



FACT SHEET

July 2008

HOW THE SYDNEY–CANBERRA CORRIDOR REGIONAL STRATEGY WILL HELP UPPER LACHLAN SHIRE

Employment Lands

- The Department of Planning will work with the Department of State and Regional Development and the Upper Lachlan Shire Council to identify the employment land needs for the Gunning and Collector areas.

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 contributes \$200 million to the region annually and is a significant employer, contributing to many rural communities within the Region.
- Agriculture in the Upper Lachlan Shire, represents a third of the total value of agriculture to the Region and sheep, beef cattle and grain farming employs 27.8% of the Upper Lachlan workforce.
- The Strategy establishes a planning framework to ensure a suitable balance between the management of rural lands for agricultural production, rural character and appropriate development.

Housing

- Upper Lachlan's anticipated population growth is modest (approximately 350 people) and resulting demand for new dwellings can be accommodated in existing vacant urban land within the local government area (LGA), in particular in Crookwell. There may be potential to accommodate further growth in and around Crookwell, Gunning and Collector should population growth rates rise.
- The Strategy recognises that Upper Lachlan Council is planning to attract higher growth by identifying new areas for residential growth through the Upper Lachlan Strategy and 2020 Vision. The Upper Lachlan Strategy will be consistent with the Regional Strategy's settlement hierarchy.
- 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 Upper Lachlan 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 towns and villages, such as Gunning, Collector, Laggan, Binda and Taralga play an important role in providing for housing choice, a rural lifestyle and often more

affordable housing. The rural and built form character of many villages is a significant local and regional asset.

- By encouraging the majority of urban growth in existing major centres, the Strategy ensures the character of rural areas well away from urban centres 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.