



FACT SHEET

July 2008

SYDNEY–CANBERRA CORRIDOR REGIONAL STRATEGY

Key Facts and Figures – Sydney–Canberra Corridor		
	Final Regional Strategy	Draft Strategy
Population in 2006 (ABS Census)	137,000 people	140,700
Forecast population in 2031	183,350 people	184,900
Population growth (2006-2031)	46,350 people	44,200
Forecast employment growth (2006-2031)	27,800 jobs	27,800
Additional employment lands needed	295 hectares	270 ha
Additional dwellings needed (2006-2031)	25,200 more dwellings	25,200
Additional dwellings – Northern subregion	8,700 more dwellings	8,700
Additional dwellings – Central subregion	2,300 more dwellings	2,300
Additional dwellings – Southern subregion	14,200 more dwellings	14,200

- The Sydney–Canberra Corridor Regional Strategy is a long term strategic land use plan, for the six local government areas of Wingecarribee, Upper Lachlan, Goulburn Mulwaree, Yass Valley, Palerang and Queanbeyan.
- Defined by the Hume and Federal Highways linking Sydney and Canberra, the Region is situated along and around one of Australia's most significant transport links, including the major Sydney-Melbourne road and rail routes.
- The Region can be described as a collection of three subregions – Northern (Wingecarribee), Central (Upper Lachlan, Goulburn Mulwaree) and Southern (Yass Valley, Palerang and Queanbeyan). These subregions face a range of different issues, with different communities and rates of change and growth.
- The Strategy will guide sustainable growth, providing places to live and work while protecting valuable agricultural and natural assets.
- The Strategy caters for a population increase of 46,350 by 2031. This will require an additional 25,200 dwellings and 27,800 new jobs.
- Population figures have changed from the draft Strategy based on revised projections arising from the 2006 Census.

Rural Lands

- Rural lands in the Region underpin its economic base as well as providing its intrinsic rural character – a key attraction that draws people to the Region. Agriculture is a significant employer for the Region, contributing almost \$200 million to the economy of the Region and to the life of rural communities.
- Preserving rural lands as a resource for existing and emerging agriculture is a key challenge for the Region. Balance is needed between agricultural production, maintaining a rural character and opportunities for appropriate development.
- By focussing the majority of urban growth in existing cities and towns, the Strategy ensures the character of rural areas is not lost to inappropriate development.
- State Environmental Planning Policy (Rural Lands) 2008 (the SEPP) was recently introduced to provide additional certainty for the rural lands across NSW – the Regional Strategy is consistent with the SEPP.

Employment

- The Strategy has a strong focus on ensuring an adequate supply of employment land to support economic growth.
- A competitive surplus of employment land exists within the Northern and Central subregions, while the proposed 170 hectares of new employment land in the Southern subregion will meet expected demand over the period to 2031. Additional employment land will also be provided in the Northern subregion, taking advantage of key road and rail infrastructure.
- Bowral, Goulburn and Queanbeyan will be promoted as the major regional centres for the Region, becoming locations for considerable employment growth. The Strategy recognises the important role played by Canberra, Wollongong and Sydney as employment centres.
- The Strategy plans to reduce the proportion of people who commute out of the Region for work from the current proportion of 26 percent down to 20 percent in 2031. Additional employment land will help attract more employment to the Region.
- Councils are encouraged to protect existing employment areas from inappropriate development and to be proactive in identifying new employment land in suitable locations.

Housing

- With the projected population increase of 46,350 people, and changes to the demographics of the Region, such as fewer people per household, the Strategy predicts a need for an additional 25,200 new dwellings.
- The Northern subregion will see an additional 8,700 new dwellings, the Central subregion will see 2,300 new dwellings, and 14,200 new dwellings will be provided in the Southern subregion.
- Development will be focussed in and around the major regional centres of Bowral, Goulburn and Queanbeyan, as well as the major towns of Mittagong, Moss Vale and Yass. There are large release areas planned for Queanbeyan at Googong and South Jerrabomberra.
- A specific action exists to work with the ACT Government on the preparation of a Cross-Border Regional Settlement Strategy – recognising the important role the ACT Government plays in providing water for Queanbeyan.
- New development will not be located in environmentally sensitive areas and will be limited in resource areas such as rural lands.

- Development in areas that are not already zoned or supported for development in the Regional Strategy will only be considered if it can satisfy the Sustainability Criteria listed in the Strategy.
- Councils will be encouraged to develop strategies to provide a range of housing types, including affordable housing strategies.
- Like all regional strategies, there is scope to ensure new development makes a contribution to the provision of infrastructure. In the case of this Regional Strategy, the negotiation of cross-border contributions for infrastructure in the Southern subregion is specifically recognised.

Water

- Nearly half of Sydney's drinking water catchment is contained within the Region. Managing and protecting the catchment to meet water quality and supply objectives is a key aspect of future planning for the Region.
- The Strategy emphasises that no new residential or rural residential areas should be allowed in Sydney's drinking water catchment unless it maintains or improves water quality – this is consistent with the Drinking Water Catchments Regional Environmental Plan.
- There are different water supply issues in different parts of the Region. For Queanbeyan and the Southern subregion, water is supplied to existing and new urban areas under the terms of the ACT–NSW Cross Border Agreements on Settlement and Water Resources. (The ACT has been given control over water in the region to protect the ongoing role of Canberra as the nation's capital).
- These two Agreements contain the principles under which the ACT will supply water to new urban areas.
- The Regional Strategy is NSW's key implementation mechanism for this settlement and water supply process.
- The Northern subregion has a relatively secure supply of water and at the same time, many areas which are located within Sydney's drinking water catchment.
- The Central subregion has faced severe water shortages in recent years. 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.

Environment and Natural Resources

- New urban development will not be permitted on land assessed as being of high conservation value.
- Councils will be encouraged to identify and protect areas of high conservation value and biodiversity corridors, through their new local environmental plans.
- The Strategy recognises the potential contribution wind power generation can make to the economy and environment of the Region. Wind power developments will be encouraged in suitable locations.