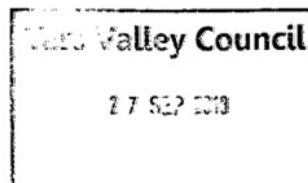




IRF17/337

Ms Sharon Hutch  
A/General Manager  
Yass Valley Council  
PO Box 6  
YASS NSW 2582



Dear Ms Hutch

**Yass Valley Settlement Strategy 2036**

I refer to Council's letter seeking endorsement of the Yass Valley Settlement Strategy 2036 (Strategy) adopted by Council at its meeting of 27 September 2017.

I wish to congratulate Council on the completion of the Strategy. It is a comprehensive document that provides a platform for managing growth and strategic direction for Yass Valley over the next 18 years. The Strategy will also assist the Department in implementing the South East and Tablelands Regional Plan 2036.

I am pleased to advise that, after careful consideration, the Department generally agrees with Council's Strategy of focusing the majority of its growth in Yass and Murrumbateman.

However, I note that surplus water supply from Yass Dam is already committed to land that is already zoned for urban development and it is now critical that Council obtain another secure source of water supply to maintain its growth to 2036 and beyond. I also note that the Strategy acknowledges that some sites identified to be rezoned for future development require further investigation on land capability, servicing and constraints.

I have therefore endorsed the Strategy, except for the proposed RU6 Zone transition buffer along the NSW / ACT border, subject to:

- (a) future planning proposals for greenfield urban development in Murrumbateman being able to demonstrate that a secure water supply is available and can satisfy section 9.1 Direction 3.1 Residential Zones; and
- (b) that any planning proposals for urban release sites identified in the Strategy are supported by appropriate studies or assessments to justify any inconsistencies with section 9.1 Directions.

The Strategy clearly outlines Council's intent to focus the majority of future growth to Yass and Murrumbateman and it is considered to provide a sufficiently strong message to discourage speculative proposals for isolated and unsustainable urban development along the NSW / ACT border without the introduction of a defined buffer.

The application of an RU6 buffer zone may have unintended impacts on the expectations of existing landowners and businesses and could restrict appropriate development in the future.

Should Council wish to pursue the intent of the proposed buffer further, a more appropriate approach would be for the Strategy to identify that all future development in proximity to the NSW / ACT border must be able to demonstrate consistency with the regional plan. This would provide a more holistic approach to cross-border planning issues and not limit the controls and strategic intent to only proposals located within the currently proposed 5km buffer.

I also encourage Council to consider establishing a housing monitor, commencing an update of its Integrated Water Cycle Management Strategy and undertaking a review of the settlement strategy within 5 years. This will allow Council to establish an evidence base and review cycle that supports the effective ongoing implementation of the Strategy while ensuring sufficient water and infrastructure is available to serve the needs of the community.

The Department is committed to working collaboratively with Council and other government agencies on planning for the growth in Yass Valley and implementing the South East and Tablelands Regional Plan 2036.

If you have any questions in relation to this matter, I have arranged for Mr Luke Musgrave to assist you. Mr Musgrave can be contacted on 4224 9468.

Yours sincerely,



**Monica Gibson** 20.9.2018  
**A/Executive Director, Regions**  
**Planning Services**