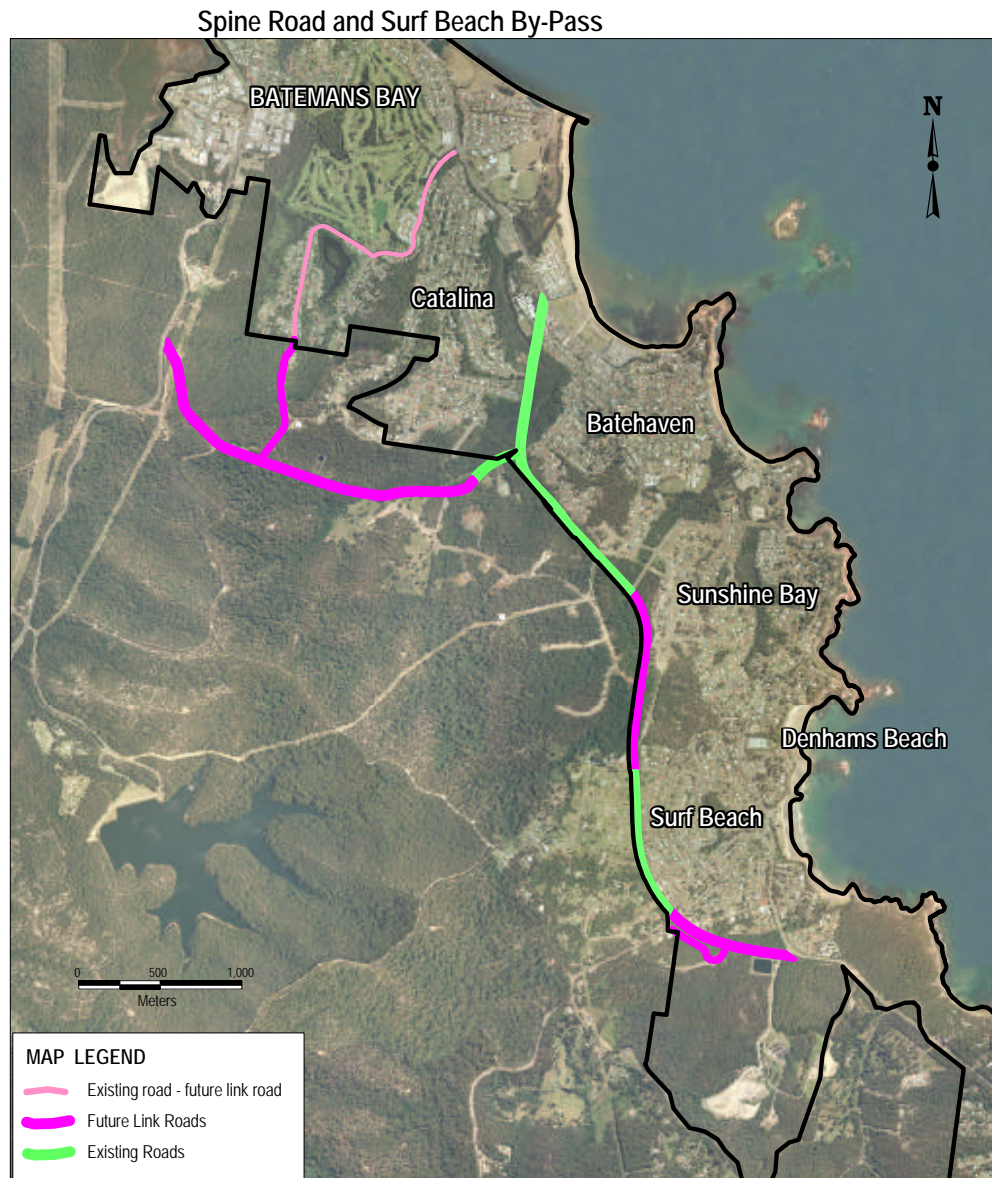
*The proposed bridge would link Long Beach to Batemans Bay*

## Access and Circulation Directions

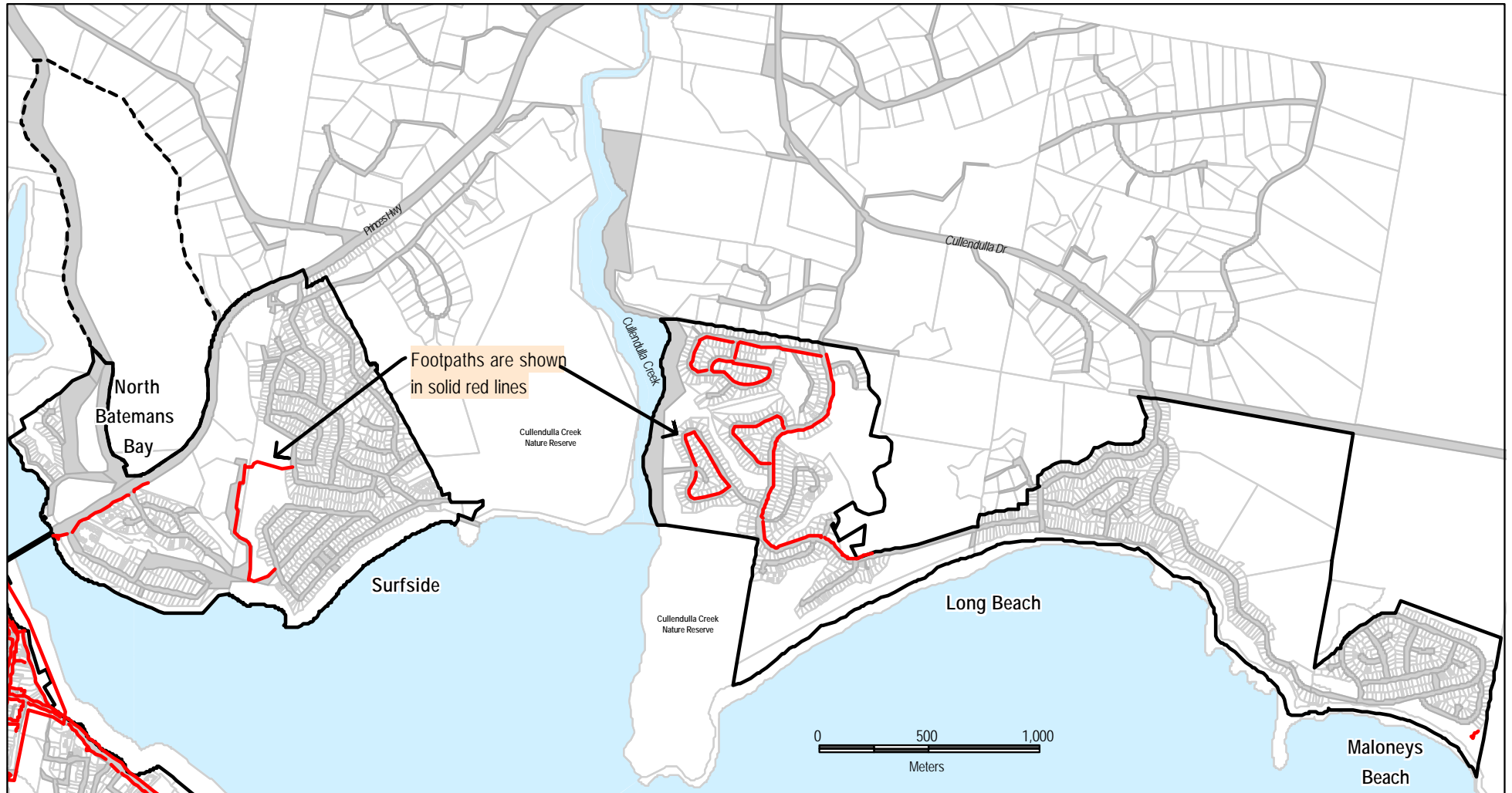
Roads and pathways connect Greater Batemans Bay's people and places. The following is essential.

1. The existing pattern and hierarchy of streets and roads throughout Greater Batemans Bay are recognised as a key contributing factor to the character of the area's settlements.
2. Current access hierarchies are reinforced in order to maintain and improve the efficient functioning of the road networks.
3. The importance of the scenic qualities of roads and streets are recognised in planning for and designing road upgrades.
4. Roads that may be potentially enhanced as boulevards are identified to improve safety, amenity and access to and along the coastal foreshore.
5. Pedestrian and cyclist access to desirable environments, such as coastal and estuarine foreshores and commercial areas are preserved.
6. Ribbon development is prohibited along arterial roads and settlements' entry roads by locating major traffic-generating developments and public facilities within existing settlements of the appropriate size and location.
7. Development Control Plan subdivision guidelines be amended to clarify and strengthen design principles for new subdivision layouts and reflect the existing character of settlements.
8. New subdivision design retains settlement character by maintaining and extending the existing road layout of a settlement.
9. A shared pathway from Batehaven through to Surf Beach to be provided.
10. A pedestrian bridge over Cullendulla Creek to provide access from Long Beach through to the town centre be pursued by Council.
11. Council considers the long-term transportation needs of the area's communities and have a forward plan for transportation improvements.
12. Council will lobby for a timetable for a second Batemans Bay bridge.

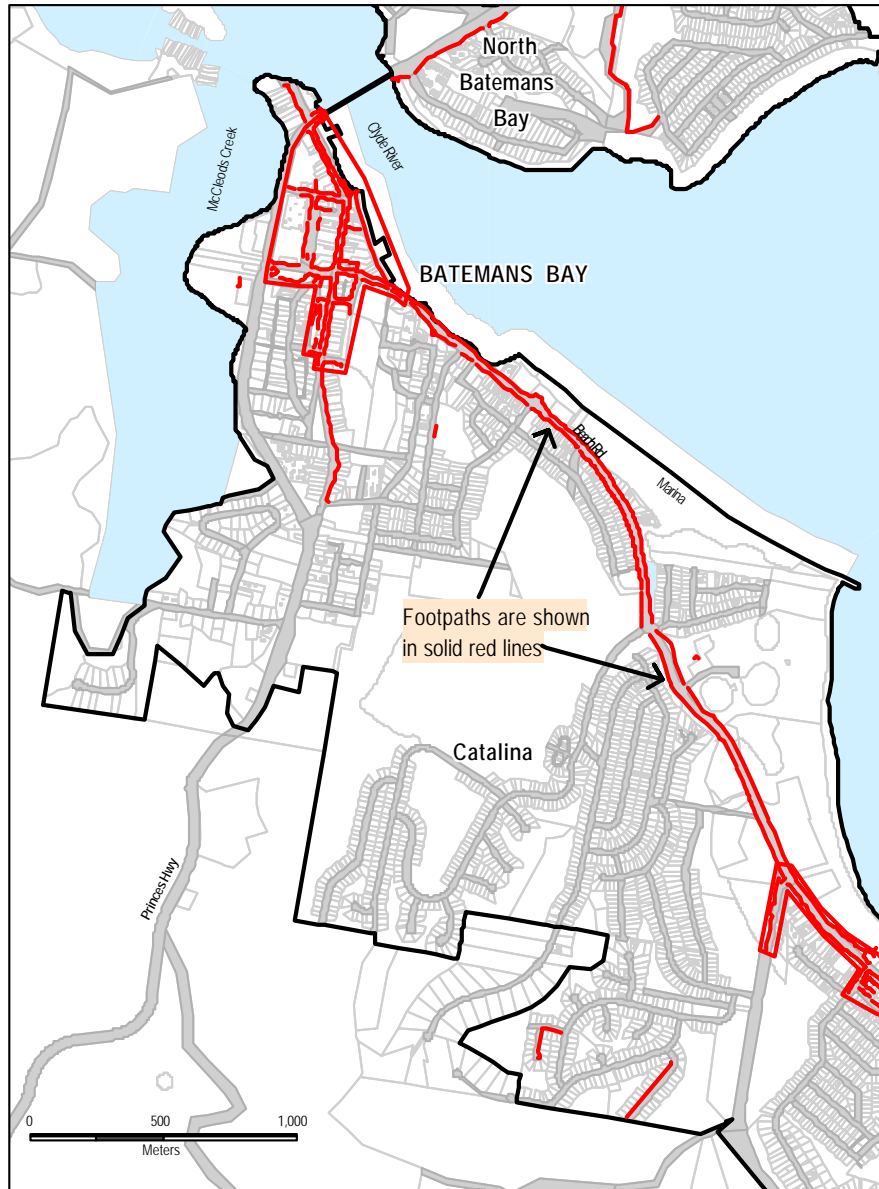
## Map II.7 Access



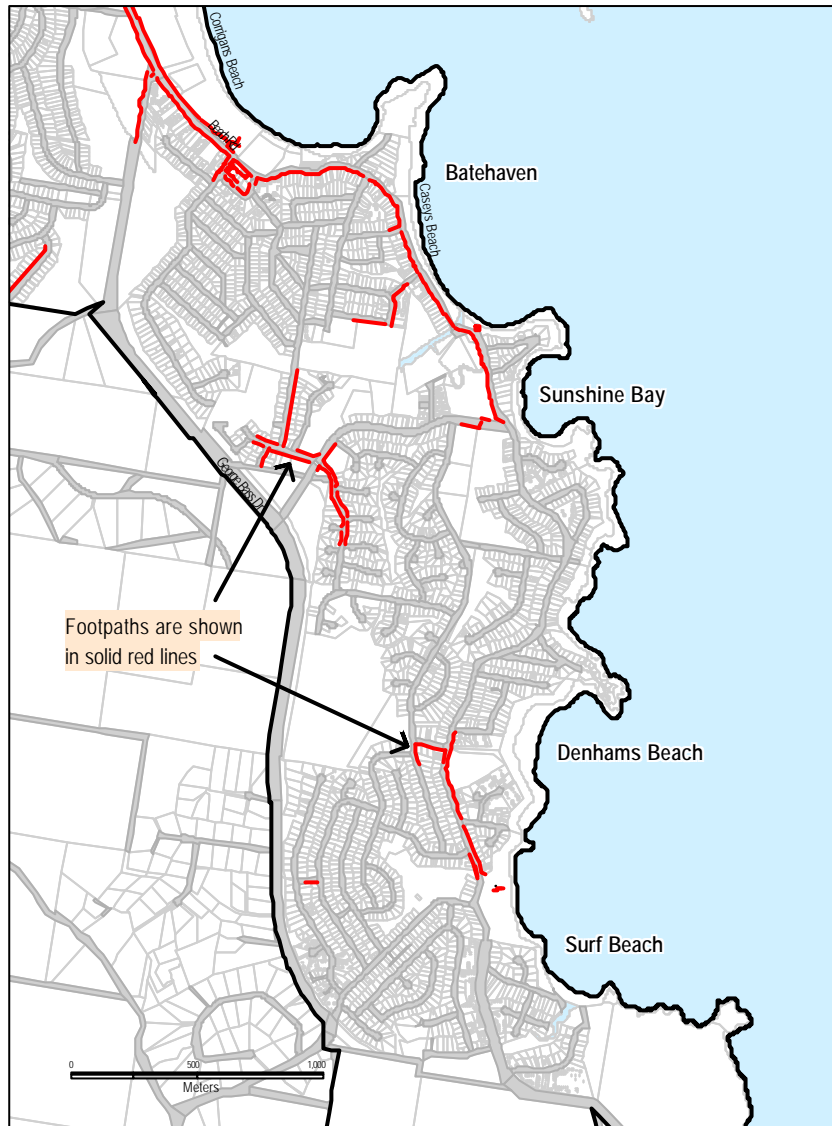




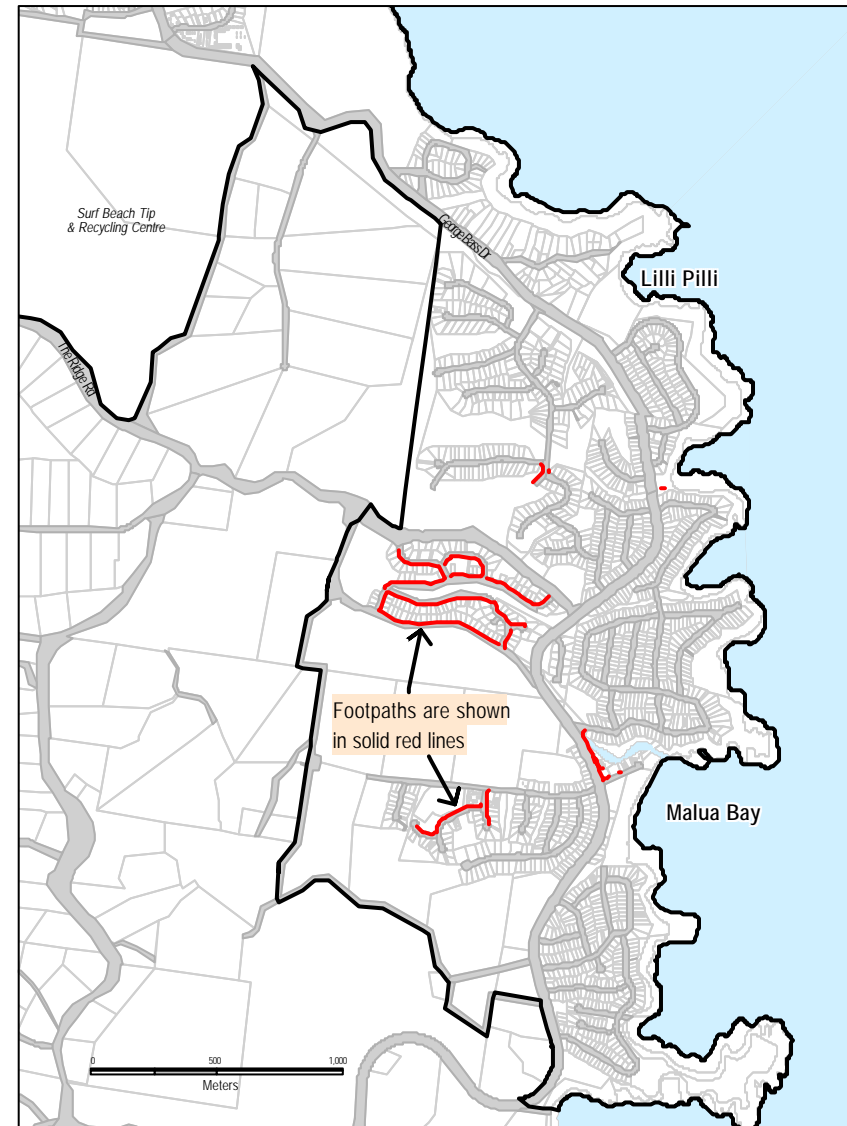
Existing Footpath Locations



Existing Footpath Locations



Batehaven - Sunshine Bay - Denhams Beach - Surf Beach



Lilli Pilli - Malua Bay

## Existing Footpath Locations

## 5. Public Open Space and Recreation

An extensive open space network exists within Greater Batemans Bay, as can be seen in the accompanying maps. This system of reserves is a great recreational and amenity asset, providing invaluable green spaces, bushland, parkland and active sporting fields.

### Does Greater Batemans have much public open space and recreation areas?

*Greater Batemans Bay has a vast amount and range of public open space and recreation areas.* When looking at the size of Greater Batemans Bay's population and visitor numbers, there are few areas in Australia that would surpass the amount of public open space and recreation areas that it provides.

Greater Batemans Bay is very well serviced by sporting facilities. It has bowling clubs, tennis courts, a 27-hole golf course, basketball courts, swimming pools for children and adults, a skatepark and numerous sporting fields located within the Hanging Rock and Mackay Park reserves. There is also an extensive network of reserves for passive recreation.



*Playing fields at Mackay Park*



*Local Pool Swimming Complex*





*Boating is enjoyed by many residents and visitors*

### How valuable are open spaces and recreation facilities?

Public open space and recreation are valuable for many reasons. They help protect and enhance the natural, scenic and heritage qualities of Greater Batemans Bay. The reserves provide valuable urban green spaces within the settlements, and allow for public access to and along the foreshore. It is important to preserve open space for the benefit of the natural and built environment, and for future generations to enjoy. These spaces enrich the lives of those who enjoy viewing them, as well as those who want to actively explore them. *The marina redevelopment will further enhance recreational opportunities for residents and visitors.*



*Boardwalk access to public open spaces*

*Council provides a diverse and abundant range of open space experiences that cater for both passive and active recreation.* Formal playing fields, such as those at Hanging Rock and Mackay Park, offer opportunities for active recreation. Passive recreation is of great importance to those with mobility challenges.

There are many coastal reserves that have been left primarily in their natural state, which provide opportunities for people to walk, bird-watch and relax. As the population ages, the provision of passive recreation spaces must keep pace with the changing needs of residents and visitors. For example, providing wheelchair access to reserves and areas of Aboriginal importance and providing rest stops along pathways, will become increasingly important.

The shared pathway that runs from Batehaven through to the town centre is frequently used by pedestrians and cyclists, and links the open space networks along this stretch of Beach Road. Providing these links encourages walking and cycling and reduces the dependence upon cars. They encourage people to be active by giving them opportunities to run daily errands on foot or on a bicycle, and they allow people avenues for exploring the area. Promoting active lifestyles helps people to stay healthy, happy and connected to their communities.



*Enjoying a beach walk*

There are opportunities to improve existing open spaces. For example, while the Water Gardens provide green space in the Bay's town centre, it is not currently well-utilised by the public. The Water Gardens is a 5.5ha wetland reserve that is owned by Council, and it joins the Batemans Bay town centre with the residential area near Batemans Bay Hospital. The reserve contains a boardwalk, picnic area and children's playground. The wetland contains an abundance of wildlife and provides opportunities for bird-watching. Improvements to lighting in, and connectivity with, the Water Gardens could bring more people into the park and increase the public's enjoyment of this excellent resource.



*Entrance to  
Water Gardens Park*

### Will these spaces continue to meet our changing needs?

The community has a very active role in managing public spaces and recreation areas, which will help to ensure that these areas continue to meet the public's needs well into the future. Council's Plans of Management for its open spaces, reserves and recreation areas are well-regarded by the general public for their inclusive and comprehensive approach to managing these lands in a manner that best serves the community.



## Which reserves have Plans of Management?

### Hanging Rock

The reserve comprises about 11.4 hectares, and is located within the coastal zone on the eastern side of Beach Road at Corrigans Beach, Batehaven - approximately 4km south of the Batemans Bay town centre.

A wide variety of sporting groups and local schools utilise the complex throughout the whole year, with organised competitions conducted by the local tennis, basketball, cricket, rugby union, Australian rules and soccer clubs.

The community centre reserve, which covers an area of 1.2 hectares, was created in December 1976 to enable the construction of a community centre for Batemans Bay. Since that time, a new Community Centre has been built within the Batemans Bay Central Business District, and the old building is now essentially used as a basketball stadium. The Batemans Bay Town Library, University Access Centre and TAFE is also located on this reserve.

Hanging Rock Reserve provides access to the northern section of Corrigans Beach and the major regional boat ramp for Batemans Bay. It is also the headquarters for the Batemans Bay Sailing Club.

A Plan of Management has been prepared for Hanging Rock Reserve. The main function of Hanging Rock Reserve is as a regional sporting complex. However, it is also an important coastal recreation area which provides access to a popular swimming beach and regional boat ramp. The reserve has also been developed with facilities that provide for the educational, cultural and social need of the local community. The reserve also includes the Royal Volunteer Coastal Patrol and public toilets.

Council's vision is to continue to develop Hanging Rock Reserve into a quality multi-use sporting complex and educational access centre, which will meet the needs of the local community over the next 15 years. Part of this vision involves expanding the current community building to provide for improved library and educational facilities.



*Playing fields at Hanging Rock Reserve*

### Corrigans Beach Reserve

Corrigans Beach Reserve comprises approximately 19.9ha and is located within the coastal zone on the eastern side of Beach Road at Corrigans Beach, Batehaven – approximately 5km south of the Batemans Bay town centre.

The majority of the site is cleared flat land with a wide vista of Batemans Bay's waterways. The northern section has been developed as a caravan park and camping ground known as Batemans Bay Beach Resort. The southern section is mostly open space with some development consistent with its use as recreational parkland. Improvements include two tennis courts, two cricket pitches, several picnic shelters, a playground, toilet block, formal and informal parking areas, an access road and informal boat ramp.

The reserve is popular with locals and tourists. It is well-patronised on most weekends and throughout the summer holiday period. It is surrounded by caravan parks, a motel, shopping and medium-density housing along the western side of Beach Road. An area in the central zone of the reserve is leased annually to a carnival operator for a period of six weeks over summer.

The reserve also allows access to community land in the southern zone, which forms the foreshore of two privately-owned caravan parks.

The key values of the reserve are its recreational and tourism opportunities, its use by the community, its visual amenity and accessibility, and environmental qualities. As this reserve remains relatively protected from wind and sea for most of the year, it is one of the most highly utilised public parks in the region.

Frequent public use of Corrigan's Beach Reserve imparts a "Village Green" atmosphere. This can be attributed in part to its close proximity to the Batehaven shopping centre, the beach and adjacent amenities. In addition, a festive atmosphere is created during summer, when the reserve plays host to circus and carnival-type events.

Corrigan's Beach Reserve is in the middle of an area that becomes densely populated during the tourist season, with three caravan parks surrounding the open space area, Birdland tourist park and a strip of motels and medium-density housing across Beach Road. In particular, Batemans Bay Beach Resort offers its visitors a wide variety of activities connected with the reserve, which makes the Corrigan's Beach area of high tourist value to the district.

From time-to-time, bicycle hire, boat hire, jetski hire and windsurf hire businesses have operated, with appropriate licence approvals, from Corrigan's Beach Reserve. In addition to passive recreational opportunities available within the reserve, these active pursuits give the area a high recreational value.



*Corrigan's Beach Reserve*

### **Catalina Reserves**

The Catalina Reserves are the site of the Batemans Bay Preschool and the Batemans Bay Children & Family Centre, which are located on the portion of reserve categorised as General Community Use on Melaleuca Crescent Reserve. The Catalina reserve system contains 36 separate reserves, ranging in classifications of use from general community to natural bushland and park. A Plan of Management has been established for these reserves.



*Albatross Reserve*

## What is the relationship between this Plan and the abovementioned Plans of Management?

*This Plan supports the Plans of Management detailed for the Greater Batemans Bay Reserves.*

It is essential that the Plans of Management established for the reserves are implemented to:

- protect and enhance the natural and scenic qualities of the reserves;
- increase the quality of recreational opportunities available within Greater Batemans Bay reserves;
- ensure that reserves are effectively managed and developed in a sustainable fashion for the benefit of all users; and
- encourage the continued involvement of communities in managing these areas to ensure that the public's current and future needs are met.

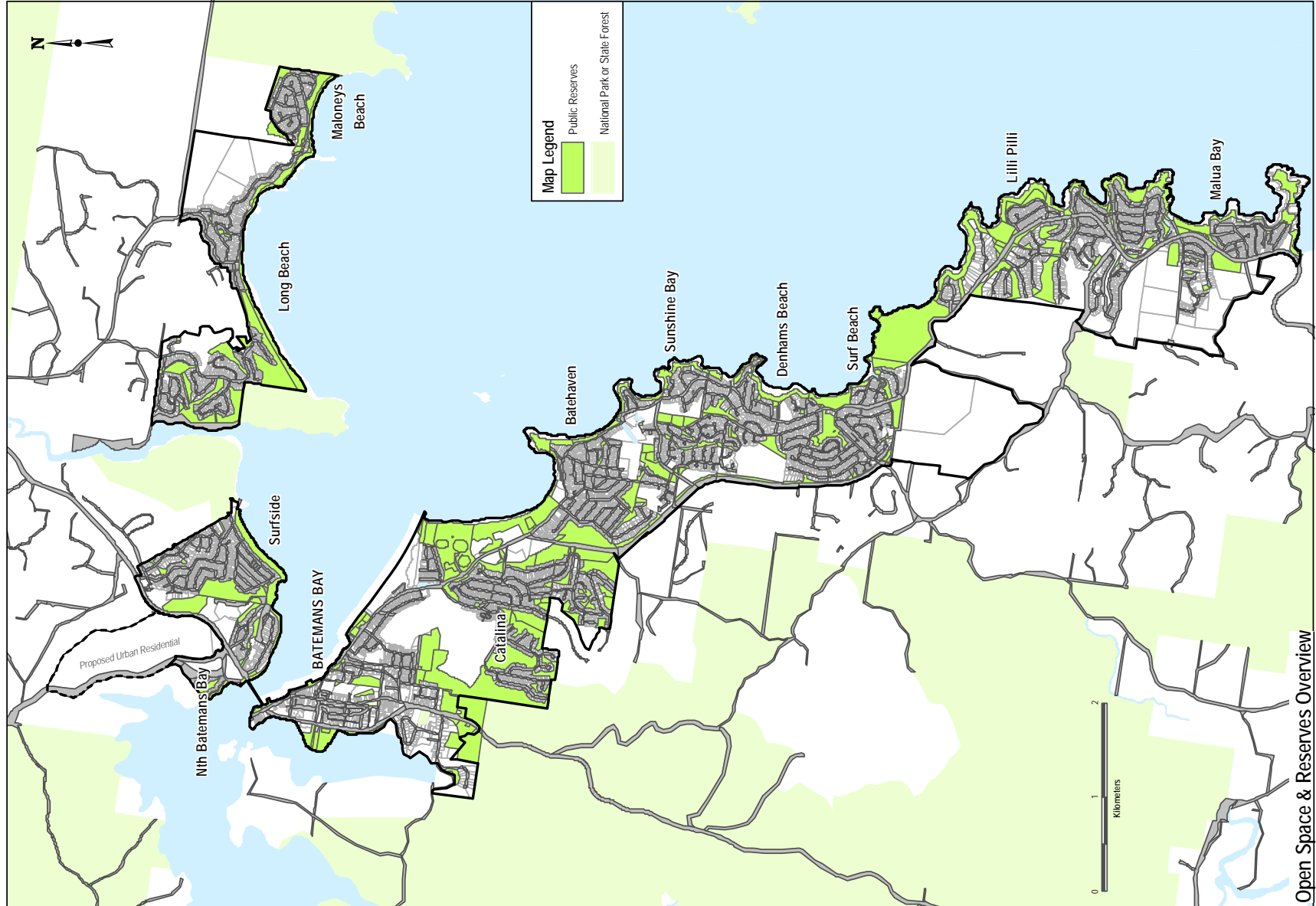
### Public Open Space and Recreation Directions

Open space and recreation enriches the communities of Greater Batemans Bay, and adds to the health and vitality of its people.

The following is essential.

- 1. Open spaces (e.g. golf courses, ovals and parks) are retained within settlement boundaries.**
- 2. Existing sporting facilities are retained in their current locations where possible.**
- 3. New recreation facilities should be located within settlement boundaries.**
- 4. The provision of these facilities is in keeping with the Eurobodalla Settlements and Centres Hierarchies.**
- 5. Public open space and new facilities will be situated where they can be easily accessed by those who want to use them, based on the size and services of the settlements.**
- 6. The coastal cycleway is implemented as indicated in the Plan.**
- 7. Public open spaces are maintained and enhanced in accordance with their community value.**

Map II.8 Public Open Space





## 6. Public Facilities

Large towns, such as Batemans Bay, are ideal locations for public service and Government facilities, and major new commercial, retail, civic and employment generating developments, as they have an existing economic, service and social infrastructure. This supports increased activity while reducing the need to urbanise less-central and natural environments.

*This Plan recognises that locating public facilities within settlements is important, particularly where services are used on a daily or weekly basis.*

More compact settlements provide far better opportunities to establish and upgrade facilities, and for people using those facilities to access transport services. Therefore, more people will have access to a greater range of services in a smaller area. A greater patronage of centrally-located services leads to higher use of bus transport (operated by the private sector). This reduces the use of private motor vehicles and the distance travelled, thereby reducing the use of fossil fuels and any subsequent greenhouse gas emissions.

*Photos: Top left, Batemans Bay Community Centre*

*Top right, Youth Cafe*

*Below, Batemans Bay Hospital*



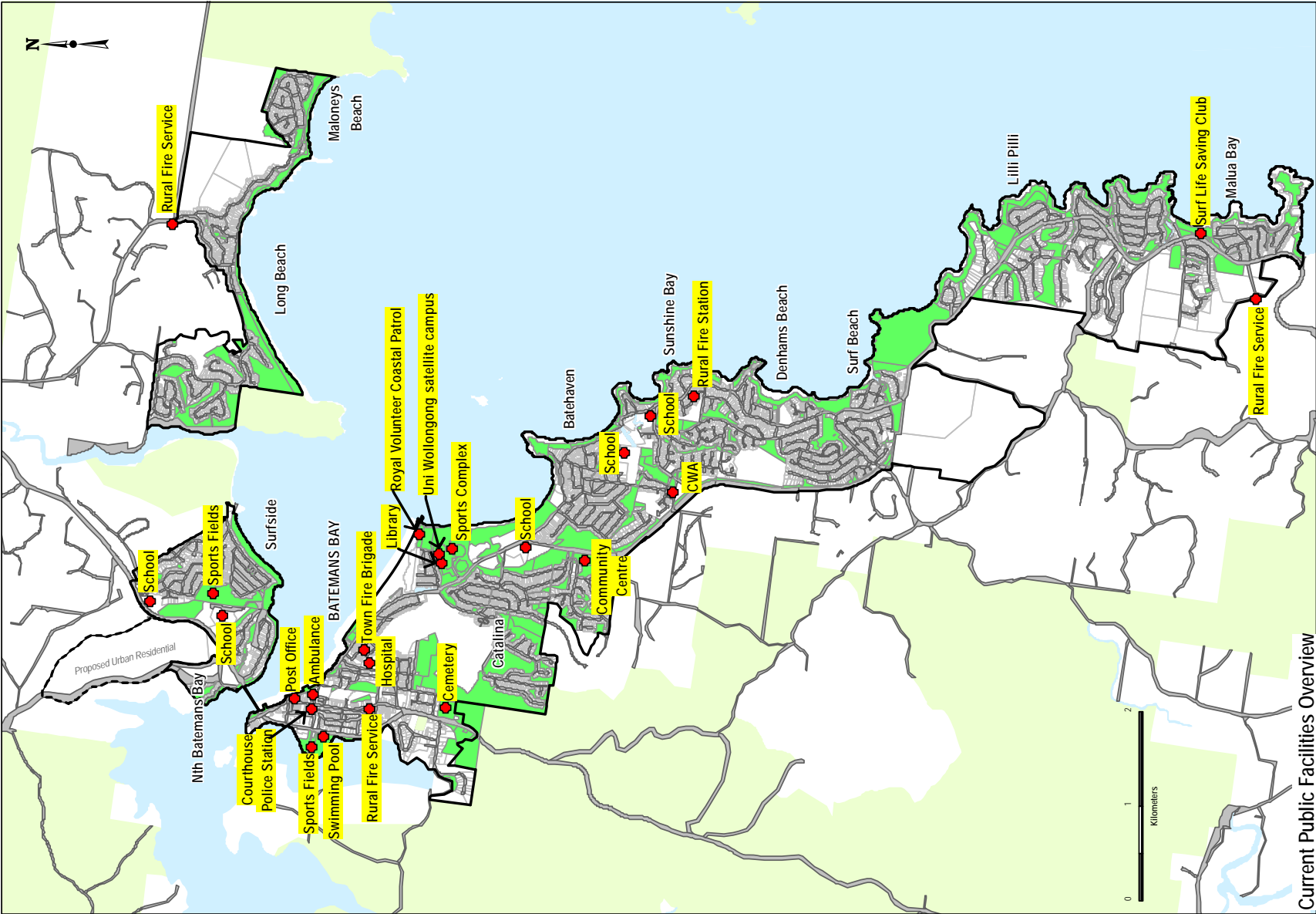
## Public Facilities Directions

The Public Facilities of Greater Batemans Bay provide many community benefits. The following is essential.

1. **Existing public and recreational facilities should be retained within existing settlements.**
2. **Sites targeted for institutional uses (special uses) are located within settlements' boundaries.**
3. **Public facilities are maintained in their current locations.**  
However, some facilities may need to be relocated within the the area's existing settlements. No schools, hospitals or other public buildings will be established outside these settlements' boundaries.
4. **Any new commercial and civic services for Greater Batemans Bay are located within it's settlements' boundaries to strengthen the area's viability, reduce impacts on scenic and natural qualities, and discourage car dependency.**
5. **Development incentives encourage the private provision of facilities in, and improvements to, the public domain. These may include financial incentives through Public-Private Partnerships, developer agreements, commercial use of Crown land, community or operational land and the like.**
6. **Make provision for and promote Cultural use of district/local facilities in accordance with the Eurobodalla Shire Cultural Plan 2006-2010.**
7. **Land within settlements' boundaries be nominated for Special Purposes to enable future institutional/government infrastructure within town boundaries.**
8. **The following will only occur within Greater Batemans Bay settlements' boundaries:**
  - community facilities,
  - schools,
  - university satellite campuses,
  - TAFEs,
  - hospitals,
  - libraries,
  - health centres,
  - showgrounds,
  - community centres,
  - welfare and community service facilities,
  - swimming pools,
  - recreational facilities,
  - sports grounds,
  - playing fields, and
  - tennis courts.
9. **Any public art proposal is in accordance with Council's Public Art Policy.**
10. **The suitability criteria in the ESC Cultural Plan 2006 is considered when investigating potential sites for new Cultural Facilities.**



Map II.9 Public Facilities Overview



Current Public Facilities Overview

## 7. Heritage Conservation

*Greater Batemans Bay contains many notable items of European and Aboriginal Heritage.* These items provide good evidence of the local history of the town and make a positive contribution to the Greater Batemans Bay area.

The following Greater Batemans Bay heritage items listed in the Eurobodalla Urban LEP include:

- Former court house and police station (now a museum), 3 Museum Place
- Roman Catholic Cemetery, 1 Bent Street
- Presbyterian Cemetery, 2A Beach Road
- Teacher's residence, 8 Beach Road
- Former Public School (now the CWA Hall), 10 Beach Road
- The Bayview Hotel, 20 Orient Street



*Bent Street Graves*



*Museum*

Other items identified as requiring further investigation in the Heritage Inventory include:

- Ocean View House, 2 Pacific Street
- Old Batemans Bay to Surf Beach Tramway (listed in RLEP amendment)
- Old General Store, Clyde Street

## What are some of the areas of Aboriginal cultural heritage in the area?

*There are many areas of Aboriginal cultural heritage in Greater Batemans Bay.* The following notes are based on sections 4.5 – 4.11 of the *Eurobodalla Aboriginal Cultural Heritage Study Public Report* (Sue Dale Donaldson, Environmental & Cultural Services, July 2006).

The Greater Batemans Bay area is home to a large number of significant Aboriginal Heritage sites. From Long Beach in the north, through to Lilli Pilli and Malua Bay in the south, local indigenous groups formed complex relationships with the land, which continue into the present day. The traditional links Aboriginal people have to the land and waters remains strong throughout the Batemans Bay area, despite the impact of settlement, segregation policies and ongoing pressures related to residential and industrial development.

The area to the north of the Clyde River contains a number of culturally significant places. Most of these sites are connected with camping, dwelling and collecting natural resources. While some places are now located on privately-owned land, many are still used by the Aboriginal community. Long Beach, Batemans Bay's North Head and Yellow Rock each provided abundant food for local indigenous communities, including lobsters, pipis and oysters. Perriga's Flat, within Chain Bay at Maloney's Beach, continues to be a well-used general camping area. Holmes Mountain has strong ties to mythology, and is associated with Mt. Dromedary (*Gulaga*), Whittakers Creek, and the Deua River in Moruya.

In particular, Cullendulla Creek is a highly significant cultural area to the Aboriginal community, and it was used as a place for teaching, camping, natural resource gathering and meeting. Archaeological surveys have revealed that this area has been in use for thousands of years. Families continue to gather here in

school holidays and on weekends to fish, socialise and teach children about the land and water.

Batemans Bay combines sites of natural resource collection, recreation and employment. It was, and still is, a birthplace, living place, a place to be educated and a place to rest in peace for generations of Aboriginal families. Of particular importance is the McLeods Creek swamp and wetland area, west of Batemans Bay, which was used for leisure activities and resource gathering.

The Catalina area contains highly significant indigenous heritage sites. The various living, meeting and natural resource gathering places together comprise some of the most important places for Aboriginal people throughout the region. The focal point within this area is Hanging Rock Creek, named after the iconic Hanging Rock. Closely linked to Hanging Rock Creek are the nearby Joes Creek, Corrigans Beach and ochre pits at Observation Point. These places formed the basis of social and economic life for Aboriginal families living in the area.

Lilli Pilli contains a number of interlinked places of cultural heritage value, primarily related to camping and resource collection, as well as the associated teaching of cultural practices. There is also an ochre quarry on the unnamed headland between "Chapmans Beach" and Circuit Beach.

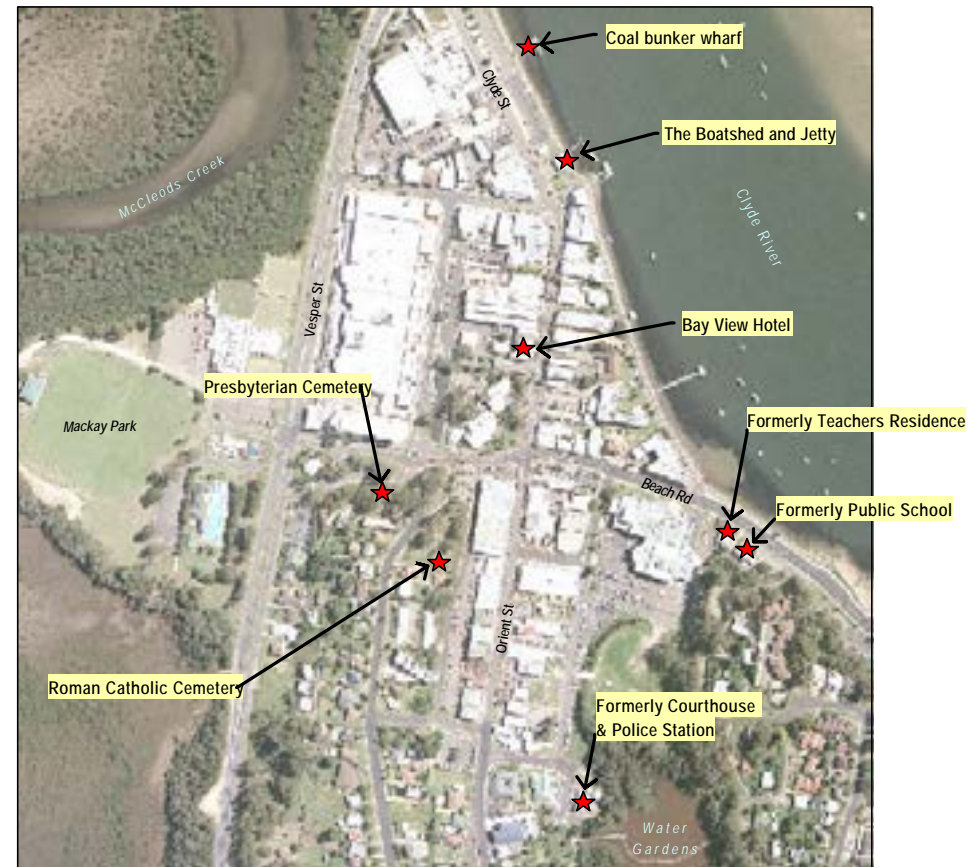
*Source: Eurobodall Aboriginal Cultural Heritage Study Public Report (Sue Dale Donaldson, July 2006)*

## Heritage Conservation Directions

Protecting and enhancing the heritage of Greater Batemans Bay enriches the area and reminds people of those who came before them. The following is essential.

1. Heritage buildings, structures and places of heritage significance to the local Batemans Bay community, the State of NSW and Australia are protected.
2. Heritage buildings are retained and revitalised through re-use and adaptation to tell the story of Batemans Bay.
3. Development in the vicinity of heritage items is respectful and responsive to heritage protection controls.
4. The original historic street pattern and character of Greater Batemans Bay's streets are retained and enhanced.
5. The list of items for Further Investigation is reviewed to assess each Item's suitability for inclusion as a Heritage Item in the new LEP.
6. Ensure that all Aboriginal objects and sites that are sacred to indigenous communities are protected, managed and respected in accordance with legislative requirements and the wishes of the local Aboriginal people.

## Map II.10 Heritage Items



Heritage Items  
2005 Aerial Photograph



## 8. Environmental Management

*Greater Batemans Bay retains and is surrounded by areas of high environmental value, including a healthy estuary, protected wetlands and endangered vegetation ecosystems.* It is important that the natural areas in and around Greater Batemans Bay are protected and enhanced.

### What will be done to protect the local environment?

This Plan supports various methods of protecting the local environment. Many of these measures focus on the Clyde River Estuary. The Estuary has special conservation values, which relate to the presence of highly valued species, wetlands, high biodiversity and the near-pristine condition of its rivers.

The Clyde River is one of the larger rivers in NSW, covering a waterway area of 30km<sup>2</sup> and draining a catchment of approximately 1800 km<sup>2</sup>. The catchment area is mainly undeveloped and is predominantly comprised of native forest (approximately 95%). A large number of SEPP 14 wetlands are located on the Clyde River, which contains significant areas of mangroves, seagrass and saltmarsh.

The estuary also contains nationally-significant wetlands. The estuary also contains a regionally-important oyster industry, which produces the fifth-largest quantity of the Sydney rock oysters of any estuary along the NSW coast annually. As well as being a regional centre for tourism, the Bay and estuary also contain regionally-significant places of Aboriginal and European cultural heritage.

As part of the Eurobodalla Coastal Environmental Capacity Planning Project, Council has developed a planning tool called Strategic Environmental

Assessment (SEA). SEA enables Council to take a proactive approach to land use planning for Rural 1c, Urban Expansion and Further Investigation lands in order to minimise environmental problems such as erosion, runoff, sedimentation, pollution of waterways, and loss of ecosystems resulting from developments.

Lands considered to have an “absolute environmental constraint” are considered non-development areas, due to the potential for negative impacts on the environment. Absolute constraints were determined from an analysis of environmental mapping data, and these areas are considered to be sensitive to development or disturbance.

Absolute constraints are:

- slopes >25%;
- riparian vegetation zones;
- extreme bushfire hazard areas;
- natural drainage lines;
- areas where soil moisture retention is >80%. This is referred to as soil wetness and is particularly an issue for on-site septic systems; and
- vulnerable vegetation, and Coastal Wetlands (State Environmental Planning Policy No. 14) - SEPP 14; and
- endangered Ecological Communities (EEC'S).

Council is using this information to maintain and enhance the environment to ensure that the “Nature Coast” retains its natural beauty now, and in the future.



## What is happening with riparian corridor management?

The sustainability and maintenance of riparian areas (rivers, creeks and drainage lines) within the Greater Batemans Bay is paramount to ensuring the ongoing environmental functioning of urban waterways and the estuary, and in protecting water quality.

Riparian controls are needed to provide channel stability to creeks, drainage lines and waterways that are essential in maintaining the basic health of the catchment.

The Department of Natural Resources (DNR) undertook mapping of selected rivers and creeks to determine management options and provide initiatives for the protection and/or restoration of individual watercourses and their vegetated buffer zones, according to their relative importance and future function within a catchment.

The desktop assessment involved an examination of the streams in relation to their:

- tenure (that is, the likelihood of development occurring);
- location of the stream in relation to remnant vegetation (ie, connections between areas of extant vegetation); and
- significance of the stream in relation to the whole catchment (eg, main arm, or a minor side branch).

Three riparian categories were determined as part of this study. These categories reflect the waterway's relative environmental significance, and potential function within the landscape and are hierarchical, with Category 1 being of the highest value, and being achieved by a larger group of the management requirements,

and Category 3 being of the lesser value and being achieved by a reduced suite of management requirements as follows:

### **Category 1 – Environmental corridor.**

The overarching objective is to provide biodiversity linkages by maintaining connectivity for the movement of aquatic and terrestrial species along the riparian corridor and between key destinations (eg, between bottom and top of catchment, between wetlands and large nodes of vegetation, etc.).

### **Category 2 – Terrestrial and aquatic habitat.**

The overarching objective is to provide basic habitat and preserve or emulate as much as possible a naturally functioning stream (not necessarily linking key destinations). While accepting the width of the riparian corridor will not fully satisfy the requirements of a Category 1 – Environmental Corridor, the width must still be sufficient to provide long term robust habitat and refuge for native fauna.

### **Category 3 – Bank stability and water quality.**

As implied, the overarching objectives are to prevent accelerated rates of soil erosion and to enhance water quality. This Category may have limited habitat value but contributes to the overall basic health of a catchment. While an open water course emulating some natural stream function is the preferred option, it is recognised, for example, that the practicality and economics of developing urban land may make this difficult. It is this Category of watercourse where it may be possible to negotiate trade-offs.

## Riparian Directions

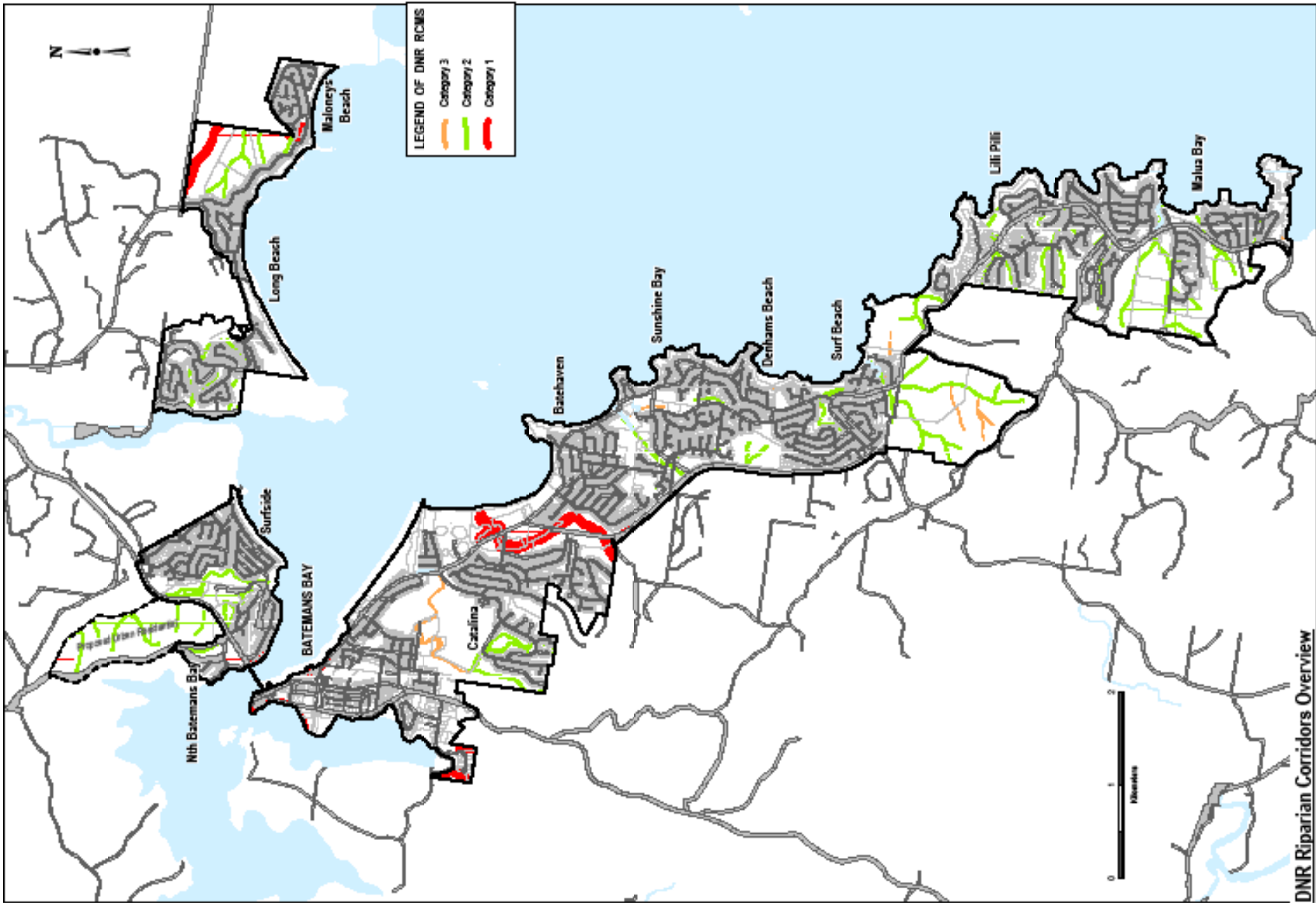
To protect the riparian areas of Greater Batemans Bay the following is essential.

1. **Channel stability of the creeks, drainage lines and waterways is ensured.**
2. **Water quality is protected and the viability of riparian vegetation is maintained.**
3. **The natural environmental values and ecological processes within channels and waterways are protected.**
4. **The following Riparian Management Controls (see Table II.1) are applied where appropriate and having regard to ecological values and adjoining land use.**

**Table II.1 Riparian Management Controls**

<i><b>Management Requirements and Minimum Environmental Objectives for Riparian Land</b></i>	<i><b>Category 1 Environmental Corridor (red)</b></i>	<i><b>Category 2 Terrestrial &amp; Aquatic Habitat (green)</b></i>	<i><b>Category 3 Bank Stability &amp; Water Quality (blue)</b></i>
Delineate riparian zone/buffer on a map available	yes	yes	If resources are available
Provide a minimum Core Riparian Zone (CRZ) width	40m from top of bank	20m from top of bank	Usually 10m from the bank
Provide additional width to counter edge effects on the urban interface (ie, Vegetated Buffer).	10m	10m	Generally not required
Provide continuity for movement of terrestrial and aquatic habitat	Yes (including pierced crossings)	Yes (with appropriate crossing design)	Where appropriate
Rehabilitate/re-establish local provenance native vegetation	yes	yes	Where appropriate
Locate services outside the core Riparian zone wherever possible	yes	yes	Merit consideration
Locate playing fields and recreational activities outside Core Riparian Zone	yes	yes	Merit consideration
Treat stormwater runoff before discharge into Riparian Zone or the watercourse.	Yes (outside CRZ and buffer)	Yes (outside CRZ and buffer)	Yes

Riparian Corridor Map



## What will be done to address climate change?

*This Plan supports various steps to address climate change. Global temperature change is now recognised as a scientific reality.* Eurobodalla Shire Council is committed to addressing this issue in a planned and positive way. Global changes to climate are the result of higher concentrations of greenhouse gases that trap infrared radiation in the Earth's atmosphere, causing the lower atmosphere to become warm.

A report prepared for Kiama Council by the CSIRO in March 2005 predicts that the Kiama region is likely to experience increases in temperature of between 0.5°C and 1.5°C by 2030. Decreases in rainfall are likely, with the most pronounced decreases in winter and spring. These changes are coupled with expected increases in evaporation (due to higher temperatures), fewer cool spells and more warm days and hot spells. These projected climatic changes can reasonably be expected to occur in Eurobodalla Shire. The report also predicts that there is likely to be a marked increase in the intensity and frequency of extreme daily rainfall events, with modelling indicating that there will be a decrease in rainfall extremes in winter and increases in summer.

The CSIRO report predicts the following impacts of climate change on the south coast of NSW:

- Warmer conditions, changing rainfall patterns, the fertilising effect of increased atmospheric carbon dioxide levels, higher demand for water and fewer frosts would affect agricultural productivity and the types of crops able to be grown locally.
- Higher evaporation rates would mean less water for dams and catchments, reinforcing the need to use water more efficiently.
- Significant changes in local biodiversity are likely to occur, due to higher temperatures, increases in atmospheric carbon dioxide, decreased rainfall, an increased incidence of bushfires and changes in pests.
- A greater number of hotter, drier days and increases in forest biomass are likely to cause larger, more intense bushfires.
- An increase in the frequency, duration and intensity of heat waves would increase the risk of health-related problems and may assist the spread of some diseases.
- Effects on the design and performance of infrastructure, buildings and other physical assets. Coastal areas may be particularly affected by sea-level rise, increased temperatures and changed storm events.

## Climate Change Directions

Climate Change will have profound global and local economic, social and environmental impacts. The following is essential.

- 1. Identified risks associated with climate change are avoided or mitigated.**
- 2. Any potential impacts of climate change are accommodated in the design and siting of buildings and infrastructure.**
- 3. A restrictive zone be applied to prohibit development in high-risk areas and limit the types of development allowed in high-risk to moderate-risk areas, by zoning that land for recreation, open space or public uses to reduce the potential impacts of hazard events.**
- 4. Development Control Plans are prepared, specifying design and siting controls for development in hazard affected areas based on the assessed risk in moderate and lower risk areas.**

## What is Council doing to reduce Greenhouse Gas Emissions?

Eurobodalla Shire Council's draft Greenhouse Action Plan details 50 actions that will be taken by Council to work towards reduced corporate and community greenhouse gas emissions across the Shire. These will work towards achieving Council's target of reducing both corporate and community greenhouse gas emissions by 25% by 2012.

The corporate actions in the draft Plan are focused on things Council can do to cost-effectively reduce emissions from its buildings, swimming pools, streetlights, vehicle fleet, waste, water and sewer infrastructure. Things like optimising resource recovery from Council's works activities, increasing the use of solar public lighting, and introducing a "Green Office" program for Council offices and facilities are among the measures Council plans to implement to tackle climate change at a local level.

The community actions in the draft Plan focus on ways Council can support reduced community emissions. This includes Council's role in the planning and development of the Shire, as well as opportunities for Council to run a range of community education and other projects to support reduced energy use and increased use of renewables by Shire households and businesses.

The draft greenhouse Action Plan is a key component of Council's participation in the Cities for Climate Change (CCP) program. This is an international local government greenhouse initiative that provides councils with a structured framework to work towards minimising greenhouse gas emissions from both corporate and community activities. Council has also given in principle support to the Clean Energy for Eternity "50/50 by 2020" vision.

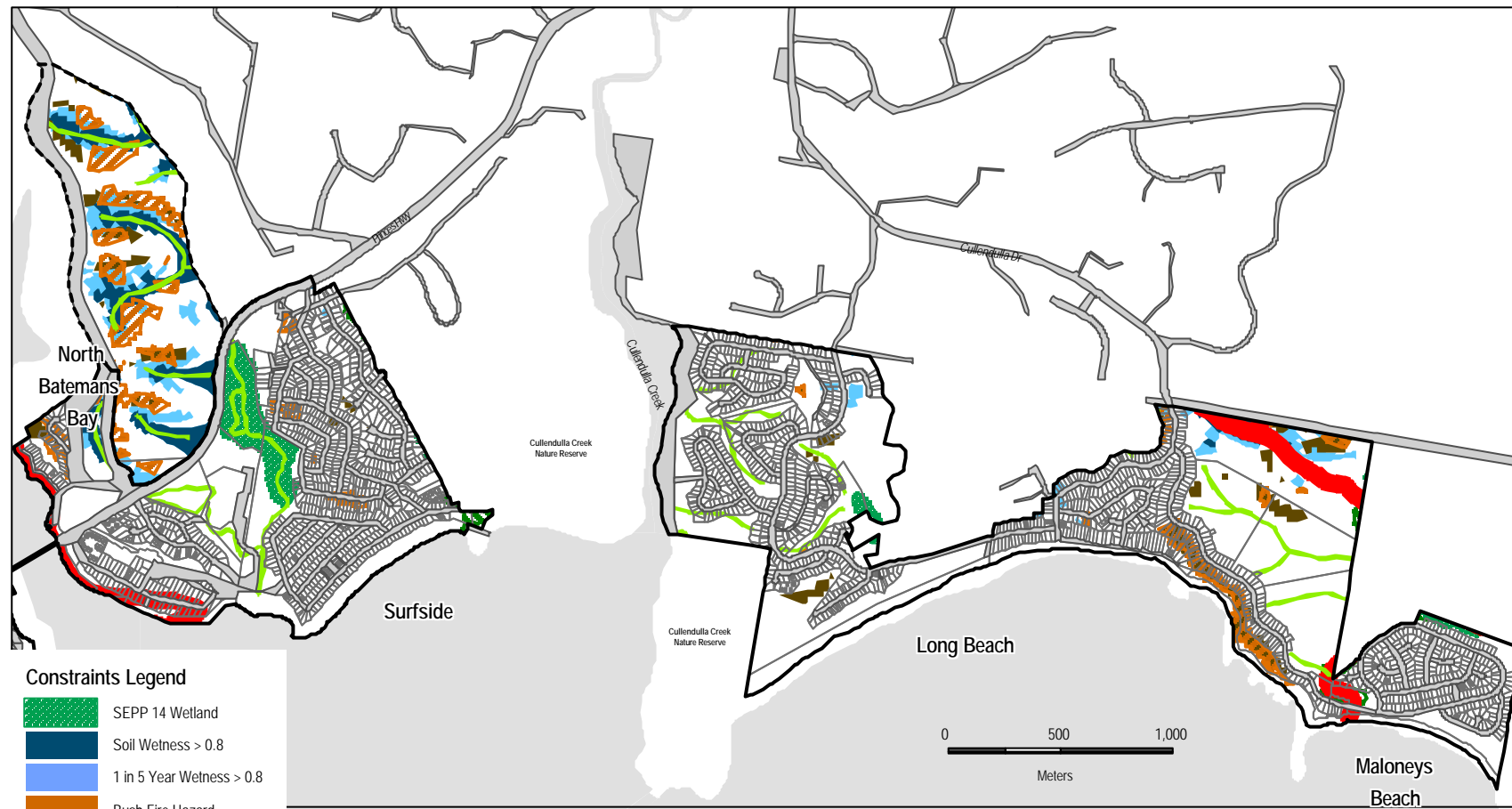


## General Environmental Management Directions


Protecting the natural environment of Greater Batemans Bay will ensure the long-term sustainability of the area. The following is essential.

1. All proposals assessed under the Greater Batemans Bay Structure Plan are consistent with the goals and actions recommended in the *Batemans Bay and Clyde River Estuary Management Plan*, the *Independent Inquiry into Coastal Lakes* (April 2002), and the *Independent Review of the Relationship Between Healthy Oysters And Healthy Rivers* (March 2003) and the *Southern Rivers Catchment Management Authority's Catchment Action Plan* (2005).
2. The Strategic Environmental Assessment (SEA) tool will be utilised to determine absolute environmental constraints and development and subdivision suitability of lands in Greater Batemans Bay.
3. Areas with significant environmental values, including EEC's, riparian zones, urban buffers, fauna habitat linkages and native vegetation ecosystems, are protected.
4. Identify lands with high/medium/low conservation values as part of the Biodiversity Certification Project.
5. An appropriate riparian protection zone is applied to the foreshore of the Clyde River.
6. Recreational developments, such as cycle paths, are sited and designed so they do not degrade environmental values including riparian buffers.
7. Vegetation remnants in new developments are assessed for their potential to provide connectivity to other sections of native vegetation, both along the river and to adjacent areas of forest. This will provide corridors, dispersal and migration routes for native wildlife in the area. Sections with high conservation potential are planted with appropriate vegetation. Private and public management opportunities for these high-conservation areas will be pursued.
8. Environmental Zoning is applied to riparian corridors within the Malua Bay and Long Beach Urban Expansion zones and the land in North Batemans Bay considered by the panel as per the Independent Panel Report Recommendations.
9. Utilise riparian corridors and public drainage reserves to re-establish habitat linkages within the settlement boundary.

Map II.11 Constraints

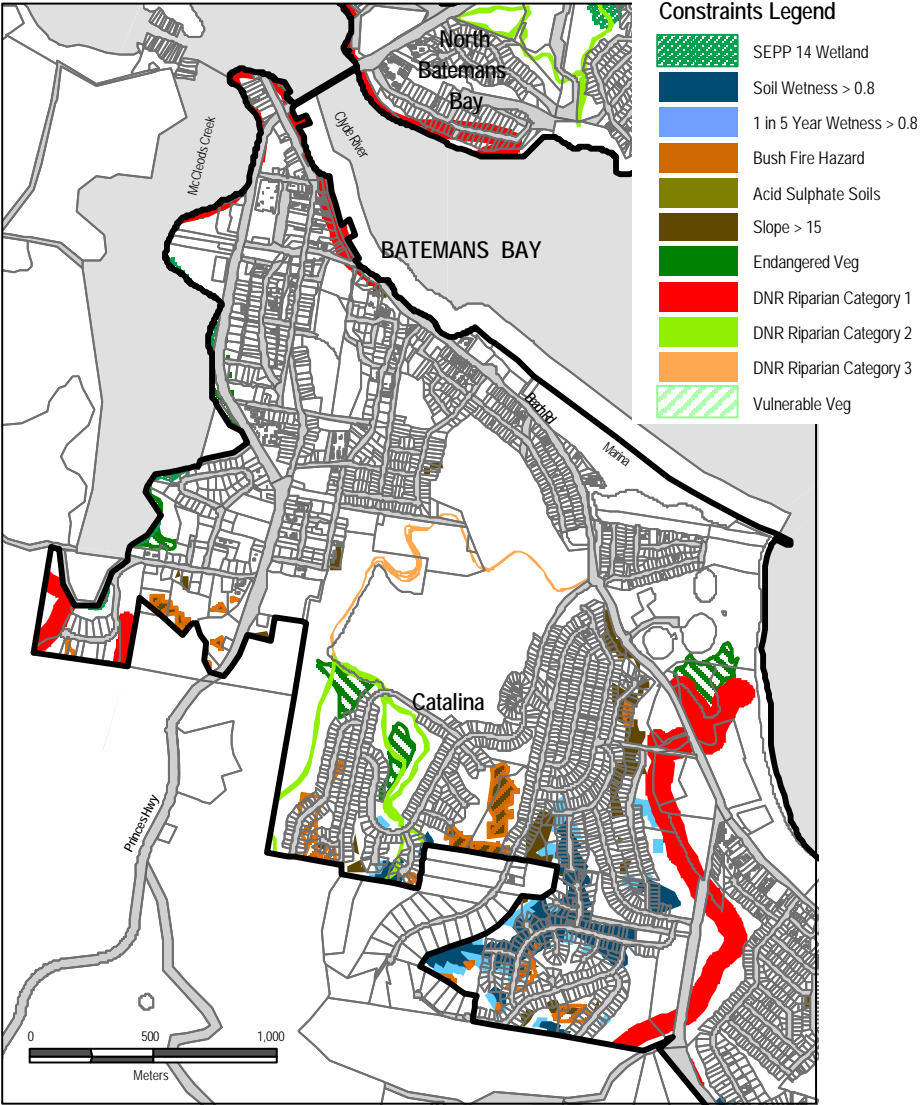


Constraints Legend

-  SEPP 14 Wetland
-  Soil Wetness > 0.8
-  1 in 5 Year Wetness > 0.8
-  Bush Fire Hazard
-  Acid Sulphate Soils
-  Slope > 15
-  Endangered Veg
-  DNR Riparian Category 1
-  DNR Riparian Category 2
-  DNR Riparian Category 3
-  Vulnerable Veg

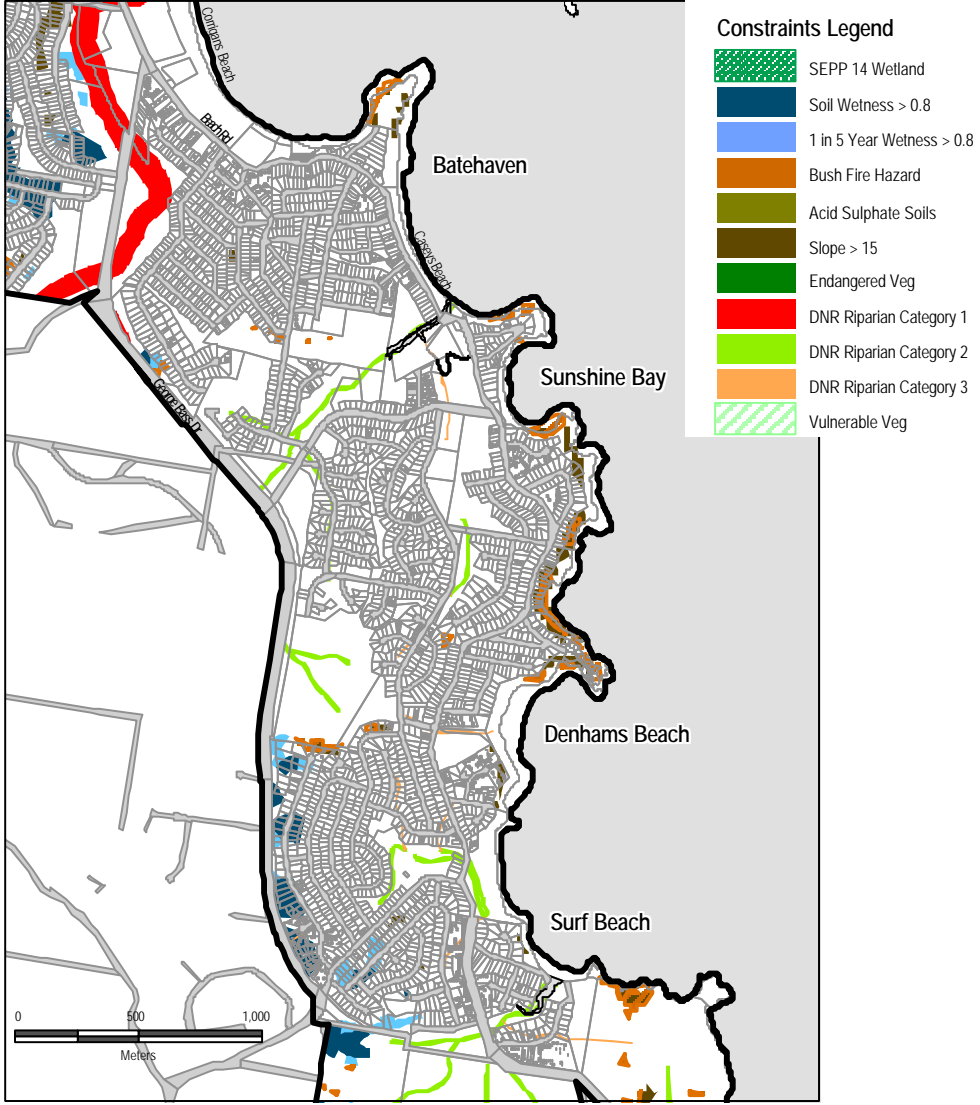
Constraints

Map II.12 Constraints



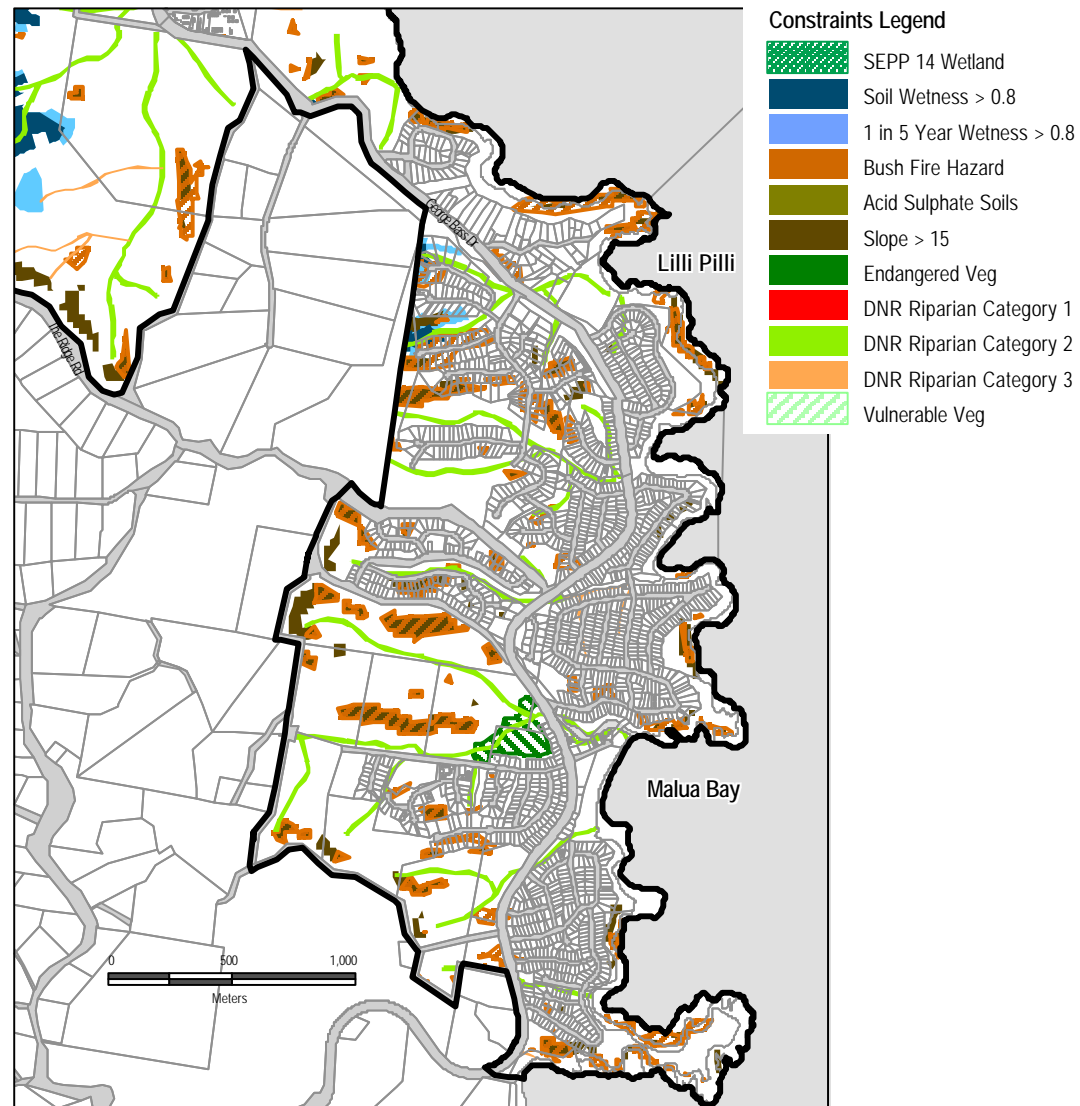
Constraints

Map II.13 Constraints



Constraints

Map II.14 Constraints



Constraints

## 9. Natural Hazards

The impacts of ocean surges, storm waves, tidal waves and other foreshore hazards are of particular relevance to present and future development in the low-lying estuarine foreshore areas of Batemans Bay. The cost of remediation works to address coastal hazard impacting on existing development is usually borne by the community through local council and state government funds.

*The Batemans Bay Coastline Hazard Management Plan (BBCHMP) and Eurobodalla Emergency Risk Plan, provide details of actions that can be implemented to address the issues affecting foreshore and backbeach areas.* The BBCHMP considers climate change, aesthetics, recreational amenity, and social, economic and ecological issues. It proposes preferred management options, including voluntary purchase of land, building setbacks, minimum floor levels, foreshore building protection, and relocation of assets.

Implementation of specific coastal hazard management options outlined in the BBCHMP will result in the design of future developments that are minimally impacted by coastal hazards, and which will not create further coastal problems.

The Plan covers the foreshore and backbeach areas of the Batemans Bay embayment downstream of the Princes Highway Bridge. The specific areas addressed include:

- Central Business District;
- Beach Road;
- Wharf Road;

- Surfside Beach;
- Cullendulla Beach;
- Long Beach;
- Maloneys Beach;
- Hanging Rock;
- Corrigans Beach; and
- Caseys Beach.

The assessments are based on the procedures set out in the NSW Government's *Coastline Management Manual* (1990). The Plan concentrates on coastline hazard issues, but also considers wider coastal management issues, such as land ownership and tenure, aesthetics and ecological factors, recreational amenity, social issues, economic issues, and climate change uncertainty.

Strategic objectives from the NSW Coastal Policy addressed by the BBCHMP are:

- to manage the coastline and estuary environments in the public interest to ensure their health and vitality;
- to foster new initiatives and facilitate the continued involvement of the community in programs aimed at the restoration and rehabilitation of degraded coastal areas;
- to give the impacts of natural processes and hazards a high priority in the planning and management of coastal areas;



- to recognise and consider the potential effects of climate change in the planning and management of coastal development;
- to identify and protect areas of high natural or built aesthetic quality; and
- to ensure local government coastal policy and management is integrated and involves community participation and information exchange.

Council adopted preferred management options for each of the areas discussed above based on the assessments undertaken in the detailed planning report, as well as the outcomes of a series of community workshops and Council meetings.

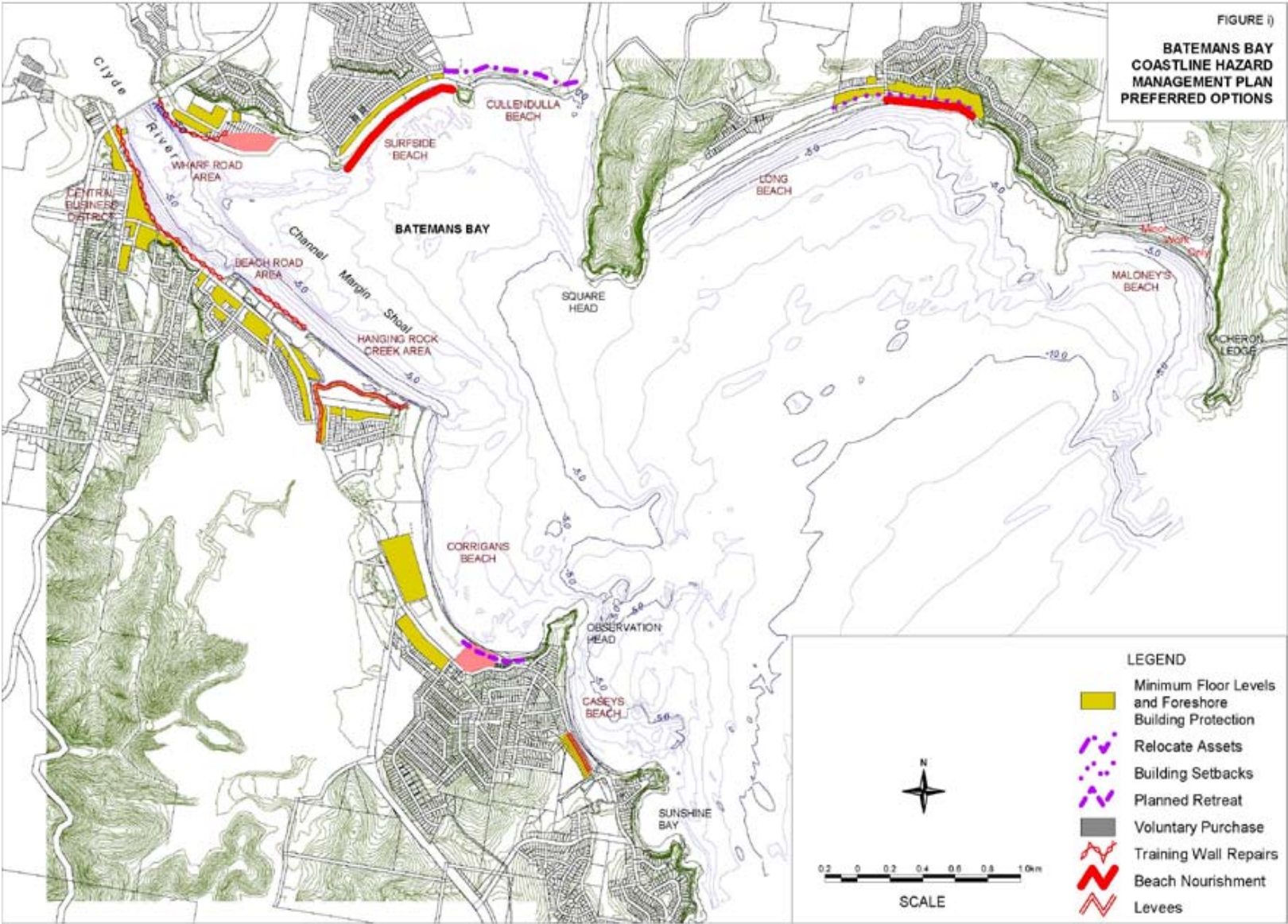
*It is important that the objectives of Batemans Bay Coastline Hazard Management Plan are implemented in development planning and approvals.* In particular, the setback requirements of this Plan need to be incorporated in specific development controls. Where development already exists in hazard areas, encourage redevelopment that is appropriately designed using appropriate materials.

### Natural Hazards Directions

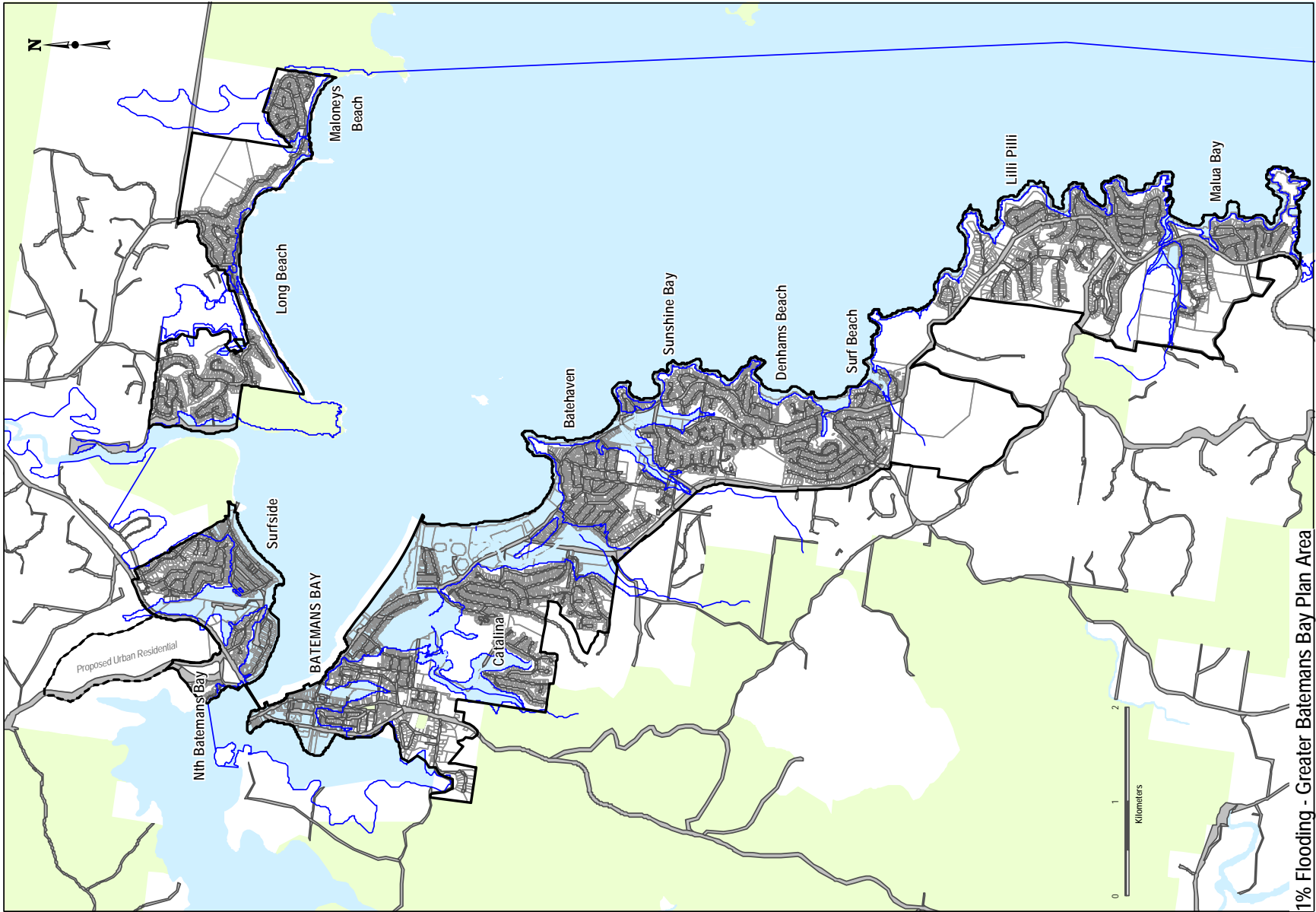
Greater Batemans Bay needs to be prepared for natural hazards so that their negative impacts can be mitigated. The following is essential.

- 1. The coastline is acknowledged as an ecologically sensitive area.**
- 2. Development adjoining the coastline recognises and enhances the high visual and biological quality of the coastline.**
- 3. The setback requirements of the *Batemans Bay Coastal Hazard Management Plan* and flood height requirements are incorporated into development controls.**
- 4. Where buildings and other structures are erected on affected land, they are to be designed and constructed to withstand the likely stresses of the attributed coastline hazard and not transfer impacts upstream or downstream.**
- 5. Assessments of development applications fully consider the implications of foreshore hazards and development approvals require consistency with the actions in both the *Estuary Management Plan* and the *BBCHMP*.**

Map II.15 Coastline Hazard



Map II.16 1% Floodline Map



1% Flooding - Greater Batemans Bay Plan Area

## 10. Retail/Commercial Development (Neighbourhood Centres)

Greater Batemans Bay provides the widest range of retail and commercial development in the Shire. Most of its retail and commercial services are provided in the town centre. However, its villages' neighbourhood centres have a significant role in meeting many of the daily needs of residents and visitors.

### What is this Plan's approach to retail and commercial development in Greater Batemans Bay?

New commercial and retail development needs to match the evolving requirements of the area's residents and the character of its settlements. As discussed in Section I, this Plan supports the Eurobodalla Centres Hierarchy.

*The Plan supports locating intensive commercial and retail development within the Batemans Bay town centre, and recognises that small-scale neighbourhood centres are appropriate for most of Greater Batemans Bay's villages.*

This approach will allow established retail and commercial areas to prosper, while providing similar services of an appropriate scale in village neighbourhood centres.

*This Plan identifies a 400m radius around the core of neighbourhood centres. Within this radius, there are sites suitable for aged care and affordable housing.*

Those areas with a high level of amenity, such as those with prime views or those next to open water, are unlikely to be developed as affordable housing.

The Community Reference Group was strongly opposed to large retail and commercial developments being located in the villages of Greater Batemans Bay. The Group was in favour of small neighbourhood village centres. They supported providing services at a scale that met the local need so that people in close proximity could access them on a regular basis. The Group was also in favour of slightly more intensive development clustered around neighbourhood centres, but only at a scale appropriate to the character of the area.

### What influences the need for retail and commercial development in Greater Batemans Bay?

Various factors and assumptions influence the process of identifying needs for retail and commercial development in Greater Batemans Bay.

As discussed in Section I, Council commissioned a Retail Policy and Guidelines Study in 2006. This document, which focuses on neighbourhood centres, looked in detail at the retail and commercial needs of selected communities throughout Eurobodalla. It looked at 9 of the 12 Greater Batemans Bay settlements. The study's findings on these 9 settlements are summarised below:

#### Batehaven

The Batehaven shopping centre consists of a number of individual properties, located around the intersection of Beach Road and Edward Road, Batehaven. The centre contains a good range of specialty shopping, together with a small supermarket. Land north of Edward Road is currently in the residential tourism zone, although functionally, it forms part of the shopping centre. The centre's overall urban design is relatively poor. Improved attention to the public realm would assist the centre. Land to the north of Edward Road should be



considered for re-zoning to Business.

### Batemans Bay

Batemans Bay is clearly functioning at a sub-regional or regional centre level. It needs to be examined in context outside Eurobodalla Shire as well as within it. It is the main centre between Milton/Ulladulla and Bega, and trade area analysis of the Centre needs to occur in this context. Batemans Bay is also the only centre in Shire with secondary neighbourhood centres within the contiguous urban area. There are various levels of these at the neighbourhood level, as well as smaller “general store” type convenience offerings. The major “Stockland” site is reasonable in terms of location near the CBD. Although the business zoning is elongated on a north-south axis, it retains a relatively compact CBD with good connectivity and walkability. It is the subject of separate strategic planning by Council.

The Batemans Bay Town Centre Structure Plan should be referred to for further detail on the commercial and retail needs and opportunities for Batemans Bay.

### Lilli Pilli

Lilli Pilli is located north of Malua Bay, and is within the catchment of the Malua Bay business zone. The current retail offer consists of a café and office space. Modest residential development is anticipated in the immediate catchment. No specific additional zoning is seen as necessary for Lilli Pilli, given its proximity to Malua Bay. General store functions, as required, can occur within the current residential zoning.

### Long Beach (Currently vacant but approved for development)

Long Beach is satellite area of Batemans Bay, located on the north side of

the river. Residential development is a relatively heavily constrained by environmental factors, although some additional development in the Long Beach area is possible. A small convenience and specialty offer has recently been approved on Blairs Road.

The proposed mixed business of 170m<sup>2</sup>, together with 400m<sup>2</sup> of specialty shopping, is considered as a generally adequate provision at the current time. Future retail offer will depend on the final yield of the urban expansion area to the eastern end of Long Beach.

### Maloneys Beach

Located east of Long Beach, Maloneys Beach is a self-contained residential area. It is currently served by small general store and liquor outlet. Potential residential land has been identified between Maloneys Beach and Long Beach. No additional retail offer is seen as necessary for Maloneys Beach. If additional urban investigation lands are developed between Long Beach and Maloneys Beach, an increased retail offer would be more appropriate in the Long Beach area.

### Malua Bay

Malua Bay represents the southern end of the overall Batemans Bay conurbation, noting that it has some separation from areas to the north. The current retail offer is located on George Bass Drive and is anchored by a small IGA supermarket, together with a small range of specialty shopping. Some of the shopping is located in the tourist residential zone east of the commercial area. Significant urban expansion zones exist west of George Bass Drive. Overall, the Malua Bay centre makes relatively inefficient use of the available land area.



The level of supermarket offer is towards the lower end of the scale. Some additional supermarket and specialty offer in the Malua Bay area would be of advantage, with the centre currently slightly undersized. Constraints exist on the expansion of the business zoning; however, it may be appropriate to rezone the residential tourist zone in Kuppa Avenue to business. This may encourage some ground-floor business activity and provide for some longer-term expansion.

### **Sunshine Bay**

A significant vacant site exists at Sunshine Bay, located on Sunshine Bay Road. Whilst relatively well-positioned on a major access road, the site is within very close proximity of the existing Batehaven Neighbourhood Centre.

The site on Sunshine Bay Road/Cunningham Crescent is in close proximity to the existing retail area at Batehaven, which has a good range of offer and is currently functioning very well. It currently has an overall surplus of floor space, and functionally covers the Sunshine Bay area. Significant retail development at Sunshine Bay has the potential to fragment the retail offer in this part of Batemans Bay and significantly weaken the Batehaven Centre. In general, neighbourhood centres the size of Batehaven should be located at least 1.6 km apart. In the current circumstance, Sunshine Bay Road is only half this distance, suggesting a smaller retail offer would be more appropriate. In particular, any significant additional supermarket floorspace should be located so as to support the current Batehaven Centre. Opportunities exist on land currently zoned residential tourism directly adjacent to the centre. Additional retail development at Sunshine Bay will require comprehensive economic analysis.

### **Surf Beach**

Surf Beach currently has a small business offering located on Beach Road. Its main orientation is likely to be north towards the Batehaven and Batemans Bay catchments. The local centre is currently anchored by a small IGA, together with a good range of specialty stores. Overall, the centre is well balanced. The centre currently appears to be functioning well at an appropriate level of the hierarchy. Additional development within the catchment is somewhat limited; however, minor expansion within the current business zone provision could occur.

### **Surfside**

Surfside is a satellite area of Batemans Bay, located on the north side of the river. The commercial zoning currently consists of a small mixed business, together with a modest range of supporting specialty stores. A number of vacant blocks exist within the business zone. Limited development potential exists within the immediate catchment. There is adequate business zoned land for any feasible additional retail development to serve Centres Hierarchy as shown over page:

## Centre types, floor space, range of shops and LEP zones

<b>Centre type</b>	<b>Floor space/range of shops/LEP zones</b>
Regional	More than 80,000m <sup>2</sup> . Contains at least 2 supermarkets and a department store. B3 Commercial Core and/or B4 Mixed Use
Sub-regional	Approximately 40,000 – 80,000m <sup>2</sup> . Contains 2 supermarkets and a discount department store. B3 Commercial Core and/or B4 Mixed Use
District	Approximately 20,000 – 40,000m <sup>2</sup> . Contains 2 supermarkets. B3 Commercial Core and/or B4 Mixed Use
Large urban neighbourhood centre	Approximately 3000 – 5000m <sup>2</sup> Anchored by supermarket generally 1000 – 2500m <sup>2</sup> . Provides a full weekly convenience offer. B2 Local Centre
Medium urban neighbourhood centre	Approximately 1400 – 3000m <sup>2</sup> Anchored by supermarket generally 450-1500m <sup>2</sup> . Provides a basic weekly convenience offer. B1 Neighbourhood Centre or B2 Local Centre
Small urban neighbourhood centre	Approximately 600 -1400 m <sup>2</sup> . General Store/Mixed Business/Small supermarket anchor generally 200-700m <sup>2</sup> . Provides a “top up” convenience offer. B1 Neighbourhood Centre.
Large village neighbourhood centre	Approximately 3000 – 5000m <sup>2</sup> Anchored by supermarket generally 1000-2500m <sup>2</sup> . Provides a full weekly convenience offer. B2 Local Centre.
Medium Village neighbourhood centre	Approximately 1400 – 3000 m <sup>2</sup> Anchored by supermarket generally 450-1500m <sup>2</sup> . Provides a basic weekly convenience offer. B1 Neighbourhood Centre or B2 Local Centre.
Hamlet neighbourhood centre	Approximately 600 -1400 m <sup>2</sup> . General Store/Mixed Business/Small supermarket anchor generally 200 - 700m <sup>2</sup> . Provides a “top up” convenience offer. B1 Neighbourhood Centre.

<b>Centre type</b>	<b>Floor space/range of shops/LEP zones</b>
Bulky Goods retail centre	Minimum 15,000 – 20,000 m <sup>2</sup> site area. Large format retail tenants range from 250 – 3,000m <sup>2</sup> and up to 8,000m <sup>2</sup> . B4 Mixed Use
Tourist neighbourhood centre	Floor space will be variable. The majority of floorspace will be devoted to passing trade/tourist destination uses. B2 Local Centre or B4 Mixed Use.
Convenience shops	250 - 600m <sup>2</sup> including mixed business up to 300m <sup>2</sup> and no more than four specialty shops. Provides a “basic supplies” offer. B1 Local Centre
General store	250m <sup>2</sup> maximum mixed business. Provides a “very basic supplies” offer. No zoning needed though could be B1 Neighbourhood Centre.

Source: Eurobodalla Settlement Strategy 2006

## Retail/Commercial Development Directions

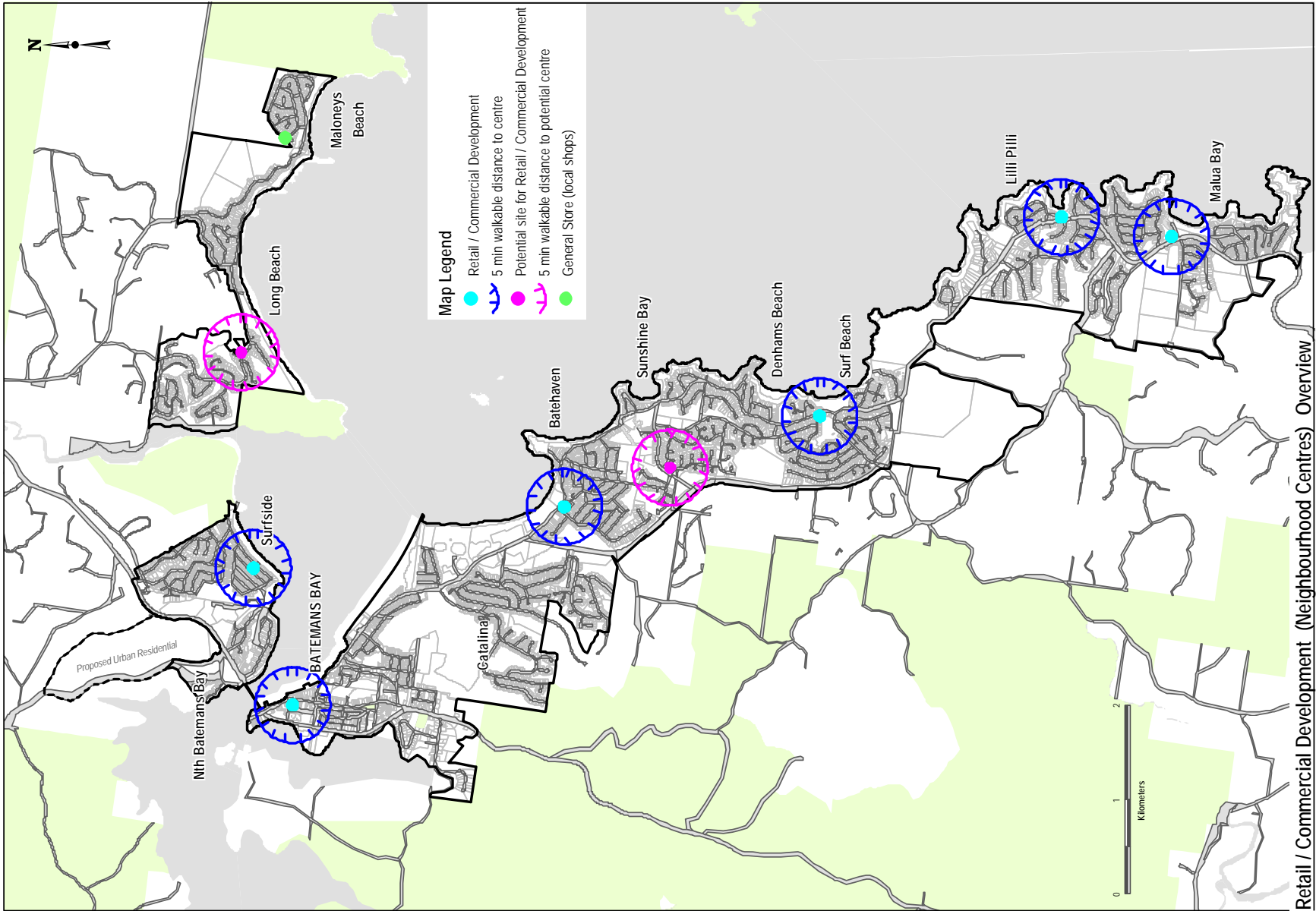
Maintaining an appropriate mix and location of retail and commercial development in Greater Batemans Bay is important for the areas vitality. The following is essential.

1. **The overall provision of land identified for retail/commercial purposes is in balance with community and market needs, and is consistent with the recommendations of the *Shire Retail Policy and Guidelines Review*, (2006) and Council's forthcoming business development study.**
2. **A radius of 400m around the core of neighbourhood centres is nominated to clearly identify areas preferable for aged and/or affordable housing.**
3. **A continuous and consistent alignment of buildings is required along the main streets in villages in development controls.**
4. **Mixed-use buildings are located within neighbourhood centres. For example, encouraging the provision of housing adjacent to commercial/retail services, such as shop-top housing and housing located directly behind the commercial/retail services.**
5. **Each village has access to daily retail services. For example, a general store is an excellent community resource that allows people to meet their daily shopping needs.**
6. **Apply a mix of zonings to land at Surf Beach Landfill that is currently zoned industrial. These new zones would allow for bulky goods**

retailing, residential/mixed use and light industrial.

7. **Re-zone land at Batehaven to the north of Edward Road to business.**
8. **Re-zone land at Malua Bay in Kuppa Avenue to business.**

Map II:17A Retail/Commercial Development



Retail / Commercial Development (Neighbourhood Centres) Overview

## 11. Residential Development

Greater Batemans Bay provides a wide range of housing, yet the supply of housing in the area needs to adapt to the changing demands and needs of current and future residents. As discussed in Section I, the vast majority of Greater Batemans Bay residents live in separate houses. It would benefit from a broader range of housing types to help meet the high growth projections for the area, while limiting sprawl and its negative impacts on the environment and servicing.

### What is this Plan's approach to residential development in Greater Batemans Bay?

New residential development needs to match the evolving housing requirements of the area's residents and the character of its settlements. This Plan supports a diversity of housing options and accommodation types, development densities and residential allotment sizes. These are to be provided in appropriate locations to cater for the accommodation needs of residents through each stage of their lives.

*The Plan supports concentrating densities in appropriate areas, such as those that are close to the Bay's town centre.*

This two-pronged approach allows for increasing densities close to the town centres and continuing urban expansion within designated areas of existing settlements.

According to land availability and housing demands (detailed over the following pages) and the Land Availability data provided in Section I, the Greater Batemans Bay settlements targeted for increased densities are Surfside, Batemans Bay, and

Batehaven. These maps are provided at the end of the Directions for Residential Development.

The Community Reference Group worked closely with Council's Strategic Unit staff to identify values and concerns to inform the development of Greater Batemans Bay. The Group also provided staff with maps detailing appropriate areas for varying intensities of development. The Group's input informed the guiding principles and approach to residential development advocated by this Plan.

There is a need to provide affordable housing options, including appropriate housing for renters, first-time homebuyers, down-sizing seniors and the moderate to low-income housing market. This need can be met, in part, by providing a wide choice of housing to cater for a full range of household types, life stages and income levels. This Plan supports designating areas close to transport facilities, community facilities and services, open space and recreation areas and education and employment opportunities as appropriate locations for affordable housing. It recognises that aged-care (eg independent living villas to assisted living) can be a form of lower cost housing for seniors.

This plan supports the practice of ensuring that settlements retain their sense of place based on their location, residential nature, topography, natural environment, built form and proximity to the town centre. This can be achieved by providing a range of lot sizes and layouts in new subdivisions to ensure a suitable range of housing options.

Generous road reserve designs are encouraged to make sure that adequate space for the safe, efficient and attractive provision of pedestrian and cyclist facilities, necessary utilities and mature street planting is available. This should



apply to future arterial corridors to and through settlements.

The Plan also supports preserving heritage dwellings, and ensuring that new developments are sympathetic to the aesthetic and environmental values of Greater Batemans Bay's settlements.

## What influences predictions on the need for new dwellings?

*Estimating the future need for new dwellings in Greater Batemans Bay involves various factors and assumptions.*

Depending on the importance one places on these various factors and assumptions, a diversity of opinions can arise over the future demands and supply of housing in Greater Batemans Bay.

The factors and assumptions underlying the estimates of Greater Batemans Bay future housing demand and supply are detailed on the following pages. For more information on housing demand and supply, please refer to the Land Availability (Population Growth and Availability) component of Section I in this Plan.

### Factors

Factors influencing estimates for demand and supply of housing in the Plan include:

- **Economic growth:** The state of the global economy has repercussions for individuals' disposable income and confidence in their investments. The economy has a large impact on housing markets. In turn, political, social, technological and environmental changes all impact on the economy.

- **Population growth and change:** Population growth fuels the demands for more housing. Population change creates demand for different types of housing. For example, as a population ages, there is an increased demand for low-maintenance homes and those located close to services, such as shops and medical facilities.

- **Occupancy rates:** The number of people per household impacts on the number of homes needed, as well as the type of homes needed. The number of persons per dwelling has been falling gradually over recent census periods. In 1996, occupancy rates in Eurobodalla local government area were around 2.5 persons per dwelling. This fell to 2.3 persons per dwelling in 2001.

- **Holiday homes:** The number of holiday homes impacts on the number of homes available for tourists and residents. The proportion of non-resident owned dwellings has been falling. In 1996, approximately 47% of dwellings were owned by persons living outside the Shire. By 2001, this figure had fallen to 39%.

### Assumptions

The assumptions influencing estimates for demand and supply of housing in the Plan include:

- **Sustained Economic Growth:** It is assumed that the economy will continue to grow and support investment in housing in Greater Batemans Bay. It is assumed that the trend of high owner-occupier rates in Greater Batemans Bay will become even more pronounced over the next 25 years. When people live in their homes, they are inclined to stay in them, despite rises and falls in the property market, which acts as a stabilising force in the face of changing economic conditions.

- **Population growth and change:** It is assumed that there will be

substantial population growth in Greater Batemans Bay. *It is also assumed that Greater Batemans Bay will attract more people than any other area in the Shire, based on current trends. It is estimated by the NSW Department of Planning that, by 2031, the population of Greater Batemans Bay will be 23,178 – around a 40% increase from 2006.* In addition, it is assumed that the average age of Greater Batemans Bay population will increase and create demands for housing suitable to the changing needs of the population. Therefore, it is assumed that as people enter their later years, they will need to move into smaller homes located close to services.

■ **Occupancy rates:** It is assumed that occupancy rates will continue to fall as the proportion of the population aged 55 years and over continues to expand. It is assumed that, by 2031, Eurobodalla will have an average occupancy rate of 2 persons per dwelling.

■ **Holiday homes:** It is assumed that the proportion of non-resident owned dwellings will continue to fall. It is assumed that a large proportion of people currently living in Canberra, Sydney and other areas outside of the Shire will retire to their holiday homes. It is assumed that approximately 20% of the Shire’s housing stock will be owned by non-residents in 2031. It is important to note that some of the holiday housing stock is currently, and will therefore continue to be, utilised by the private long-term rental market.

**How are the uncertainties inherent with the estimates for new dwelling requirements addressed?**

The uncertainties created by the varying factors and assumptions cited above are controlled by continual reviews of planning policies in response to changing

conditions. For example, the new Eurobodalla Local Environmental Plan will be reviewed every five years to ensure that it is responsive to evolving challenges and opportunities facing Greater Batemans Bay and the Shire as a whole, utilising ABS data.

**What are the estimates for new dwelling requirements?**

The following table gives estimates of potential new dwellings based on these density assumptions. It shows that there will be a surplus of 1545 new dwellings over the 25 year planning horizon for the Northern district..

**Table 4 – total new dwellings**

Locality	Potential dwellings
Total new dwelling capacity	3385
Potential dual occs	629
Potential 2t medium density dwgs	1641
Total new dwelling capacity	5655
New dwellings required	4110
Surplus	1545

Based on these assumptions, 6,577 new residents will need 3,288 new dwellings. A further 20% of housing will be required for holiday home/investment ownership, giving a total new dwelling requirement of 4,110 dwellings. Currently, it is estimated there are 2,183 vacant lots across the northern district, including land zoned Urban Expansion at Long Beach and Malua Bay.

There is a further estimated lot yield of 1,120 lots at Rosedale zoned Urban Expansion, which satisfies new dwelling demand. There is also the potential to add over 100 new dwellings on the land in North Batemans Bay recommended for rezoning to urban residential in Eurobodalla's Settlement Strategy. The table, which was presented in Section I, and is provided again below, details the existing split across dwelling types and areas.

**Table 2 – existing split across dwelling types & numbers of vacant lots (subdivided and unsubdivided)**

Settlement	% houses	% dual occs	% medium density	No of vacant lots
Maloneys Beach	91.9	8.1	0	19
Long Beach	87.9	8.5	3.7	843
Long Beach UEZ*	-	-	-	289
Surfside	94.2	2.6	3.2	43
North Batemans Bay	74.2	6.6	19.2	6
Batemans Bay	87.8	3.6	8.6	15
Catalina	96.6	3.4	0	151
Batehaven	84.9	6.4	8.8	118
Sunshine Bay/ Denhams Beach	85.9	7.2	6.9	273
Surf Beach	80.4	3.7	15.9	20
Lilli Pilli	98.0	2.0	0	44
Malua Bay	95.1	3.6	1.3	651
Malua Bay UEZ	-	-	-	385
<b>District average</b>	<b>88.8</b>	<b>5.1</b>	<b>6.1</b>	<b>2857</b>

\* UEZ denotes land zoned Urban Expansion

The potential housing supply for Greater Batemans Bay based on current densities is shown in the following table. This table is based on various assumptions. One of the assumptions of this table is that, in addition to existing occupied lots, 10% of these can accommodate dual-occupancy development; existing 2t Residential – Tourism zoned land will be developed to capacity at three dwellings per lot. In the estimates provided in the following table, allowances are made for latent density increases, which will be achieved under the assumption that a two-storey (8.5m) maximum building-height limit continues to apply in most areas.

**Table II.4 Potential housing supply based on current densities**

<b>Maloneys Beach</b> (19 lots)	% split	No of dwgs
Houses	90	17
Dual occupancies	10	18
Other medium density	0	0
Sub-Total Maloneys Beach	100%	35
<b>Long Beach</b> (843 lots)	% split	No of dwgs
Houses	85	717
Dual occupancies	15	253
Other medium density	0	0
Sub-Total Long Beach	100%	970
<b>Long Beach UEZ</b> (289 lots)	% split	No of dwgs
Houses	85	246
Dual occupancies	15	87
Other medium density	0	0
Sub-Total Long Beach UEZ	100%	333
<b>Surfside</b> (43 lots)	% split	No of dwgs

Houses	70	30
Dual occupancies	10	9
Other medium density	20	26
Sub-Total Surfside	100%	65
<b>North Batemans Bay</b> (6 lots)	% split	No of dwgs
Houses	70	4
Dual occupancies	10	1
Other medium density	20	4
Sub-Total North Batemans Bay	100%	9
<b>Batemans Bay</b> (15 lots)	% split	No of dwgs
Houses	70	11
Dual occupancies	10	3
Other medium density	20	9
Sub-Total Batemans Bay	100%	23
<b>Catalina</b> (151 lots)	% split	No of dwgs
Houses	70	106
Dual occupancies	10	30
Other medium density	20	91
Sub-Total Catalina	100%	227
<b>Batehaven</b> (118 lots)	% split	No of dwgs
Houses	70	83
Dual occupancies	10	24
Other medium density	20	71
Sub-Total Batehaven	100%	178
<b>Sunshine Bay/Denhams Beach</b> (273 lots)	% split	No of dwgs
Houses	85	232
Dual occupancies	10	55
Other medium density	5	41

Sub-Total Sunshine Bay/Denhams Beach	100%	328
<b>Surf Beach</b> (20 lots)	% split	No of dwgs
Houses	80	16
Dual occupancies	5	2
Other medium density	15	9
Sub-Total Surf Beach	100%	27
<b>Lilli Pilli</b> (44 lots)	% split	No of dwgs
Houses	100	44
Dual occupancies	0	0
Other medium density	0	0
Sub-Total Lilli Pilli	100%	44
<b>Malua Bay</b> (651 lots)	% split	No of dwgs
Houses	95	618
Dual occupancies	5	65
Other medium density	0	0
Sub-Total Malua Bay	100%	683
<b>Malua Bay UEZ</b> (385 lots)	% split	No of dwgs
Houses	90	347
Dual occupancies	0	0
Other medium density	10	116
Sub-Total Malua Bay UEZ	100%	463

What is shown in the table involves a combination of increasing densities in areas close to the town centre, providing for the take-up of latent development potential in established settlements, and the as-yet unrealised development potential of urban expansion lands.

*Increasing densities in appropriate areas will allow Greater Batemans Bay to meet its housing demands in a more sustainable manner.*

### What density changes are proposed for these settlements?

*The Eurobodalla Settlement Strategy and this Plan support increasing densities in appropriate areas of Greater Batemans Bay.* This approach has strong economic, environmental and social advantages. These advantages are described in detail in the Planning Framework (Section 1 of this Plan).

The Community Reference Group supported more intensive densities for parts of Surfside, North Batemans Bay, Batemans Bay, Catalina, and Batehaven, and the same level of intensity for parts of Lilli Pilli and Malua Bay. Their views are largely in keeping with the approach proposed by the Strategic Unit and expressed in this Plan. For more details on the Community Reference Group's preferences, see the maps provided on the last pages of the Introduction to this Plan.

The proposed changes primarily relate to an increase in the amount of single dwellings and multi-unit housing in the following settlements: North Batemans Bay (area under review), Batemans Bay (Marina Area and Hanging Rock), Batehaven, and Surfside. These suburbs are described in the following pages in order of the relative magnitude of the proposed changes to them.

### North Batemans Bay - Area Under Review

This area is appropriate for more intensive development for numerous reasons. It is currently under review for rezoning. It is currently Existing Rural Small Holdings Zone. While it has around 150 lots and is approved for subdivision it is as yet undeveloped. It is estimated that in this 78 hectares area that there is a potential residential lot yield of 482. Council has not identified any potential environmental issues associated with urban development of these lands. However, as noted earlier in this section, this land serves as the main Gateway to Batemans Bay and needs to be developed in a coordinated and well-designed manner that incorporates substantial setbacks and retention of vegetation.

The site is in very close proximity to Batemans Bay, which creates many advantages for accessing services while minimising distances travelled, and dependency on automobiles. The Panel noted that, "this site could potentially take up the demand for land that might otherwise be located at Long Beach."

This Plan recommends that the land be zoned low-density residential and rural transition. This will extend land supply in the northern district of the Shire and make best use of vacant rural residential land in close proximity to extensive commercial and civic services. This Plan also recommends that the rural transitional zone be applied around the perimeter of this site. This zone will require substantial vegetation setbacks from the highways, large lot sizes, adherence to special design criteria and water and sewer infrastructure treatment.





*Artist's Impression of the future development potential at Batemans Bay Marina Area*

## Batemans Bay (Marina Area)

This area is appropriate for more intensive development for numerous reasons. It is immediately adjacent to the town centre, which offers the area's best access to services.

The area is also primed for change as many of the properties in the area are not currently meeting their development potential. There are numerous buildings in the area that are in need of extensive repairs and renovations. It is likely that many of the property owners in the area are waiting on the impacts that the substantially upgraded marina and associated development will have on the area.

The new marina and associated development will be of a scale and magnitude that will transform the area. Drafts of the marina plan have recently been on public review, which is a strong indication of the progress that is being made on the marina project.



*Artist's Impression of the future development potential at Hanging Rock*

## Batemans Bay (Hanging Rock)

This area is appropriate for more intensive development for numerous reasons. Batemans Bay (Hanging Rock) is in close proximity to the town centre. It borders on recreation reserves and substantial community facilities (such as the University of Wollongong Campus, library, skate park and other sporting facilities). It already has a mix of single dwellings and residential flats, is on flat land and does not impact on scenic values.

The land is low-lying and is low hazard category.

The flood level is 2.5 AHD. Council updates its flood levels as further data becomes available. As much of the existing housing stock would not comply with the flood level, redevelopment will ensure that new developments takes into account hazard risks



*Artist's Impression of the future development potential at Batehaven*

## Batehaven

This area is appropriate for more intensive development for numerous reasons. Batehaven is relatively close to the town centre. It provides a wide range of services, including a small supermarket, restaurants and shops. The settlement also has excellent access to recreation opportunities, and is an ideal location for mixed-use housing (such as shop-top flats) surrounded by medium-density zoned land. If the potential of this location were to be realised in planning controls, Batehaven could develop into a vibrant, thriving hub for this community. This revitalisation will include improvements to access and parking to Batehaven's Neighbourhood Centre.



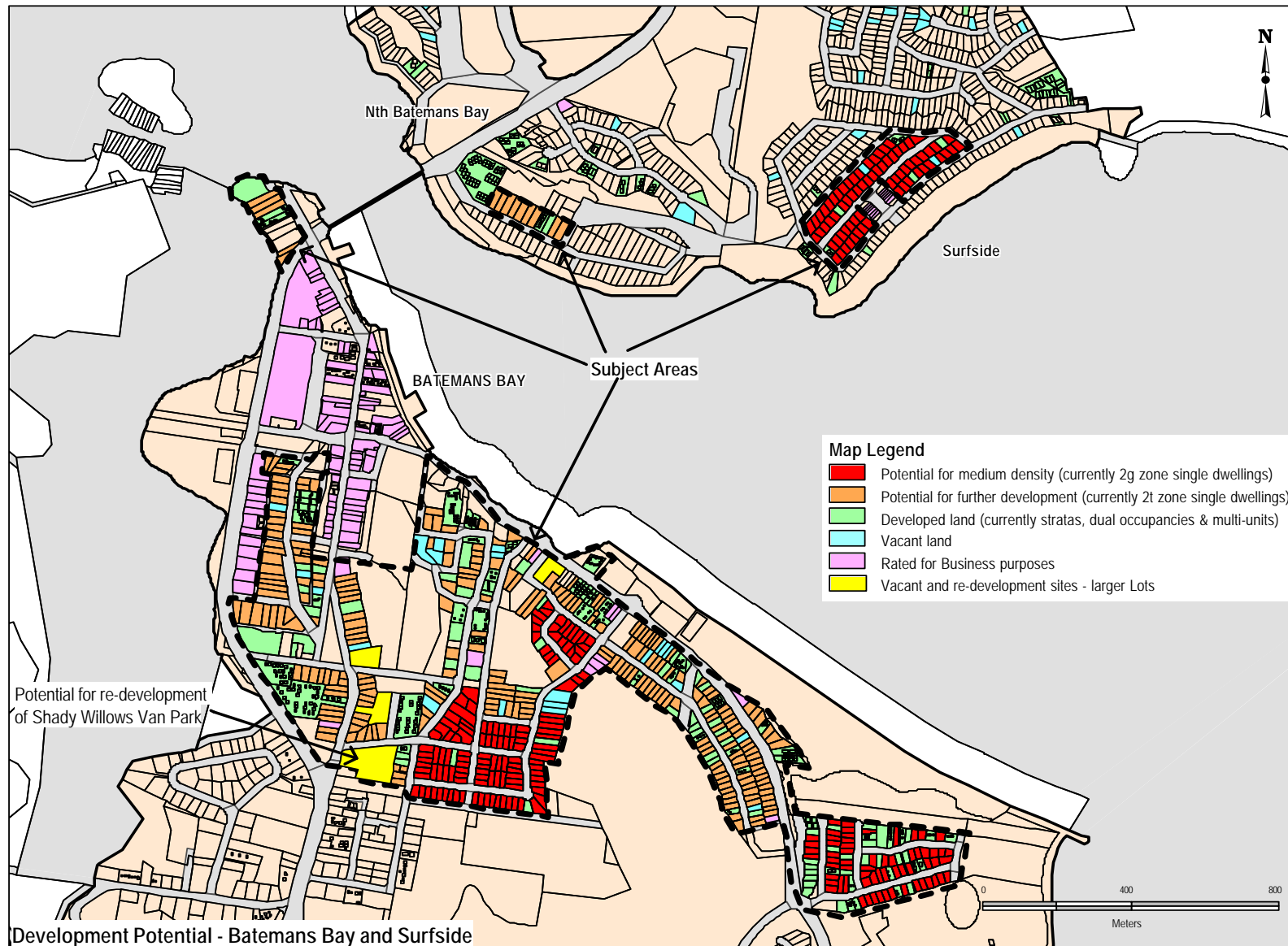


*Artist's Impression of the future development potential at 'The Vista'*

### Surfside ("The Vista" only)

This area is appropriate for more intensive development for numerous reasons. A few minutes drive from the town centre, The Vista is in close proximity to Batemans Bay Primary School and the Surfside foreshore reserve. It is on flat land, and is already serviced by several shops. Unlike the other areas targeted for increased densities in this Plan, the Vista is a very small area immediately adjacent to the established Surfside village shops.

Map II:17B Proposed Medium Density





## Residential Development Directions

New residential development greatly impacts on the functioning, appearance and servicing costs relating to infrastructure of Greater Batemans Bay. The following is essential.

1. **Expansion of settlements is restricted to designated Urban Expansion areas and other areas noted as appropriate for consideration for urban development supported by the Panel.**
2. **Land at Batemans Bay and Surfside be re-zoned from low-density to medium-density residential (refer to Map II.18 provided following these directions).**
3. **Apply a rural transitional zone around the North Batemans Bay lands considered by the Panel and Council. This zone will require substantial vegetation buffers, large lot sizes and adherence to design controls to ensure these Gateway Sites are appropriately developed.**
4. **An appropriate range of lot and household sizes are encouraged to allow for housing choice and affordability, and to meet the varying demands of a changing society.**
5. **Mixed-used buildings are located within neighbourhood centres, including shop-top housing.**
6. **Tourist accommodation and permanent residential accommodation is interchangeable throughout the residential zones.**
7. **“Coastal design” standards for buildings that are respectful to the character of the Greater Batemans Bay communities are established and implemented.**
8. **Apply additional height incentives around the Marina where appropriate to encourage amalgamation of sites and multi-unit development on the non-waterfront side of Beach Road.**
9. **A generally low-rise built form is maintained, while allowing for a range of housing types and densities in appropriate areas.**
10. **Lands suitable for affordable and aged housing in close proximity to the neighbourhood centres are identified and bonus development incentives made available for these areas.**
11. **Council assists developers and builders in meeting design guidelines through the expertise of its staff and the reference materials it provides.**
12. **New developments are energy, waste and water-efficient, diverse in style, and designed to be adaptable for a range of uses over time.**
13. **Foreshore scenic protection provisions are included in the new LEP to preserve foreshore scenic qualities.**
14. **Retention of native vegetation within the Urban Expansion Lands in order to maintain Nature Coast character.**
15. **New development and re-development to account for hazard risk.**

## Residential Expansion Directions

### General Directions

1. The street layouts are in a grid pattern or a distorted grid based on the local topography.
2. Areas of steep slope (> 25%), or that are identified as being of scenic importance, cannot be developed.
3. Appropriate Riparian Corridor setbacks must be applied.
4. Masterplans for subdivisions are required. They are to include private covenants to safeguard the overall vision for the subdivision and to maintain design integrity.
5. Master plans for the Urban Expansion Lands will be prepared. They must illustrate and demonstrate, where relevant, how they will adequately address the following:
  - (a) design principles drawn from an analysis of the site and its context;
  - (b) current and desired future settlement character;
  - (c) the location of any development is respectful to the natural features of the site, including coastal processes and coastal hazards;
  - (d) the scale of any development will successfully integrate with the existing landscape, (tree retention zones to be nominated within proposed lots);
  - (e) phasing of development;
  - (f) public access to and along the coastal foreshore;
  - (g) pedestrian, cycle and road access and circulation networks;
  - (h) an appropriate subdivision pattern demonstrating consistency with traditional street networks;
  - (i) infrastructure provision;
  - (j) building envelopes and built form controls;
  - (k) heritage conservation;
  - (l) remediation of the site;
  - (m) provision of public facilities and services;
  - (n) provision of open space, its function and landscaping;
  - (o) conservation of energy, waste and water quality and use;
  - (p) conservation of animals (within the meaning of the *Threatened Species Conservation Act 1995*) and plants (within the meaning of that Act), and their habitats; and
  - (q) conservation of fish (within the meaning of Part 7A of the *Fisheries Management Act 1994*) and marine vegetation (within the meaning of that Part), and their habitats.

### Long Beach Urban Expansion Land

Currently deferred (see the *Department of Planning's Sensitive Urban Lands Review - Independent Panel Report*.)

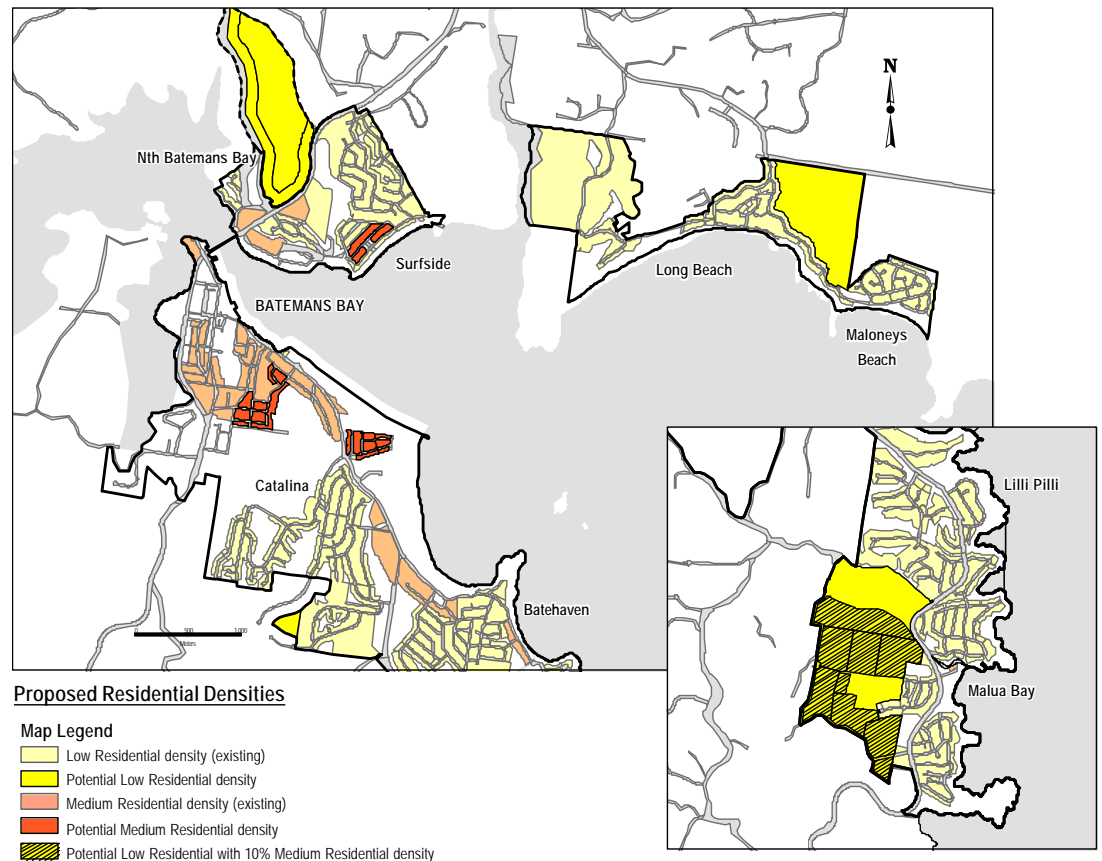
### Malua Bay Urban Expansion Land

- Apply a mix of low and medium density zoning to the urban expansion land suitable for development. Medium density will be concentrated on flat lands in close proximity to services.
- 5% of new lots to comprise of dual-occupancy development.
- Maintain forest connections on east to west and north to south axes within the site.
- Apply riparian corridor setbacks where appropriate.
- Require site specific DCP's to ensure that development reflects the "Nature Coast style".
- Maintain ridgeline vegetation.
- Require a mix of lot sizes, including smaller lots, to achieve a higher development yield than traditionally achieved.
- Nominate tree retention zones within proposed lots.

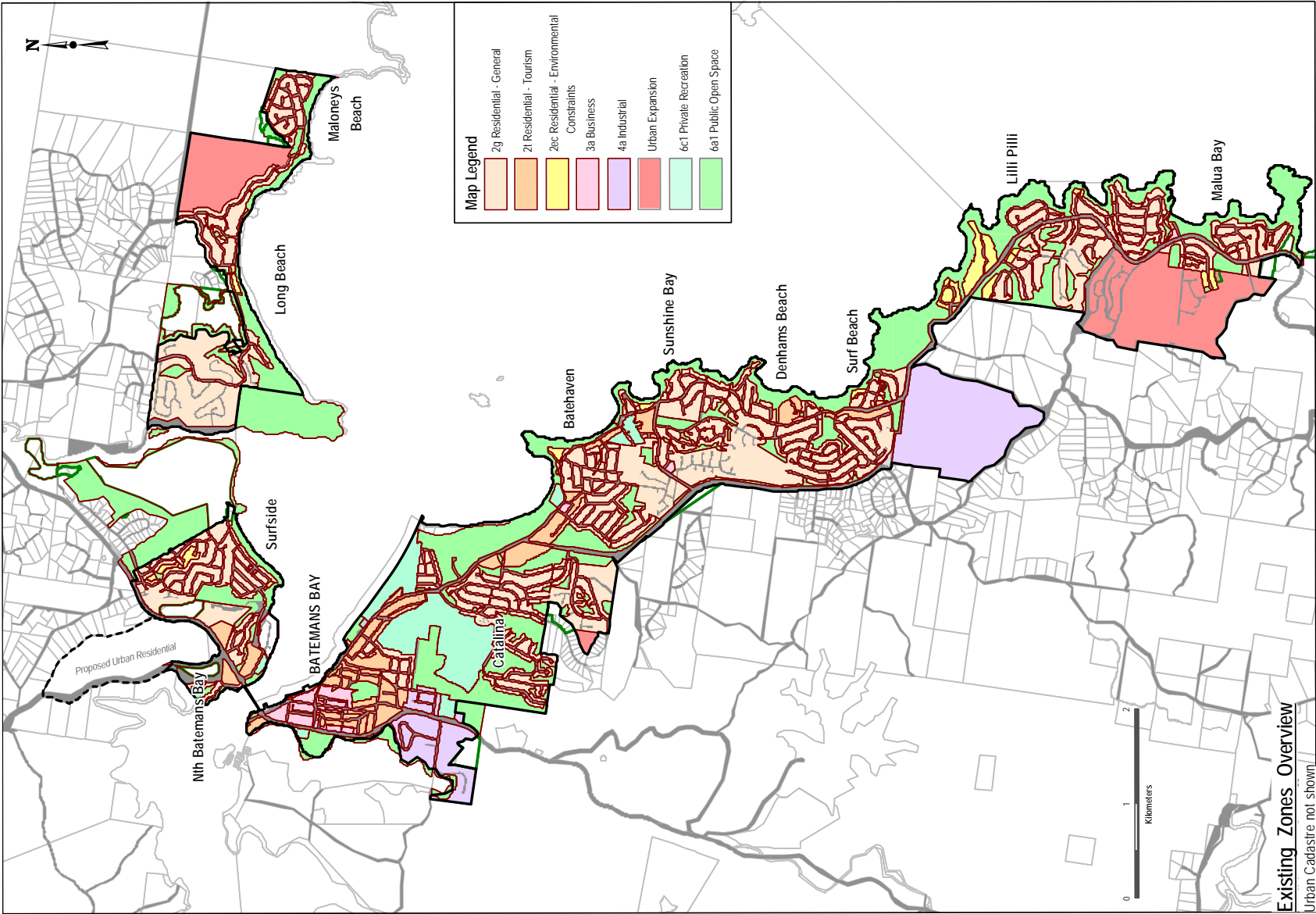
### North Batemans Bay

- Apply a rural transition zone around the perimeter of the site and a low-density zone to the remainder of the site.
- Apply a 40m vegetated buffer for the full extent of the Kings Highway and Princes Highway frontages (gateway site).
- Maintain forest connections on east to west and north to south axes within the site.
- Apply riparian corridor setbacks.
- Nominate tree retention zones within proposed lots.

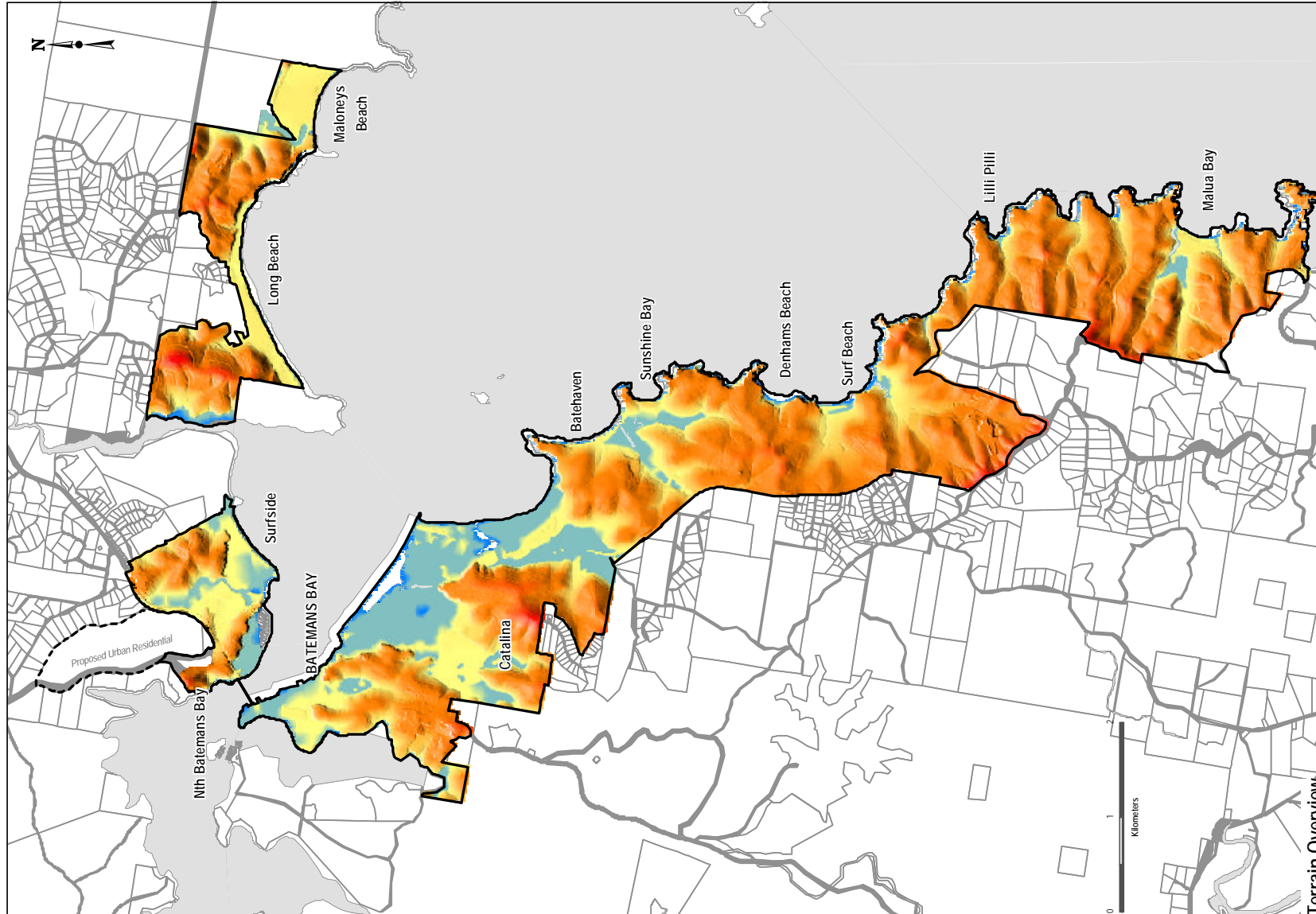
### Map II:18 Proposed Residential Densities



Map II:19 Existing Zones Overview



II:20 Terrain Overview





## 12. Heights

It is important that the heights of buildings within Greater Batemans Bay are compatible with the preservation of important views and the visual setting of its settlements. Locating larger buildings within the town centre, away from the foreshore, reduces visual impacts and lessens any overshadowing of public areas.

The Community Reference Group was united in supporting the principle of having increased heights close to the town centre and other areas of high-level servicing. The Group was also unified in its support for limiting heights away from such services where they would negatively impact view sharing. However, there was a lot of debate about what these height limits should be, particularly in regards to waterfront properties. Several Group members advocated a one-storey limit along waterfront properties. Other Group members felt that such a limit in existing developed areas, which already have a two-storey height limit, would be unworkable and unfair.

### Where are lower heights appropriate?

This Plan proposes lower heights for developments within areas identified as scenically important (for example, within the foreshore scenic protection areas, and on ridgelines). The height restrictions are designed to make a transition between higher and lower buildings, and between the built form and the coastal foreshore edge.

### Where are greater heights appropriate?

This Plan allows for greater building heights within close proximity to the town

centre, where sites are unobtrusive and where an exceptional level of design can be achieved. This approach also optimises the use of public transport.

It is important that heights relate to existing built form of the Greater Batemans Bay settlements. However, where sites are unobtrusive, more intensive development may be appropriate. For example, the area at Hanging Rock is located on flat land and is not visually prominent. It is proposed to increase the height limit at Hanging Rock from maximum of two-storeys (8.5m) to a maximum three storey (10m) height limit to allow for greater density.

This plan proposes a four-storey (14m) height incentive on the non-waterfront side of Beach Road, in the vicinity of the Marina. This will help achieve the required densities in designated locations and achieve a high standard of development. It is also proposed to increase the height limit along this section of Beach Road (non-waterfront side) from a maximum of two-storeys (8.5m) to a maximum of three-storeys (10m). However, if development proposals meet with incentive criteria detailed in the Height Directions, then four-storey (14m) development may be permitted.

### What are bookend sites and why are they important?

Bookend sites are large-scale sites that can have significant economic, social and visual impacts on Greater Batemans Bay. These are sites where additional height may be achieved subject to specific design criteria. An example of a bookend site in the Batemans Bay Town Centre is “The Clyde”, a retirement apartment complex next to Stockland Centre.

Special criteria have been proposed for nominated bookend (large-scale sites).



*Bookend Site: The Clyde*

## What are the nominated bookend sites for the area?

### Catalina Country Club

Given the vegetated stand of trees along Country Club Drive and the backdrop of the escarpment, a four-storey (14m) building could be accommodated on this site, subject to the following criteria:

- The building is set back from Beach Road and does not present a dominant presence to Beach Road.
- The development sits below the height of the tree canopy along Country Club Drive.
- The building is sufficiently articulated and a mix of building materials used to reduce the overall bulk of the building.
- The fourth level is recessed.

### Surf Beach (industrial land)

Given the vegetated surroundings and close proximity to intensive uses, such as the tip and recycling centre, buildings of up to three-storeys (10m) could be accommodated in this area, subject to the following criteria:

- The buildings are sufficiently articulated and a mix of building materials is used to reduce the overall bulk of the building.
- The height of the buildings does not dominate important landscape features.
- The use has substantial public benefits, such as providing low-income affordable housing.
- The site is generously landscaped (including retention of mature stands of trees). This is incorporated to minimise the impact of the bulk of the building.

## Heights Directions

Appropriate heights have economic, social, environmental and visual impacts for Greater Batemans Bay. The following is essential that:

### 1. Building heights shall be in accordance with the height map.

The following height limits are proposed for each of the Greater Batemans Bay Settlements (please refer to Map II.21):

#### Maloneys Beach

A maximum two-storey (8.5m) height limit is maintained.

#### Long Beach

A maximum two-storey (8.5m) height limit is maintained.

#### Surfside

A maximum two-storey (8.5m) height limit is maintained for the foreshore areas and general residential areas. Land within the vicinity of 'The Vista' village shopping centre and designated for medium-density development will have a maximum three-storey (10m) height limit (refer to map).

#### North Batemans Bay

A maximum two-storey (8.5m) height limit is maintained for the general residential areas. The land on the north side of Wharf Road zoned for medium-density development will have a maximum three-storey (10m) height limit. This increased height limit takes into account the height of the escarpment (backdrop), ensuring that the height of development along this section will not dominate the landscape features and will not be visually intrusive.

## Batemans Bay

The residential areas immediately adjoining the town centre and zoned for medium-density development will have a three-storey (10m) height limit unless otherwise indicated. The remainder of the low-density residential areas will maintain a two-storey (8.5m) height limit.

The land extending from the Catalina Country Club through to the roundabout at Bavarde Avenue fronting Beach Road (non-waterfront side) will have a three-storey (10m) height limit, with four-storey (14m) development permitted if it meets special design criteria. To permit four-storey (14m) development, proposals must meet all of the following criteria:

- 1) Involve amalgamation of sites to provide a site area in excess of 2000m<sup>2</sup>, with all vehicular access from Golf Links Drive.
- 2) Be of exceptional urban design, providing a high standard of architectural merit and consistent with the *Draft Nature Coast Style Guide - Discussion Paper*.
- 3) The fourth storey is recessed, allowing for greater solar access to adjoining properties.
- 4) The front setback area is fully landscaped (no hardstand) with no high front fences.
- 5) The building façade is sufficiently articulated so as to avoid presenting as solid three-storey (10m) walls to the street.
- 6) Units facing Beach Road have double-glazing, or other mitigating measures to reduce the impact of traffic noise (refer to map).

A three-storey (10m) height limit applies to those areas targeted for higher densities, (eg, Hanging Rock) however, nominated foreshore protection sites (on the waterfront side of Beach Road) will have a two-storey (8.5m) height limit,

unless considered as part of the Marina re-development Masterplan.

**Catalina** The maximum two-storey (8.5m) height limit is maintained for the low-density residential areas.

**Batehaven** A three-storey (10m) height limit applies to the existing neighbourhood business centre and medium density zones. A two-storey (8.5m) height limit is maintained in the low-density residential areas.

**Sunshine Bay** The maximum two-storey (8.5m) height limit is maintained.

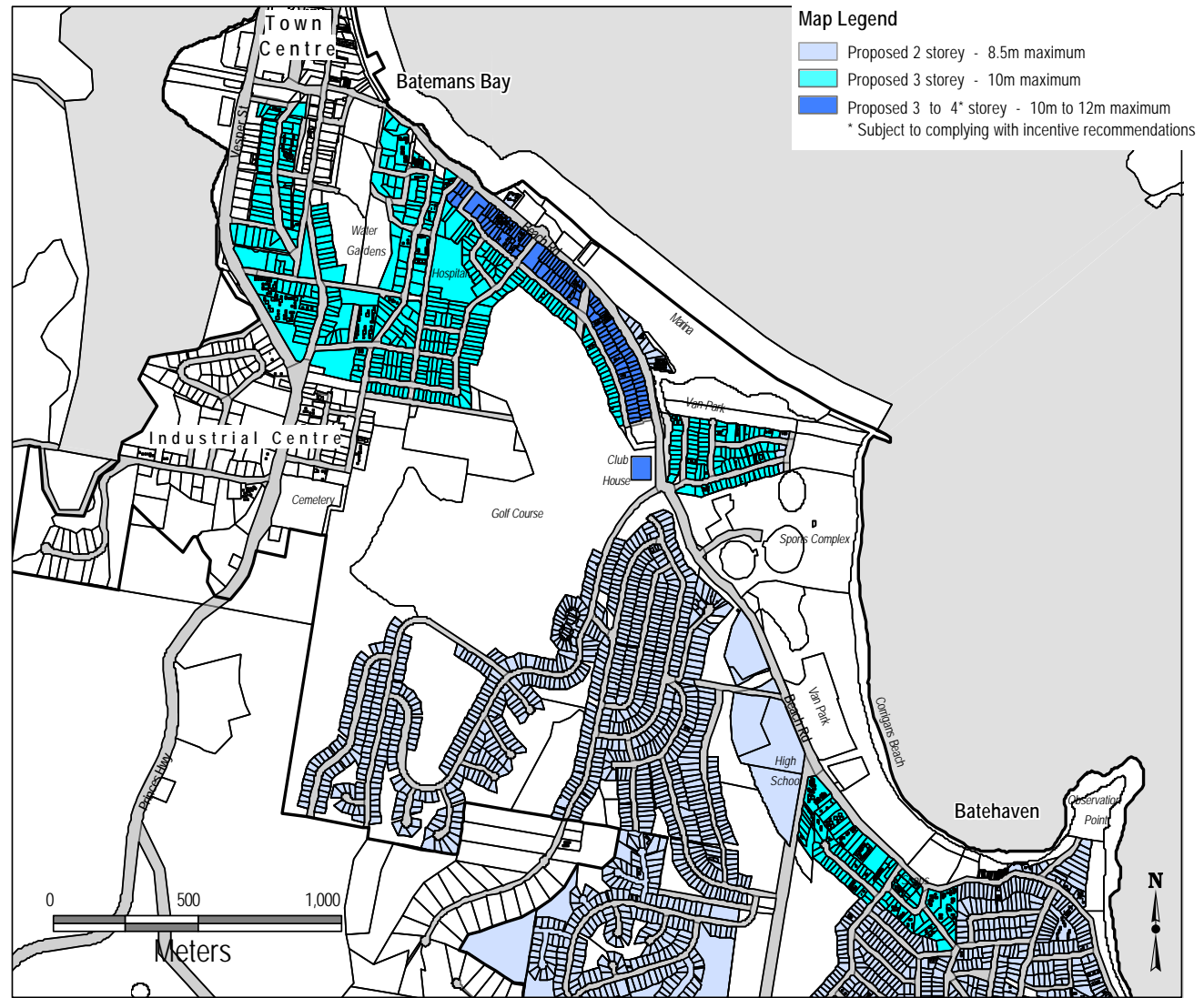
**Denhams Beach** The maximum two-storey (8.5m) height limit is maintained.

**Surf Beach** The maximum two-storey (8.5m) height limit is maintained. New residential land at Surf Beach may be permitted a three-storey (10m) height limit, subject to the special design criteria.

**Lilli Pilli** The maximum two-storey (8.5m) height limit is maintained.

**Malua Bay** The maximum two-storey (8.5m) height limit is maintained.

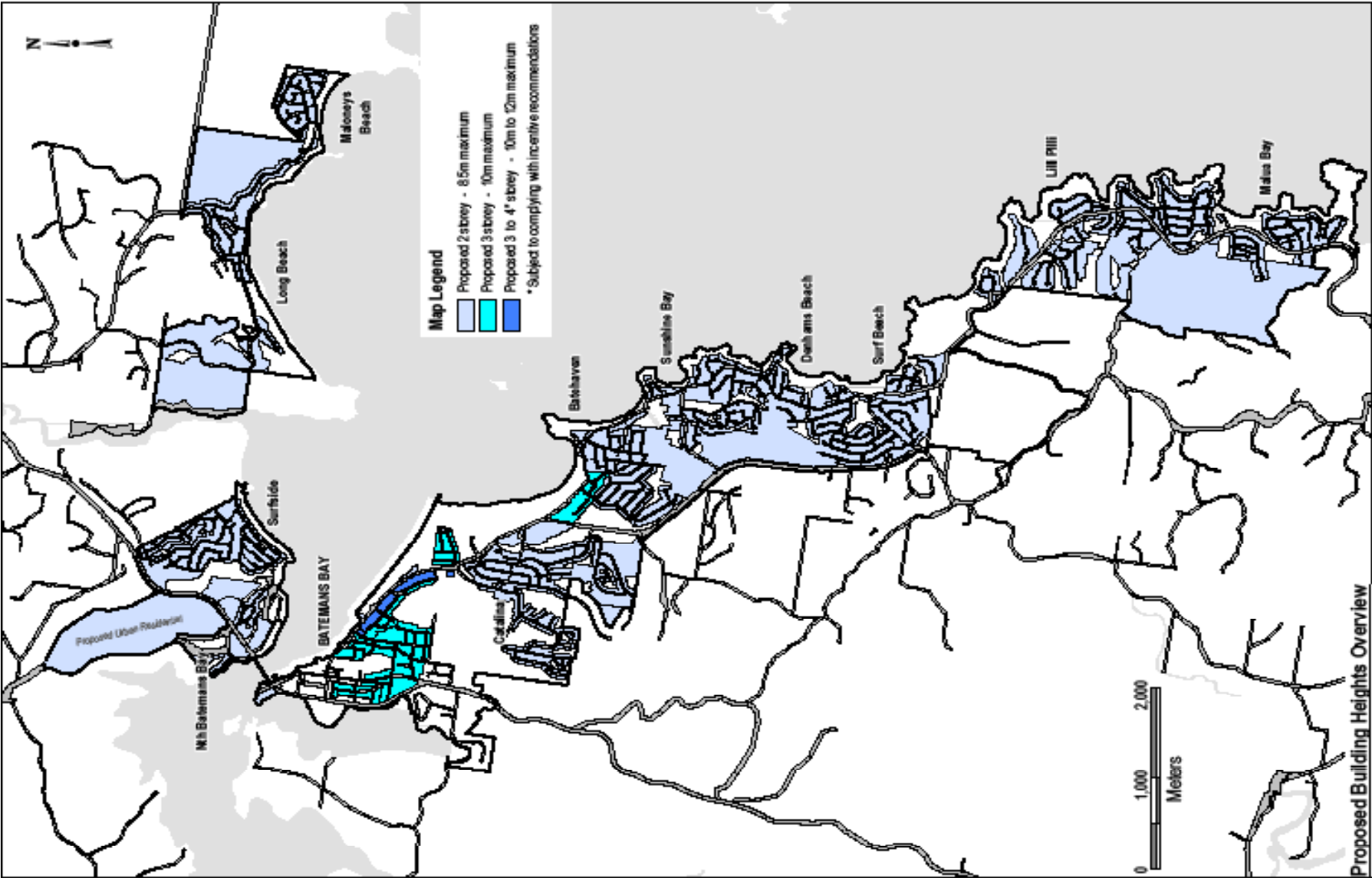
## II:21 Building Heights - Close to Town Centre



Proposed Building Heights close to Town Centre



II:22 Building Heights - Overview









# Part B: Greater Batemans Bay Settlement Profiles

## Maloneys Beach

### What is the development potential of Maloneys Beach?

*Maloneys Beach has very limited development potential.*

Maloneys Beach is a well-established settlement on the outskirts of Greater Batemans Bay.

Maloneys Beach is not identified as a growth area in this Plan due to the following factors:

- substantial distance from the town centre;
- most of the lots are already developed;
- small population; and
- low level of servicing.

### What changes are proposed for Maloneys Beach?

Only a few changes are proposed for Maloneys Beach (see the Maloneys Beach – Long Beach Urban Structure Map). One proposed change is to improve access to Surfside and the town centre by establishing a boardwalk/cycleway over Cullendulla Creek. This Plan supports maintaining the maximum two-storey height limit for Maloneys Beach.

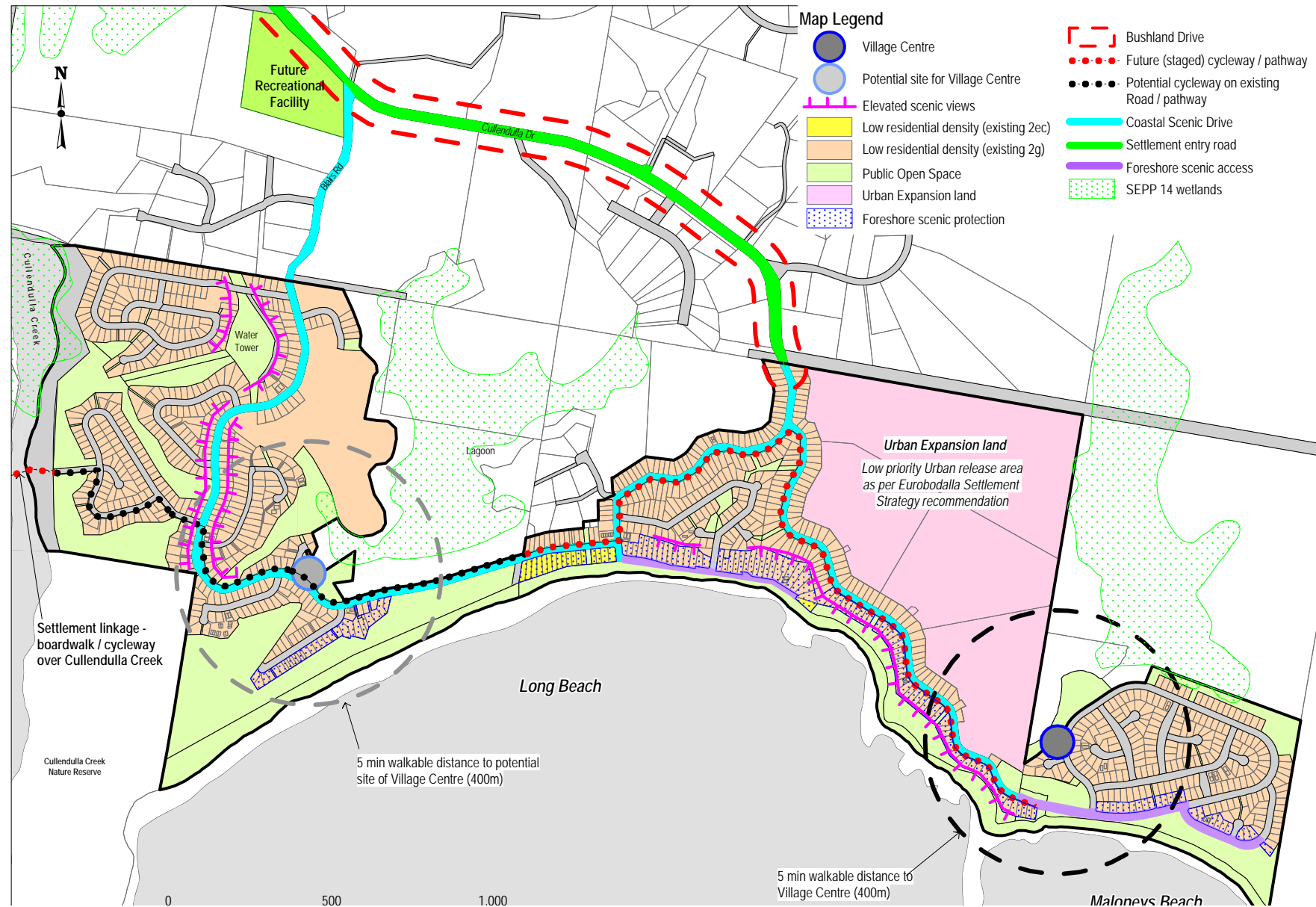


Maloneys Beach



Maloneys Beach General Store

Map II:23 Maloneys Beach – Long Beach Urban Structure





## Long Beach

### What is the development potential of Long Beach?

*Long Beach has substantial development potential.*

The settlement of Long Beach consists of the area that is traditionally known as Long Beach and the area that is now known as Longbeach Estate. Longbeach Estate is a rapidly expanding area.

The settlement of Long Beach is identified as a major future growth area in the Plan. This is primarily due to its large supply of undeveloped land suitable for residential development.

#### *Long Beach- Fauna Ave*



*Long Beach (Sandy Place) & Longbeach Estate*



### What will happen with the Long Beach Urban Expansion Area?

In October 2006, the South Coast Sensitive Urban Lands Independent Review Panel found that the Long Beach urban expansion area required further investigation, and that decisions on the development potential of this land should be deferred until such investigations were completed.

Since this time, Council has studied the area further. The details of this investigation are provided in the Eurobodalla Settlement Strategy. The Strategy and this Plan support some development of this area in the future, provided that it follows criteria to protect the local environment and character of Long Beach. The urban expansion land is a low-priority urban release area.

There are substantial environmental considerations that will constrain development of this urban expansion area. Council will work with the



Department of Planning, developers/landowners and other relevant agencies to ensure that the outcomes identified for the sensitive urban lands are achieved through a range of landuse planning, development assessment and environmental management actions.

## What changes are proposed for Long Beach?

Several changes are proposed for Long Beach (see the Maloneys Beach – Long Beach Urban Structure Map). The development of the urban expansion lands is the most notable change. The establishment of a small-scale village shopping centre is proposed. A radius of 400m would be established around the new village shops to indicate that it is a preferred area for aged and affordable housing and small-scale retail or commercial services.

Another proposed change is to improve access from Long Beach to the rest of Greater Batemans Bay by establishing a cycleway that would run from Surf Beach



all the way to Maloneys Beach. This Plan supports maintaining the maximum two-storey height limit for Long Beach.

*Left, Long Beach (Northcove Drive)*

*Right, Longbeach Estate*

## Surfside

### What is the development potential of Surfside?

*Surfside has limited development potential. However, there are development and re-development opportunities in and around “The Vista”.*

Surfside is a well-established settlement directly across the bay from the Batemans Bay Town Centre. While most of Surfside has been developed, ‘The Vista’ (an established village shopping centre) has unrealised development potential. “The Vista” is in close proximity to Batemans Bay Public School and the Surfside foreshore reserve. It is on flat land, and is already serviced by several shops. Unlike the other lands identified for possible increased densities in this Plan, land targeted near “The Vista” is a very small area immediately adjacent to the established Surfside village shops.



## What changes are proposed for Surfside?

The changes proposed for Surfside relate predominantly to “The Vista”(see the Surfside – North Batemans Bay Urban Structure Map and an artist’s impression of the area in the future). This Plan supports revitalising “The Vista” and surrounding village centre area, and supports re-zoning land in the vicinity from low-density to medium-density residential. Another change is establishing a radius of 400m around “The Vista” to encourage the provision of aged and affordable housing in close proximity to services, as well as drawing new commercial and retail services to “The Vista”. Another proposed change is to improve access from Surfside to the rest of Greater Batemans Bay by establishing a cycleway that would run from Surf Beach all the way to Maloneys Beach.

This plan supports maintaining a maximum two-storey height limit for the foreshore areas and general residential areas. Land within the vicinity of “The Vista” and designated for medium-density development will have a maximum three-storey height limit.



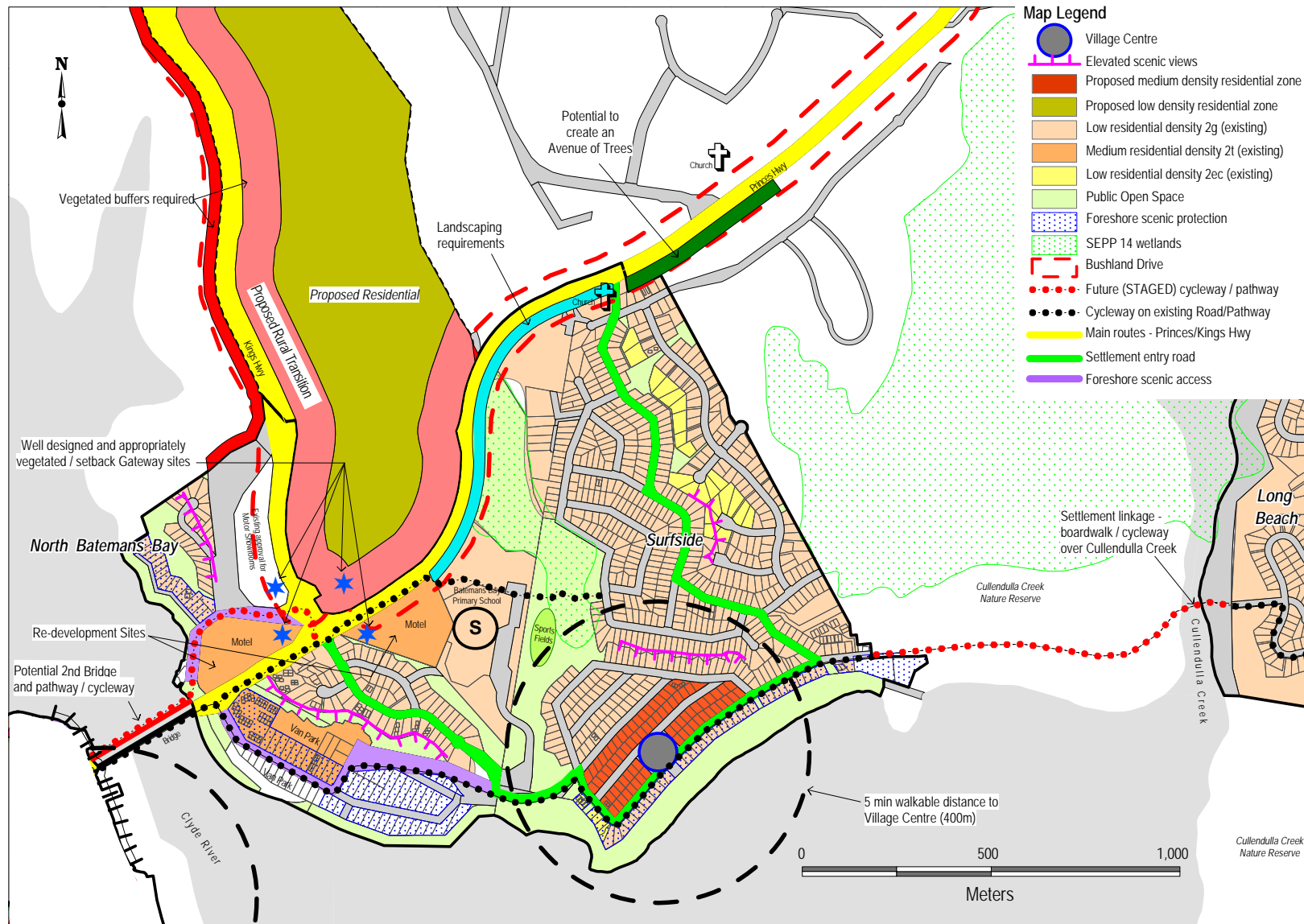
*Surfside (The Vista)*

*Artist's Impression of the future development potential for “The Vista”*





Map II.24 Surfside – North Batemans Bay Urban Structure



Surfside & North Batemans Bay - Urban Structure

## North Batemans Bay

### What is the development potential of North Batemans Bay?

*North Batemans Bay has substantial development potential, and is within the area reviewed by Council and the South Coast Sensitive Urban Lands Independent Review Panel.*

North Batemans Bay is only a few minutes walk away from the Batemans Bay Town Centre. This allows for easy access to services, whilst minimising travel distances and dependence on private vehicles.

North Batemans Bay is identified as a major growth area in the Plan. This is primarily due to its large supply of undeveloped land suitable for residential development. North Batemans Bay also has a high level of servicing due to its proximity to the town centre.

### What will happen with the area in North Batemans Bay considered by the Panel?

In October 2006, the South Coast Sensitive Urban Lands Independent Review Panel considered the suitability of developing the (CIC) land in North Batemans Bay. The Panel recommended the area should be studied further to ascertain its development potential.

Since this time, Council has studied the area further. The details of this investigation are provided in the Eurobodalla Settlement Strategy. Council has not identified any environmental issues that would preclude urban development of these lands. However, as noted earlier in this section, this land

serves as the main Gateway to Batemans Bay and has scenic values; hence, it needs to be developed in a sensitive manner.

Rezoning to residential of suitable areas of this site at the intersection of the Kings Highway and Princes Highway will proceed through the new Local Environmental Plan (LEP).

### What changes are proposed for North Batemans Bay?

The changes are focused on the North Batemans Bay area under review (see the Surfside – North Batemans Bay Structure Plan Map). The development of the lands reviewed by the Panel and Council is the most notable change. The Eurobodalla Settlement Strategy and this Plan support rezoning this area from rural smallholdings to urban residential. This Plan supports developing this area in a coordinated and well-designed manner that incorporates substantial setbacks and retention of vegetation. Another proposed change is to improve access from North Batemans Bay to the rest of Greater Batemans Bay by establishing a cycleway that would run from Surf Beach all the way to Maloneys Beach.

This Plan supports maintaining a maximum two-storey height limit for the general residential areas in North Batemans Bay. It also proposes that the land on the non-water side of Wharf Road zoned for medium-density development will have a maximum three-storey height limit. This increased height limit takes into account the flat nature of the land and the height of the escarpment (backdrop), thus ensuring that the height of development along this section will not dominate the landscape features and will not be visually intrusive.



North Batemans Bay



North Batemans Bay (Wray Street)

## Batemans Bay

### What is the development potential of Batemans Bay?

*Batemans Bay has substantial development potential, particularly around the Marina Area and Hanging Rock.*

Batemans Bay is appropriate for more intensive development for numerous reasons. It offers the area's best access to services. Providing more housing in and around the town centre has economic, social and environmental benefits.

The properties around the Marina are primed for change. Many of these properties are not currently meeting their development potential. There are numerous buildings in the area that are in need of renovation and/or redevelopment. It is likely that property owners are waiting to see what happens with the Marina and associated developments prior to investing further in the area.

The new Marina and associated developments will be of a scale and magnitude that will transform the area. The Marina re-development will likely occur over the next few years. The first set of draft plans for the Marina re-development has recently been on public review.

The area around Hanging Rock is appropriate for more intensive development for numerous reasons. Hanging Rock is in close proximity to the town centre. It borders on recreation reserves and substantial community facilities (such as the University of Wollongong Satellite Campus, library, skate park and other sporting facilities);





*Potential redevelopment sites in the vicinity of the Marina*



it already has a mix of single dwellings and residential flats; and it is on flat land, meaning that further development will not impact on scenic values.

## What changes are proposed for Batemans Bay?

There are numerous changes proposed for Batemans Bay (see the Batemans Bay Urban Structure Map and the artist's impression of the area in the future). Please also refer to the Draft Batemans Bay Town Centre Plan for proposed changes to the town centre.

The Eurobodalla Settlement Strategy and this Plan support rezoning the residential areas immediately adjoining the town centre for medium-density development and establishing a three-storey height limit. The remainder of the low-density residential areas will maintain a two-storey height limit. A further proposed change is to improve access from the Bay to the rest of Greater Batemans Bay by establishing a cycleway that would run from Surf Beach all the way to Maloneys Beach.

In regards to the lands around the Marina, this Plan supports having a three-storey height limit, with four-storey development permitted if it meets special design criteria for the properties on the non-water side of Beach Road. There would be a two-storey height limit on the water side of Beach Road. To maximise the development potential of these non-waterside properties and ensure safe access, amalgamation of lots will likely be required.



Batemans Bay Marina

Properties included in this proposal extend from the Catalina Country Club through to the roundabout at Bavarde Avenue fronting Beach Road. To permit four-storey development, proposals would need to meet all of the criteria detailed under Heights in Section II, Part A of this document.

There are numerous changes for Hanging Rock. This Plan supports rezoning land around Hanging Rock from low-density to medium-density residential.

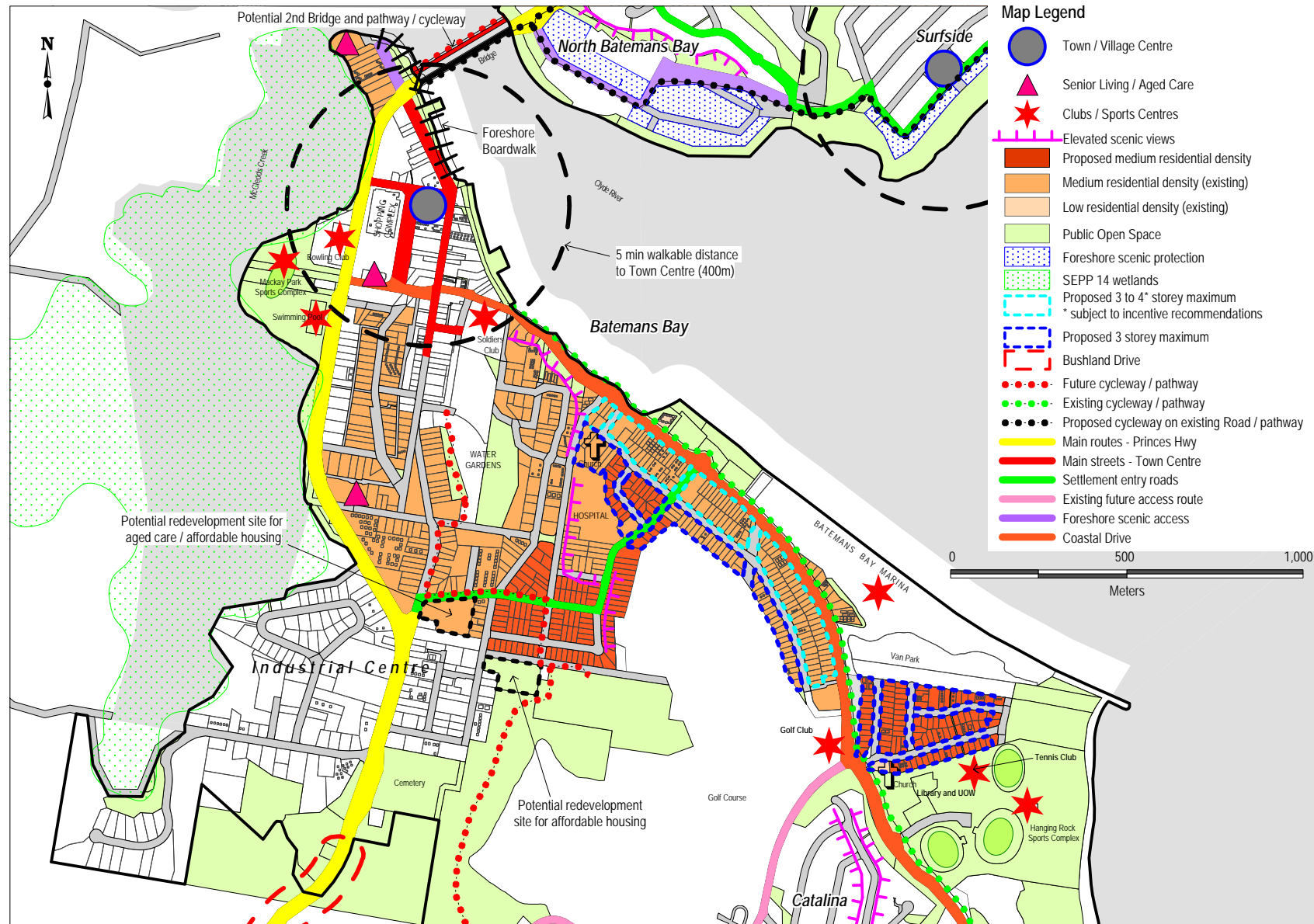
This Plan supports maintaining the two-storey height limit for Hanging Rock's low-density residential areas and establishing a three-storey height limit for those areas targeted for higher densities. This Plan also supports foreshore scenic protection by establishing a two-storey height limit for the foreshore areas at Hanging Rock.

*Artist Impression of the future development potential  
around Batemans Bay Marina Area*





Map II.25 Batemans Bay Urban Structure



## Catalina

### What is the development potential of Catalina?

*Catalina has very limited development potential.*

Catalina is an established settlement. While it is close to the town centre, it is not identified as a growth area in this Plan due to the following factors:

- most of its lots are already developed; and
- its steep slopes and ridgelines severely limit development or re-development.

### What changes are proposed for Catalina?

Little change is proposed for Catalina (see the Catalina - Batehaven Urban Structure Map).

The only substantial change is to improve Catalina's access to the rest of Greater Batemans Bay by establishing a cycleway that would run from Surf Beach all the way to Maloneys Beach and behind the golfcourse to the watergardens. This Plan supports maintaining the maximum two-storey height limit for Catalina.

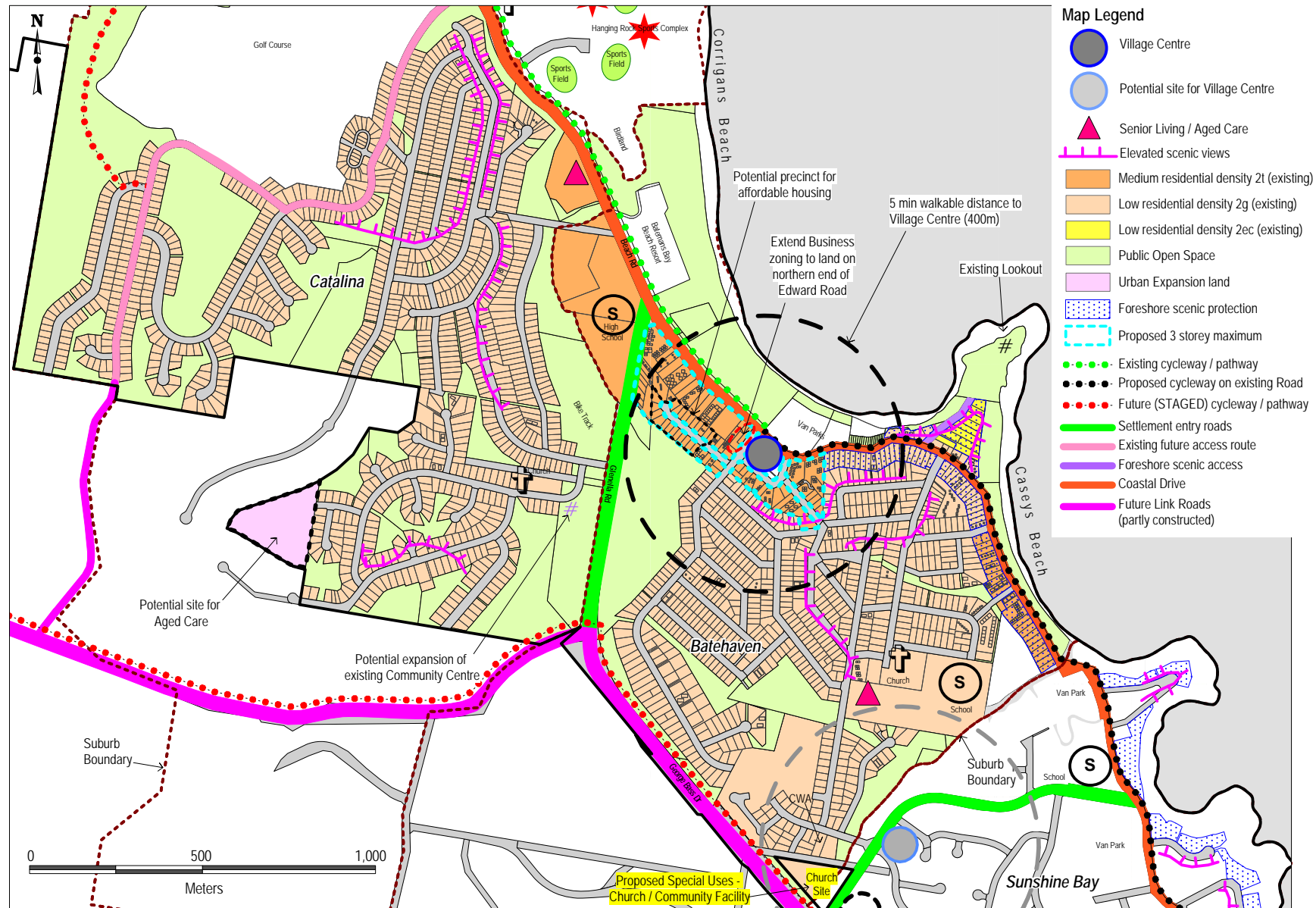


*Hanging Rock residential area*

*Artist's Impression of the future development potential at Hanging Rock*



Map II.26 Catalina & Batehaven Urban Structure





## Batehaven

### What is the development potential of Batehaven?

*Batehaven has substantial development potential, especially around its neighbourhood centre.*

Batehaven is appropriate for more intensive development for numerous reasons. Batehaven is relatively close to the town centre. Its neighbourhood centre provides a wide range of services, including a small supermarket, restaurants and shops. The settlement also has excellent access to recreational facilities, and is an ideal location for mixed-use housing (such as shop-top flats) surrounded by medium-density zoned land. Batehaven has the largest neighbourhood centre in Greater Batemans Bay. If the potential of the Batehaven Neighbourhood Centre were realised, it would enhance its current role in the community and make the area more vibrant and attractive.



*Batehaven Shopping Centre*



*Tourist accommodation Beach Road-Batehaven*

### What changes are proposed for Batehaven?

There are several changes proposed for Batehaven (see the Catalina – Batehaven Urban Structure Map and artist's impression of this area in the future). This Plan supports revitalising the area around the Batehaven Centre. Part of this revitalisation would involve improving parking and access to Batehaven's neighbourhood centre. This plan supports the extension of the Neighbourhood Centre through the rezoning of land to the north of Edward Road to Business.

This Plan also supports establishing a radius of 400m around Batehaven's neighbourhood centre to indicate that it is a preferred area for aged and affordable housing. The existing medium-density properties behind Beach Road hold strong potential for affordable housing. Another proposed change is to improve access from Batehaven to the rest of Greater Batemans Bay by establishing a cycleway that would run from Surf Beach all the way to Maloneys Beach.



*Artist's Impression of the future development potential at the Batehaven Shopping Centre*

This Plan supports re-zoning land to the North of Edward Road to a neighbourhood business zone. This Plan proposes a three-storey height limit for the existing neighbourhood business centre and medium-density zones. This Plan also supports maintaining the two-storey height limit for the low-density residential areas.

## Sunshine Bay

### What is the development potential of Sunshine Bay?

*Sunshine Bay, which is the fastest growing settlement in Greater Batemans Bay, still has significant development potential.*

Sunshine Bay is an emerging settlement. Since it does not currently have a village shopping centre, most residents and visitors to the area must drive to meet all their shopping needs.

Sunshine Bay is identified as a growth area in this Plan due to the following factors:

- relatively close to the town centre;
- numerous undeveloped lots remain in the area; and
- moderate and growing population base.

## What changes are proposed for Sunshine Bay?

Several changes are proposed for Sunshine Bay (see the Sunshine Bay – Denhams Beach Structure Plan Map). The Batemans Bay link road, which has already begun construction, will provide Sunshine Bay residents and visitors with an alternative way of accessing the Princes Highway. This will help alleviate congestion on Beach Road and on Sunshine Bay Road.

There is land zoned in Sunshine Bay for a small-scale neighbourhood shopping centre. The provision of neighbourhood shops will help to meet local shopping needs, while increase opportunities for social interaction and decreasing dependencies on private vehicles. This plan supports establishing a radius of 400m around the village centre as an appropriate area for aged and affordable housing and small-scale retail or commercial services.

Another proposed change is to improve access from Sunshine Bay to the rest of Greater Batemans Bay by establishing a cycleway that would run from Surf Beach all the way to Maloneys Beach. This Plan supports maintaining the maximum two-storey height limit for Sunshine Bay.

It is proposed that through the new LEP, the shopping centre land will be zoned neighbourhood centre with a cap on a maximum retail floor plate size. This cap would come from the detailed analysis provided by the Neighbourhood Centre Retail Analysis Report and as outlined in the ESS and the retail section of this plan.



*Proposed Sunshine Bay Neighbourhood Centre Site (across road) and James Dean Reserve*



## Denhams Beach

### What is the development potential of Denhams Beach?

*Denhams Beach has very limited development potential.*

Denhams Beach is an established settlement that is some distance from the town centre. A new village centre is not proposed for this area given its close proximity to the Surf Beach village shopping centre, which is currently very well serviced.

Denhams Beach is not identified as a growth area in this Plan due to the following factors:

- substantial distance from the town centre;
- most of the lots are already developed;
- small population; and
- low level of servicing.

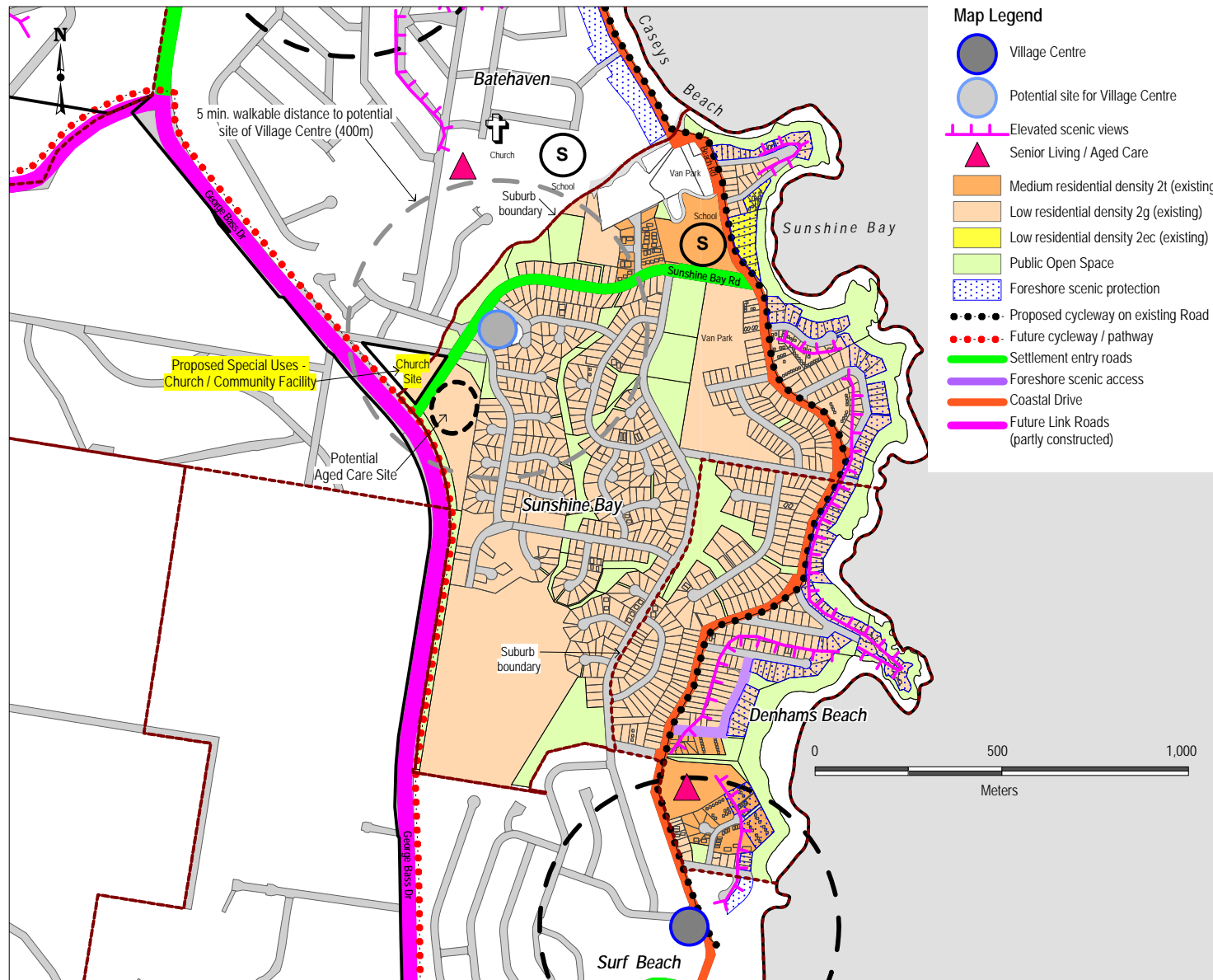
### What changes are proposed for Denhams Beach?

Little change is proposed for Denhams Beach (see the Sunshine Bay – Denhams Beach Urban Structure Map). The only substantial change is to improve Denhams Beach access to the rest of Greater Batemans Bay by establishing a cycleway that would run from Surf Beach all the way to Maloneys Beach. This Plan supports maintaining the maximum two-storey height limit for Denhams Beach.



*Denhams Beach Foreshore*

Map II. 27 Sunshine Bay & Denhams Beach Urban Structure





## Surf Beach

*Surf Beach has substantial development potential in the area to the North of the Surf Beach Landfill and South of the soon to be completed Surf Beach By-pass.*

Surf Beach is an emerging settlement on the outskirts of Greater Batemans Bay. Surf Beach is appropriate for more intensive development for various reasons. The Surf Beach Neighbourhood Centre is already very well serviced. For example, it has a small grocery store, restaurants and other services. The Surf Beach Tip and Recycling Centre are used by residents from Surf Beach and the entire Shire.

Surf Beach's growth potential is primarily in the area to the north of the Surf Beach Tip and south of the soon to be completed Surf Beach Bypass. This area holds substantial development opportunities. These include potential sites for a bulky goods retailing centre, commercial and retail services and affordable housing. These sites are subject to scenic protection control.



*Surf Beach Shopping Centre*



*Surf Beach*

## What changes are proposed for Surf Beach?

Many changes are proposed for Surf Beach (see the Surf Beach – Urban Structure Map). The Surf Beach Bypass, which has already begun construction, will provide Surf Beach residents and visitors with an alternative way of accessing the Princes Highway. This will help alleviate congestion on George Bass Drive and around Surf Beach.

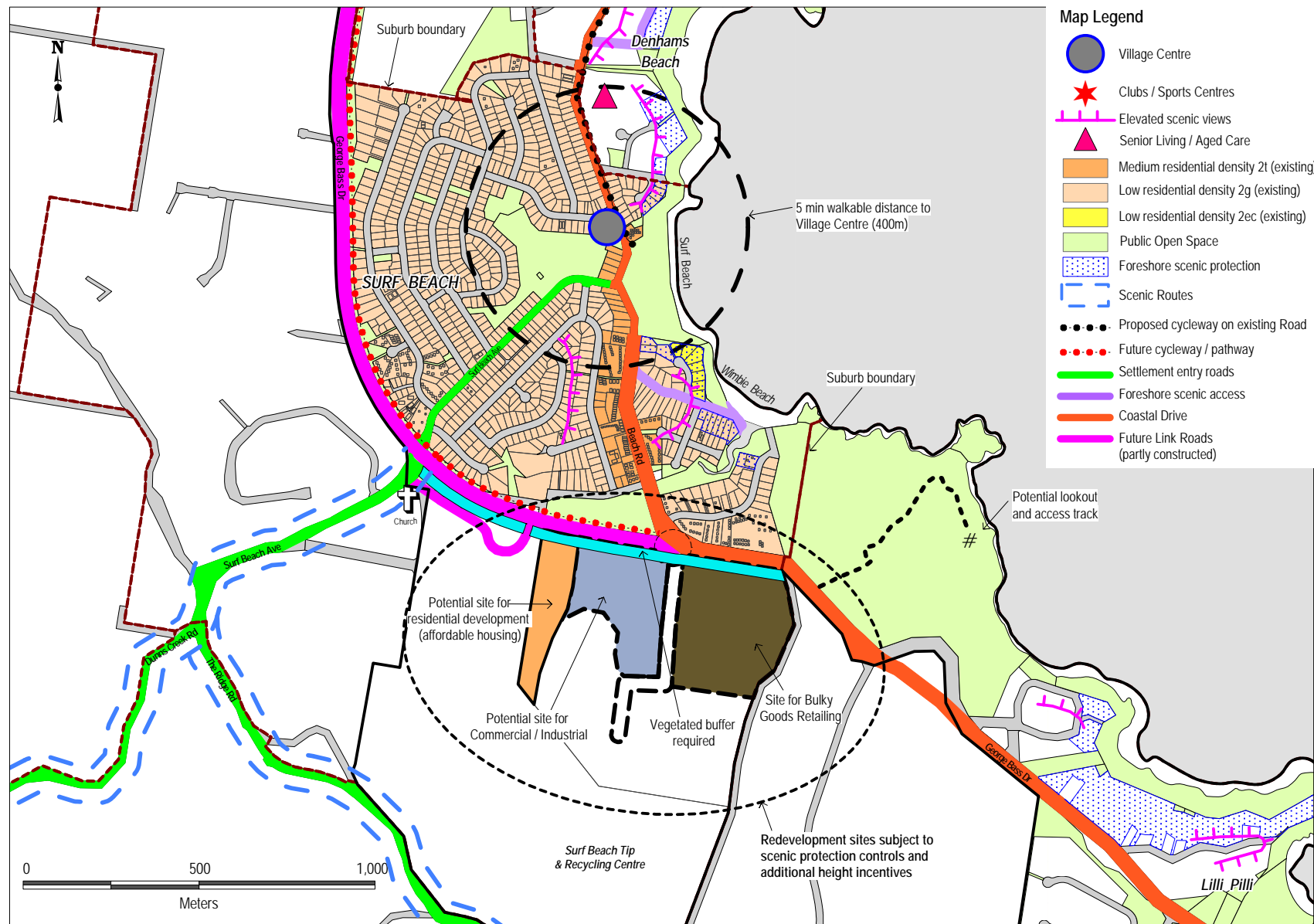
Another change is to improve Surf Beach's access to the rest of Greater Batemans Bay by establishing a cycleway that would run from Surf Beach all the way to Maloneys Beach. It is also proposed to establish a cycleway within the road shoulder of the Surf Beach By-pass.

This plan supports the development of part of the industrial land at Surf Beach as a bulky goods retailing centre and also to allow for residential development.

This Plan supports maintaining the maximum two-storey height limit for Surf Beach. This Plan supports permitting a three-storey height limit, subject to the special design criteria on new residential land at Surf Beach.

This plan also supports maintaining a vegetated buffer along the roads abutting the Surf Beach redevelopment (tip) site. It is desired that the car parking associated with the bulky goods retailing be located to the rear of the development with the buildings presenting to the street.

Map II.28 Surf Beach Urban Structure





## Lilli Pilli

### *Lilli Pilli has little development potential.*

Lilli Pilli is a well-established settlement on the outskirts of Greater Batemans Bay.

Lilli Pilli is not identified as a growth area in this Plan due to the following factors:

- substantial distance from the town centre;
- most of the lots are already developed;
- small population; and
- low level of servicing.



*Lilli Pilli Beach Estate*

### What changes are proposed for Lilli Pilli?

Only a few changes are proposed for Lilli Pilli (see the Lilli Pilli Urban Structure Map). One proposed change is to establish a lookout and walking track to the south of the headland at Wimbie Beach. The other proposed change is to establish a radius of 400m around the existing village centre (Mosquito Bay cafe) as an appropriate area for aged and affordable housing and small-scale retail or commercial services (neighbourhood centre).

This Plan supports maintaining the maximum two-storey height limit for Lilli Pilli.



*View to Lilli Pilli From George Bass Drive*



*Lilli Pilli Denise Drive*

**Map Legend**

- Village Centre
- Elevated scenic views
- Low residential density 2g (existing)
- Low residential density 2ec (existing)
- Public Open Space
- Foreshore scenic protection
- Scenic Routes
- Settlement entry roads
- Foreshore scenic access
- Coastal Drive
- Future Link Roads (partly constructed)

Surf Beach

Suburb boundary

Potential lookout and access track

Site for Bulky Goods Retailing

Vegetated buffer required

Potential site for Commercial / Industrial

Surf Beach Tip & Recycling Centre

Greater Batemans Bay Plan boundary

Lilli Pilli

George Bass Dr

Lilli Pilli Beach

5 min walkable distance to Village Centre (400m)

Mosquito Bay

Garden Bay

Malua Bay

Suburb boundary

0 500 1,000 Meters



## Malua Bay

### What is the development potential of Malua Bay?

*While Malua Bay has substantial development potential in its urban expansion land, it does not have much development potential outside of these lands.*

Most of Malua Bay to the east of George Bass Drive is already developed and holds little additional development potential. However, the urban expansion land at Malua Bay to the west of George Bass Drive is undeveloped and holds substantial development potential.

Malua Bay's urban expansion land is appropriate for more intensive development. The investigations of the Panel and Council found that, subject to appropriate environmental and other developmental controls, much of this land is well suited for residential development. This land is in close proximity to the Malua Bay village shopping centre, which is very well serviced. It is also very close to various recreational sites, such as the bowling, tennis, and soccer clubs, the beachfront park and the ocean.



*Malua Bay Foreshore*

### What will happen with the Malua Bay Urban Expansion Area?

In October 2006, the South Coast Sensitive Urban Lands Independent Review Panel found that Malua Bay urban expansion land is partially suitable for development.

The Eurobodalla Settlement Strategy and this Plan support some development of this area provided that it follows criteria to protect the local environment and character of Malua Bay.

There are substantial environmental considerations that will constrain development of this urban expansion area. Council will work with the

Department of Planning, developers/landowners and other relevant agencies to ensure that the outcomes identified for the sensitive urban lands are achieved through a range of landuse planning, development assessment and environmental management actions.

### What changes are proposed for Malua Bay?

There are numerous strategic planning changes for Malua Bay (see the Malua Bay Urban Structure Map). Development of the urban expansion lands is the most notable change. Another proposed change is to establish a radius of 400m around the existing village centre to indicate that it is a preferred area for aged and affordable housing and small-scale retail or commercial services. It is also proposed that a mix of low and medium density be applied to the developable urban expansion land at Malua Bay. The medium density development will be concentrated on flat lands in close proximity to services to minimize negative impact on the environment and make efficient use of infrastructure and existing services.

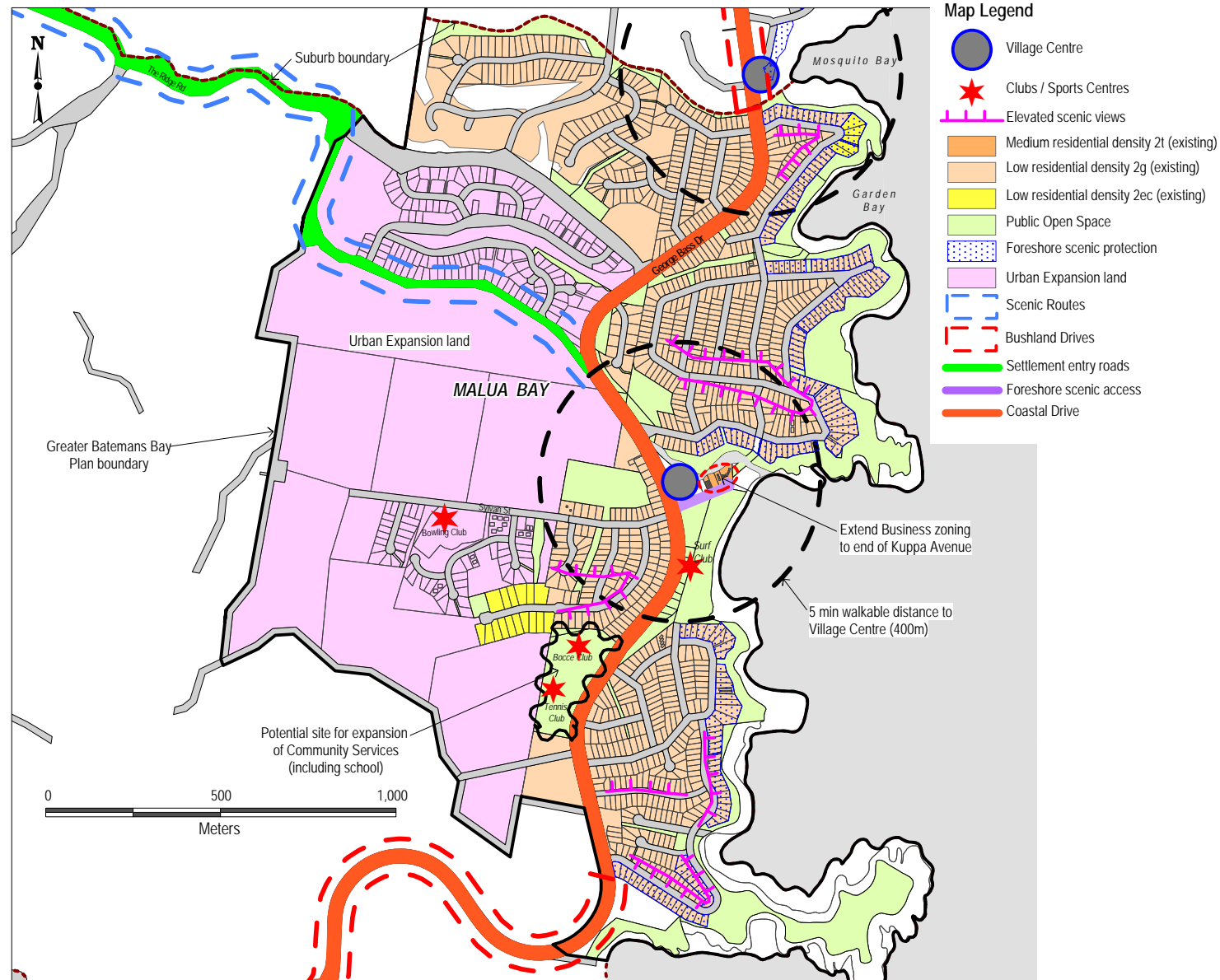
This Plan supports maintaining the two-storey height limit for Malua Bay's low-density residential areas.

This Plan proposes to expand the business zone to the east along Kuppa Avenue (see the Malua Bay Urban Structure Map).



*Malua Bay Beachfront Park*

Map II.30 Malua Bay Urban Structure







# ● Future Structure



Section III provides the Future Structure for the Greater Batemans Bay Structure Plan. Section III draws on the big picture overview provided in Section I and the detailed data and analysis provided in Section II to present the preferred future structure for Greater Batemans Bay.

The directions provided in Section II provide the basis for the Future Structure recommendations. These recommendations are presented in map form as well. The Future Structure Maps are informed by the maps presented in Sections I and II.

All the data and analysis of the Greater Batemans Bay Structure Plan will inform the Eurobodalla Local Environmental Plan and related development controls. However, the Future Structure Recommendations and Maps will be directly incorporated into the Draft Eurobodalla Local Environmental Plan and the Development Control Plan for Greater Batemans Bay.

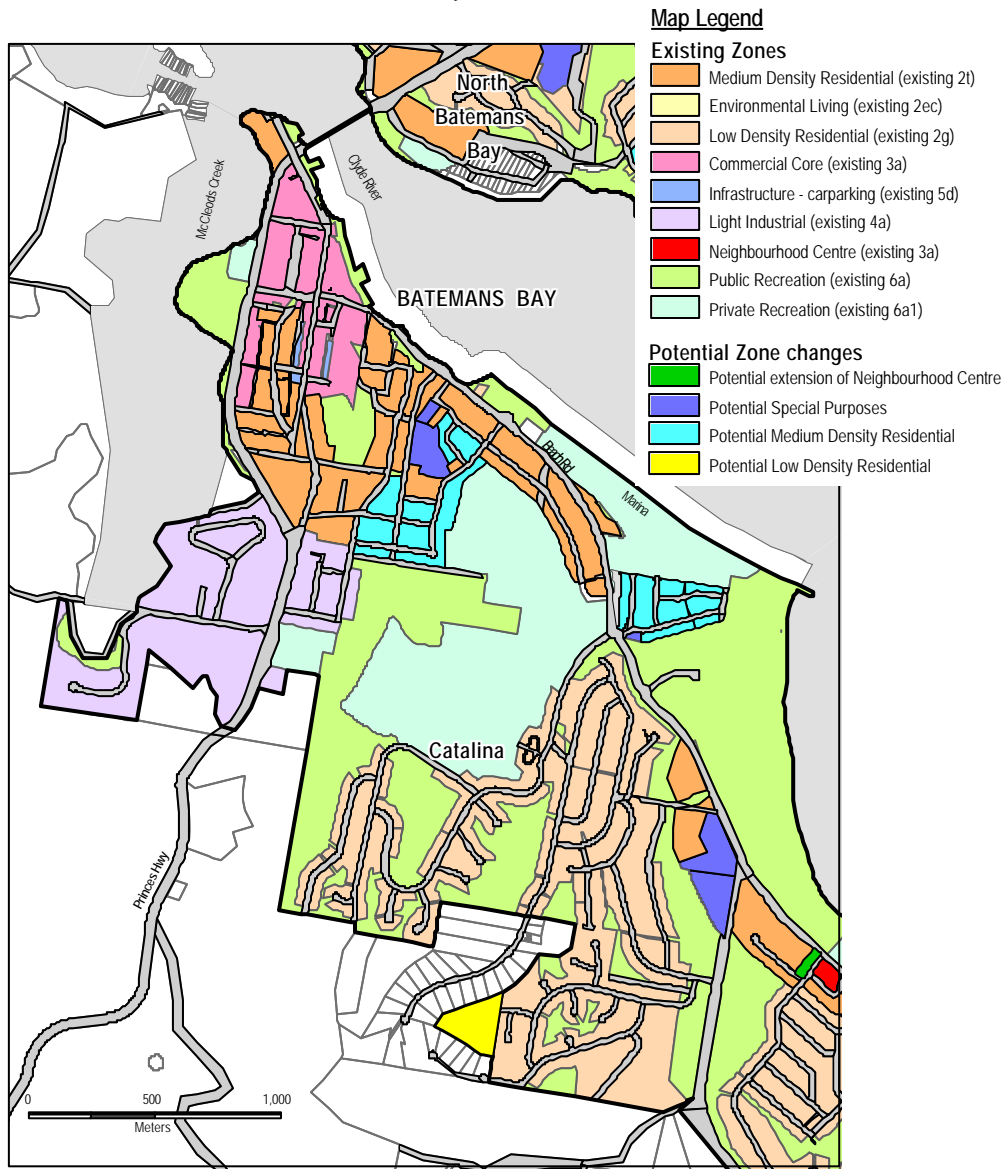
## Recommended LEP Changes







The following recommendations relate to changes for Greater Batemans Bay to be incorporated into the new Draft Eurobodalla Local Environmental Plan (LEP). These changes are also shown in the maps that accompany the text.

### Zoning

1. Maintain the rural zoning of the lands separating the settlements of Greater Batemans Bay. (Eurobodalla Settlement Strategy [ESS] Action SP9)
2. Apply low-density residential zoning to Long Beach Urban Expansion zoned land.
3. Re-zoning of land at Batemans Bay, Surfside and Hanging Rock from low-density to medium-density residential. (ESS Action SP42)
4. Apply the environmental conservation zoning for riparian corridors, areas containing EECs, wildlife corridors and SEPP 14 Wetlands within the Malua Bay and Long Beach Urban Expansion Zones and the North Batemans Bay land at the intersection of the Kings and Princes Highways considered by the Panel as per the Independent Panel Report Recommendations. (ESS Action NE30)
5. Apply a mix of low and medium density zoning to the developable urban expansion lands in Malua Bay. Medium density will be concentrated on flat lands in close proximity to services.
6. Rezone the rural residential land located at North Batemans Bay at the intersection of the Kings Highway and Princes Highway to low-density residential and rural transition in order to extend land supply in the northern district and to make best use of vacant rural residential land that is in close proximity to commercial and civic services. Apply the rural transitional zone around the perimeter of the land. This zone will require substantial vegetation setbacks from the highways and large lot sizes as well as adherence to special design criteria to ensure these Gateway Sites are appropriately developed. (ESS Action SP42)
7. Rezone residential land currently occupied by retail services to the north of Edward Road, Batehaven from residential to neighbourhood business. (ESS Action ED2)
8. Rezone land to the east of the existing business zone in Kuppa Avenue, Malua Bay from 2t residential-tourism to neighbourhood business. (ESS Action ED2)
9. Re-zone land at Surf Beach in the area to the north of Surf Beach Tip and south of the soon to be completed Surf Beach Bypass from industrial to a split of the following zones: medium density residential and business development (B5) (allowing bulky goods retailing).
10. Rezone land currently zoned 7f1 Environmental Protection (Coastal Lands Protection) zone adjoining Cullendulla Creek Nature Reserve to Environmental Living.
11. Apply a special purpose zone to site of the proposed Anglican Church/Community Facility at Sunshine Bay.

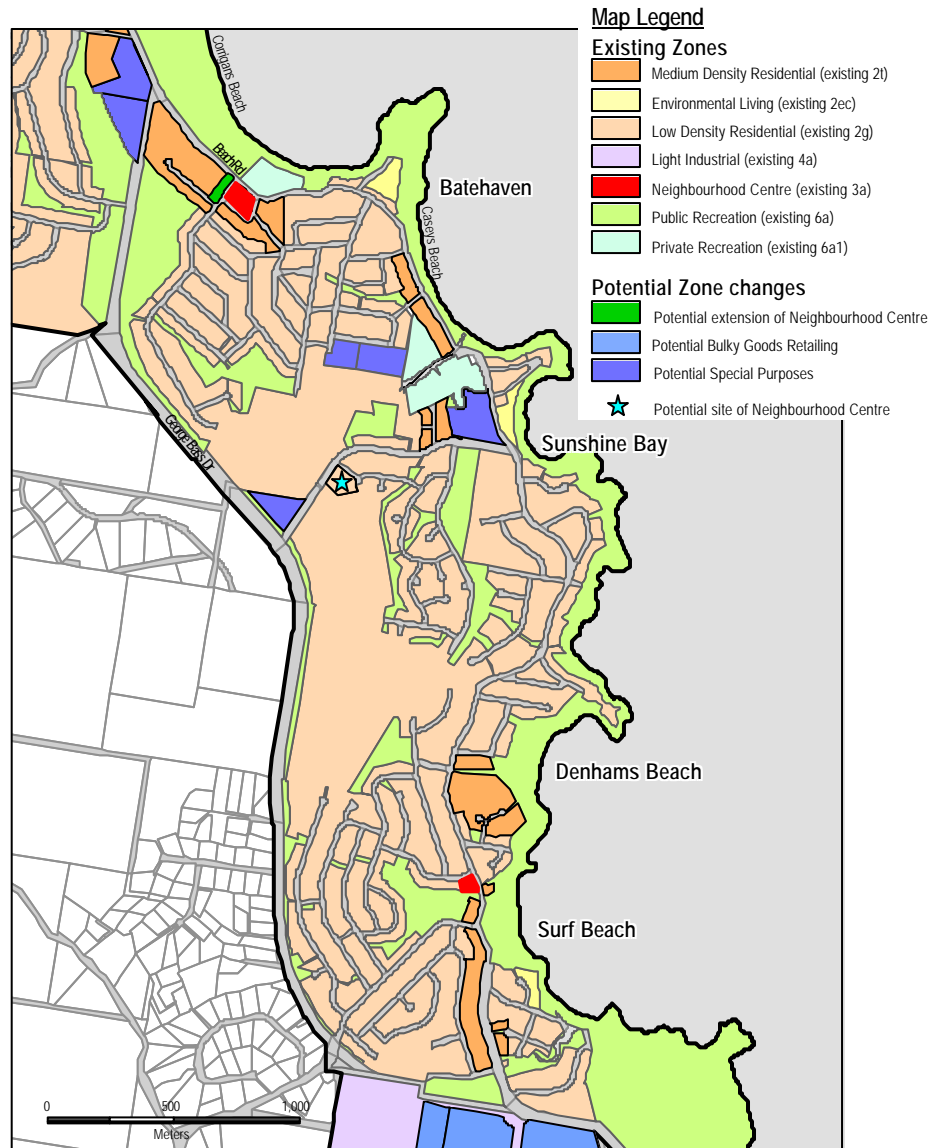
Map III.1 Future Zones - Batemans Bay, Catalina



Glossary of Future Zones	
	Low Density - this zone is comprised predominantly of single dwellings in a low density environment, e.g. Sunshine Bay
	Medium Density - this zone allows for residential flat buildings and a variety of housing types within a medium density residential environment, e.g. Batehaven
	Environmental Living - single dwellings only, in areas of special ecological or aesthetic values, similar to existing 2ec zone e.g. Lilli Pilli
	Rural Transition - large lots of a rural character, containing single dwellings that may have urban services
	Neighbourhood Centre - includes mixed-uses, shops, offices and residential accommodation
	Special Purposes - schools and places of worship

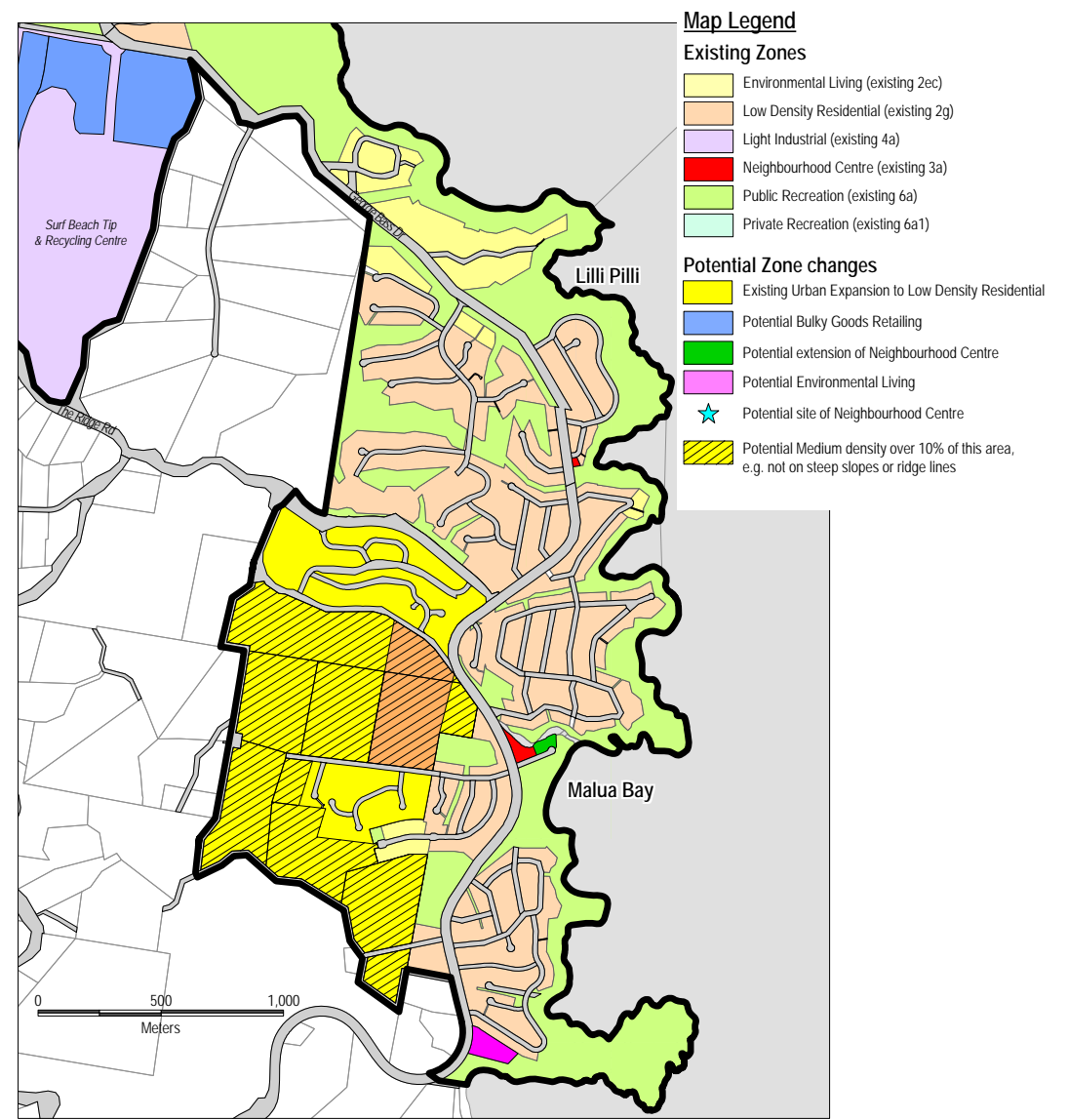
Proposed Future Land Use Zones

Map III.2 Future Zones - Batehaven to Surf Beach



Proposed Future Land Use Zones

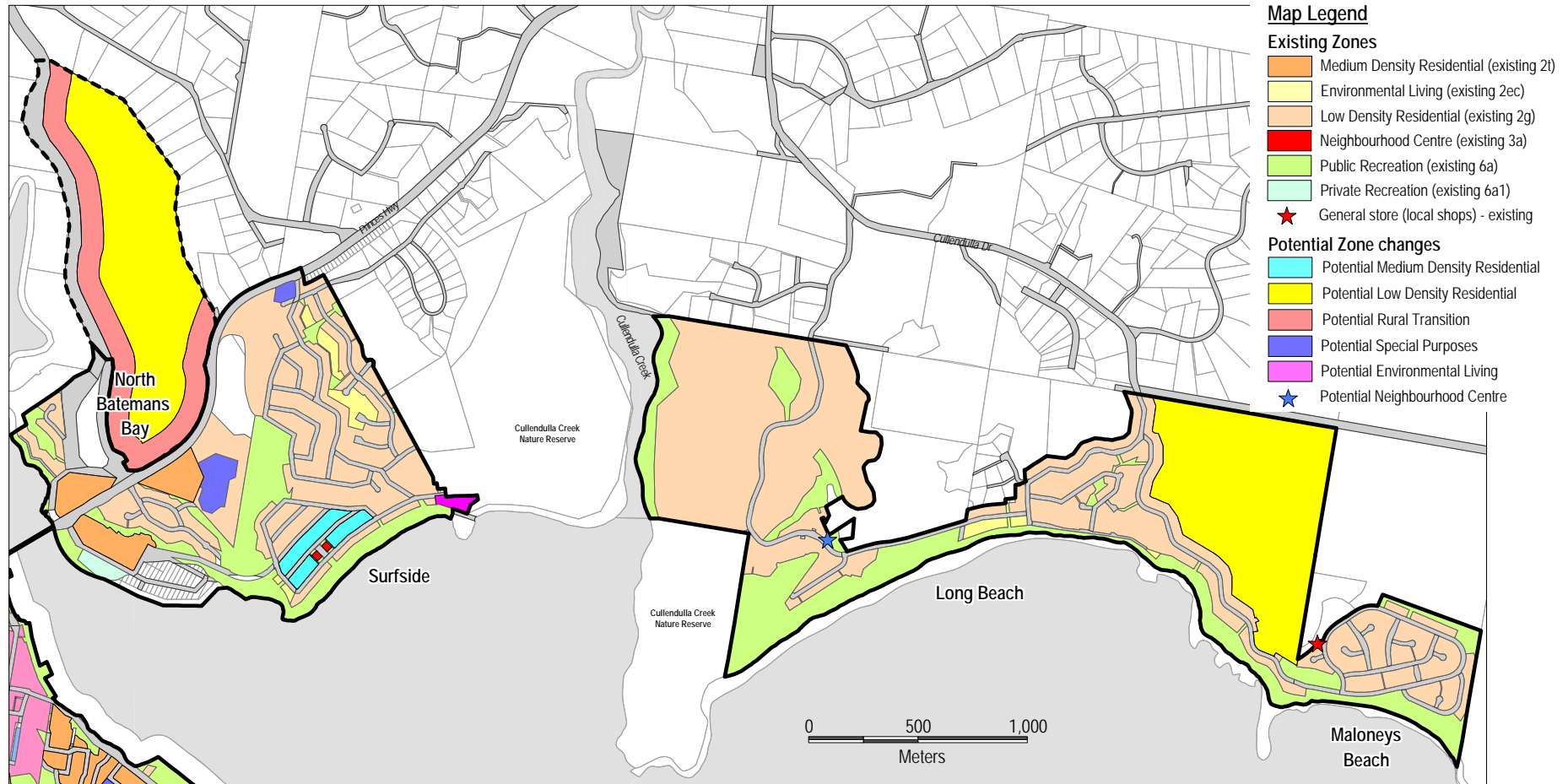
Map III.3 Future Zones - Lilli Pilli, Malua Bay



Proposed Future Land Use Zones



Map III.4 Future Zones - Surfside, Long Beach, Maloneys Beach



Proposed Future Land Use Zones

## LEP Provisions

Council can include statutory provisions within the LEP (for example clauses restricting the height of buildings, floor space ratios and subdivision lot sizes).

The Greater Batemans Bay Structure Plan recommends that the following provisions be included in the LEP.

## Heights

A Height Map to be included as an overlay within the new LEP. (ESS Action SP7)

The heights for the settlements of Greater Batemans Bay to be as follows:

1. A maximum two-storey height limit is maintained at Maloneys Beach.
2. A maximum two-storey height limit is maintained at Long Beach.
3. A maximum two-storey height limit is maintained for the foreshore areas and general residential areas of Surfside. Land within the vicinity of "The Vista" village shopping centre and designated for medium-density development will have a maximum three-storey height limit.
4. A maximum two-storey height limit is maintained for the general residential areas of North Batemans Bay. The land on the northern side of Wharf Road zoned for medium-density development will have a maximum three-storey height limit. This increased height limit takes into account the height of the escarpment (backdrop), ensuring that the height of development along this section will not dominate the landscape features and will not be visually intrusive.
5. The residential areas immediately adjoining the town centre and zoned for medium-density development will have a three-storey height limit in Batemans Bay. The remainder of the low-density residential areas will maintain a two-storey height limit.
6. The land extending from the Catalina Country Club through to the roundabout at Bavarde Avenue fronting Beach Road (inland side) will have a three-storey height limit, with four-storey development permitted if it meets special design criteria. To permit four-storey development, proposals must meet all of the following criteria:
  - a) involve amalgamation of sites to provide a site area in excess of 2000m<sup>2</sup>, with all vehicular access from Golf Links Drive;
  - b) be of exceptional urban design, providing a high standard of architectural merit and consistent with "Nature Coast Style" guidelines;
  - c) the fourth storey is recessed, allowing for greater solar access to adjoining properties;
  - d) the front setback area is fully landscaped (no hardstand) with no high front fences;
  - e) the building façade is sufficiently articulated so as to avoid presenting as solid three-storey walls to the street; and
  - f) units facing Beach Road have treatment (for example, double-glazing or similar) to reduce the impact of traffic noise.

7. The maximum two-storey height limit is maintained for the low-density residential areas.
8. For those areas targeted for higher densities, (ie, Hanging Rock), a three-storey height limit applies.
9. The foreshore scenic protection land has a two-storey height limit.

### **Batehaven**

A three-storey height limit applies to the existing neighbourhood business centre and medium density zones.

A two-storey height limit is maintained in the low-density residential areas.

### **Sunshine Bay**

The maximum two-storey height limit is maintained.

### **Denhams Beach**

The maximum two-storey height limit is maintained.

### **Surf Beach**

The maximum two-storey height limit is maintained.

New residential land at Surf Beach may be permitted a three-storey height limit, subject to the special design criteria.

### **Lilli Pilli**

The maximum two-storey height limit is maintained.

### **Malua Bay**

The maximum two-storey height limit is maintained.

## Heritage

Assess Items for Further Investigation for heritage significance and include as Heritage Items in the new LEP.

## Natural Hazards

Give statutory effect to the objectives contained in the Batemans Bay Coastline Hazard Management Plan by including them in the new LEP.

## Foreshore Scenic Protection areas

Include a clause in the new LEP relating to foreshore scenic protection objectives and associated map.

## Development Controls

The following development controls are to be included within a Development Control Plan for Greater Batemans Bay.

### Setbacks

1. For new developments the foreshore setbacks on private land should be at least 50m wide as a precautionary measure where possible. (ESS Action NE13)
2. Setbacks should where possible be increased to 90m or more where they are adjacent to ecologically sensitive areas or in situations where the coastal erosion hazard requires greater distance.
3. Development on dunal systems is prohibited. This applies to frontal areas and hinddune systems. (ESS Action NE13)
4. Setbacks to waterways, creeks and estuaries allow for a riparian vegetation buffers in accordance with DNR - Riparian Corridor Management.
5. New release areas abutting an arterial road/settlement entry road shall maintain a vegetated setback to the road. The setback to include the vegetation canopy and understorey to maintain ecological corridors and the scenic character of roads. Bushfire management setbacks (ie asset protection zones) are in addition. Scenic areas and ecological corridors should not be compromised by bush fire buffers. (ESS Action H10)

## Scenic Protection / Design Requirements

1. Development on ridgelines is prohibited.
2. The visual impacts of development on vegetated hills visible from major roads and within settlements are included as key considerations in development assessments. (ESS Action H8)
3. More guidance is provided to applicants for Development Approvals about the clearing required for bushfires, so more native vegetation can be retained.
4. Vegetated buffers are required for development on the following lands:
  - The Urban expansion land abutting George Bass Drive, Malua Bay and Rosedale.
  - Residential Land abutting the Princes Highway (Surfside).
  - Gateway entry sites on the Princes Highway and Kings Highway (North Batemans Bay).
  - The industrial land abutting George Bass Drive and the Surf Beach Bypass, Surf Beach. (ESS Action H10)
8. Urban design criteria for the nominated entry sites in North Batemans Bay are developed and included in the Greater Batemans Bay DCP.
9. The coastal built form character of the area is retained. This includes minimal removal of native vegetation and ensuring the historic coastal built character is maintained (eg bulk scale, coastal materials and roof characteristics)(ESS Action H7)
10. Include the *Nature Coast Style Guide Discussion Paper* (2006) within the Greater Batemans Bay DCP.

11. Bulky Goods Retailing proposed for Surf Beach land locates carparking areas behind the buildings so that the building presents to the street with parking areas to the rear.
12. Vegetated buffers of 20m in addition to the road reserve along scenic/ bushland drives.
13. Established scenic protection criteria for developments on coastal headlands. The criteria to address setbacks, heights, densities and minimise clearing.

## Access & Circulation

1. Insert development controls in the Greater Batemans Bay DCP to:
  - a) ensure that the relationship between roads and their particular bush and coastal character is protected; (ESS Action H8)
  - b) ensure that the traditional pattern of street and road types in Greater Batemans is used as a key principle if/when developments or changes to streets and roads are proposed; (ESS Action I22)
  - c) continue the grid pattern/warped grid pattern based on topography to maintain the character of the settlements;
  - d) maintain the scenic values of settlement entry roads by ensuring new development cannot be seen from bush and coastal drives that at present has a natural character; and (ESS Action H8)
  - e) ensure roadway design works incorporates space requirements and grades for bus stops.



## Public Facilities

1. Include development incentives in the Section 94 Contributions Plan to encourage the private provision of facilities in and improvements to the public domain. These may include financial incentives through private/public partnerships, developer agreements, commercial use of operational land and the like.

## Environmental Management

1. Investigate lands for high/medium/low conservation values as part of the Biodiversity Certification Project. (ESS Action NE18)
2. Apply a riparian protection zone of 90 metres (where it can be achieved) to the foreshore of the Clyde River and Clyde Estuary. (ESS Action NE11)
3. Assess vegetation remnants in the study area for their potential to provide connectivity to other sections of native vegetation both along the river and to adjacent areas of forest. This would provide corridors, dispersal and migration routes for native wildlife in the area. Sections with high potential should then be planted with appropriate vegetation. Appropriate environmental protection zones should apply to the corridors. (ESS Action NE28)
4. Upon adoption by the Department of Natural Resources, include the DNR Riparian controls within a DCP. (ESS Action NE12)

## Natural Hazards

1. Incorporate the setback and flood height requirements of the Batemans Bay Coastal Hazard Management Plan as development controls within the Greater Batemans Bay DCP.
2. Require buildings and other structures erected on affected land, to be designed and constructed to withstand the likely stresses of the attributed coastline hazard. (ESS Action NE13)
3. Assessments of development applications fully consider the implications of foreshore hazards and that development approvals require consistency with the actions in both the Estuary Management Plan and the BBCHMP. (ESS Action NE10)

## Neighbourhood centres

1. Require through development controls, a continuous and consistent alignment of buildings along the street boundary (zero front setbacks) within neighbourhood centres.
2. Require by way of development controls, active street frontages at street level. No blank walls, accommodation or car parking areas fronting the street.

## Residential Expansion

Include the following controls within the Greater Batemans Bay DCP.

### Generally

1. The street layout shall be grid or a distorted grid based on the local topography.
2. Areas of steep slope or that are identified, as scenic important shall not be developed.
3. Apply riparian corridor setbacks and use the natural watercourses as environmental linkages to maintain natural systems. (ESS Action NE12, NE28)
4. Require Site Specific DCPs for large scale subdivisions to safeguard the overall vision and maintain design integrity.

### Malua Bay Urban Expansion land

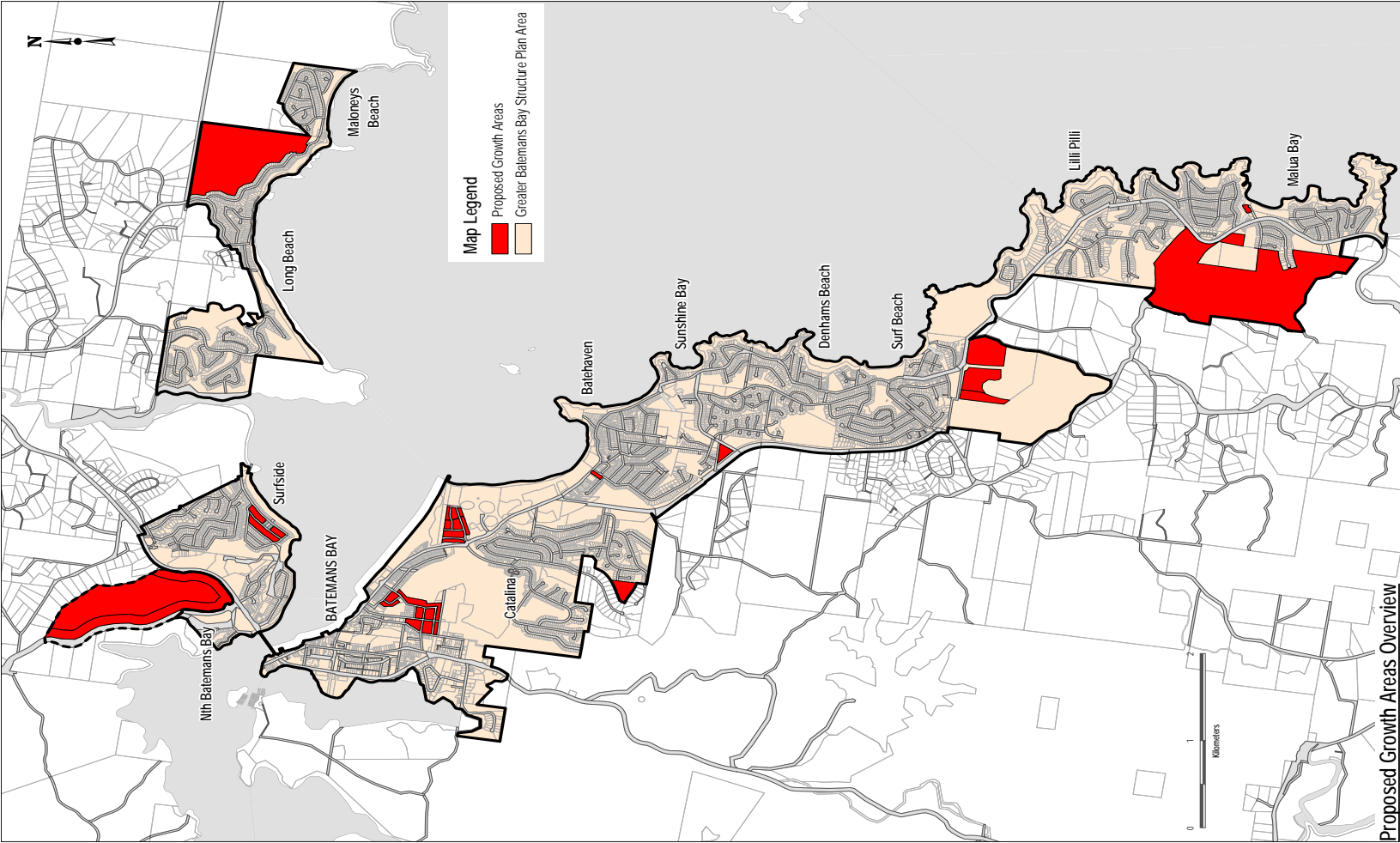
1. Maintain forest connections on east to west and north to south axes within the site. (ESS Action NE28)
2. Apply riparian corridor setbacks in accordance with DNR Guidelines where appropriate. (ESS Action NE12)
3. Ensure that development reflects the "Nature Coast Style". (ESS Action H7)
4. Maintain ridgeline vegetation.

5. Require a mix of lot sizes, including smaller lots, to achieve a higher development yield than traditionally achieved.
6. Nominate tree retention zones within proposed lots.

### North Batemans Bay

1. Apply a 25m vegetated buffer for the full extent of the Kings Highway and Princes Highway frontages (Gateway site). (ESS Action H10)
2. Maintain forest connections on east to west and north to south axes within the site. (ESS Action NE28)
3. Apply riparian corridor setbacks. (ESS Action NE12)
4. Nominate tree retention zones within proposed lots.
5. Show APZ on individual lots.

Map III.5 Growth Areas Overview



Notes: