



## **FACT SHEET**

July 2008

### **HOW THE SYDNEY–CANBERRA CORRIDOR REGIONAL STRATEGY WILL HELP WINGECARRIBEE SHIRE**

#### **Employment**

- The Strategy targets 9,000 new jobs in the Wingecarribee Shire over the period to 2031. Increases are expected in the areas of logistics, warehousing and transport, manufacturing, health and aged care, as well as tourism.
- The major regional centre in the Wingecarribee Shire is Bowral, closely supported by Mittagong and Moss Vale. Bowral provides higher order retail and commercial services; Mittagong is the local service centre; and Moss Vale functions as the administrative and rural service centre.
- The Wingecarribee Shire currently has around 135 hectares of available employment lands, which contributes to the competitive surplus of employment land that exists within the northern subregion.
- Wingecarribee Council will be required to protect regionally significant employment lands, including the Moss Vale–Berrima Enterprise Corridor, to help guarantee local employment for the future.
- The Moss Vale–Berrima Enterprise Corridor is 630 hectares of potential employment land identified between Moss Vale and Berrima, which is located close to regional infrastructure and is serviced by a siding off the Main Southern Railway. The extent of developable area is subject to detailed site and environmental assessments.

#### **Housing**

- Wingecarribee's anticipated population growth of 16,400 and the resulting demand for 8,700 new dwellings will be accommodated primarily through infill and redevelopment opportunities in Bowral and greenfield areas in Mittagong and Moss Vale.
- 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 Wingecarribee local government area (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 Hill Top and Burrawang 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 Bowral, Mittagong and Moss Vale 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 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 Drinking Water Catchments Regional Environmental Plan and the need to prepare Strategic Land and Water Capability Assessments for new and existing urban areas will guide the environmental outcomes of future development.