



## **FACT SHEET**

July 2008

### **HOW THE SYDNEY–CANBERRA CORRIDOR REGIONAL STRATEGY WILL HELP YASS VALLEY**

#### **Employment**

- The Strategy targets 2,500 new jobs in the Yass Valley local government area (LGA) over the period to 2031. Increases are expected in the areas of logistics, warehousing and transport, manufacturing and health and aged care.
- Along with Queanbeyan, Yass provides opportunities in the southern subregion for retail and business services, with the additional locational advantages of Canberra Airport and residential and commercial/retail areas both with good rail and road access.
- Due to capacity in existing employment lands having been reached, the Strategy supports the identification by Council of additional employment lands within the LGA to meet local service needs.
- A potential demand for 30 hectares of new employment land has been identified in forecasts for the subregion. The Department of Planning will work with the Department of State and Regional Development and the Yass Valley Council to plan for the employment land needs for Yass.

#### **Housing**

- Yass Valley's anticipated population growth of approximately 4,000 by 2031 – and the resulting demand for 2,000 new dwellings – can be accommodated in existing vacant urban land within the LGA and limited expansion in Yass and Murrumbateman.
- The Strategy recognises the area of Gooromon Jeir as a longer term urban development option, beyond the life of the Regional Strategy.
- The key determinant of growth in Yass will be access to local water resources.
- 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 Yass Valley 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 extraction, energy production through wind farms and a home for people seeking a rural lifestyle.
- Existing villages, such as Murrumbateman, Sutton, Binalong and Gundaroo 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 towns such as Yass, 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 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 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 Yass Valley is contingent on a secure water supply.
- The Regional Strategy recognises the ability of Yass to supply its own water to enable growth. However, it also recognises that future development at Gooromon Jeir is likely to be serviced by ACT controlled water.