



Meeting of Landowners

in the 5km area along the northern NSW ACT border

Sutton Hall

4pm 24th February 2019

Programme for the meeting

Introduction

Part 1 – Introduction

Part 2 – The situation

Professor Jon Stanhope

Part 3 – NSW and ACT Government

Trevor Fitzpatrick – Purdon Planning

Part 4 - Options

5km NSW ACT Border Zone Planning Group Inc.



5 KZ Landowner Meeting
Part 1 – Introduction


4pm Sunday 24 February 2019

1

5km NSW ACT Border Zone Planning Group Inc.

Amended Agenda

- Ross – Welcome, brief history
- Bill – Part 1 Introduction
- Bill – Part 2 The situation
- Professor Jon Stanhope – political view
- Bill – Part 3 NSW Government
- Trevor Fitzpatrick – best use of the 5km zone
- Bill – Part 4 - Options




23 February 2019 SKZ Planning Group

2

5km NSW ACT Border Zone Planning Group Inc.

Meeting Format

- **Presentation – 15 to 20 minutes**
 - Allow the speaker to finish before asking questions
- **Questions – 15 to 20 minutes**
 - Keep them brief
 - Query the information if necessary
 - No debate at this stage – save it for another meeting




23 February 2019 SKZ Planning Group

3

5km NSW ACT Border Zone Planning Group Inc.

Breaks

- **Timeout after each presentation**
 - 5 minutes
 - The show will restart after 5 minutes



"You're not angry enough. Come back again tomorrow."

23 February 2019 SKZ Planning Group

4

5km NSW ACT Border Zone Planning Group Inc.

Special Guests

- **You, the landowners**
- John Stanhope – former ACT Chief Minister
- Khalid Ahmed – former ACT Treasurer
- Trevor Fitzpatrick – Purdon Planning
- Mayor Abbey
- Mark Parton - ACT Opposition Shadow Planning
- Media Representatives




23 February 2019 SKZ Planning Group

5

5km NSW ACT Border Zone Planning Group Inc.

Apologies

- About 21 landowners
- ACT Government
- NSW Government
- Pru Goward
- David Maxwell



23 February 2019 SKZ Planning Group

6

Who we are

- Current members of the 5KZ Planning Group**
 - Former shareholders in a Landowner owned company
 - All landowners in the 5km zone
- Management Team**
 - President** Arnold Dekker
 - Treasurer** Ross De Bartolo
 - Secretary** Bill Ginn




23 February 2019 SKZ Planning Group 7

7

Today's Meeting – Provide Information

- This meeting**
 - analyse the situation
 - Hear opinions of experts
 - Hear from Government
- Next meeting**
 - If we have one
 - Debate what we should do

Idea...




If at first, the idea is not absurd, then there is no hope for it. ~Albert Einstein

23 February 2019 SKZ Planning Group 8

8

Handover to Bill

- Part 1**
 - Why are we here
 - Who are the stakeholders
 - Documents



23 February 2019 SKZ Planning Group 9

9

Why we are here

- Our land is under threat**
- We need to work together to:**
 - Have a voice in the change that is inevitable
 - Find an acceptable outcome

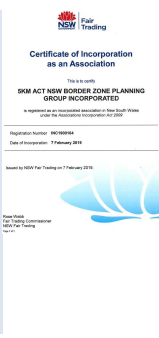


23 February 2019 SKZ Planning Group 10

10

Brief History

- Yass Valley Settlement Strategy 2036**
 - August 2017
 - Defines development areas
 - Defines 5km zone, rezone RU1 to RU6
- RU6 Dead Zone**
 - Informal name for landowners to discuss the situation
- Capital Country Estate Pty Ltd**
 - Set up to represent landowners
 - Best structure at the time
- 5km NSW ACT Border Zone Planning Group Inc.**
 - Better structure than Company
 - Non profit organization




23 February 2019 SKZ Planning Group 11

11

Purpose of the Association

- To represent the views of members**
- To protect our land from poor planning decisions**
- To improve the quality of life**
 - Environment
 - Social
 - Economic




23 February 2019 SKZ Planning Group 12

12

5km NSW ACT Border Zone Planning Group Inc.

Stakeholders

- **What is the order of importance?**
 - Landowners
 - Community
 - Yass Valley Council
 - NSW Government
 - Federal Government
 - Speculators and Developers



23 February 2019 SKZ Planning Group 13

13

5km NSW ACT Border Zone Planning Group Inc.

Are we just speculators?

- **The accusation - if you propose development then you are just another greedy speculator**
 - Definition of a Speculator - a person who invests in stocks, property, or other ventures in the hope of making a profit.
- **Hands up those who think they are not speculators?**


23 February 2019 SKZ Planning Group 14

14

5km NSW ACT Border Zone Planning Group Inc.

Range of Landowner views

- **Everything is going to be OK**
 - Trust the Government
- **Disaster is coming**
 - We are going to lose everything
- **Just make as much money as we can**



23 February 2019 SKZ Planning Group 15

15

5km NSW ACT Border Zone Planning Group Inc.

What happened to the other speakers?

- **Council**
 - Mayor is in the audience, but does not want to participate in "our debate"
- **ACT Government**
 - NSW issue – talk to Council
 - Questions submitted
- **NSW Government**
 - Sorry, not enough notice – 3 weeks
 - Has supplied answers to questions

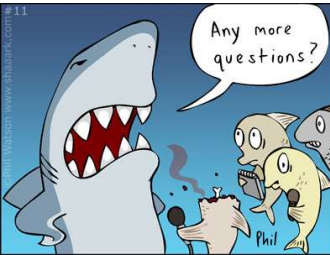
23 February 2019 SKZ Planning Group 16

16

5km NSW ACT Border Zone Planning Group Inc.

End of Part 1

- **Any Questions?**
- **Next**
 - Part 2 – Our situation
 - Jon Stanhope
 - Part 3 – NSW Government
 - Trevor Fitzpatrick
 - Part 4 - Options



23 February 2019 SKZ Planning Group 17

17



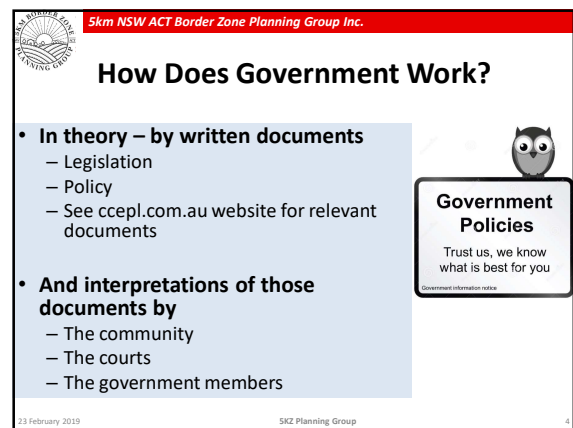
1



2



3



4



5



6

5km NSW ACT Border Zone Planning Group Inc.

Yass Valley Settlement Strategy 2036

- Not based on any stated vision for Yass Valley
- No identified outcomes in terms of quality of life

23 February 2019 SKZ Planning Group 7

7

5km NSW ACT Border Zone Planning Group Inc.

YVSS Focus

- **Develop urban areas at Parkwood, Yass and Murrumbateman**
 - But...no reliable supply of water for Yass and Murrumbateman
- **5km buffer zone along the ACT NSW border**
 - rezone from RU1 to RU6
 - Limit development along the border to RU1 use and 40 ha

23 February 2019 SKZ Planning Group 8

8

5km NSW ACT Border Zone Planning Group Inc.

YVSS – 5KZ landuse

- **“Predominantly lifestyle/hobby farms”**
- **“The area represents a significant greenfield site .. adjacent to the NSW/ACT border.”**
- **“The area is to remain largely undeveloped as rural and rural residential properties”**
 - ...until 2036 or the YVSS is reviewed

23 February 2019 SKZ Planning Group 9

9

5km NSW ACT Border Zone Planning Group Inc.

YVSS - 5km zone

- Note Parkwood is shown cut out of the 5km zone

23 February 2019 SKZ Planning Group 10

10

5km NSW ACT Border Zone Planning Group Inc.

YVSS – 5km zone purpose

- **Protect productive rural land**
 - Some of the best rural land in Yass Valley is in Parkwood and Murrumbateman targeted approved for urban development
- **Protect the approach to the ACT**
 - Why not let the ACT create a protection area in the ACT?
- **Maximise the urban containment of Canberra**
 - Why not let Canberra contain itself?
- **Protect biodiversity and natural resources of the area**
 - Good idea, does it apply to the ACT as well?

23 February 2019 SKZ Planning Group 11

11

5km NSW ACT Border Zone Planning Group Inc.

Current 5KZ Zone - RU1

- **Defined in the Local Environmental Plan (LEP)**
 - Primary Production
- **Permitted without consent**
 - Environmental protection works;
 - Extensive agriculture;
 - Forestry;
 - Home-based child care;
 - Home businesses;
 - Home occupations;
 - Intensive plant agriculture;
 - Water storage facilities

23 February 2019 SKZ Planning Group 12

12

5km NSW ACT Border Zone Planning Group Inc.

Minimum Lot Size and Zone

- **Zone such as RU1 does not define lot sizes**
 - Instances of different minimum lot sizes within the same zone – RU4 rural residential
- **Example Read Road**
 - Zoned RU1
 - Lot sizes down to about 10 acres


23 February 2019 SKZ Planning Group 13

13

5km NSW ACT Border Zone Planning Group Inc.

YVSS - RU6 definition

- **Not defined in the Yass Valley LEP**
 - Each LEP has to define RU6
- **YVSS States RU6 should be RU1 without**
 - Intensive livestock production
 - Extractive industries
 - Trucking depots




23 February 2019 SKZ Planning Group 14

14

5km NSW ACT Border Zone Planning Group Inc.

YVSS - 5km zone future

- **For the life of the YVSS (2036)**
 - RU1 Rural
 - 40ha lot size
- **Except for Parkwood**
 - Why?



23 February 2019 SKZ Planning Group 15

15

5km NSW ACT Border Zone Planning Group Inc.

YVSS – Parkwood Justification

“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.”



23 February 2019 SKZ Planning Group 16

16

5km NSW ACT Border Zone Planning Group Inc.

YVSS - Parkwood

Why is it different to the rest of the 5km zone?




23 February 2019 SKZ Planning Group 17

17

5km NSW ACT Border Zone Planning Group Inc.

YVSS – Parkwood

Has the border already moved?



23 February 2019 SKZ Planning Group 18

18

5km NSW ACT Border Zone Planning Group Inc.

YVSS – Parkwood

- **Justification**
 - NSW Residents in Parkwood need to travel through the ACT to get back into NSW
 - Who wants to go to Yass and how often?
 - Are there any Crown Roads that could be used?
- **Infrastructure to be supplied over the border**
 - Who gets the rates?
 - Who pays for the services?
- **Own LEP**
 - No longer part of Yass LEP
 - The land will be given by NSW to the ACT

23 February 2019 SKZ Planning Group 19

19

5km NSW ACT Border Zone Planning Group Inc.

Parkwood and us

- **Within the 5km zone !!!!!**
 - How does it improve the quality of life for Yass Valley residents?
- Parkwood is agreed urban (but yet to be rezoned)
 - **Are other landowners in the 5KZ entitled to equal treatment?**
- Parkwood is an indication of what is planned for 5km zone

23 February 2019 SKZ Planning Group 20

20

5km NSW ACT Border Zone Planning Group Inc.

YVSS – Parkwood Status

- **NSW Gateway Assessment**
 - Sponsored by Yass Valley Council
 - Gateway approval given
- **Next steps**
 - Detailed plans and a DA to Council
 - Council to request an amendment to the LEP

23 February 2019 SKZ Planning Group 21

21

5km NSW ACT Border Zone Planning Group Inc.

YVSS Now Council Policy

- **Voted unanimously to policy by all Councillors in August 2017**
 - Except the Mayor due conflict of interest.
 - Not one question asked
 - Were Councillors asleep?
 - Were Councillors providing the last line of defence from a poor strategy?
- **Conflict of Interest**
 - Was the Mayor involved at any stage in the preparation of the YVSS?


23 February 2019 SKZ Planning Group 22

22

5km NSW ACT Border Zone Planning Group Inc.

YVSS and NSW Government

- **September 2018 NSW Department of Planning and Environment letter to Council**
 - No to 5km zone
 - No to RU6
 - No to 20 year freeze
 - Take a holistic approach




23 February 2019 SKZ Planning Group 23

23

5km NSW ACT Border Zone Planning Group Inc.

YVSS – NSW Government Backflip

- **January 2019 Department of Planning and Environment**
 - agreed to 5km zone
 - agreed to 20 year deep freeze
 - rejected RU6



23 February 2019 SKZ Planning Group 24

24

5km NSW ACT Border Zone Planning Group Inc.

How useful was the YVSS?

- **YVSS - 109 pages of stuff**
 - Is it based on any vision for the future of the area?
 - Does it have good justifications for Parkwood?
 - Does it have good justifications for 5km zone?
 - **Should it be thrown out and done again by an independent consulting team with some imagination?**
 - **Should Council be thrown out for not having the imagination to see a better future for the area?**

23 February 2019 SKZ Planning Group 25

25

5km NSW ACT Border Zone Planning Group Inc.

Summary of the YVSS

- **YVSS does not:**
 - State any options for the community to consider
 - State where the water will come from for Yass and Murrumbateman
 - State the eventual land use for the 5km zone
 - Explain why 5km was chosen
 - Give an adequate reason for excluding Parkwood from the 5km zone restrictions
 - How it will improve the quality of life for those living there
 - How it will improve the social, economic or environmental values of the area

23 February 2019 SKZ Planning Group 26

26

5km NSW ACT Border Zone Planning Group Inc.

What the YVSS should have covered

- **A vision for the area**
 - Consult with the community
- **Outcomes to measure progress towards the vision by 2036?**
 - Consult with the community
- **Options for achieving the vision**
 - **Consult with the community**

23 February 2019 SKZ Planning Group 27

27

5km NSW ACT Border Zone Planning Group Inc.

A vision for Yass Valley

- **What is your vision for the area?**
 - A landscape that represents the rural and bush character of the area.
 - A place where people want to live because of the social, economic and environmental benefits of the area.
 - A place that has a secure employment and basic resources such as water

23 February 2019 SKZ Planning Group 28

28

5km NSW ACT Border Zone Planning Group Inc.

How could we achieve that vision?

- **It would require a major development that generates employment and attracts services to the area.**
- Got any ideas?
- You heard about it here first....



23 February 2019 SKZ Planning Group 29

29

5km NSW ACT Border Zone Planning Group Inc.

Canberra – Yass International Airport

- High speed rail and road from Canberra to Yass that connects to the main N-S rail line
- Water to Yass and Murrumbateman
- Huge economic boost to the area
- Alternative airport for Sydney
- Free up Canberra airport for town centre development or defence training area
- **Suitable for large international aircraft**
 - Runway aligned into wind
 - Obstacle free approach
 - No noise issues


23 February 2019 SKZ Planning Group 30

30

5km NSW ACT Border Zone Planning Group Inc.

Next document

- **Rural Lands Planning Proposal – an Independent Report 2014 – (RLPP2014)**



23 February 2019 SKZ Planning Group 31

31

5km NSW ACT Border Zone Planning Group Inc.

Council Delegation

- **Section 355 of the Local Government Act**
- **A council may exercise its functions**
 - By subcommittees
 - ..the councillors or employees, by its agents or contractors, by financial provision, by the provision of goods, equipment, services, amenities or facilities or by any other means, or..

23 February 2019 SKZ Planning Group 32

32

5km NSW ACT Border Zone Planning Group Inc.

Section 355 Committees

- **There have been several recent cases of section 355 committees failing to meet basic governance and accounting standards.** This creates significant and ongoing risks for councils.
- Where councils delegate functions to section 355 committees, including the expenditure of council funds, it is important that the activities of these committees remain transparent and subject to critical oversight.


23 February 2019 SKZ Planning Group 33

33

5km NSW ACT Border Zone Planning Group Inc.

Rural Lands Planning Proposal 2014

- **Based on report by a Section 355 Yass Valley Rural Lands Committee report:**
 - **Enhancing the sustainable development of rural land in Yass Valley LGA**
- Reduce Minimum lot size from 80 to 40 ha with averaging for RU1 and RU2



23 February 2019 SKZ Planning Group 34

34

5km NSW ACT Border Zone Planning Group Inc.

Rural Lands Planning Proposal 2014 cont.

- **On Rural Fragmentation**
 - “..the proverbial 80 ha “horse has long bolted” from the Yass Valley LGA, particularly in the south eastern sector.... “
- **On lot size**
 - “Half the farm - Double the production”
- **On lot size policy**
 - “..adherence to an overly large single default minimum lot size without averaging provisions bears little or no relationship to the actual rural landscape within which the control is being implemented ..”

23 February 2019 SKZ Planning Group 35

35

5km NSW ACT Border Zone Planning Group Inc.

Your assessment of the YVSS

- Is the YVSS free of conflict of interest?
- Is there more than 1 option and did the YVSS outline the options?
- Is there a better settlement strategy for Yass Valley?
- Are you happy about your land being in a special 5km zone?
- Are you happy to have no development considered other than for RU1 and 40 ha minimum lot size until 2036?
- Do you think you should be given the same opportunities as was given to the ACT Government and RiverView group in Parkwood?

23 February 2019 SKZ Planning Group 36

36

5km NSW ACT Border Zone Planning Group Inc.

Summary

- **Two key Council documents**
 - YVSS
 - RLPP2014
- **YVSS**
 - Strategy doesn't make sense
 - Should be compliant with the South East and Tablelands Regional Plan
- **RLPP2014**
 - makes a lot of sense


23 February 2019 SKZ Planning Group 37

37

5km NSW ACT Border Zone Planning Group Inc.

Any Questions?

- Over to you....



23 February 2019 SKZ Planning Group 38

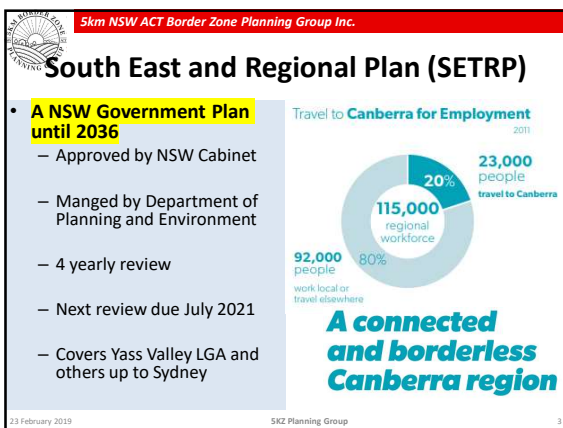
38



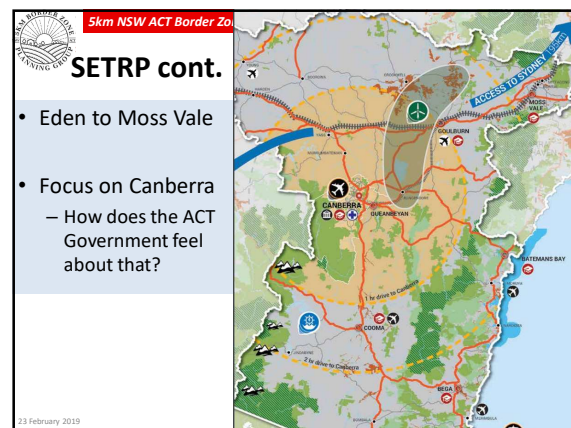
1



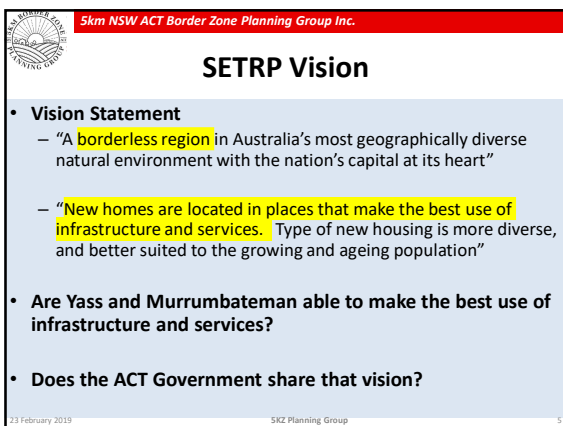
2



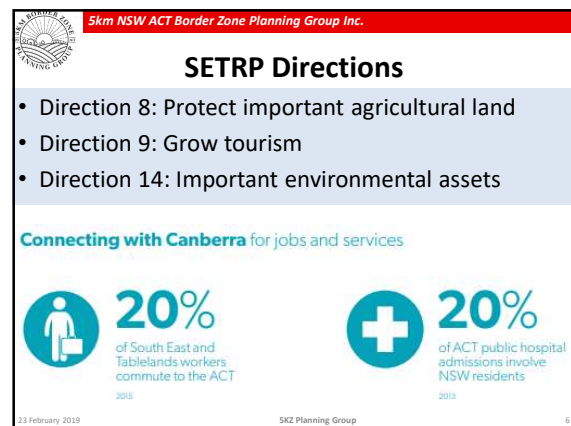
3




4



5



6




5km NSW ACT Border Zone Planning Group Inc.

SETRP cont.

- **Direction 21: increase access to health and education services**
 - Work with the ACT Government to meet the growing and changing education needs of cross-border communities
- **Direction 24**
 - Deliver greater housing supply and choice

23 February 2019 SKZ Planning Group 7

7




5km NSW ACT Border Zone Planning Group Inc.

SETRP Direction 25

- **The big one....**
- **Direction 25: Focus housing growth in locations that maximize infrastructure and services.**
 - Does this include locations close to Canberra infrastructure and services
- **Or**
 - Does it only imply locations close NSW town infrastructure and services?

23 February 2019 SKZ Planning Group 8

8




5km NSW ACT Border Zone Planning Group Inc.

SETRP – Direction 25 cont.

- “Pressure for housing in NSW is driven by ACT policies”
- **“Demand for lower density or semi-rural housing in NSW is leading to development proposals that are inconsistent with current planning strategies in areas close to the NSW-ACT border – mostly within Yass Valley Local Government Area”**

23 February 2019 SKZ Planning Group 9

9




5km NSW ACT Border Zone Planning Group Inc.

SETRP Direction 25

- **“These proposals (for more affordable lower density or semi-rural housing along the border in Yass Valley) could undermine sustainable urban outcomes** from identified new urban areas and place undue pressure on infrastructure capacity.”
- **Key words**
 - Along the border – defines the location
 - Semi rural housing – means rural residential
 - Sustainable urban outcomes – means urban development
- **Does that imply no rural residential development because the border area is for urban outcomes?**

23 February 2019 SKZ Planning Group 10

10




5km NSW ACT Border Zone Planning Group Inc.

SETRP cont.

- **Direction 27 Deliver more opportunities for affordable housing.**
- **Direction 28 Manage Rural Lifestyles**
 - Rural residential development should not increase pressure on infrastructure and services, and should be located on land free from natural hazards.
 - **Locate new rural residential areas close to existing urban settlements to maximise the efficient use of existing infrastructure and services, including roads, water, sewer and waste services, and social and community infrastructure;**

23 February 2019 SKZ Planning Group 11

11



5km NSW ACT Border Zone Planning Group Inc.

YVSS - DPE Letter to Council

- **“..the Department generally agrees with the Council’s Strategy focussing the majority of its growth in Yass and Murrumbateman”**
- **Conditions**
 - Water being available for Murrumbateman
 - Compliance with Section 9.1 Directions
- **Does urban development at Yass and Murrumbateman meet the requirements of Direction 25?**

23 February 2019 SKZ Planning Group 12

12

5km NSW ACT Border Zone Planning Group Inc.

YVSS - DPE Letter to Council cont.

- “..RU6 buffer zone may have unintended impacts on the expectations of existing landowners and businesses and could restrict appropriate development in the future”
 - **Appropriate Development?**
- “I also encourage Council to consider....
Undertaking a review of the settlement strategy within 5 years.”

23 February 2019 SKZ Planning Group 13

13

5km NSW ACT Border Zone Planning Group Inc.

Sydney Canberra Corridor Regional Strategy

The Strategy does not aim to lock up the rural landscape from development but to strike a balance between allowing development and change in rural areas, particularly to facilitate agricultural production, whilst maintaining the scenic qualities that are important to the Region.

23 February 2019 SKZ Planning Group 14

14

5km NSW ACT Border Zone Planning Group Inc.

Sydney Canberra Corridor Regional Strategy

- The rural area in Yass Valley shire to the immediate north of the ACT border is generally referred to as Goomon Jeir.
- Goomon Jeir is identified in the current ACT and Subregion Planning Strategy as a potential long term area for urban development**

23 February 2019 SKZ Planning Group 15

15

5km NSW ACT Border Zone Planning Group Inc.

Summary so far

- South East and Tablelands Regional Plan**
 - YVSS should be compliant with it
 - Specifies urban outcomes for along the ACT NSW border
- Sydney Canberra Corridor Regional Strategy**
 - Specifies urban outcomes for Goomon Jeir
- Yass Valley Settlement Strategy**
 - Specifies rural RU1 and pseudo green belt

23 February 2019 SKZ Planning Group 16

16

5km NSW ACT Border Zone Planning Group Inc.

State Environmental Planning Policy (rural lands) 2008

- Schedule 3 – Rural Land sharing communities**
- “..enabling people who collectively own a single lot to erect multiple dwellings on that lot without dividing the lot (such as by subdivision or by contractual arrangements)”

23 February 2019 SKZ Planning Group 17

17

5km NSW ACT Border Zone Planning Group Inc.

State Environmental Planning Policy (rural lands) 2008

- 7 (f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,
- 7(g) in planning for rural lands, to balance the social, economic and environmental interests of the community,

23 February 2019 SKZ Planning Group 18

18

5km NSW ACT Border Zone Planning Group Inc.

ACT MOU for Regional Collaboration

- The ACT Government acknowledges the importance of the South East Region and is keen to optimise the potential of this area by working closely and collaboratively with the NSW Government.
- But so far no mention of sharing the ACT water!

23 February 2019 SKZ Planning Group 19

19

5km NSW ACT Border Zone Planning Group Inc.

Greens Labour MOU 2008

- Actively progress discussions with the NSW Government and Yass Valley Council regarding moving the ACT/NSW border in West Belconnen;
- "..movement of the ACT/NSW border in West Belconnen remains a priority for the Government..."
 - Andrew Barr MLA – Chief Minister
 - Sharon Rattenbury MLA – Greens Kurrajong
 - Caroline Le Couteur MLA – Greens Murrumbidgee

23 February 2019 SKZ Planning Group 20

20

5km NSW ACT Border Zone Planning Group Inc.

ACT NSW MOU for Regional Collaboration

- Identified priority areas
 - Economic Development
 - Recognition of business licenses
 - Built and Natural Environment
 - Transport sharing
 - Natural resources – water
 - Integrated Service Planning
 - Health Care
 - Emergency Services

Australian Capital Territory and New South Wales
Memorandum of Understanding
for Regional Collaboration



Australian Capital Territory Government
New South Wales Government

23 February 2019 SKZ Planning Group 21

21

5km NSW ACT Border Zone Planning Group Inc.

ACT Government Y-Plan

- Developed in 1970 valid up to 2004
- Up to 1 Million people if cross border included



23 February 2019 SKZ Planning Group 22

22

5km NSW ACT Border Zone Planning Group Inc.

Y-Plan cont.

- "..borders be expanded to Lake George to the north-east and towards Yass to the north-west.."
- The cross border development did not occur due to
 - political changes
 - lack of inter-governmental coordination
 - concerns over infrastructure costs
 - slowing population growth.

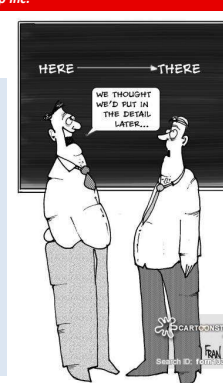
23 February 2019 SKZ Planning Group 23

23

5km NSW ACT Border Zone Planning Group Inc.

Summary

- Key documents for 5km zone
 - Yass Valley Settlement Strategy
 - South East Tablelands Regional Plan
 - Greens Labour Government MOU
- Different interpretations for the 5km zone future
 - SETRP – urban
 - Sydney Canberra Corridor - urban
 - YVSS – rural RU1 pseudo greenbelt
 - ACT Government – urban/Parkwood
 - Which is correct?



23 February 2019 SKZ Planning Gr 24

24

5km NSW ACT Border Zone Planning Group Inc.

Questions

- Confused?
- So are we.
- Next section – our options

DEPARTMENT OF TOWN PLANNING

YOU ARE HERE

ENTRANCE

W. H. WOOD

JOHN B. JOHNSON

23 February 2019

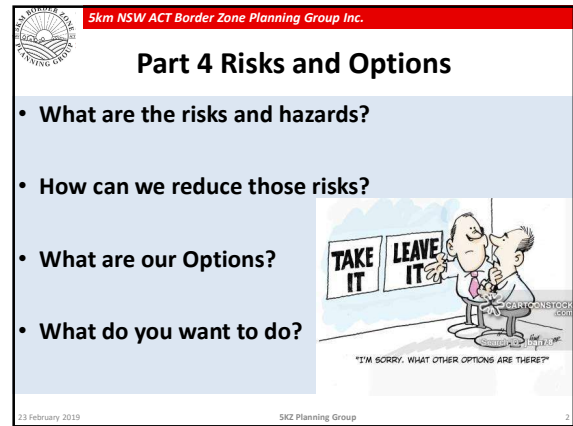
5KZ Planning Group

25

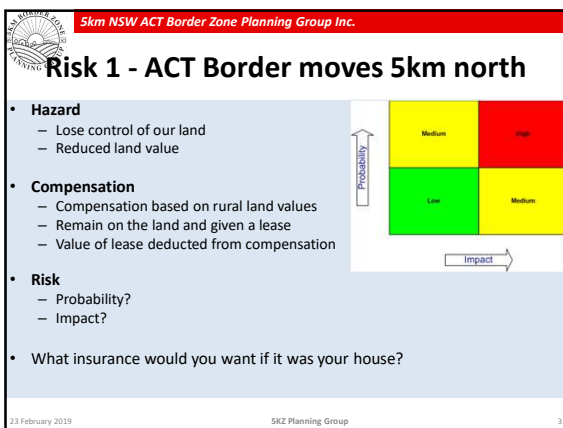
25



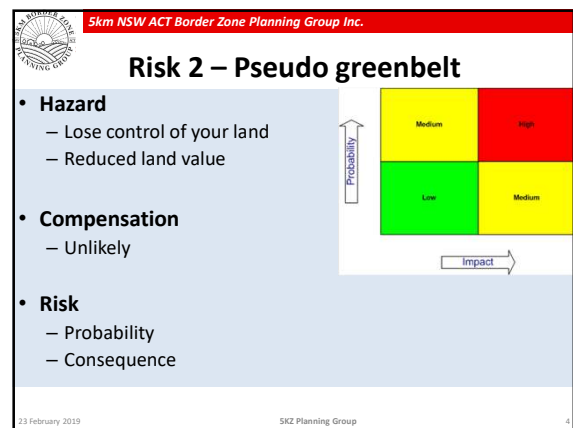
1



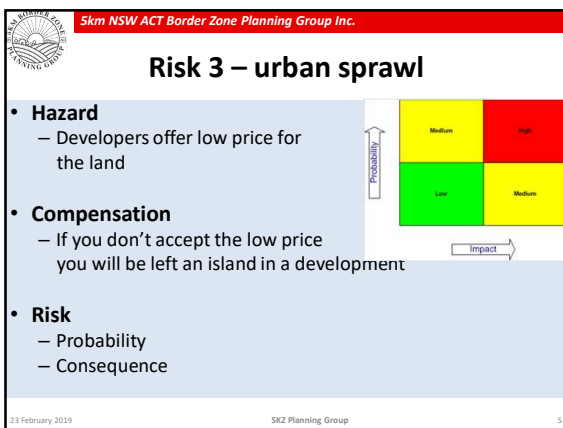
2



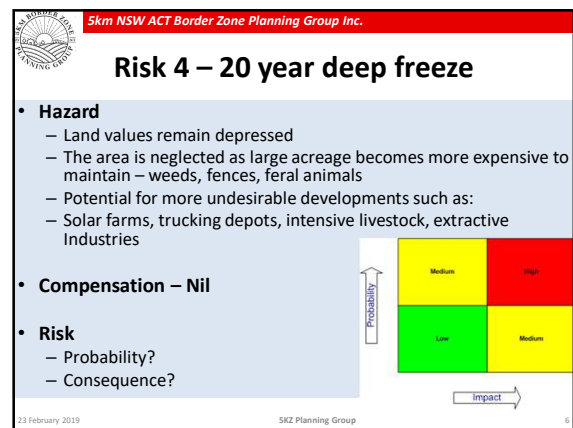
3



4



5



6

5km NSW ACT Border Zone Planning Group Inc.

Risk Summary

- Risk 1 – ACT NSW Border moves 5km north
- Risk 2 – pseudo Greenbelt
- Risk 3 – Urban sprawl
- Risk 4 – 20 year deep freeze
- Risk 5 -

23 February 2019 SKZ Planning Group 7

7

5km NSW ACT Border Zone Planning Group Inc.

Risk Mitigation 1

- **Get involved in the planning process**
- **Work together**
- **Establish the future land use is urban**
 - Protects the value of our land

23 February 2019 SKZ Planning Group 8

8

5km NSW ACT Border Zone Planning Group Inc.

Risk Mitigation 2

- **Work to change the LEP to allow the best use of the land for the next 20 years**
- **Factors to consider**
 - When will the land be needed for urban development?
 - What lot size will achieve the best use of the land?
 - Can the new use be self sufficient for water and sewerage?
 - Can our children join the other 7,000 children from NSW going to ACT schools?

23 February 2019 SKZ Planning Group 9

9

5km NSW ACT Border Zone Planning Group Inc.

Landowner Perspective 1

- **I don't want anything to change**
 - I don't believe anything is going to change
- **Realistic? Better to ask**
 - When will it change
 - Will I be able to stop it once it starts?
 - How will it affect me?
- **Plan now and protect:**
 - Environment
 - Landscape
 - Property values

23 February 2019 SKZ Planning Group 10

10

5km NSW ACT Border Zone Planning Group Inc.

Landowner Perspective 2

- **I want to maximise my profit now**
 - Urban in the 5km zone is some time in the future
 - Parkwood is not due to start until 2035
- **Take a holistic approach to planning for South Yass Valley**
 - preserve the environment
 - make the area attractive to live in
 - Plan for future urban, but accept a compromise now

23 February 2019 SKZ Planning Group 11

11

5km NSW ACT Border Zone Planning Group Inc.

Landowner Perspective 3

- **I want some control over the future of my land.**
 - I want to live here and enjoy the environment for as long as I can
 - I want my children to be able to live here and enjoy it as well
 - I don't want the environment destroyed
 - I do want to be able to sell a block smaller than 40 ha if I want to give a lot to my children or raise money

23 February 2019 SKZ Planning Group 12

12

5km NSW ACT Border Zone Planning Group Inc.

The compromise

- Small acreage
- Rural Residential
- Is it achievable?



23 February 2019 SKZ Planning Group 13

13

5km NSW ACT Border Zone Planning Group Inc.

Factors in favour of rural residential in the 5kz

- Can overlay urban and not interfere with future urban outcomes
- Already exists over most of Yass Valley
- Examples around Yass, Murrumbateman, Sutton and in Mulligans Flat at Read Road
- Former Yarrowlumla Shire plan for the area

23 February 2019 SKZ Planning Group 14

14

5km NSW ACT Border Zone Planning Group Inc.

Opposition to rural residential in the 5kz

- **It would undermine the profit potential for all other developments in Yass Valley and the ACT**
 - Rural residential in the 5kz would be the most desirable development anywhere in or around Canberra.
- Unless.....

23 February 2019 SKZ Planning Group 15

15

5km NSW ACT Border Zone Planning Group Inc.

Planned Release

- **Part of the holistic approach for Yass Valley and the ACT.**
 - Managed release of land in the 5kz to minimize the effect on land prices in other parts of Yass Valley.
 - Example
 - % of land per year per landowner

23 February 2019 SKZ Planning Group 16

16

5km NSW ACT Border Zone Planning Group Inc.

Summary of this presentation

- **The aim tonight was to give you relevant information so you can make an informed decision about what to do to protect your property**
- **We:**
 - Heard from experts
 - Discussed relevant documents
 - Looked at the current Council plan for the 5kz
 - Assessed various risks for landowners

23 February 2019 SKZ Planning Group 17

17

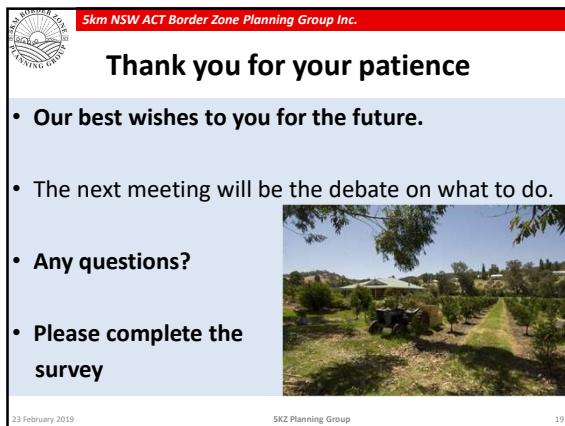
5km NSW ACT Border Zone Planning Group Inc.

Questions from us..

- **Did we give you new information?**
- Do you think that there is a potential risk for your property?
- Did we give you "food for thought"
- Are you willing to participate in further discussions?
- **Are you willing to join our Association and work with us for a better future for the 5kz and the rest of the community?**
- What other options do you have?

23 February 2019 SKZ Planning Group 18


18



5km NSW ACT Border Zone Planning Group Inc.

Thank you for your patience

- **Our best wishes to you for the future.**
- The next meeting will be the debate on what to do.
- **Any questions?**
- **Please complete the survey**



23 February 2019 SKZ Planning Group 19

19