



## **FACT SHEET**

July 2008

### **HOW THE SYDNEY–CANBERRA CORRIDOR REGIONAL STRATEGY WILL HELP GOULBURN MULWAREE**

#### **Employment**

- The Strategy projects that 1,650 new jobs will be needed in the Goulburn Mulwaree local government area (LGA) over the next 25 years, increases are expected in the areas of logistics, warehousing and transport, manufacturing, and health and aged care. Logistics and warehousing will be a particular focus given Goulburn's strategic location mid way between Sydney and Canberra and its accessibility to major road and rail routes.
- This growth will be supported by identifying sufficient employment lands close to the major regional centre of Goulburn, which is the focus for service and retail based employment.
- This role is supported by current investigations into two potential locations for employment areas in transport logistics.
- The LGA currently has around 150 hectares of available employment lands and Goulburn Mulwaree Council will be required to protect regionally significant employment lands to help guarantee local employment for the future.

#### **Housing**

- Goulburn is one of the Region's existing major centres and will be the focus for renewal and revitalisation.
- Goulburn Mulwaree's anticipated population growth of 3,500 by 2031 and the resulting demand for 2,150 new dwellings can be accommodated in existing and proposed new urban land release, such as Kenmore, Marys Mount and Marulan, identified in the Goulburn Mulwaree local environmental plan (LEP).
- Through local planning measures, the future housing mix will be better matched to the needs of smaller households and aged residents.

#### **Environment and Resources**

- The rural landscapes of the Goulburn Mulwaree LGA are a key resource for a range of economic contributors to the Region. Traditionally the rural landscapes have been, and continue to be, predominately made up of agriculture, though now also involve tourism, mineral resources, energy production through wind farms and a home for people seeking a rural lifestyle.
- Existing towns and villages, such as Marulan and Tarago, play an important role in providing for housing choice, a rural lifestyle and often more affordable housing. The rural character of many villages is a significant local and regional asset.
- By encouraging the majority of urban growth in existing major centres such as Goulburn, the strategy ensures the character of rural areas is not lost to inappropriate development.

- Existing rural residential zones have the capacity to meet the demands for rural lifestyle housing within the LGA. Additional development areas will only be considered if justified by a Local Settlement Strategy that assesses the net benefit of additional rural residential land against the loss of valuable agricultural lands.

### **Transport and Infrastructure**

- Regional infrastructure requirements listed in the State Infrastructure Strategy are included in the Sydney–Canberra Corridor Regional Strategy, to align growth and infrastructure.

### **Water**

- The capacity of Sooley Dam has recently been increased and the NSW Government is continuing to work with Goulburn Mulwaree Council to provide additional water security through a new pipeline from Wingecarribee Reservoir.
- The Drinking Water Catchments Regional Environmental Plan and the need to prepare Strategic Land and Water Capability Assessments for new and existing urban areas will continue to guide the environmental outcomes of future development.
- The Strategy further aims to protect water quality and supply in the Region through the use of water sensitive urban design principles and by strengthening the constraints on development activities that have the potential to impact on the catchment.
- New residential areas will also need to demonstrate the availability of a secure water supply.