



FACT SHEET

July 2008

HOW THE SYDNEY–CANBERRA CORRIDOR REGIONAL STRATEGY WILL HELP PALERANG

Employment

- The Strategy projects that growth in Palerang will require an additional 3,200 new jobs over the period to 2031.
- This growth will be supported by identifying sufficient employment generating lands close to the major regional centre of Queanbeyan in the Southern subregion. Increases are expected in the areas of logistics, warehousing and transport, manufacturing and health and aged care.
- Palerang Council will be required to protect existing regionally significant employment lands to help guarantee local employment for the future.

Housing

- Palerang's anticipated population growth of approximately 5,000 by 2031 – and the resulting demand for 2,200 new dwellings – can be accommodated in existing vacant land within the local government area (LGA) and limited expansion in Bungendore.
- Development potential within Bungendore is subject to the ongoing management of water supplies.

Environment and Resources

- The Regional Strategy gives effect to agreements between the ACT and NSW Governments regarding the supply of water within the southern subregion.
- New residential development in Palerang is contingent on a secure water supply.
- The rural landscapes of the Palerang LGA are a key resource for a range of economic contributors to the Region. Traditionally the rural landscapes have been, and continue to be, predominantly 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 villages, such as Captains Flat, 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.
- Towns, such as Braidwood, retain much of their original character and links with their past history. Braidwood is now listed on the State Heritage Register and this context must be recognised in new development.
- By encouraging the majority of urban growth in existing major centres such as Queanbeyan, 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 Region. 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 Regional Strategy gives effect to agreements between the ACT and NSW Governments regarding the supply of water within the Southern subregion.