



POPULATION & SERVICES
DISCUSSION PAPER

*Bevian Road Concept Application,
ROSEDALE, NSW 2536*

Part 3a Major Project Application
MP 05_0199 Residential Subdivision
Received 14 November 2006

20 November 2007

CONTENTS

- ***Executive Summary***
- ***Introduction and Planning***
- ***Current Population Statistics***
- ***Project Population***
- ***Age Profiles***
- ***Roads and Parking***
- ***Service and Amenities***
- ***Employment***

Discussion Paper - Bevian Road Concept Application

Executive Summary –

This paper offers an introduction to Marsim's proposed Concept Application for development of a Community Scheme at Bevian Road at Rosedale – *The Bevian Road Concept Application*.

Consultation with the NSW Departments of Education and Training and the NSW Department of Health was required by DOP in accordance with the NSW Department of Planning's Director General's Requirements (application 05_0199) dated December 2006, prior to lodging formal plans with the Minister for Planning.

As requested, an earlier version of this document was subsequently issued to Mark Fraser of the NSW Department of Education and Training and John Bedford of the NSW Department of Health in April 2007.

The document contained herein is an update of the April paper which indicated a yield of 776 lots based on draft designs. The concept plan has been finalised to accommodate 806 lots. The population projections contained herein have been revised accordingly.

Introduction and Planning –

Following is a summary of what we have been able to ascertain as the likely future and existing demographic profile of Rosedale and Eurobodalla Shire residents, and the services and facilities that are available to future residents of the *Bevian Road* community.

Future population profiles are based on 2001 Census occupancy data and the current Concept Application. Based on this data, the Bevian Road development is estimated to house a total of between 1,275 and 1,800 persons in 15 years time.

Marsim are the land owner of approximately 174 ha of cleared land at Rosedale that has been used for some time a dairy farm. In 2006 Marsim made an application to the Department of Planning under Part 3a of the EPAA to develop the land into a fully integrated 806 lot community title estate. A South Coast Panel, established by the Minister for Planning to review zoned land on the South Coast of NSW, recently endorsed the proposal to develop the land subject to approval of a Concept Master plan by the Department of Planning.

The land is identified as follows:

Lots 11, 29, 32, 72, 102, 118, 119 and 213 in DP755902; Lot 2 DP627034 and Lot 2 DP623340. A portion of the land within these lots is zoned Rural 1a under Eurobodalla Shire Rural LEP but this land has subsequently been excluded from the Concept Application. The land the subject of the Concept Application is 173.59 ha.

The land is wholly zoned Urban Expansion save for a small portion zoned Rural 1c. The property has been identified for some time by Council as suitable for urban development of up to 1,000 lots. Council agree that local services and facilities are ready and able to support the development.

A Precinct Plan has been developed as part of the application and, in addition to providing residential lots, proposes community facility in nodes that respond to the needs of each precinct. Precincts contain varying Character Zones from rural residential in the north, to more dense urban development in the south. The community nodes provide recreational facilities such as pools and tennis courts, pocket parks as well as multi use community buildings for use by the entire estate.

Below are local area population and service statistics that support the proposal.

Current Population Statistics –

Rosedale/ Guerrilla Bay & Eurobodalla Shire

The total population of Rosedale and Guerrilla Bay recorded in the 2001 Census was 744 people. Rosedale and Guerrilla Bay are grouped together in the data because census statistics are not available for areas smaller than the Census Collector Districts.

19% of those counted in Rosedale/Guerrilla Bay were younger than fourteen years old, 8.2% were between 15 and 24 years of age, 38.8% were between 25 and 54 years, 14.9% were between the ages of 55 and 64 and 18.9% were over 65 years old.

The Eurobodalla Shire Profile, available from <http://www.esc.nsw.gov.au>, was last updated

in October 2000. It describes the Eurobodalla Nature Coast as a prime holiday and retirement destination, with 46.7% of the ratepayers being non-residents and of that 17% are ACT residents. Mr. Greg Bowman, Business Development Manager of Eurobodalla Shire when contacted for more current statistics stated that they would be reworked after the next census due in 2005. He cautioned that the current data, particularly in regard to disposable incomes, rental averages, mortgage repayments etc. should be used with caution as the "sea-change phenomenon" had drastically altered the context and content of the shire.

The Eurobodalla Urban Settlement Strategy Discussion Paper dated October 2004 draws its statistical data from the 2001 census. This document states the Eurobodalla permanent population to be 34,100 with a visiting population (staying 3-4 nights) of 3.1 million annually. It forecasts permanent population growth of 16,000 between 2001 and 2026 and expects approximately 5,200 new homes will be needed in the next 20 years for both permanent and holiday accommodation.

Eurobodalla has also shown dramatic growth since 1991 in the 45-54 year old age band, representing more than a third of the Eurobodalla population in the 2001 census, foreshadowing increasing demand for aged services in the next few decades. Council reports reveal that the local public and private schools are full with a new Anglican K-12 school attaining full enrolments and Carroll College, the Catholic High School in the same position.

The Eurobodalla LGA has more than 22% of the population over the age of 65 compared to 13% for NSW. Rosedale/Guerrilla Bay show approximately 34% of their population aged over 64 years. When combined with the 19% under the age of 14 years Rosedale/Guerrilla Bay and the Eurobodalla LGA in general have a high proportion of their population in the dependant age groups.

The 2001 census figures show the average weekly income in Eurobodalla was \$374 compared to \$638 for NSW as a whole. 50% of the Eurobodalla population earned less than the average weekly income in their LGA.

Of the 19,507 occupied dwellings in Eurobodalla 57.8% are recorded as separate houses and 4% as flats, units or apartments. Of the 5,763 unoccupied dwellings (presumed holiday rentals and holiday houses) were counted in the 2001 census. Over 50% of dwellings were owned outright by their occupants.

The median rent in Eurobodalla was \$130 weekly in 2001. Of 3,059 households renting, more than 31% paid more than \$150 per week but the households renting from the State Housing Authority who paid no more than \$199 weekly dragged down the average.

Population growth estimates prepared by the Department of Planning Transport & Population Data Centre are tabled below giving growth projections at 5 year intervals from 2001 to 2031 for each district and for the Eurobodalla Shire, and average annual growth over the same period.

Table 2.3 Population growth projections, district and LGA

	Northern	Central	Southern	LGA
2001	16456	9931	7270	33657
2006	17965	10842	7937	36743
2011	19372	11691	8558	39622
2016	20818	12563	9197	42579
2021	22284	13448	9845	45576
2026	23723	14317	10481	48521
2031	25082	15137	11081	51300

Source: Department of Planning, Transport & Population Data Centre, 2006,

Average annual population growth slows over time as the increase is over a larger base population and as the retirement trend to the south coast abates. Based on these projections by the Department of Planning Transport and & Population Data Centre, the population of Eurobodalla Shire in 2006 is estimated to be 36,743 persons. This is expected to grow to 51,300 in 2031, a growth of 14,557 persons or 39.6% over the 25 year period.

Table 2.4 Average annual population growth 2001-2031, LGA

	2001-06	2006-11	2011-16	2016-21	2021-26	2026-31
Average annual growth	1.77%	1.52%	1.45%	1.37%	1.26%	1.12%

Source: Department of Planning, Transport & Population Data Centre, 2006

Projected Population –
Subject site

Based on the 2001 census information relating to household occupancy and the proportion of absentee owners, we can establish a fairly good picture of the projected population in the proposed development at Bevian Road once the development is complete in the next 10 to 15 years.

Currently there are 806 residential lots being proposed comprising a mixture of small, standard and rural blocks. These are outlined in the Plan of Subdivision below.



In 2001, of the 19,507 occupied dwellings in Eurobodalla Shire, 5,763 were unoccupied. This equates to approximately 29.5% of dwellings. The 2001 Census also recorded an average occupancy rate per dwelling of 2.33 persons.

Based on the above statistics, we can estimate the future population within the development:

Potential Lot Yield	(completion say 10 -15 years)	806	Lots
Population at Occupancy Rate of 2.33 persons / dwelling (2001 Census)		1,878	persons
Population at Occupancy Proportion of 70.5% (2001 Census)		1,324	persons

Assuming differing occupancy proportions, the future population can be estimated at between 1,275 and 1,800 persons within the next 15 years.

Age Profiles – *Eurobodalla Shire*

Eurobodalla Shire is at a pivotal point in planning for its future. The last few years have seen an increase in new residents who are now enjoying the lifestyle benefits of living on the Nature Coast.

All future development must be well-located, environmentally sustainable and of good design so that the attributes that make the area special to residents and visitors are retained.

The 2001 census data reveals the following age structure in the Eurobodalla Shire:

Table 2.1 Age structure in Eurobodalla LGA, 2001

	Males	Females	Persons	% of LGA	% of NSW
0-4	888	879	1767	5.3	6.6
5-14	2329	2256	4585	13.8	14.0
15-24	1545	1415	2960	8.9	13.3
25-34	1352	1454	2806	8.5	14.4
35-44	2102	2287	4389	13.2	15.2
45-54	2323	2376	4699	14.2	13.4
55-64	2185	2273	4458	13.5	9.3
65-74	2133	2124	4257	12.8	7.0
75+	1421	1663	3084	9.3	6.0
OS visitors	51	79	130	0.4	1.0
Total	16329	16806	33135	100%	100%

Source: Australian Bureau of Statistics, Census of Population & Housing 2001

The population age profile of Eurobodalla is characterised by similar proportions of people in most age ranges. However, more than 22% of the population are 65 years and over, a figure well above the proportion for the state of 13%. Further, 19% of people are aged 0-14 years, indicating that a significant proportion of the population are within the dependent age groups. In contrast, recent analysis of the sea change phenomenon estimates that growth in the numbers of persons less than 50 years in age will continue.

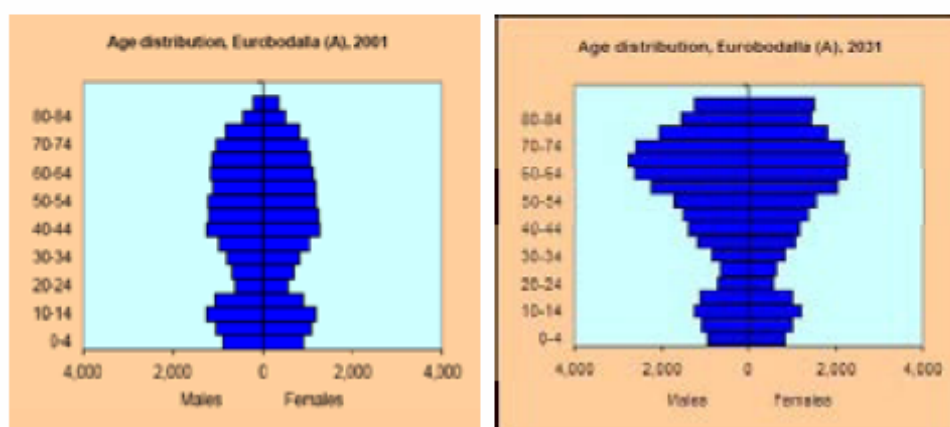
The age distribution across the three districts is relatively even, with similar proportions in the dependent age groups.

Table 2.2 Age structure across districts, 2001 (%)

	Northern	Central	Southern	% of LGA
0-4	5.5	5.5	4.8	5.4
5-14	13.0	16.1	13.1	13.9
15-24	9.3	8.7	8.0	9.0
25-54	36.3	37.3	34.4	36.0
55-64	13.9	12.6	13.8	13.5
65+	22.0	19.9	25.8	22.2

Source: Australian Bureau of Statistics, Census of Population & Housing 2001

Figure 2.1 Age distribution, 2001 and 2031



Roads & Parking –

Rosedale & Surrounding Areas

The existing hierarchy of roads in Eurobodalla Shire 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 Eurobodalla's character.

The hierarchy comprises:

The highway and arterial roads – the Princes Highway is located inland and parallel to the coast. Its main function is to provide motor vehicle connections within Eurobodalla Shire, and to cities and other states. Eurobodalla also has an east-west connection to the ACT and western regions of NSW being the Kings Highway, and an arterial road system, George Bass Drive, running parallel to the coastline in the northern district providing an alternative link between Bateman's Bay & Moruya. A bypass is under construction to link Surf Beach with the Princes Highway just south of the Bateman's Bay town centre.

Town main streets - Bateman's Bay, Moruya and Narooma are all situated on waterways and have bridges on entry from the North. The highway travels through the town along each town's main street. This provides direct connection to parts of the town and provides commercial trade opportunities from passing traffic.

Village settlement entry roads - each village has an entry road that connects the settlement to the highway.

Main streets - all settlements have a primary or main street. In larger settlements the street is contained by buildings and designed to accommodate large numbers of people. In the smaller settlements the main street may be defined by only one or two shops and is the primary access to beaches and the ocean.

The existing road networks in and around the proposed development are more than capable of supporting the scale of development proposed on the site. Bateman's Bay is located approximately 20 kilometres north and Moruya 23 kilometres south, both via George Bass Drive. The Princes Highway is approximately 10 kilometres south of the proposed development and provides fast access to Bateman's Bay and then onto Canberra.

The proposed community development at Rosedale will employ a similar road structure as employed in other local villages with the added advantage a community scheme to manage these roads and streetscapes. Current best practices are being employed by Australia's leading urban designers to ensure the urban design within the development is second to none.

The development will be accessed at two points from George Bass Drive via Bevian Road to the north and south of the site. Both ends of the road will be upgraded as part of the development proposal.

The community plan provides for a well thought out series of road hierarchies with speed controlled vehicular movement for local traffic promoted through the site from north to south.

The community plan also proposes an extensive network of bicycle and pedestrian pathways to ensure the community is pedestrian friendly and the development is linked to Barlings Beach and George Bass Drive.

Services and Amenities – Rosedale & Eurobodalla

Shopping facilities, restaurants and services are available at the two major commercial centres of Bateman's Bay and Moruya.

The Eurobodalla Urban Settlement Strategy Discussion Paper notes that the dispersed nature of settlements along the coast and the low population mean private vehicle use predominates and major public transport systems such as trams or trains are uneconomic. It is, the Paper concludes, therefore critical that regional services are co-located within existing centres (e.g. Moruya and Bateman's Bay) while more local services be made available within walking or cycling distance of residents (within the proposed development).

The nearest tertiary education facilities are the Illawarra Institute of Technology in Wollongong and the University of Wollongong Access Centre in Bateman's Bay.

State Primary Schools are located in Bateman's Bay, Sunshine Bay, Mogo, Broulee, Moruya, Bodalla, Narooma and Tilba.

Long Day Care, Family Day Care, Kindergartens and pre schools are in many surrounding townships.

Major shopping centres, cinemas, licensed clubs, swimming pools, community health centres, medical centres, fire brigades and taxi services are found in Bateman's Bay, Moruya and Narooma.

Stockland and the Stevens Group have recently completed a large shopping centre at Bateman's Bay which comprises a Coles and Aldi supermarkets, K-Mart and various speciality retailers.

Of note are two recent development applications for retail developments in Narooma. One is for a doubling of size of the existing Woolworths in the Narooma Plaza Shopping Centre to 3,200sqm, a 1,600sqm Franklins store, a possible Go-Lo and a two storey carpark. The other is proposed construction of a Bi-Lo supermarket, Country Target and 5 specialty shops with surrounding carpark.

The nearest racecourse and airport are found at Moruya.

Public hospitals are available at Bateman's Bay and Moruya.

Electricity, water, sewer and telephone services will be made available by the developer for connection to all allotments within the project. A fully reticulated effluent disposal system and a best practice water management system are planned.

Three bus stops are planned for the site, one each at the northern and southern commercial/community sectors and the third is to be located approximately midway along the collector road's length. This set-down point is designed to be within 400 metres of the majority of proposed residences.

Local bus services already provide a service along George Bass Drive from Moruya (including the airport) to Bateman's Bay and Canberra.

Moruya Airport is approximately 20 kilometres to the south of the subject site, with daily services to Sydney, Merimbula and Melbourne (via Merimbula).

Drainage control structures and flood management measures are being planned in detail to control stormwater runoff and minimise adverse impacts on the Bevia Wetland ecological resource located to the south of the site.

A sewer treatment plan is located adjacent to the south east corner of the property. It was constructed by Council to service the development proposed and has been substantially underutilised since its construction.

Following is a comprehensive list of all local community facilities.

Schools – Public	Suburb	Ages	Km's from Site
Batemen's Bay Primary School	Surfside Nt		
Batemen's Bay High School	B/Bay	Kinder - Year 6	18
Sunshine Bay Primary	Batehaven	Year 7 - Year 12	12
Mogo Public School	Sunshine Bay	Kinder - Year 6	10
Broulee Primary School	Mogo	Kinder - Year 6	10
Moruya Public School	Broulee	Kinder - Year 6	6
Moruya High School	Moruya	Kinder - Year 6	20
	Moruya	Year 7 - Year 12	21
Schools – Private			
St Benards Primary	Batehaven	Kinder - Year 6	12
Carrol College	Broulee	Year 7 - Year 12	6
St Peters Anglican College	Broulee	Kinder - Year 11	6
St Mary's School	Moruya	Kinder - Year 6	20
Tertiary			
University Wollongong Annex	Batemans Bay	All	13
TAFE Batemen's Bay	Batemans Bay	All	13
TAFE Moruya	Moruya	All	22
State Services			
SES HQ	Moruya		
RVCP Batemens Bay	Batemans Bay		

Transport

Priors Bus Service & Charters

Batemans Bay

Currently stops at
Malua Bay, Tomakin
& Mossy Point. 3 bus
stops are planned for
the project

Hire

Batehaven Rent-A-Car

Batemans Bay

13

Hertz Trucks & Minibus Rentals

Batemans Bay

13

Network Rent-A-Car

Batemans Bay

13

Batemans Bay Taxi Service

Batemans Bay

13

Health

Aboriginal Corp Community Health,

Narooma

Ambulance Service of NSW,

Eurobodalla

Arthritis Foundation,

Batemans Bay

Commonwealth Rehabilitation Service,

Batemans Bay

Community Health,

Batemans Bay

Community Health,

Moruya

Community Health,

Narooma

Dental Clinic,

Moruya

Diabetes Australia,

Moruya

Living with Cancer Support Group,

Moruya

Narooma Community Health Centre,

Narooma

Nursing Mothers Association,

Batemans Bay

Nursing Mothers Association,

Moruya

Nursing Mothers Association,

Narooma

Sexual Assault,

Moruya

Stroke Recovery Group,

Moruya

Wallaga Lake Health Clinic,

Wallaga Lake

Chemists

Batehaven Pharmacist Advice,

Batehaven

Batemans Bay Pharmacy,

Batemans Bay

Bayside Pharmacy,

Batemans Bay

Budget Hearing Aids,

Batemans Bay

Curran's Amcal Chemist,

Batemans Bay

David Craig Chemist,

Batemans Bay

Dry Down Under Incontinence Products,

Mossy Point

Hearing Aid Specialists,

Batemans Bay

Health For Life Natural Foods,

Batemans Bay

Illawarra Hearing Centre,

Batehaven

Surf Beach Pharmacy,

Surf Beach

Doctors

Anderson, Graham,	Surf Beach
Archinal, Cathryn,	Batehaven
Bannon, Paul,	Batehaven
Barrell, Murray,	Surf Beach
Berick, John,	Batemans Bay
Brandson, Peter,	Batemans Bay
Brown, Lachlan,	Batemans Bay
Chan, Edward,	Batemans Bay
Gock, Douglas,	Batemans Bay
Gough, Judith,	Batemans Bay
Humphreys, Nigel,	Batehaven
James, Peter,	Batemans Bay
Rivett, David,	Batemans Bay
Young, Bryan,	Batemans Bay

Optometrist

Cameron Craig Optometrist,	Batemans Bay
Granger Jenny Optometrist,	Batemans Bay
Matthews Vic Optometrist,	Batemans Bay
OPSM Optical Dispensers,	Batemans Bay
Young Martin Optometrist,	Batemans Bay
Vision Vogue Optical Dispensers,	Batemans Bay

Dentists

Brown JR,	Batehaven
Cairns JW Oral Surgeon,	Batemans Bay
Davies RM,	Batehaven
Gifford R,	Batemans Bay
Macdonald GC,	Tomakin
Mackay DA,	Batemans Bay
McLachlan MD Orthodontist,	Batemans Bay
Mountain KJ Orthodontist,	Batemans Bay
Nelson SE,	Batemans Bay
Tuckwell WJ,	Batemans Bay

Batemans Bay Denture Clinic,	Batehaven
Brian Hammond Dental Prosthetist,	Batehaven
Protech Dental Laboratory,	Surf Beach
Rockfast Dental Laboratories,	Batemans Bay

Hospitals

Batemans Bay District Hospital,	Batemans Bay
Moruya District Hospital,	Moruya

Aged / Disabled Care

Adult Day Care,	Moruya
Aged Care Assessment Team,	Moruya
Alzheimers Disease Support,	Moruya
Bunyip Special Needs Group,	Batemans Bay
Edgewood Park Assisted Living,	Batemans Bay
Home Care Service,	Moruya
Home Maintenance & Modification,	Moruya
Hostel for the Disabled,	Narooma
Koori Aged Community Care,	Batemans Bay
Maranatha Lodge,	Batemans Bay
Meals on Wheels,	Batemans Bay
Meals on Wheels,	Moruya
Meals on Wheels,	Narooma
Moruya Retirement Village,	Batemans Bay
Relatives & Friends of the Mentally Ill,	Moruya
Royal Blind Society,	Moruya
Royal Blind Society,	Narooma
Stroke Recovery Group,	Moruya
Yumaro Supported Employment,	Moruya

Religious Groups And Churches

Anglican Church,	Batemans Bay
Anglican Church,	Moruya
Anglican Church,	Narooma
Assembly of God,	Batemans Bay
Baptist Church,	Batemans Bay
Baptist Church,	Moruya
Catholic Church,	Batemans Bay
Catholic Church,	Moruya
Catholic Church,	Narooma
Christian Family Church,	Moruya
Christian Family Church,	Tuross
Christian Ministry Centre,	Batemans Bay
Christian Outreach Centre,	Batemans Bay
Church of Christ,	Batemans Bay
Eurobodalla Revival Fellowship,	Moruya
Jehovah's Witnesses,	Batemans Bay
Jehovah's Witnesses,	Narooma
Jehovah's Witnesses,	Rosedale
Presbyterian Church,	Batemans Bay
Presbyterian Church,	Moruya
Salvation Army,	Batemans Bay
Seventh Day Adventist Church,	Moruya
Seventh Day Adventist Church,	Narooma
St Joseph's Convent,	Batemans Bay
Uniting Church in Australia,	Batemans Bay
Uniting Church in Australia,	Narooma

Kindergartens

Albert St Kindergarten,	Moruya
Batemans Bay Pre School,	Batemans Bay
Broulee Kindergarten,	Broulee
Gudga-Ga-Nura,	Mogo

Little Yuin,
Moruya War Memorial Pre School,
Narooma Pre School,

Wallaga Lake
Moruya
Narooma

Playgroups

Batemans Bay Playgroup,
Bodalla Playgroup,
Dalmeny Playgroup,
Durras Playgroup,
Malua Bay Playgroup,
Moruya Playgroup,
Moruya Baptist Playtime Group,
Mossy Point Playgroup,
Narooma Playgroup,
Pivot Point Playgroup,
Tuross Head Playgroup,

Batemans Bay
Bodalla
Dalmeny
Durras
Malua Bay
Moruya
Moruya
Mossy Point
Narooma
Batemans Bay
Tuross

Council Facilities

Batemans Bay Library,
Batemans Bay Swimming Pool,
Batemans Bay Visitors Centre,
Bodalla Hall Bookings,
Building Applications,
Building Inspections,
Bushfire Control Centre,
Child Care After School & Holiday,
Community Transport,
Dr Mackay Community Centre,
Dog & Stock Complaints,
Dog Registration,
Family Day Care,
Garbage Enquiries & Complaints,
Hanging Rock Hall Bookings,
Live at Home Community Options,
Mackay Park Bookings,
Moruya Airport,
Moruya Library,
Moruya RSL Hall Bookings,
Moruya Saleyard,
Moruya Saleyard Manager,
Moruya Swimming Pool,
Narooma Library,
Narooma Swimming Pool,
Narooma Visitors Centre,
Rates Enquiries,
Respite Services,
State Emergency Services,

Batemans Bay
Batemans Bay
Batemans Bay
Bodalla
Moruya
Moruya
Moruya
Moruya
Moruya
Moruya
Moruya
Moruya
Moruya
Moruya
Batemans Bay
Moruya
Batemans Bay
Moruya
Moruya
Moruya
Moruya
Moruya
Moruya
Narooma
Narooma
Narooma
Moruya
Moruya
Moruya

Clubs

Batemans Bay Bowling Club,
Batemans Bay Soldiers' Club, Beach Rd.,
Catalina Country Club,
Malua Bay Bowling Club,
Tomakin Sports and Social Club,

Batemans Bay
Batemans Bay
Batemans Bay
Malua Bay
Tomakin

Cinemas

Bay Twin Cinema,	Batemans Bay
Bay Theatre Players,	Batemans Bay

Marine

Aqua-Medium At The Bay Dive Shop,	Batemans Bay
Batemans Bay Fishing & Dive Charter,	Batemans Bay
Batemans Bay Power & Sail,	Batemans Bay
Batemans Bay Yachting Co,	Mogo
C&W Canvas,	Batemans Bay
Clyde Marine,	Batemans Bay
Clyde River Boat Hire,	Batemans Bay
Cookies Seafoods Bait,	Batemans Bay
Donovan Marine,	Batemans Bay
Eurobodalla Maritime Service,	Batemans Bay
Harbour Marine,	Batemans Bay
Harry's Bait & Tackle,	Batemans Bay
Malua Bay Sea Charters,	Malua Bay
National Diving Academy,	Batemans Bay
Nelligen Park Boat Hire,	Nelligen
Oyster Shed Boat Hire,	Batemans Bay
Redfin Charters,	Batemans Bay
South Coast Fishing & Hobbies,	Batemans Bay
Sth Cst Mobile Marine Service & Repairs,	Malua Bay
South Coast Tickets & Tours,	Batemans Bay
Sunlit Boat Hire,	Nelligen
Tomakin Marine Centre,	Tomakin
Topcat Charters,	Batemans Bay

Bowling Clubs

Batemans Bay Bowling Club,	Batemans Bay
Batemans Bay Lawn Bowls Centre,	Malua Bay
Malua Bay Bowling Club,	Malua Bay

Golf Clubs

Catalina Country Club,	Batemans Bay
Catalina Country Club Golf Shop,	Batemans Bay

Fitness

Peter Morton Jujitsu Academy,	Batemans Bay
Come Alive Health & Fitness Centre,	Batemans Bay
Goshin-ryu Karate,	Nelligen
Rippon Adventure,	Broulee

**Employment –
Eurobodalla**

Trends in employment in Eurobodalla are shown in the table below. The figures show employment in each of the principal employment sectors, together with the total workforce available in each of the census years (updated census data is not available till July 2007).

Table 2.5 Employment by industry sector, 1991-2001

Industry	1991		1996		2001	
	No.	%	No.	%	No.	%
Agriculture, forestry & fishing	475	6.3	502	5.7	475	4.7
Mining	21	0.3	21	0.2	14	0.1
Manufacturing	462	6.1	646	7.4	655	6.5
Electricity, gas & water	121	1.6	72	0.8	69	0.7
Construction	852	11.3	758	8.6	969	9.6
Wholesale trade	387	5.1	341	3.9	365	3.6
Retail trade	1443	19.2	1719	19.6	2148	21.2
Accommodation, cafes & restaurants	806	10.7	937	10.7	1069	10.6
Transport & storage	210	2.8	233	2.7	296	2.9
Communications services	118	1.6	141	1.6	117	1.2
Finance & insurance	248	3.3	212	2.4	198	2.0
Property & business services	510	6.8	577	6.6	697	6.9
Government, admin & defence	370	4.9	450	5.1	483	4.8
Education	476	6.3	654	7.5	763	7.5
Health & community services	625	8.3	1010	11.5	1106	10.9
Cultural & recreational services	151	2.0	195	2.2	279	2.8
Personal & other services	256	3.4	302	3.4	416	4.1
Non-classifiable economic units	18		64		47	
Not stated	592		195		172	
total	8141		9029		10338	
Total (excl NEC/NS)	7531	100.0	8770	100.0	10119	100.0
Total in labour force	9979		10785		11894	

Source: Australian Bureau of Statistics, Census of Population & Housing 2001

Average growth in employment in the Shire between 1996 and 2001 was 15.3%. This increase was not uniform across all sectors of the local economy and the two sectors that are dominant in rural areas suffered declines in percentage terms. Agriculture, forestry and fishing fell from representing 6.3% of the total employed labour force in 1991 to 5.7% in 1996 and further to 4.7% in 2001, although the absolute number of employees has remained roughly constant. Similarly, mining fell from 0.3% of the employed labour force in 1991 to 0.1% in 2001.

The sectors that have expanded at above average levels (construction, transport and storage, and personal/cultural services) and in absolute terms (wholesale/retail, government services, personal/cultural services and construction) are located predominantly in urban locations. Rural land is required, however, to be utilised for industrial activities and the need for additional industrial land is addressed in this strategy.