

yass valley council

the country the people

P (02) 6226 1477

F (02) 6226 2598

A 209 Comur Street, Yass

PO Box 6 YASS NSW 2582

E council@yass.nsw.gov.au

www.yassvalley.nsw.gov.au

LOCAL STRATEGIC PLANNING STATEMENT

May 2020



ABOUT THIS STATEMENT

The Yass Valley Local Strategic Planning Statement (LSPS) sets out the 20 year vision for land use within the Local Government Area, outlining how growth and change will be managed into the future. It defines the special characteristics which contribute to Yass Valley's identity and recognises the shared community values to be maintained and enhanced.

The statement identifies priorities to achieve the Council's vision for Yass Valley together with actions, monitoring and reporting. It is consistent with:

- *NSW South East and Tablelands Regional Plan 2036 (SE&T)*
- *Southern Tablelands Regional Economic Development Strategy 2018-2022 (REDS)*
- *ACT Planning Strategy 2018*
- *Tablelands Regional Community Strategic Plan (CSP)*
- *Yass Valley Settlement Strategy 2036*
- *Enabling Adaptation in the South East: Vulnerabilities in the South East (EASE)*
- *ACT-NSW Memorandum of Understanding (MoU) for Regional Collaboration*

PURPOSE OF THIS STATEMENT

The South East and Tablelands Regional Plan 2036 (SE&T Plan) forecasts the combined population of the Yass Valley and Queanbeyan-Palerang local government areas to grow and require 15,050 new dwellings by 2036 accommodating more than 50% of the region's projected demand.

The plan also refers to growth within the Yass Valley growth being accommodated within Yass, Murrumbateman and the proposed cross border development at Parkwood.

To manage this growth and change, the South East and Tablelands Regional Plan sets out a vision to 2036 to achieve the following goals:

- A connected and prosperous economy
- A diverse environment interconnected by biodiversity corridors
- Healthy and connected communities
- Environmentally sustainable housing choices

All councils within NSW are required under s3.9 of the Environmental Planning and Assessment Act 1979 (EP&A Act) to prepare a LSPS to act as a link between the strategic priorities at a regional level and those at a local level expressed through the Local Environmental Plan and Development Control Plan. It will also give greater statutory weight to the Yass Valley Settlement Strategy 2036 which was adopted by Council and endorsed by the Department of Planning, Industry and Environment (DPIE).

All Planning Proposal requests and Development Applications will be required to be consistent with this LSPS.



POLICY CONTEXT

This statement has been prepared in accordance with s3.9 of the EP&A Act which required that it include or identify:

- (a) the basis for strategic planning in the area, having regard to economic, social and environmental matters,
- (b) the planning priorities for the area that are consistent with any strategic plan applying to the area and (subject to any such strategic plan) any applicable community strategic plan under section 402 of the *Local Government Act 1993*,
- (c) the actions required for achieving those planning priorities,
- (d) the basis on which the council is to monitor and report on the implementation of those actions.

STRATEGIC CONTEXT

The Yass Valley Local Government Area is located in south-eastern New South Wales, 60 kilometres north of, and adjacent to Canberra, and approximately 280 kilometres south-west of the Sydney CBD. The Ngunnawal people are the traditional custodians of the land. The Yass Valley was first visited by Europeans in the early 1820's, and by 1830 settlement had begun due in part to the agricultural potential of the area and its location between Sydney and Melbourne.

The landscape of the Yass Valley includes gently rolling hills and grassland plains as well as the Murrumbidgee, Yass and Goodradigbee Rivers and Burrinjuck Dam. Yass Valley is also known for its impressive geological cave and fossil formations dating back 400 million years ago. Part of the Brindabella National Park is located within the south west of the LGA, as well as five Nature Reserves and one State Conservation Area.

The greater Yass area was selected for the site of the Nation's capital in 1908, and while the final location was current day Canberra rather than Yass town, its presence has influenced how the town evolved and grew. Yass Valley's proximity to employment opportunities within the ACT is a major driver for housing growth due to both lifestyle and affordability factors. Residents also travel there for higher order services, health and tertiary education.

The Federal Highway enters into the south eastern corner and forms the eastern edge of the Yass Valley. The Hume Highway extends east west across the LGA linking Sydney and Melbourne, while the Barton Highway extends from Yass to Canberra. The Lachlan Valley Way and Burley Griffin Way provide access to the Riverina. As such the Yass Valley has excellent freight links, including to Canberra and Sydney Airports.

While there is a rail connection linking Yass town to Sydney and Melbourne, no link was ever made to Canberra. This has ensured a continued reliance on motor vehicles into Canberra, with only very limited bus services between Canberra and Murrumbateman/Yass.

Yass is the major town within the Yass Valley and has a well-established commercial centre, district hospital, medical services, schools and a TAFE. Each of the villages have a primary school except Murrumbateman and Bookham.

The area consists of predominantly productive rural lands and rural residential properties. Diversified rural products and emerging agricultural industries include wine, alpaca studs, olives and berries in addition to the historical wool industry. Tourism is a significant industry for the Yass Valley, given

our proximity to Canberra, and location between Sydney and Melbourne. Visitors are attracted to the area to enjoy the food and wine, heritage, arts and culture of the region.



Figure 1: Yass Valley and its' regional connections

The Yass Valley LGA is forecasted to grow to a population of around 25,000 people by 2036 and to around 43,900 at 2056. The majority of this future growth will be focused in the existing settlements of Yass and Murrumbateman as well as the early stages of the proposed cross border development at Parkwood. It is recommended Yass strengthen its role in the region and grow into a Regional Centre of 20,000 people (although this is an ultimate size, and likely to be reached beyond the timeframe of the Settlement Strategy). Murrumbateman would grow into a major town/large district town of 10,000 people.

The villages of Binalong, Bookham, Bowning, Gundaroo, Sutton and Wee Jasper are expected to retain their small village character and only accommodate minimal growth.

Yass Valley priorities within this statement have been developed from this strategic context and are drawn from the recommendations/strategies of the Yass Valley Settlement Strategy. They are also consistent with the NSW South East and Tablelands Regional Plan 2036 (SE&T), Southern Tablelands Regional Economic Development Strategy 2018-2022 (REDS), ACT Planning Strategy 2018, Tablelands Regional Community Strategic Plan (CSP), Enabling Adaptation in the South East 2017 and *ACT-NSW Memorandum of Understanding (MoU) for Regional Collaboration*.

YASS VALLEY COMMUNITY PROFILE 2016



- Yass Valley Local Government Area 2019 ERP is 17,087
- 33% had a tertiary qualification
- 19% of working residents are employed in public administration and safety
- 55.9% of working residents travel outside Yass Valley for work



- 35.2% of households comprise couples with children
- 18.7% households comprise lone (single) person



- Net migration of 415 residents from the ACT within previous 5 years



- 93% of dwellings are separate houses
- 4.9% of dwellings are medium density
- 75% of households were purchasing or own their home
- 14.8% were renting privately
- 1.8% were in social housing

OUR CHALLENGES

Proximity to ACT

Limited water availability

Ageing infrastructure

Reliance on motor vehicles

High property prices

Lack of existing housing diversity

Limited facilities in Murrumbateman

Historical lot sizes

Development pressure close to NSW-ACT border

Rural land use conflict

Pressure for leapfrog/satellite development

Cross Border Servicing Issues

CONSULTATION

Council prepared this statement by referring to the community consultation undertaken in 2016 through *The Tablelands Regional Community Strategic Plan* and community and public agency consultation on the *Yass Valley Settlement Strategy 2036* during 2017.



Figure 2: Community Consultation for the Tablelands Regional Community Strategic Plan

The Yass Valley Settlement Strategy was adopted by Yass Valley Council in August 2017 and endorsed by the Department Planning, Industry & Environment in May 2019. The advice from the department included using the strategy as a basis for developing our LSPS.

OUR VISION



To build and maintain sustainable communities while retaining the region's natural beauty.

Tablelands Regional Community Strategic Plan (CSP)

OUR GROWTH PRINCIPLES

The Yass Valley Settlement Strategy is guided by the following key principles. These principles provide clear directions for determining future growth of settlements through the LSPS, and informed our Yass Valley LSPS Priorities.

- Provide for a diversity of choice in residential land and dwelling types in a range of appropriate locations (Priority 2)
- Encourage development that responds to emerging demographic trends and associated lifestyle requirements (Priority 2)
- Future development, particularly at the residential/agricultural and the residential/industrial interfaces should be planned for and managed to minimise potential conflict between adjacent land uses (Priority 2)
- Future development should be appropriately located in relation to: its scale, nature or type of development; the ability to provide infrastructure and services; the need for access and to ensure effective traffic management (Priorities 2 and 5)
- Future developments should complement existing settlement structure, character and uses and allow for the creation of legible and integrated growth (Priorities 2 and 3)
- Long term land identified as potentially appropriate for urban purposes shall be safeguarded from inappropriate interim land uses and fragmentation that may compromise and conflict with the layout, orderly staging and mix of long term urban uses (Priority 2)
- Future development should strengthen the hierarchy of settlements, support and maintain strong multi-functional business centres and maximise infrastructure and service efficiencies (Priorities 2 and 3)
- Future development should strengthen the efficient use of infrastructure, services and transport networks and not overburden existing services elsewhere (Priority 5)
- Ensure sufficient employment land is provided to allow towns to play an appropriate retail role as their population increases, providing employment and reducing escape expenditure (Priority 6)
- Future development should avoid areas of environmental significance, significant natural and/or economic resources, potential hazards, high landscape or cultural heritage value, or potential increased risk associated with impacts of climate change. Future development adjoining land with these values should incorporate buffers as necessary to help protect those values and to avoid future land use conflict (Priorities 3 and 4)
- Future development areas or settlements should recognise, protect and complement any unique topographic, natural or built cultural features essential to the visual setting, character, identity, or heritage significance (Priorities 3 and 4)
- Future development should respond to the risks associated with the impacts of climate change by enhancing the efficiency and resilience of existing and future settlements (Priority 7)
- Future development should be designed and located to maximise total water cycle management and minimise impacts on the environment (Priorities 1 and 2)
- Unless land can only be accessed from the ACT, and appropriate servicing arrangements can be entered into with the ACT, urban development will not be supported (Priority 3)

- Future development areas should maintain a buffer or open space within and between to maintain and reinforce the identity of Yass Valley LGA's various settlements (Priority 3)
- Ensure growth of towns occurs without ribbon development (Priorities 2 and 3)

OUR PRIORITIES

The following are the Planning Priorities for the Yass Valley for the next 20 years consistent with the principles and recommendations of the Yass Valley Settlement Strategy. The Actions to deliver each of these Priorities have been identified as Short (S), Medium (M), Long (L) term or ongoing actions.

Planning Priority 1 Secure an additional water supply for Yass and Murrumbateman

Rationale

A secure water supply is the greatest constraint to future development and growth in Yass and Murrumbateman. The raising of the Yass Dam wall was completed in 2013 and provided sufficient capacity to supply the existing Murrumbateman village core (to replace reticulated groundwater supply) as well as some capacity for additional growth.

In order to realise the growth envisioned in Yass and Murrumbateman - a new secure water supply is required. Two additional water supplies have been identified within the Settlement Strategy, a supply from ACT water infrastructure and Burrinjuck Dam. Of these two options supply from ACT water infrastructure is more compelling. Existing ACT water infrastructure is already provided toward the north-west and could be extended to supply Yass and Murrumbateman.

Climate change projections anticipate a shift in rainfall patterns in the South East NSW region, meaning existing methods of collecting, treating and distributing potable water may no longer be reliable. Water supply and security is considered a key vulnerability in a climate change future for towns and villages in the South East.

It is only through the resolution of a secure water supply that the projected growth highlighted in this strategy can be accommodated.

Actions

- Collaborate with DPIE on a sub-regional water strategy (S)
- Prepare a new Integrated Water Management Strategy for the Yass Valley (S)
- Secure an alternative water source for Yass and Murrumbateman (M)

Relationship to other Plans

- Yass Valley SE&T Plan Priority: Work with stakeholders to secure a sustainable water source for urban use
- CSP Strategy IN5: Ensure high quality water supply options for the towns in the region
- EASE- Transformation of the potable water supply in the NSW South East
- ACT-NSW Memorandum of Understanding (MoU) for Regional Collaboration
- ACT-NSW- Commonwealth MOU for Cross Border Water Resources

Planning Priority 2

Focus growth in Yass and Murrumbateman

Rationale

The majority of future growth in the short to medium term will be focused in the existing settlements of Yass and Murrumbateman. Yass should strengthen its role in the region and grow into a Regional Centre of 20,000 people, but can only do so if an alternative water supply is secured. The focus for Yass is recommended to be on developing existing residential zoned greenfield sites and encouraging urban renewal of some existing housing reaching the end of its useful life.

Murrumbateman, while recognising the primacy of Yass, would grow into a major town/large district town of 10,000 people through the staged development of greenfield sites contiguous with the existing settlement. This would also be dependent on an alternative water supply. This will require rezoning of some land in both Yass and Murrumbateman.

Despite their proximity to Canberra, development in Sutton and Gundaroo is highly constrained due to the lack of a secure water supply and adequate sewerage treatment. Given the water constraints and the community's desire for Sutton and Gundaroo to remain as villages some limited future development would only be permitted where its impact did not compromise existing village characters or surrounding agricultural uses.

Binalong, Bowning, Bookham and Wee Jasper require no rezoning's at this time due to low demand for housing, lack of infrastructure, existing supplies of undeveloped land and undesirable distances to Major Regional Centres in the region. Future planning proposals for further development which supports tourism will be considered to allow natural and appropriate growth.

Actions

- Implement recommendations of Yass Valley Settlement Strategy (S-L)
- Complete land capability studies for land identified within the Yass Valley Settlement Strategy (S)
- Prepare a Local Housing Strategy to identify gaps and unmet needs in social and affordable housing (S)
- Undertake a review of Yass Built Form Study (M)
- Prepare a Masterplan for Murrumbateman (S-M)
- Develop local complying development provisions for housing (S-M)
- Ensure Planning Proposals avoid areas affected by flooding and high bushfire risk and avoid agricultural land use conflict (Ongoing)
- Advocate to NSW Land and Housing Corporation to encourage upgrade and redevelopment of assets (S)
- Ensure that Planning Proposals and Development Applications can demonstrate how proposed land uses will manage the interface with any agricultural or industrial land (Ongoing)

Relationship to other plans

- Yass Valley SE&T Plan Priority: Focus housing on existing centres rather than isolated land releases

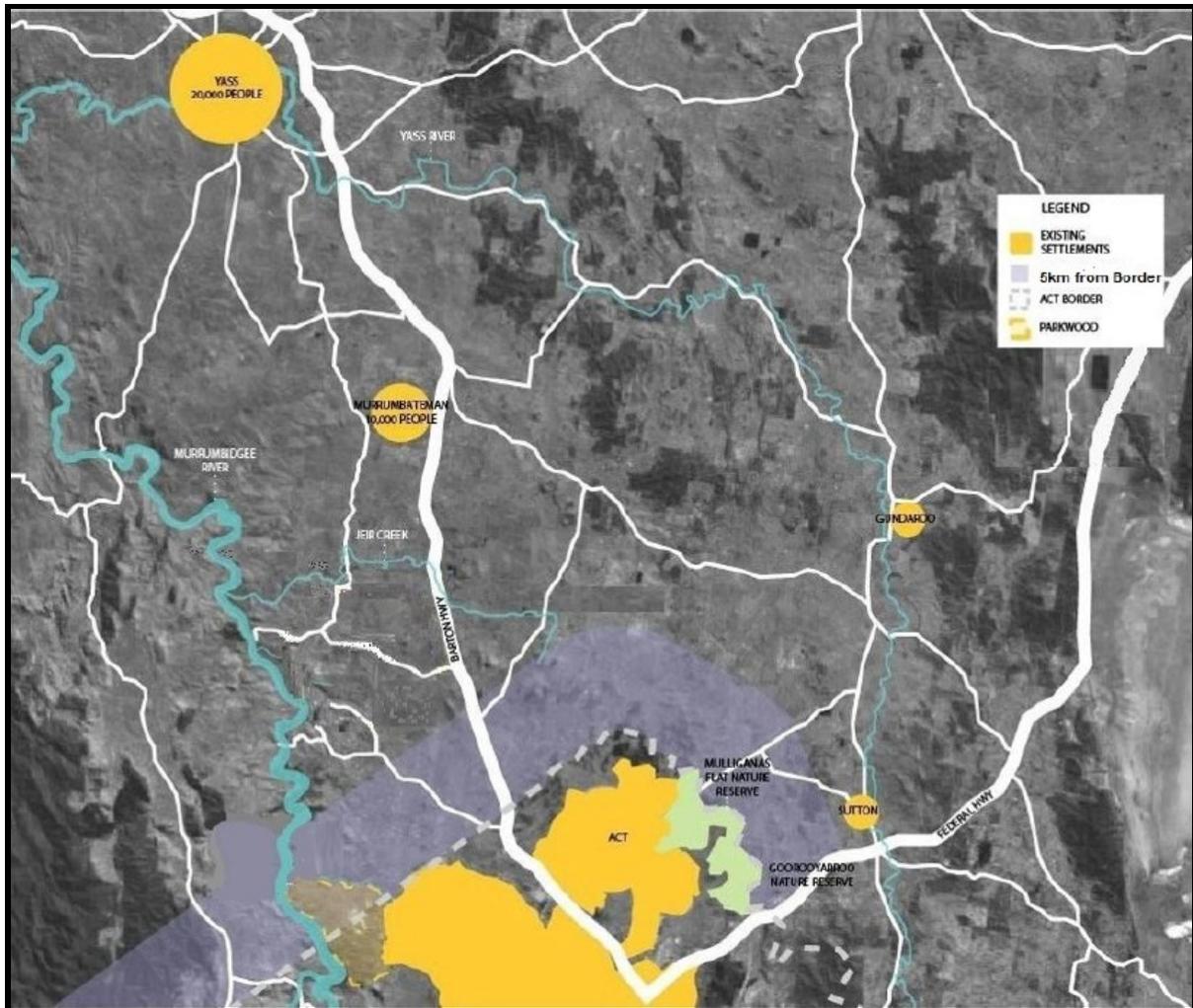


Figure 3: Proposed future settlement hierarchy.
Area within 5km from NSW-ACT border is subject to intense development pressures.

Planning Priority 3

Protect the area within 5km of the Yass Valley LGA border with the ACT from residential intensification

Rationale

Yass Valley has experienced significant pressure to consider more intensive residential development adjacent to the NSW-ACT border. The main administrative centre of the Yass Valley is Yass and it is not financially viable to service these areas from this distance. Development of land in this location would rely entirely on servicing and infrastructure out of the ACT with the cross border complexities of governance. There will be continued pressure from other incompatible uses wanting to relocate to this area due to its close proximity, larger land areas and lower property prices including intensive agriculture, waste or resource management facilities, mining, extractive industries, truck or transport depots.

Parts of this area also contain some of the largest, best connected patches of critically endangered grassland and woodland communities remaining in Australia. A small area falls within the ANEF 20 Noise Contour from the Canberra Airport.

Residential intensification will not be supported in close proximity to, particularly within 5km of the Yass Valley LGA border with the ACT to protect the open rural landscape approach into the ACT, significant biodiversity and strengthen the connectivity of nature reserves and their biodiversity values, in particular, Mulligans Flat, Goorooyarloo Nature Reserve and surrounding areas with significant box gum grassy woodland.

The proposed Parkwood development is unique as it geographically limited by the Murrumbidgee River and Ginninderra Creek, can only be accessed from within the ACT and forms part of a strategic, contiguous cross-border development. For this reason it is excluded from the area.

The acceptance of illegal waste (that is, the unlawful 'dumping' of waste onto land where no license or approval exists) continues to be an ongoing issue across the Yass Valley LGA. This is particularly the case in areas in close proximity to the ACT border, where surplus soil and building materials, originating from building sites in the ACT, are transported across the border for land filling purposes.

Actions

- Implement recommendations of Yass Valley Settlement Strategy (S-L)
- Not support Planning Proposals in close proximity to the ACT border which would result in residential intensification by amending the land use zone or reducing the minimum lot size in the Yass Valley LEP 2013 (S-L)
- Incorporate standard/s within the Yass Valley Comprehensive Development Control Plan to discourage the establishment of intensive agriculture, waste or resource management facilities, mining, extractive industries, truck or transport depots within rural areas in close proximity to the NSW-ACT border (S)

Relationship to other plans

- ACT Planning Strategy 1.5.1: Support the provision of adequate buffer areas between the urban areas of the ACT and adjoining land uses within NSW in order to achieve compact and efficient growth, avoid land use conflict, protect rural and environmentally important areas, and maintain the setting and approaches to the National Capital

- CSP Strategy EN4: Maintain a balance between growth, development and environmental protection through sensible planning
- CSP Strategy CO5: Maintain our rural lifestyle

Planning Priority 4

Protect and conserve the natural environment, built and Aboriginal cultural heritage of Yass Valley

Rationale

The Yass Valley has a proud and rich Aboriginal history with evidence of occupation in the region (Birrigai Rock Shelter) dating back over 20,000 years. The Ngunnawal are recognised as the traditional custodians of the Yass Valley. The landscape also has a high degree of cultural significance including pathways and songlines together with other places of ceremonial significance on hills, mountains, rivers and creeks.

The built heritage of the Yass Valley is rich due to our role in early European settlement of NSW and early pastoral establishment. Many of the services established in Yass as a stopover between Sydney and Melbourne gave rise to its wealth and prominence, and left a legacy of impressive private and civic buildings. The smaller villages generally had their origins based on pastoral settlements with Bowning and Binalong growing around the railway line.

*The Yass Valley is home to precious native flora and fauna, with numerous endangered and vulnerable flora and fauna species including the nationally endangered Regent Honeyeater (*Xanthomyza phrygia*), Spotted-tail Quoll (*Dasyurus maculatus maculates*), Wee Jasper Grevillea (*Grevillea iaspicula*), Golden Moths Orchid (*Diuris lanceolata*) and Hoary Sunray (*Leucochrysum albicans*).*

Some sections of Yass Valley also contain two nationally listed Critically Endangered Ecological Communities - Natural Temperate Grassland of the South Eastern Highlands, and White Box - Yellow Box - Blakely's Red Gum Grassy Woodland and Derived Native Grassland (often referred to as "Box Gum Woodland").

Actions

- Work with local Aboriginal community to identify, interpret and promote Aboriginal Cultural Heritage (Ongoing)
- Review and finalise the Yass Valley Aboriginal Heritage Study (S)
- Work with Heritage NSW to improve the accuracy of existing local place or object entries within the NSW Aboriginal Heritage Information Management System (M)
- Provide input into Plans of Management for declared Aboriginal Places in the Yass Valley (Ongoing)
- Develop Plans of Management on Council owned or managed land including those which are heritage listed (S-M)
- Determine whether any Council owned land is suitable for Biodiversity Stewardship to provide key areas with high biodiversity values with ongoing protection (S-M)
- Encourage biodiversity certification on new urban release areas (Ongoing)
- Encourage biodiversity offsets from developments to regional corridors where possible (Ongoing)
- Complete and implement the Yass Valley Local Weeds Action Plan (S-L)
- Comprehensive Development Control Plan to incorporate SEPP – Vegetation in Non Rural areas 2017 to regulate high conservation vegetation in Yass Valley (S)
- Participate in Conservation Management Trust for governance and management of Parkwood Conservation Corridor (Ongoing)

Relationship to other plans

- Yass Valley SE&T Plan Priority: Protect and maintain the area's high environmental value

lands and heritage assets

- Yass Valley SE&T Plan Priority: Protect and rehabilitate waterways and catchments
- CSP Strategy CO4: Recognise and celebrate our diverse cultural identities, and protect and maintain our community's natural and built cultural heritage
- CSP Strategy EN1: Protect and enhance the existing natural environment, including flora and fauna native to the region

Planning Priority 5

Advocate to NSW Government for services and infrastructure to support growth within Yass Valley

Rationale

The Yass Valley's location adjacent to the ACT border presents challenges in terms of services and infrastructure with regard to cross border governance and delivery. An MoU exists between the ACT Chief Minister and NSW Premier to encourage cooperation and collaboration, given Canberra's location and relationship with surrounding areas in South East NSW. A site specific mechanism under this MOU allows NSW, ACT and Yass Valley to resolve governance and service delivery arrangements for the proposed cross border development at Parkwood (Ginninderry).

The pressures on Yass Valley's ageing infrastructure are exacerbated by our continuing growth as well as the expectations of a community which has regular access to ACT facilities and infrastructure. Infrastructure or services which are provided by the state or territory governments need to be considered in terms of access and cost sharing between jurisdictions (e.g. Health, Education).

The role of Council is largely one of advocacy, however it is critical that we ensure proposed developments consider additional demands on either Council, NSW or ACT. Council also has an important role to support the community needs planning of these services and infrastructure.

Actions

- Support TFNSW in planning and delivering the Barton Highway duplication (S-L)
- Work with TFNSW and ACT Government to understand and manage cross border travel patterns (Ongoing)
- Undertake a condition and capacity assessment of Yass town water and sewer network (M)
- Support NSW Education in planning and delivering Primary School in Murrumbateman (S)
- Support NSW Education in planning and delivering Yass High School Multi-Purpose Indoor Sports Centre (S)
- Finalise the Parkwood Urban Release Area Governance Framework and establish the steering committee for the delivery of services and infrastructure (S)

Relationship to other plans

- Barton Highway Improvement Strategy
- Yass Valley SE&T Plan Priority: Work with stakeholders to provide critical community infrastructure, including educational services
- Yass Valley SE&T Plan Priority: Create efficient cross-border connections
- Yass Valley SE&T Plan Priority: Identify and manage the efficient delivery of services to the proposed Parkwood development
- CSP Strategy IN3: Maintain and improve road infrastructure and connectivity
- CSP Strategy IN8: Improve accessibility to, and support the development of, health and medical facilities in the region
- CSP Strategy IN9: Improve accessibility to, and support the development of, education and training facilities in the region
- Southern Tablelands REDS: Education infrastructure - For primary and tertiary students so that they might study successfully while remaining resident in their community
- REDS: Road infrastructure linkages to the ACT- The highest priority is duplication of the Barton Highway between the ACT border and Yass

- REDS: Road transport infrastructure- Cost effective freight is important to agricultural businesses in the Region
- REDS: Water and sewerage infrastructure -Investment is particularly targeted at village locations with desirable lifestyles
- REDS: Aged care infrastructure - Provision of complementary infrastructure such as hydrotherapy pool
- REDS: Sport and recreation infrastructure -Upgrade of local grounds and ovals, making hydrotherapy and swimming pools unto year round venues and creation of equestrian spaces
- ACT Planning Strategy: Direction 2.6- Protect and enhance infrastructure that supports the economic development of Canberra and the region
- *ACT-NSW Memorandum of Understanding (MoU) for Regional Collaboration*

Planning Priority 6

Maximise opportunities for tourism, industry and investment within the Yass Valley

Rationale

Yass Valley has enormous potential for economic development due to its geographic location, transport links and rural, environmental and heritage character. Our location adjacent to the ACT, together with road access to the Barton, Hume and Federal Highways as well as rail (Yass Junction) to Sydney and Melbourne provides opportunities for both investors and tourists. Canberra Airport is easily accessible for domestic and international passengers and freight.

Yass Valley enjoys a low unemployment rate however this is due to our increasing role as a commuter location, exporting significant levels of labour into the ACT. Our focus is on fostering an adaptive and innovative agricultural industry, growing our visitor economy and providing opportunities for the establishment of new businesses.

Ensuring our local planning tools are flexible and responsive to both existing and new businesses is critical. At present, the provisions within the Yass Valley LEP are relatively rigid and unless a use falls within standard NSW land use definitions it is currently automatically prohibited. Altering the structure of the land use tables would enable uses which are rapidly evolving to be considered.

Actions

- Prepare a Planning Proposal to convert the business and industrial land use zone tables within the Yass Valley LEP 2013 from 'closed' to 'open' (S)
- Monitor supply and demand of business and industrial land in Yass and Murrumbateman (Ongoing)
- Commence planning for work hub in Yass to increase flexibility for employees who commute (M)
- Monitor and respond to changes to business operations and tourism industry as a result of disruptive events such as bushfires and pandemics (Ongoing)
- Monitor emerging agricultural and technology industries and ensure sufficient land is available (Ongoing)

Relationship to other plans

- Yass Valley SE&T Plan Priority: Capitalise on the area's proximity to Canberra to attract industry and investment.
- Yass Valley SE&T Plan Priority: Foster and develop a diverse, adaptive and innovative agricultural industry
- Yass Valley SE&T Plan Priority: Foster regional access to agricultural export opportunities through Canberra Airport
- Yass Valley SE&T Plan Priority: Promote the area as a destination that visitors should also visit.
- CSP Strategy EC1: Capitalise on the region's close proximity to Canberra and its position as a convenient location to attract industry and investment
- CSP Strategy EC3: Support and foster conditions that enable local and small/home-based businesses to grow
- CSP Strategy EC4: Foster and develop a diverse, adaptive, and innovative agricultural industry
- REDS: Agricultural infrastructure - Develop additional Infrastructure to support value adding

- REDS: Tourism infrastructure - New destinations for visitors based on walking and cycling tracks and opportunities linked to wine tourism
- *ACT-NSW Memorandum of Understanding (MoU) for Regional Collaboration*

Planning Priority 7

Increase Yass Valley's Resilience to Climate and Natural Hazards

Rationale

A greater understanding of how Yass Valley could be impacted by climatic events and natural hazards is required to inform planning and mitigation strategies. The most critical element of this is water security, is reflected in Priority 1 of the LSPS. This will determine the level and type of growth that can be accommodated. Other risks may require avoidance of high risk areas for development or through the design process- particularly for infrastructure.

A large proportion of the Yass Valley is rural in nature which influences the level of bushfire risk, and Yass and the villages have varying degrees of flood risk due to their historical siting adjacent to waterways. Towns and villages in the Yass Valley have already experienced water quality issues due to drought and heatwave conditions. Any increase in heatwaves, bushfires or flood will have flow on effects to water quality and availability for the Yass Valley.

Actions

- Secure an alternative water source for Yass and Murrumbateman (M)
- Complete Flood Studies for Murrumbateman, Bowning, Binalong and Bookham (S)
- Complete Yass Flood Risk Management Study and Plan (S)
- Commence Parkwood Flood Risk Management Study and Plan (M)
- Implement development recommendations of Flood Risk Management Studies and Plans into Comprehensive Development Control Plan (S-M)
- Undertake a Climate and Natural Hazard Risk Assessment for the Yass Valley (S)
- Ensure current environmental constraints information is made available to inform Planning Proposals and Development Applications including flood planning levels, potentially contaminated land and bushfire risk (Ongoing)

Relationship to other plans

- CSP Strategy EC4: Foster and develop a diverse, adaptive, and innovative agricultural industry
- CSP Strategy EN2: Adopt environmental sustainability practices.
- CSP Strategy EN3: Protect and rehabilitate waterways and catchments
- CSP Strategy IN5 Ensure high quality water supply options for the towns in the region
- EASE - Transformation of the potable water supply in the NSW South East
- EASE - Adaptation pathways to reduced vulnerability in response to Hazards
- Planning for Bushfire Protection 2019: strategic land use planning to ensure that new development is not exposed to high bush fire risk;
- NSW Floodplain Risk Management Guidelines

MONITORING & REPORTING

Council is required to report its performance against its Community Strategic Plan (CSP) biannually to the community. Council will incorporate additional reporting against each of the Actions within the LSPS as part of that report, noting the timeframes of ongoing, short, medium and long term for the delivery. This will allow greater integration and alignment between the CSP and LSPS.

The delivery of key actions will also be reported within Council's Annual Report under the Local Government Act 1993.

Council will also review and update the LSPS as required upon the adoption of a new CSP following the election of Council (every four years).