



Draft South East and Tablelands Regional Plan 2041



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Draft South East and Tablelands Regional Plan 2041

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Acknowledgement to Country

The Department of Planning and Environment acknowledges that the South East and Tablelands Region is on Aboriginal land. We acknowledge that this region encompasses the traditional lands of the Wiradjuri, Ngunnawal, Ngarigo, Tharawal, Gundungurra, Dharug, Yuin and Bidwell nations.¹

Aboriginal people are the first peoples of Australia. Until the arrival of settlers, the economy was sustainable, threatened only by natural hazards which were met with resilience gained from generations of life on Country. The Aboriginal economy was tied to the land which provided spiritual, cultural and physical sustenance.

Colonisation forcefully dispossessed Aboriginal people of their land, displaced communities, and damaged Country.

This land always was and always will be Aboriginal land.

Under this regional plan, we seek to establish meaningful and collaborative relationships with Aboriginal people. We will seek to shift our focus to a Country-centred approach, respecting, recognising and empowering Aboriginal knowledge in planning processes at a strategic level.

We show our respect for Elders past, present and future through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

As we refine and implement the regional plan, we commit to helping support the health and wellbeing of Country by valuing, respecting, and being guided by Aboriginal people, who know that if we care for Country—it will care for us.

We acknowledge that further work is required under this regional plan to inform how we care for Country and ensure Aboriginal people, hold a strong voice in shaping the future for Aboriginal and non-Aboriginal communities.

Image on front cover: Valley Fresh Cherries & Stonefruits, Young.
Credit: Destination NSW.

Image on this page: Ngaran Ngaran Culture Awareness, Narooma
Credit: Destination NSW

Artwork (left below) by Nikita Ridgeway.

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Minister's foreword

The South East and Tablelands region comprises a rich tapestry of diverse landscapes, from the stunning unspoilt coastline, to the spectacular high country of the Australian Alps and rolling green hinterlands in between.

Residents, workers, and visitors value the region for its rural and environmental character, encapsulated by the heritage towns that dot the countryside. This setting, coupled with access to the ACT's world-class hospitality and cultural institutions, drive people to this amazing place.

The *draft South East and Tablelands Regional Plan 2041* is the 20-year strategic planning blueprint to ensure the dynamic and vibrant region's ongoing prosperity.

The draft plan sets the land use planning framework, vision and direction for future needs for housing, jobs, infrastructure, a healthy environment and connected communities.

This plan is focused on collaboration between the NSW Government, councils and the ACT Government, including the way the region's strategic centres will support future growth. Underpinning this plan is a need to work smarter—using change and targeted investment to diversify industries, create a renewable energy future and provide housing for a growing resident and visitor population.

We also need to look to influence housing affordability and supply in the region by coordinating investment across levels of government and providing smarter, more efficient and reliable connections that bring residents and visitors closer to jobs, essential goods and services, and the natural environment.

I want to help the region bounce back from major challenges such as flooding, bushfires and the COVID-19 pandemic, by building resilience against future natural hazards, diversifying the economy, creating vibrant communities and planning for a sustainable future.

Strategic planning is vital to this ambition and essential for the region's planning to adapt to changing needs and circumstances—this is why we're conducting the first 5 year review and update of the regional plan to reset priorities through to 2041.

Since we released the first regional plan in July 2017, we've worked closely with councils, stakeholders, and the community on the plan's priorities; our review identifies new areas of focus.

We recognise the importance of Aboriginal people, and the need to do more to ensure greater equity and recognition so that Aboriginal communities can achieve their aspirations for Country.

We also recognise the importance of innovation in sustainable agriculture and energy use in the regional economy. Strengthening the regional economy requires integration in land use and transport planning, which is being explored with Transport for NSW as it prepares its regional transport plan.

This plan builds on our ambition for a more collaborative, connected and resilient region, for all who live, work, play and visit the South East and Tablelands.

The Hon. Anthony Roberts
Minister for Planning
Minister for Homes

About the plan

A new awakening has elevated the importance of how people care and connect to Country, community and place. This requires creative thinking to tackle the issues that shape how people in the South East and Tablelands region live, work and play.

A regional plan for the South East and Tablelands

The drought, floods, bushfires and COVID-19 pandemic will have lasting impacts on the economy, infrastructure, social systems, natural environment and wellbeing of people and communities across the region – impacts that require a new approach.

The draft *South East and Tablelands Regional Plan 2041* provides the land use planning framework for the South East and Tablelands Region, Australia's most geographically diverse natural environment. In balancing the rich environmental values of this land, we recognise the need for an adaptive and considered approach to growth and change.

The plan includes actions that recognise, support and empower Aboriginal people. These actions provide a foundation for building resilience and realising the benefits of working together in reaching the vision for the region. Meaningful

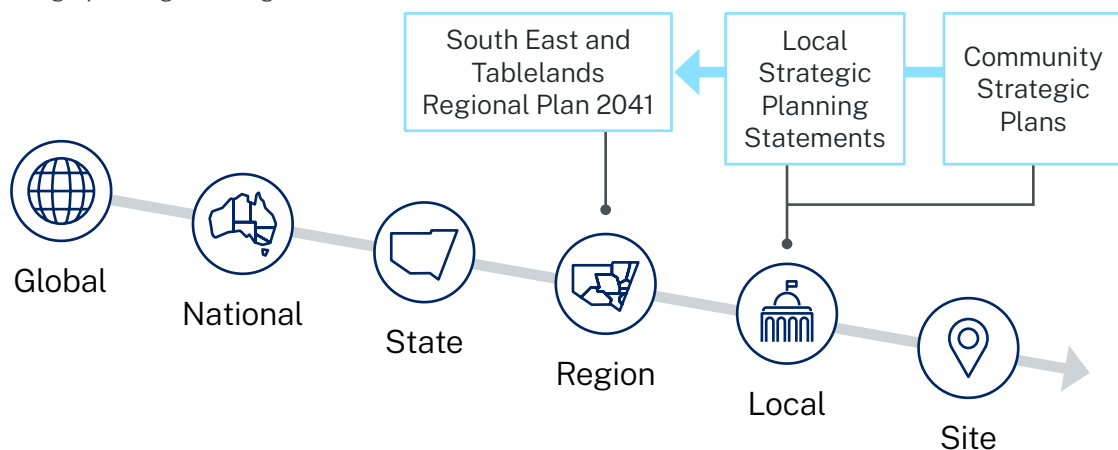
engagement and a collaborative approach to planning and decision making will achieve sustainable and equitable outcomes over the plan's 20-year horizon and beyond.

We have prepared this draft plan in accordance with the *Environmental Planning and Assessment Act 1979* (EP&A Act), which requires reviews of regional plans at least every 5 years. It applies to the 9 local government areas (LGAs) of Bega Valley, Eurobodalla, Goulburn–Mulwaree, Hilltops, Queanbeyan–Palarang, Snowy Monaro, Upper Lachlan, Wingecarribee and Yass Valley. While not considered under the remit of this plan, the ACT also sits within the regional boundary due to Canberra's influence across the Region.

The draft plan provides a long-term vision for the region, supported by objectives and actions that will shape the region's many places. It commits State and local governments and key stakeholders to see it through.

We've drawn from each council's local strategic planning statements, acknowledging common interests without duplicating aspects of land use planning. Rather than create additional actions, we have identified the strategies that councils should apply during local strategic planning or when considering development proposals.

Figure 1: Strategic planning line of sight.



Reviewing the 2036 Regional Plan

Collaborative planning

The role of the Department and Planning and Environment (the department) is to lead regional planning for the South East and Tablelands region, and promote orderly development by aligning infrastructure decision-making with land use planning.

The draft regional plan uses a framework of strategies and actions to implement the plan. This requires all relevant stakeholders, including the department, councils and state agencies to work collaboratively on the strategic planning that will enable consistent, transparent and fair decision-making.

A collaborative planning model identifies priorities for subregions and a network of strategic centres. This approach intends to support knowledge sharing across different LGAs, on the planning issues relevant to their geographic location. This leverages established spatial and social relationships to promote productivity and target investment to support a growing population.

Undertaking the review

Since the release of the *South East and Tablelands Regional Plan 2036* in 2017, the NSW Government has worked with councils, stakeholders and the community on key priority actions, including:

- preparation of several policies and guidelines, including the *local housing strategy guidelines*, the *Urban Design Guidelines for Regional NSW* and *NSW South Coast Marine Tourism Strategy 2019*
- improved access for councils to regional biodiversity corridor data and high environmental values land data
- commencement of a review and mapping of state significant agricultural land
- development of draft regional water strategies for catchments in the region, exhibited in 2022
- coordination of planning and infrastructure to enable housing development in Parkwood and South Jerrabomberra
- ongoing development of a cross border land and housing monitor with the ACT Government

We have also seen amendments to planning legislation that elevate the importance of strategic planning at a regional and local level. This includes the release of local strategic planning statements and other local strategies.

During our review, we consulted with council's, state agencies and industry to reset the direction and priorities for the region.

What is working well:

- Protecting the diverse and natural environment.
- Promoting a borderless and connected region.
- Protecting the rural character (living and lifestyle).

Where is greater focus needed:

- Focusing on Aboriginal people and communities.
- Enhancing the regional economy.
- Improving resilience and sustainability.
- Improving regional connectivity.

Early engagement identified potential benefits in exploring several topics and challenges that strategic planning for the region needs to address. Consequently, technical studies analysed:

- **sustainability and collaboration opportunities** for the region, focusing on climate change, greenhouse gas emissions, energy, water, transport and waste.
- opportunities and challenges for **agritourism and value-added** agriculture.

In conjunction with Transport for NSW, we engaged with Aboriginal communities in the region to inform this review and Transport for NSW's first *South East and Tablelands Regional Transport Plan*. Preparing these plans concurrently has allowed us to create a multimodal and integrated vision for transport planning in the region.

The draft regional plan also aligns with the draft Lachlan, Murray, Murrumbidgee and South Coast regional water strategies, which provide long-term roadmaps to a resilient and sustainable water future, along with the *NSW State Infrastructure Strategy 2022-2042*.

Together, transport, water and land use planning set a coordinated 20-year vision to manage growth and change for the South East and Tablelands Region, in the context of social, economic and environmental matters.

Drivers of change

Some of the biggest changes and challenges are not unique to the region. COVID-19 has affected the movement of people to, from and within the region, with consequences on the availability of workers, the mix and magnitude of visitation and wide-ranging effects on migration, commerce, construction, education and recreation. Any longer term effects are yet to be determined.

Climate change remains the planet's biggest challenge. *The Intergovernmental Panel on Climate Change Sixth Assessment Report* confirmed global surface temperature will continue to increase until at least the mid-century under all emissions scenarios considered. Global warming of 1.5°C and 2°C will be exceeded during the 21st century unless deep reductions in carbon dioxide (CO₂) and other greenhouse gas emissions occur in the coming decades². These impacts have been analysed at a regional level through Adapt NSW's *South East and Tablelands climate change snapshot (Figure 2 and 3²)*. The regional plan both respond to the changing climate and supports the objective of moving NSW to a carbon neutral economy.

Specific to the region, we are focused on several drivers of change, opportunities and relevant policies:

- an increase in government investigations and policy-based projects:
 - providing affordable housing for a growing population in regional NSW
 - planning for jobs close to where people live
 - recognising and integrating Aboriginal culture and heritage into planning practice
 - infrastructure responses to improve community resilience to natural hazards
- the need to protect the region's environmental significance and values

- the influence of Canberra on the region's jobs and housing, and the importance of collaboration between the NSW and ACT governments
- the need for strategic guidance on the growth and enhancement of local and strategic centres, in addition to the planning of the Snowy Mountains Special Activation Precinct (SAP)
- the prominence and diversification of agriculture and growth in health care and social assistance, energy and tourism sectors
- the need for solutions to challenges in water security, waste management and better physical connectivity with Canberra and Sydney
- the need for a coordinated approach to infrastructure provision that leverages resources and collaboration across state agencies

Snowy Mountains Special Activation Precinct

In November 2019, the NSW Government announced the Snowy Mountains as a Special Activation Precinct (SAP).

A SAP is a dedicated area in a regional location identified by the NSW Government to become a thriving business hub, by bringing together planning and investment to focus on growing jobs and economic activity.

The Snowy Mountains Special Activation Precinct focuses on ways to increase year round tourism to grow the regional economy, create year-round employment opportunities, and attract more visitors to the region from Australia and around the world.

Figure 2: Projected temperature and rainfall changes in the South East and Tablelands Region³

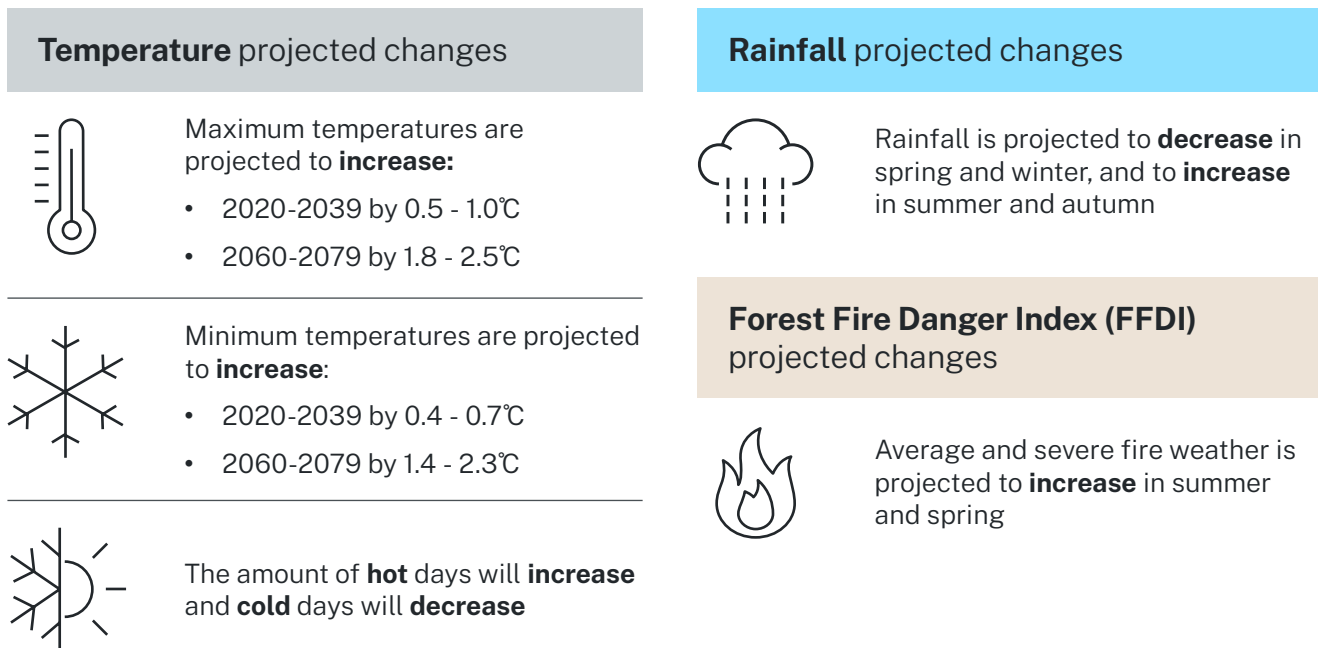
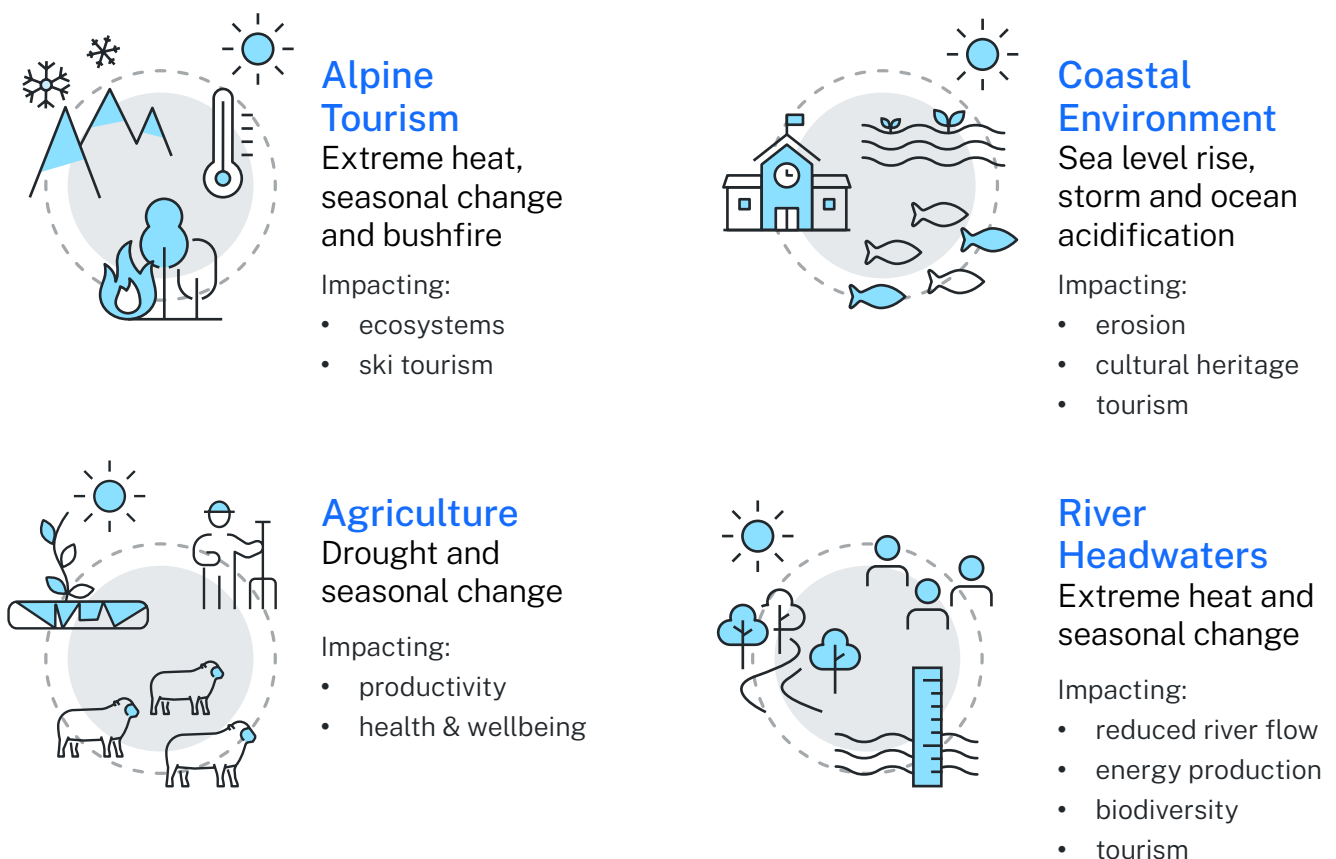


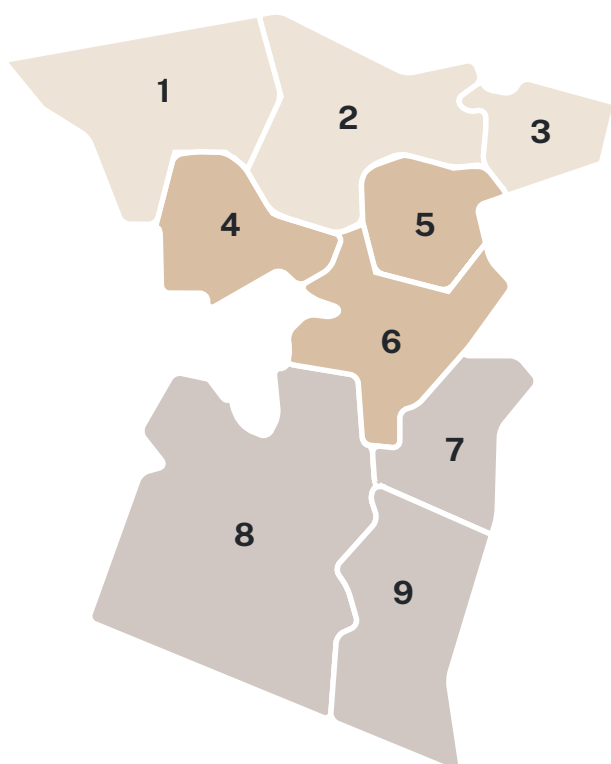
Figure 3: Regional Impacts (Extract from Adapt NSW's South East and Tablelands climate change snapshot)



Data is based on NARCLIM 1.0 (2014) projections. Regional climate change impacts are used to highlight how the region may be affected by climate change, and impacts are not limited to the examples provided.

A growing population

With an estimated resident population of over 285,000 (716,611 including the ACT⁴) in 2021, the South East and Tablelands Region is expected to grow by 1% annually and cater for more retirees as people relocate from neighbouring communities, including the ACT for lifestyle and affordability reasons. Growth is likely to be focused on peri-urban commuting distances to both Sydney, Canberra, and the south coast.



LGA	Forecast Population Increase ⁵
1. Hilltops	557
2. Upper Lachlan Shire	1,369
3. Wingecarribee	18,649
4. Yass Valley	3,242
5. Goulburn–Mulwaree	8,396
6. Queanbeyan–Palerang Regional	20,715
7. Eurobodalla	6,222
8. Snowy Monaro Regional	2,810
9. Bega Valley	1,493

Functional economic regions

The South East and Tablelands comprises of several functional economic regions (FER) as defined by Regional Economic Development Strategies. FERs comprise of one or more LGAs in regional NSW and create smaller economies with strong economic links. They provide an important context to how the region operates and an understanding of the specialisations and industry sectors that drive economic growth.

We have considered how each FER operates within itself and the relationships with their neighbours to understand economic interactions, with the aim of growing regional competitive advantages.

Relationships with Canberra

Canberra is intrinsically linked to the South East and Tablelands through transport connections, educational institutions, tertiary health services and employment. The region supports Canberra's sustainable growth by providing space for a greater diversity of housing, experiences and opportunities beyond the city's limits.

Collaboration between the ACT and NSW governments is underpinned by the ACT and NSW Memorandum of Understanding for Regional Collaboration, first signed in 2011 and re-committed to in 2016 and 2020. The memorandum strengthens collaboration between the 2 jurisdictions to improve outcomes and service delivery to the broader 'Canberra Region'.

We take a region-wide and cross border approach to environmental protection, economic investment, infrastructure delivery, servicing provision and housing development to facilitate sustainable growth and optimise economic prospects.



95,000

people work within the South East and Tablelands Region⁶



On top of this, an additional



25,000+

people travel into the ACT for work⁶

Structure

The draft regional plan includes a vision for 2041, supported by:

- **Part 1:** A focus on place, as categorised by 3 subregions and their strategic centres.
- **Part 2:** Five interconnected themes, including objectives that guide strategies – which set policy positions for strategic planning projects, processes and programs to align to, and actions – to implement the vision at a regional level.
- **Part 3:** A focus on the implementation of actions, including the governance and monitoring framework to provide oversight, guidance and reporting for the next 5 years.

Each part includes different elements as follows:



Objectives

Identifies high level goals to implement the vision to 2041, including supporting initiatives that may be explored and support the vision. Each objective contains strategies (which are the matters for strategic alignment), and actions (which aids the strategic implementation of the plan).



Strategic Alignment

Strategies identify the planning matters for consideration (i.e., policy positions) set at a regional level, which guide strategic planning (including local strategic planning statements), local plans (including local environmental plans (LEPs) and development control plans (DCPs)) or state agency planning. Strategic planning and local plans also includes planning proposals, for the purposes of local planning directions under Section 9.1 of the EP&A Act.



Strategic implementation

Actions describe initiatives led by the department, councils or state agencies that support the implementation of the plan. Each action is collaborative in nature and will require leadership from the department, organisation or council and include place-based and policy related investigations (projects).

These are identified as:

- **Department-led actions** – Investigations led and delivered - by the department, leveraging knowledge and inputs from other stakeholders
- **Collaborative actions** – Investigations led by one or more councils, joint organisation or state agencies, with the support of the department

As part of this regional plan, the department have identified '10 priority actions' that it will focus on and lead in the next 5 years (Page 16). Additional actions are identified and require broader coordination and planning across multiple organisations. Their timing will be influenced by each respective government's priorities.



Reporting and measurement

Each theme includes 'potential indicators' which are measures that could indicate the success of the plan's actions on delivering positive outcomes for the community. These indicators are a starting point and will be developed further by State and local government, as part of delivering specific State, regional, subregional and local planning programs.

The department will be responsible for reporting on both Department-led actions and collaborative actions.

A vision for the region in 2041

By 2041, the South East and Tablelands will be recognised as a region of collaboration and innovation. Sustainable agriculture, tourism and renewable energy are key industries, and Country is recognised as a foundation for the region's future. Communities will play a significant role in unlocking the region's opportunities and potential, with the natural environment at the heart of planning and decision-making.

The region is home to the nation's capital and Australia's most geographically diverse natural environment

The South East and Tablelands Region is valued as a place where people can live, work, and play throughout their life.

By 2041, it is home to just over 350,000 residents (almost 940,000 residents including the ACT). People are attracted to the region's cities, historic towns and villages. The region's landscape - ranging from Australia's highest peaks, to rural and bush covered plains, hinterland areas and dramatic coastlines - offer residents and visitors a diversity of lifestyle opportunities.

Productive agricultural land and natural resources are the foundations of the region's economy, which continues to diversify through growth in the tertiary education, health, waste, energy, tourism and transport sectors.


A borderless and connected region brings opportunity

The region's network of strategic centres and clusters are well connected to Canberra and Sydney. Advances in information technology have created smart work opportunities, connecting people physically and digitally.

Canberra is the region's Metropolitan City and a significant driver of growth. The unified Canberra Region is home to a strong and secure economy, and a valued and protected environment. Easier and more convenient connections to and from Canberra give residents better access to a wider range of services, jobs and recreational opportunities.

The expansion of Greater Sydney's 'Western Parkland City' and associated transport and commercial infrastructure creates new connections and opportunities for the region's north and the Sydney to Canberra corridor. Sectors like tourism and agriculture benefit from export access to global markets through Canberra Airport, Western Sydney International (Nancy-Bird Walton) Airport and the Ports of Eden and Port Kembla.

Each unique town offers a unique identity and heritage attributes. These places shape local experiences that inspire exploration and provoke adventure. The Snowy Mountains, for example, is a premier tourist destination all year round.



The region will be at the forefront of innovation in sustainable practices

The South East and Tablelands Region's varied and distinct landscapes foster a disaster resilient and low carbon visitor economy, agricultural sector and renewable energy platform. Climate ready communities embrace the region's opportunities and potential for collaboration and innovation, where agriculture and aquaculture has created an internationally renowned, high quality clean and green product.

Innovative mitigation measures to manage and use water, protect waterways, biodiversity and wildlife corridors, harness renewable energy and prepare for natural hazards by reducing exposure and addressing vulnerabilities to help tackle the impacts of climate change. A circular economy and low-emissions transport initiatives support a more sustainable and net zero emissions future.

A tailored approach to growth brings many benefits

New housing and jobs are located to make the best use of infrastructure and services, catering for long term residents and those who relocate from major population centres.

People have access to a greater range of housing types that suit the growing and ageing population. Planning for housing focuses on user needs and sets targets for different housing types and tenures. This include social and affordable housing and meeting the demand for visitor accommodation.

The integration and delivery of transport infrastructure, social infrastructure and land use planning is supported by coordinated approaches and collaborative relationships between NSW and ACT governments.

As communities grow, this is balanced against measures to enhance the value and protection of a natural environment that enriches lifestyles, sustains the region's water supply and protects biodiversity and productive agricultural land. Strategic planning ensures the management and quality of waterways, flora and fauna, tree canopy coverage and infiltration.

Aboriginal culture and engagement is embedded in strategic planning

Planning for the region embeds a meaningful recognition of, and connections to Country. Land use planning practice increases cultural awareness in the community and empowers Aboriginal leadership in decision-making.

Aboriginal knowledge and culture is incorporated into planning and place design, ensuring the region's residents and visitors benefit from an increased historical and cultural connection to Country and sense of place.

Engagement, knowledge sharing and partnership with Aboriginal communities contributes to effective relationships between traditional custodians, local Aboriginal knowledge holders, Local Aboriginal Land Councils, State agencies and councils. The economic potential of Aboriginal land holdings are realised through a better understanding of Aboriginal places, culture, and heritage.

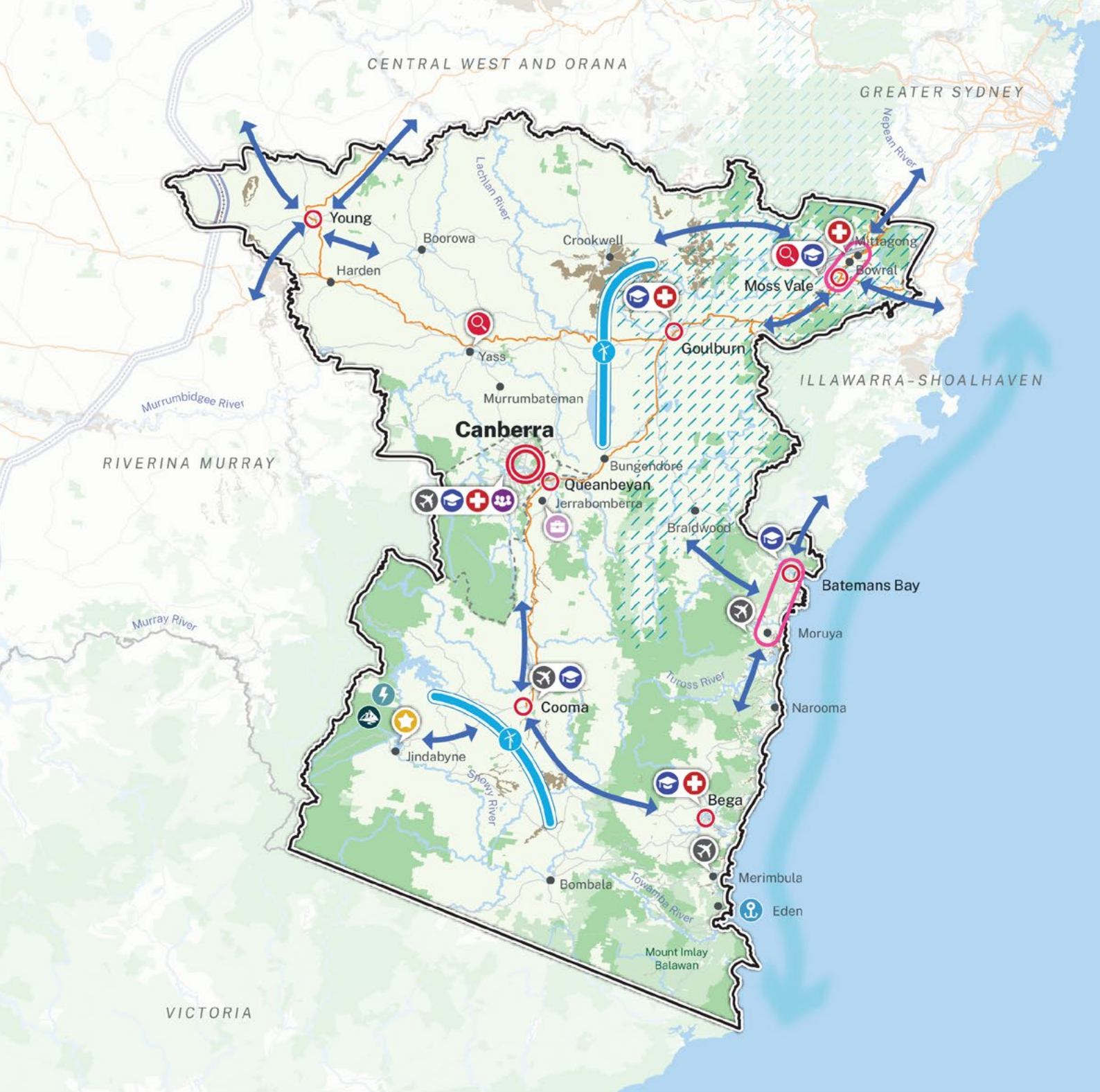


Figure 4: Snapshot of South East and Tablelands



	Regional boundary		Under strategic investigation		Snowy Hydro		Strengthen connections
	Australian Capital Territory boundary		Regional job precinct		Commonwealth public service		Blue highway
	Metropolitan city		Regional airport		Potential renewable energy corridor		Sydney drinking water catchment
	Strategic centre		Tertiary education		Railway		State significant agricultural land
	Centre		Base and regional hospitals		Inland rail alignment		National park and reserve
	Strategic cluster		Port		Highway		State forest
	Special Activation Precinct		Snowy Mountains		Road		Water body

Plan on a page

THEME

1

Recognising Country, people, and place

Objective 1: Build capacity for shared knowledge about Aboriginal culture in land use planning

Objective 2: Strengthen Aboriginal self-determination

Objective 3: Support diverse, vibrant and socially active communities

Objective 4: Preserve the heritage and character of the region's towns and villages

THEME

2

Enhancing sustainable and resilient environments

Objective 5: Protect important environmental assets

Objective 6: Enhance biodiversity, habitats and the connections between them

Objective 7: Build resilient places and communities

Objective 8: Plan for a net zero region by 2050

Objective 9: Support the development of a circular economy

Objective 10: Secure water resources

Objective 11: Manage the role and operation of extractive industries

THEME

3

Leveraging diverse economic identities

Objective 12: Realise economic benefits from a connected regional economy

Objective 13: Promote innovation and sustainability in agriculture and aquaculture industries

Objective 14: Promote a year-round visitor economy

Objective 15: Promote business and employment opportunities in strategic locations

Objective 16: Support industries to integrate operations and digital solutions

THEME

4

Planning for fit for purpose housing and services

Objective 17: Plan for a supply of housing in appropriate locations

Objective 18: Plan for more affordable, low-cost and social housing

Objective 19: Manage rural living

Objective 20: Provide efficient access to infrastructure and services

THEME

5

Supporting a connected and active region

Objective 21: Strengthen cross-border connectivity and infrastructure coordination

Objective 22: Enhance strategic transport links

Objective 23: Plan for walkable centres

Objective 24: Adapt infrastructure to meet future needs

10 priority actions for the region

The order of preference does not reflect the timing in which each action will commence.

Priority Department-led Action 1.1

1

Establish cultural narratives for the region that identify and recognise key Aboriginal stakeholders and the key features, themes and significance of Country to Aboriginal communities.

Priority Department-led Action 1.2

2

Identify potential barriers, bespoke processes, and opportunities to improve ongoing engagement and collaboration with Aboriginal communities in strategic land use planning.

Priority Department-led Action 6.1

3

Establish a green and blue grid for the region.

Priority Department-led Action 8.1

4

Develop a South East and Tablelands emissions reduction roadmap that identifies innovative initiatives that can be delivered through an ecosystem of collaboration.

Priority Department-led Action 9.1

5

Develop a circular economy strategy for the region that identifies initiatives to address barriers and opportunities in priority growth sectors (employment industries) in transitioning to a circular economy, as guided by the principles set by the *NSW Government Circular Economy Policy Statement*.

Priority Department-led Action 10.1

6

Explore the development and implementation of a sub-regional water strategy for the Capital subregion that addresses water security, infrastructure provision and allocation.

Priority Department-led Action 15.1

7

Investigate the introduction of a regional job precinct in the Tablelands subregion by leveraging existing planning and investigations into the Southern Highlands Innovation Park.

Priority Department-led Action 17.1

8

Prepare a place strategy for the Batemans Bay Strategic Cluster to coordinate strategic planning and infrastructure decisions.

Priority Department-led Action 20.1

9

Undertake an assessment of the type and capacity of the services (movement generators) accessible to the population within a 30, 60 and 90 minute road-based trip of a strategic centre, cluster and other locations, to inform recommendations to other agencies, councils on the sequencing improvements to meet NSW Government targets.

Priority Department-led Action 21.1

10

Establish an Urban Development Program for the South East and Tablelands Region to better identify, coordinate and prioritise enabling infrastructure for new housing, employment land and monitor delivery.

10 collaborative actions for the region

The order of preference does not reflect the timing in which each action will commence.

Priority Collaborative Action 2.1

1

Work with the Department of Premier and Cabinet to develop a coordinated interagency program for land claim processes.

Priority Collaborative Action 4.1

2

Work with councils and NSW Heritage to undertake and implement heritage studies, including Aboriginal cultural heritage studies to inform local land use strategies.

Priority Collaborative Action 5.1

3

Work with councils and local Aboriginal knowledge holders to undertake strategic landscape-scale assessment of biodiversity and areas of HEV, including biodiversity certification assessment and roadside vegetation management plans.

Priority Collaborative Action 8.2

4

Work with the Canberra Region Joint Organisation to develop a sustainability framework for employment precincts, growth areas and centres to promote carbon neutral sustainable growth and development.

Priority Collaborative Action 14.1

5

Work with councils and state agencies to identify and plan for strategic centres, strategic clusters and other key locations that identifies existing tourist and visitor accommodation, supporting infrastructure and other services that can support the tourism industry.

Priority Collaborative Action 14.2

6

Work with the Canberra Region Joint Organisation, the Department of Primary Industries and the Environment Protection Authority to prepare a standard template development control plan and/or policies to support agritourism opportunities.

Priority Collaborative Action 15.2

7

Work with the councils to prepare and or update employment land strategies and profiles for regionally significant employment areas which set an action plan for the application of rural and transition zones.

Priority Collaborative Action 17.2

8

Work with councils and the Canberra Region Joint Organisation to develop a set of master planning principles that provide examples on how to address planning barriers to rezoning and developing residential land, in the context of high environment, cultural and heritage significance, important agricultural land and areas affected by natural hazards.

Priority Collaborative Action 17.3

9

Work with councils to prepare place-based masterplans for each strategic centre and clusters, focused on: projected population growth, infill residential growth targets and infrastructure provision, walking, cycling and public transport access, protection of heritage, cultural assets and environment, access to employment.

Priority Collaborative Action 18.1

10

Work with the Canberra Region Joint Organisation to develop an affordable housing strategy for the region, including the identification of minimum standards for social and affordable housing.

PART

1

The region's spatial structures





Hinterland, Tilba

PART

1

The region's spatial structures

As a large region—approximately 5.67 million ha—the South East and Tablelands contains diverse urban, rural and natural landscapes and characteristics. We consider the region as 3 subregions—Tablelands, Capital and Alpine and Far South Coast—that will complement the vision for 2041. This approach recognises that varying similarities and differences exist between each LGA. These similarities and differences can be leveraged to look at how each LGA functions with their counterparts in the region, and how they can each leverage their unique identifies, drawn from differing Functional Economic Regions (FER).

We use a subregional scale, combined with a place-based approach to:

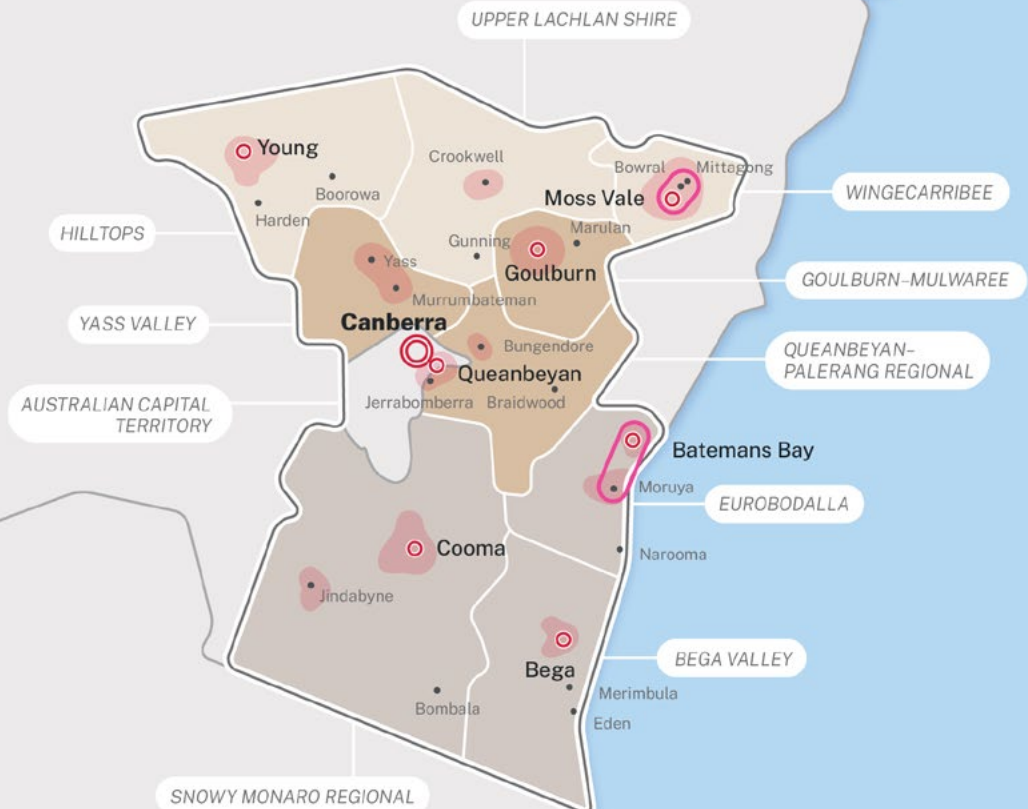
- identify the spatial elements and planning priorities in state and local strategic plans
- identify how strategic centres (and clusters) will grow according to the regional plan objectives
- frame how actions are implemented under the objectives
- inform other plans and programs, including local strategic planning statements, local plans and place strategies, to prioritise and coordinate the planning and provision of infrastructure and services.

This approach will require collaboration to address complex planning problems in each subregion, in the context of the regional plan, to sequence both planning and investment. If one LGA is identified in a subregion, this should not limit engagement between councils that build and retain strong connections, even if they are in different subregions.

We recognise that local strategic planning statements set the local priorities for each LGA, where formerly identified as local government narratives in the 2036 regional plan. At a regional level, we consider strategic centres and clusters as significant locations requiring further investigation, tailored planning responses, activation and or specific infrastructure investments—as demonstrated through nominated priorities for success. The region's strategic centres and clusters will be subject to more detailed strategies that integrate the draft *Connecting with Country Framework, Movement and Place Framework, Better Placed, Greener Places Framework and Public Spaces Charter*.

Figure 5: Growth investigations

-  Regional boundary
-  State boundary
-  Strategic investigations
-  LGA boundary
-  Tablelands subregion
-  Capital subregion
-  Alpine and Far South Coast subregion



Metropolitan city: The highest order centre in the region.

- **Area:** Canberra
- **Growth characteristics:** Refer to the *ACT Planning Strategy 2018*



Strategic centres: Well-serviced centres with opportunities for new housing and employment growth. Each strategic centre has unique characteristics, localised economies and communities that influence change and growth as a 'place'.

- **Areas:** Young, Goulburn, Queanbeyan, Cooma, Bega, Moss Vale, Batemans Bay
- **Growth Characteristics:** Health, heritage, Medium density housing, employment, mixed uses, education



Strategic cluster: Strategic clusters recognise that a strategic centre and its function and capacity for growth is inherently linked to the operation and evolution of one or more local centres. This may mean that the distribution of services, jobs and housing is interconnected between each centre and requires coordinated strategic planning and investment to manage change.

- **Areas:** Southern Highlands (Moss Vale, Bowral and Mittagong) and Batemans Bay (Bateman's Bay and Moruya)
- **Growth Characteristics:** Health, heritage, Medium density housing, employment, mixed uses, education

- **Local centres:** Provides services such as shopping, dining, health and personal services to meet the daily and weekly needs of the local community. They are smaller than the metropolitan, regional, and strategic centres.

- **Areas:** Boorowa, Harden, Crookwell, Gunning, Murrumbateman, Bungendore, Marulan, Braidwood, Bombala, Jindabyne, Narooma, Eden, Merimbula
- **Growth Characteristics:** Low density housing, heritage, everyday goods and services

Tablelands subregion

The Tablelands subregion is home to the Young strategic centre to its west, and the Southern Highlands strategic cluster to its east – 2 gateways to Greater Sydney, Illawarra–Shoalhaven, Central West and Orana and the Riverina Murray regions. It includes the productive, innovative and environmentally conscious northern LGAs.

Future planning will identify how its diversity of industries can support a broader supply chain, how communities can have access to essential services in a rural context, and how local character and agricultural lands can be protected.

Focus areas

- New urban release areas
- New employment opportunities
- Transport connections between Sydney, Canberra, Central West and the Illawarra
- Housing diversity
- Strategic biodiversity assessment and planning

Grove Estate Wines, Young
Credit: Destination NSW



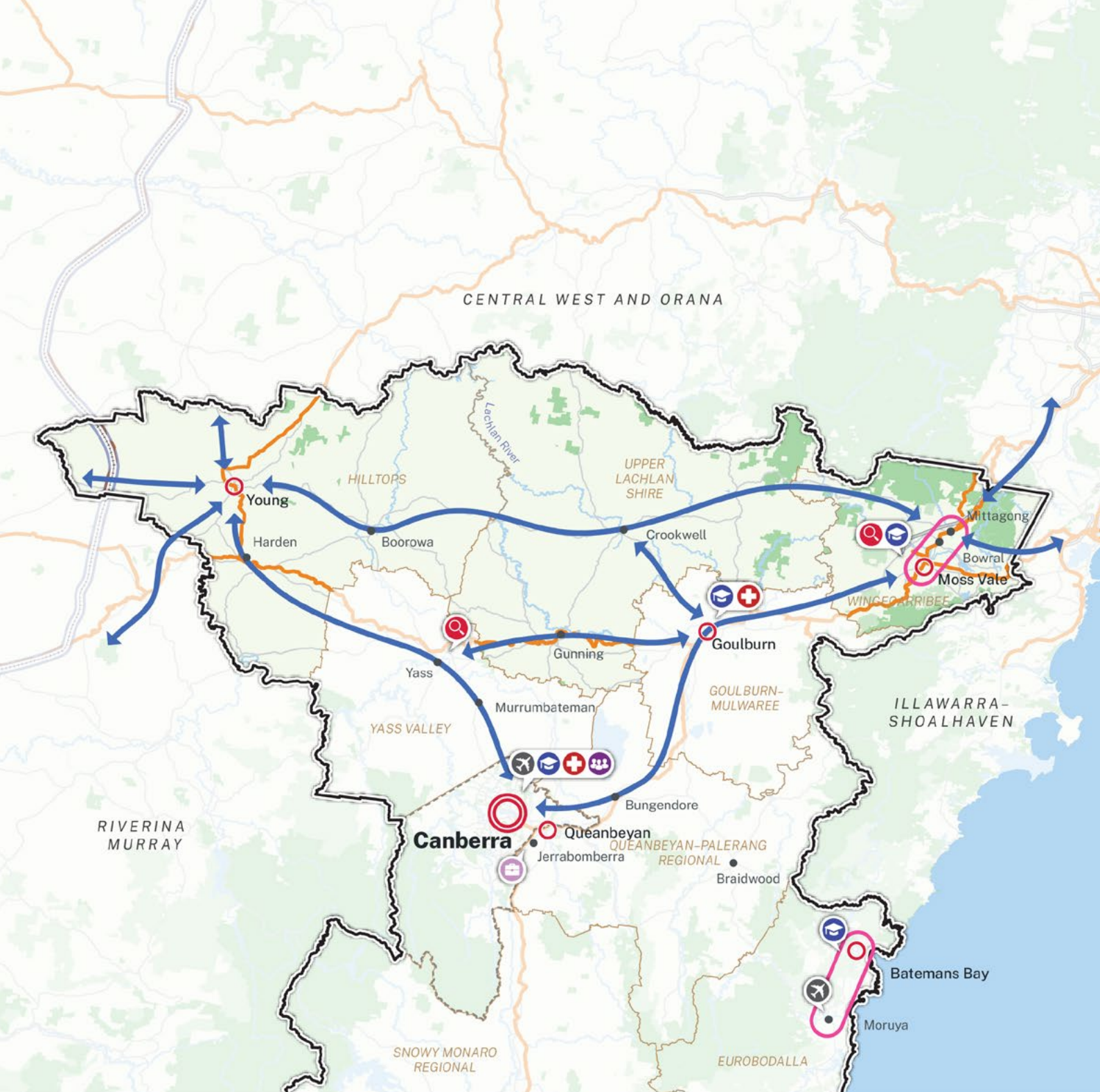


Figure 6: Tablelands subregion



- | | | | |
|---------------------------------------|-------------------------------|--------------------------------|---------------------------|
| Regional boundary | Strategic cluster | Commonwealth public service | National park and reserve |
| Australian Capital Territory boundary | Under strategic investigation | Railway | State forest |
| LGA boundary | Regional job precinct | Proposed inland rail alignment | Water body |
| Metropolitan city | Regional airport | Highway | |
| Strategic centre | Tertiary education | Road | |
| Centre | Base and regional hospitals | Strengthen connections | |

Local government areas

The Tablelands subregion comprises Hilltops, Upper Lachlan and Wingecarribee LGAs.



Hilltops

Located on the traditional lands of the Wiradjuri and Ngunnawal nations, Hilltops LGA is a well-connected agricultural area, home to an estimated 18,629 people, that is expected to grow to 19,186 by 2041⁵. With strong road and rail connections into major regional and metropolitan centres, its strategic centre of Young is just one and a half hours from Canberra and under 4 hours from Sydney (car-based trip).

Hilltops' inclusion as part of the 'South West Slopes' FER, reinforces the importance of strong relationships with its neighbouring LGAs to the west-situated outside of the region. This means that priorities to support and grow agriculture and food production, as well as the visitor economy are to be considered in this context. In particular, strategic planning is to consider how the region's network of roads, rail and airports can be leveraged to improve productivity and liveability for its residents and workforce.



Upper Lachlan

Located on the traditional lands of the Dharug, Ngunnawal, Gundungurra and Wiradjuri nations, Upper Lachlan LGA is characterised by its position on the Great Dividing Range, traversed by the Abercrombie, Wollondilly and Lachlan Rivers. It is home to an estimated 8,330 people, most of which live in Crookwell and Gunning. With the population growing to 9,699 by 2041⁵, villages like Collector, Taralga, Breadalbane, Bigga and Laggan are becoming popular for residents who can work remotely.

As part of the Southern Tablelands FER, agriculture is the primary employment and economic driver, contributing to 38% of total employment in the LGA and complements activities occurring in Goulburn–Mulwaree and Yass Valley LGAs. Relationships to industries in the south presents strong opportunities to leverage and grow transport, access and logistics based services across inter-regional networks through Canberra, Bathurst (via Hilltops), and Western Sydney (via Wingecarribee). When coupled with strong growth in the renewable energy sector, Upper Lachlan can provide a strong northern anchor to a diversified regional economy.



Wingecarribee

With excellent road and rail connections, Wingecarribee LGA is well positioned as both Western Sydney and the Illawarra–Shoalhaven region grow. Situated on the traditional lands of the Gundungurra and Tharawal nations, Wingecarribee LGA is home to an estimated population of 52,320, that is expected to grow to 70,969 people by 2041⁵. This requires planning for affordable and development ready land to enable growth to accommodate approximately 13,000 new homes.

The LGA's network of towns and villages attract visitors to the area from surrounding regions. Acting as a specialised FER, investment in cultural assets and boutique offerings will continue to drive a strong visitor economy. The LGAs position relative to Greater Sydney and the Illawarra–Shoalhaven region will reinforce its role as a gateway to inter-regional markets. Prioritisation of value added agriculture, and local manufacturing opportunities is needed to generate additional local jobs and draw in resources and logistical connections through Upper Lachlan, Hilltops and to Canberra and Sydney.

Strategic centres and clusters

Young strategic centre

Young provides local retail, commercial, health and community services, generating approximately 43% of the total revenue of all businesses and organisations within the Hilltops LGA. It is increasingly welcoming growth in manufacturing, construction, transport and other associated services.

With strong economic and physical connections, including the Main Southern Rail line into the adjacent Riverina-Murray Region to the south west and Central West and Orana Region to the north, Young sits on a key route for goods and services to and from the South East and Tablelands region.

Young's major road and rail linkages will continue to transport agricultural harvests from western NSW to international markets via Canberra Airport and the port of Port Kembla, and local agricultural products for the fresh food markets of Canberra, Sydney and Melbourne.

Strategic freight corridors need to be identified, protected and funded, to support reduced end-to-end costs as part of a viable agricultural industry. This should also be considered in the context of Young's proximity to the inland rail corridor.

As a centre for the agricultural industry, planning for Young's growth as a strategic centre should consider the physical transition of retail, business and housing to surrounding rural land. This includes travel distances to higher order services such as health and regional recreational facilities, from housing on the edge of the centre.

Priorities for the strategic centre

- Protect productive agricultural land and rural industries from incompatible land uses.
- Grow rural industries by enhancing farm-to-market opportunities, that leverage each town's strategic freight and transport infrastructure.
- Encourage business diversification, value add and growth agriculture and tourism.
- Plan for housing and employment alongside the supply of water and energy, including renewable energy sources, and upgrades to transport infrastructure.
- Protect and improve key strategic transport corridors, including the interface with the strategic centre.

Southern Highlands strategic cluster

The 2036 regional plan recognised Moss Vale as a strategic centre; with the maturing of regional and local planning priorities, we see Wingecarribee Shire's 3 main towns of Mittagong, Bowral and Moss Vale as a cluster that will be pivotal to the area's future.

The towns' different, yet interrelated functions draw people and investment to the cluster. Its diverse economy is driven by the health, tourism, education, manufacturing, agriculture, construction and professional industry sectors. The proximity to Sydney, Canberra and Wollongong is a strong base for economic development, while the rural landscape, natural areas and numerous vibrant towns and villages, support the visitor economy.

Planning needs to aim to diversify the local economy, alongside efforts to improve housing choice and affordability so that current and aspiring residents live near employment and services. This includes planning for medium density housing around each centre and in the identified greenfield residential areas of Moss Vale. Planning should consider the 3 towns as distinct settlements, rather than a continuous urban form.

Priorities for the strategic cluster

- Investigate funding for infrastructure, and utilities to unlock and fulfil the economic potential of the Southern Highlands Innovation Park.
- Investigate multi-modal transport solutions to improve connectivity within and between the town centres of the Southern Highlands strategic cluster.
- Investigate new greenfield and infill housing opportunities, including more diverse and affordable housing products near centres, while considering environmental and servicing aspects.
- Consider local character, environmental assets and heritage when planning for growth.

Capital subregion

The Capital subregion is close to Canberra, giving residents greater access to a variety of employment, education, health and higher order services. The strategic centres in the subregion's north should be the focus for growth, to complement the role and function of Canberra.

Strategic planning and infrastructure delivery will promote housing diversity and avoid areas of high environmental or cultural significance, or land susceptible to natural hazards. Resolution of infrastructure deficiencies and water security will be a key focus.

ACT Planning Strategy

The *ACT Planning Strategy* (2018) is a refresh of the *2012 ACT Planning Strategy*. The updated strategy sets a strategic vision for planning in the ACT and provides the framework for a range of actions that will allow the city to respond to change locally, regionally and globally⁷.

The strategy acknowledges that continued coordination with the surrounding LGAs is an important aspect to support Canberra's role as a Metropolitan City and to help promote a liveable and productive region. We will continue close working relationships with the ACT Government to align infrastructure and planning approaches across each jurisdiction.

Focus areas

- Agricultural land
- Cross-border (environmental, transport and service) connectivity
- Local cultural and arts
- Water security and waste management
- Land for housing

Mount Jerrabomberra Lookout, Queanbeyan
Credit: Destination NSW

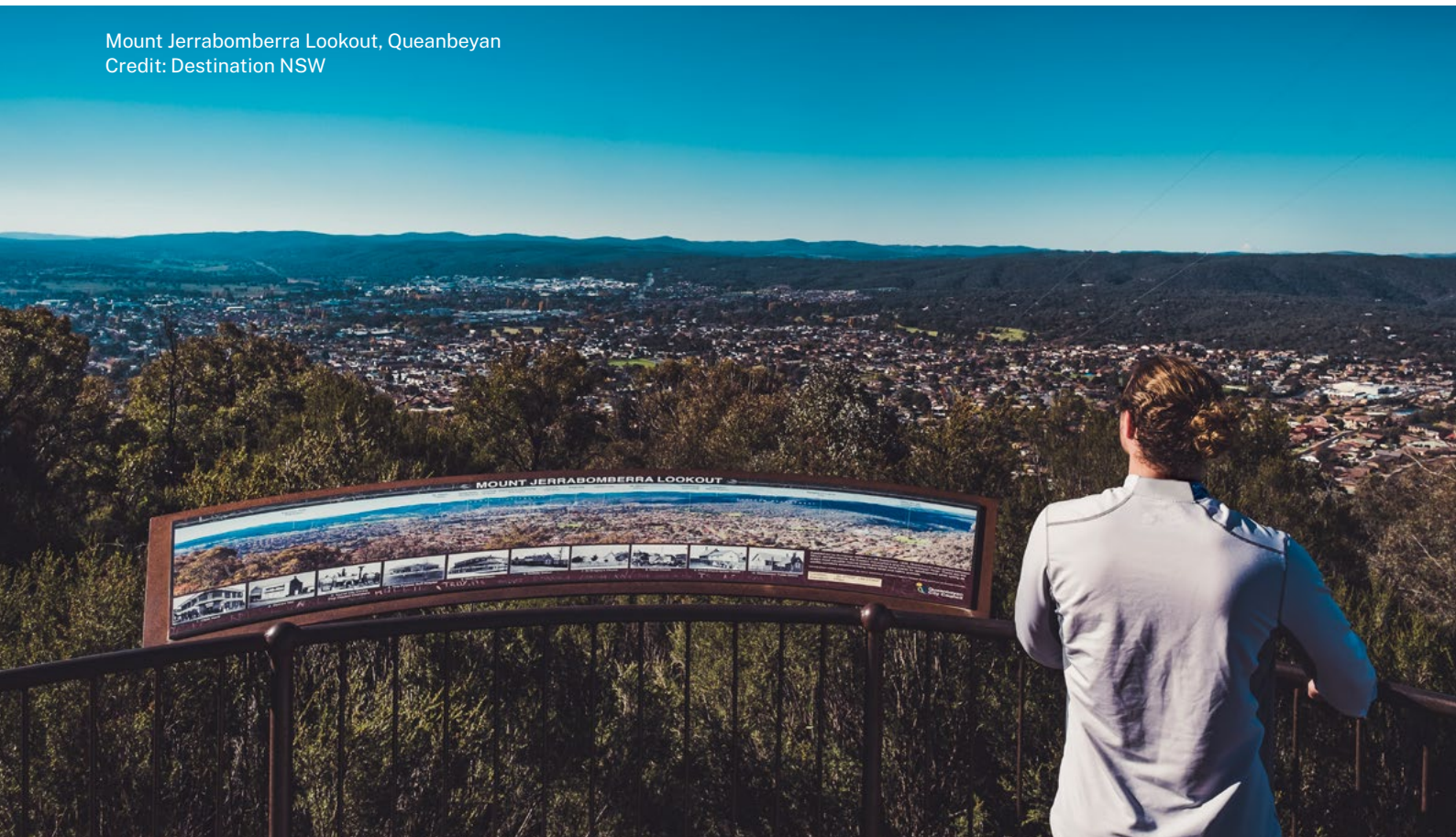




Figure 7: Capital subregion

- | | | |
|---------------------------------------|-------------------------------|-----------------------------|
| Regional boundary | Strategic cluster | Commonwealth public service |
| Australian Capital Territory boundary | Under strategic investigation | Railway |
| LGA boundary | Regional job precinct | Road |
| Metropolitan city | Regional airport | Strengthen connections |
| Strategic centre | Tertiary education | National park and reserve |
| Centre | Base and regional hospitals | State forest |
| | | Water body |

Local government areas

The Capital subregion comprises three LGAs – Goulburn–Mulwaree, Queanbeyan–Palerang and Yass Valley, as well as the ACT.



Goulburn–Mulwaree

Situated on the lands of two major language groups – Gandangarra and Ngunnawal, Goulburn–Mulwaree is recognised as a significant place for several Aboriginal communities, as highlighted through its Aboriginal cultural heritage study. It is home to approximately 31,808 people, with the potential to grow to 40,204 by 2041⁵. The area is desirable for new residents due to relative affordability of housing, agricultural character and easy access to Sydney, Canberra, South Coast and the Snowy Mountains.

Forming part of the Southern Tablelands FER, there exists strong economic connections with Yass Valley and Upper Lachlan. Providing a diverse range of employment sectors, such as health care and social assistance, retail, trade, public administration and agriculture, the LGA will continue to provide a favourable option for growth as a strategic midpoint in the Sydney to Canberra Corridor. Supporting resident and employment growth is to be coupled with liveability and leveraging investment and planning for health facilities, education and skills retention in agricultural practice.



Queanbeyan–Palerang

Located on the land of the Ngambri, Ngarigu, Ngunnawal and Walbunja Aboriginal people, Queanbeyan–Palerang LGA is home to modern urban centres, historic towns and villages, productive rural landscapes, and high-quality natural environments. With an estimated population of 62,836, the LGA is expected to grow to 83,550 by 2041⁵.

With a specialised FER and its proximity to the ACT, employment in public administration, defence, transport, professional, scientific, and technical services, creates differences from other LGAs in the region. The strong influence of Canberra, is to be leveraged in providing complementary economic activities and specialisations to provide jobs close to where people live, improve digital capabilities of the workforce and improve the economic and social offerings of town centres. Supporting future change requires close consideration of water security and the differing character of rural and suburban communities.



Yass Valley

Yass Valley LGA, the land of the Ngunnawal people, has a proud heritage, a modern food and wine scene, and a thriving arts culture. Its historic buildings, Burrinjuck Dam and cool climate wineries attract many visitors. Yass, Murrumbateman and the cross border development at Parkwood will continue to accommodate most growth to 2041, with the LGAs population anticipated to grow from 17,442 to 20,684 in 2041⁵. The availability of water and the need to avoid growth in high flood hazard areas will continue to influence the amount and location of additional urban development.

As part of the 'Southern Tablelands' FER, the area consists of predominantly productive rural lands and rural residential properties. Promoting agricultural infrastructure and improving transport connections will be critical in leveraging opportunities across the region. Similarly, most residents are likely to continue to travel to Canberra for higher order services, health and tertiary education. Providing alternative opportunities for essential services will be critical for how the community grows, which is contingent on resolving water security issues.

Strategic centres and clusters

Goulburn strategic centre

Located on the Hume Highway between Sydney, Canberra and Melbourne, Goulburn is recognised as 'Australia's first inland city'.

Recent public investment has upgraded the Goulburn Base Hospital and funded a new performing arts facility, regional indoor sports and leisure centre, and more than 30km of walking and cycling infrastructure around residential and urban areas.

Goulburn strategic centre is forecast to cater for most of the LGAs population growth. With this, there exists opportunities to provide more diverse housing types, infill development and revitalisation of the centres public domain and heritage assets.

Goulburn's intermodal facility will capitalise on the proximity to Canberra Airport, Sydney and Port of Port Kembla. Proximity to South West Sydney will also attract an increasing number of start-ups, businesses and industries that can take advantage of the range of supporting and serviceable businesses in the region.

With demand for employment land, planned new employment land offers development potential. However, the relatively high cost of water and sewer servicing is seen as a financial disincentive to investment. Securing several large industries could trigger upgrades and stimulate investment.

Priorities for the centre

- Secure funding for essential infrastructure and servicing to fulfil the economic potential of new residential and employment land in and around Goulburn.
- Support Council's efforts to realise a more diverse and affordable housing supply, consistent with Goulburn's heritage character.
- Reduce heavy vehicle movements through the CBD.
- Encourage and incentivise emerging technologies, supply chain and manufacturing industries to relocate to Goulburn and its surrounds.
- Help to grow the arts and cultural sectors to bring activity to the strategic centre.

Queanbeyan strategic centre

Queanbeyan and its surrounds comprise one of the most populated areas in regional NSW. Situated south-east of the ACT, with connections to the south coast and alpine areas, Queanbeyan is a 20-minute drive from Canberra's CBD and 10km from Canberra Airport.

Queanbeyan offers higher order health, education and employment opportunities. Despite this, many people travel to the ACT for these purposes, particularly for employment and tertiary education.

Queanbeyan is transforming into a modern and dynamic city that offers distinct and attractive experiences. Rejuvenation of the CBD will be underpinned by best practice placemaking and place management, with development controls developed to reduce future flood risk. Economic planning can guide investment to increase visitation, retail activity and the night-time economy.

Progressive development of the Googong and South Jerrabomberra urban release areas must not compromise the primacy of Queanbeyan, and in particular the Queanbeyan CBD, as the LGAs commercial, community and cultural hub.

Priorities for the centre

- Work with the ACT Government to improve road and active transport connectivity and integrate public transport.
- Invest and introduce programs to support the ongoing revitalisation of the Queanbeyan CBD through a focus on a 24 hour economy.
- Monitor the supply of residential and employment lands.
- Balance the need for employment and rural lands with the demand for housing.

Yass (under strategic (centre) investigation)



Yass is strategically located off the Hume Highway and is a 45-minute drive from the northern suburbs of Canberra. Residents can access an established commercial core, hospital, medical and emergency services, primary and high schools, as well as a TAFE. Many people travel to the ACT for work, higher order services, health and tertiary education.

While proximity to the ACT could constrain Yass's commercial core and local service industry in the short term, the continued desire for housing and lifestyle opportunities outside the ACT could see Yass become a strategic centre in the long term. Consideration of the direction for Yass should also consider the role of Murrumbateman, and opportunities to enable residential growth.

However, strategic planning to identify additional land for housing must resolve key constraints such as water security, and health and education infrastructure.

Alpine and Far South Coast subregion

The Alpine and Far South Coast subregion illustrates the region's geographic diversity, from mountainous terrain to pristine marine environments. As a place where people want to visit and live, the subregion's future will be influenced by sustainable agriculture, enhanced environmental areas and tourism.

With access to Canberra Airport and the Port of Eden, and a rich tourist and visitor network, the subregion could become the adventure capital of NSW. This will require appropriate transport infrastructure, housing and employment growth to ensure the resident population and employment base can cater for growth in the tourism industry.

Focus Areas

- A network of complementary tourism opportunities
- Access to renewable energy
- Revitalised strategic centres and clusters
- Environment and heritage
- Adapting to climate change

Wray Street Oyster Shed, Batemans Bay.
Credit: Destination NSW



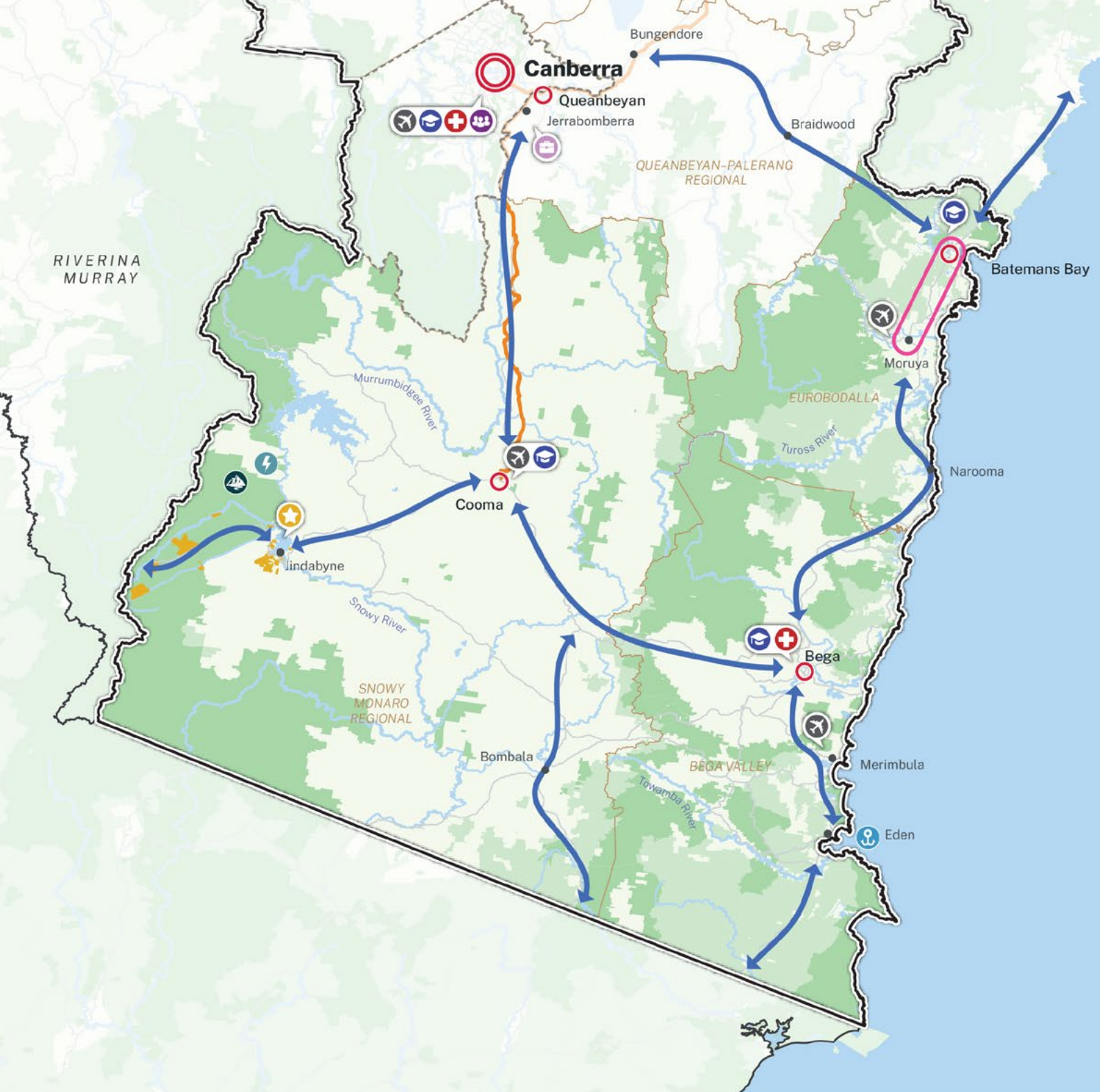


Figure 8: Alpine and Far South Coast subregion



Local government areas

The Alpine and Far South Coast comprises Bega Valley, Eurobodalla and Snowy Monaro LGAs, with economic and transport connections to the ACT.



Bega Valley

Bega Valley LGA is located centrally between Sydney and Melbourne, and is less than 3 hours from Canberra (car based trip). The rich culture and heritage of the Yuin people is embedded in the Shire's landscapes, trees, hills and waterways of the Bega Valley Shire. The LGA is home to an estimated 34,730 residents living in a network of idyllic coastal towns including Bega, Merimbula, Pambula, Bermagui, Tathra and Eden. Whilst the population is only projected to grow to 36,223 by 2041⁵, there is a need to cater for seasonal fluctuations and improving housing diversity as the population ages.

Forming part of the Far South Coast FER, health, manufacturing, retail, public administration, and education sectors drive economic growth, along with established infrastructure, including Merimbula Airport, the Port of Eden and South East Regional Hospital. Dairy product manufacturing remains a growing sector in the region, with Bega Cheese primarily contributing to the rise in employment numbers. Connections with neighbouring Eurobodalla LGA are critical to cater for a seasonal influx of visitors, which heavily influences the regional economy.



Eurobodalla

With a rich Aboriginal history on the traditional lands of the Yuin nation, Eurobodalla is home to approximately 39,179 residents, which is expected to increase to 45,402 residents in the next 20 years⁵. The LGA is known for its rugged rocky headlands, beaches, and rivers.

While traditional fishing, dairy and forestry sectors remain, the economy is now driven by tourism, retail, property, health services, aquaculture and an emerging niche agriculture sector. Its relationship with Bega Valley as a FER, highlight the need to grow the region's tourism sector and overall lifestyle appeal as proximity to Sydney and Canberra places the LGA within reach of visitors, particularly during the busy summer holiday period. However, improving the reliability of infrastructure and telecommunications, and providing accommodation for seasonal workforces remain a priority.



Snowy Monaro

Home to the Ngarigo people, the Snowy Monaro LGA contains diverse environmentally significant lands, nestled between the Snowy Mountains and Victorian border to the south, the southern coastal LGAs of NSW to the east and the ACT to the north. The network of centres and towns, including Cooma, Jindabyne, Berridale and Bombala, offer a range of unique lifestyle opportunities, supporting an approximate resident population of 21,035 people – growing to 23,845 people by 2041⁵.

As part of its own FER, the tourism and hospitality sectors are key to the regional economy, particularly through Jindabyne and the Kosciuszko National Park. A diversifying agriculture sector and ongoing investment in the Snowy 2.0 project will continue to support a vibrant community. The collection of industries require coordinated planning to improve options for seasonal changes in housing and employment, and road infrastructure between the LGA and its neighbours – including to Snowy Valleys LGA to the west, as well as to the Port of Eden and Canberra Airport.

Strategic centres and clusters

Bega strategic centre

Bega services the LGA and its surrounds, providing health, education, government, retail, industrial and other important services to the community. It also contributes to the broader region's rich agricultural and aquaculture industries, and vibrant tourism industry. This includes the popular tourist route from Sydney to Melbourne via the scenic south coast and Princes Highway.

With key assets such as Merimbula Airport, Port of Eden, South East Regional Hospital, University of Wollongong Campus and Bega TAFE, the centre will continue to grow and attract new residents and tourist numbers. Several well located government owned sites could be re-purposed to revitalise the centre.

A relative patchwork of developed and undeveloped industrial land could spur on ongoing economic development, so long as land constraints, potential land use conflict, and land tenure are resolved.

Priorities for the centre

- Understanding the constraints and availability of developable residential and employment lands.
- Investigating opportunities for the re-purpose of NSW Government and Council owned land assets.
- Supporting the Bega Valley Innovation Hub to continue to deliver sustainable, innovative business towards a circular economy.
- Identifying strategies to activate and support the viability of key infrastructure such as the Port of Eden and Merimbula Airport.
- Addressing the availability of visitor accommodation and rental housing.

Cooma strategic centre

Cooma Strategic Centre is the gateway to the Snowy Mountains and provides the business, retail and essential services that support an all-year round visitor economy, productive agricultural land and energy generating activities for the Snowy Mountains region.

On Cooma's doorstep, the expansion of the Snowy Mountains Hydro Electric Scheme is driving demand for industrial land. However, topography and land ownership challenge the development of large plate retail facilities.

Planning and investment in and around Jindabyne as part of the Snowy Mountains SAP, will benefit Cooma and grow Jindabyne as a residential and tourist hub. This will increase demand for residential, business and health services, skills training and other support sectors in Cooma.

Upgrades to Cooma Hospital, Monaro high school and the planned investment in the Cooma Sports Hub will build on existing social services.

As the regional economy grows, particularly from a tourism perspective, Cooma will need to strategically adapt to ensure land uses and transport networks reinforce connections to the coastal southern strategic centres and Canberra. Providing incentives to invest in and revitalise Cooma will enable its transformation as a hub for domestic and international visitors.

Priorities for the centre

- Plan for additional employment lands to support economic development.
- Stimulate the rate of development, diversity and availability of housing and temporary accommodation within Cooma and surrounding villages.
- Analyse and capitalise on the Snowy Hydro 2.0 project and Snowy Mountains SAP to grow an all-year tourism destination.
- Strengthen transport networks within and between key destinations, including Canberra Airport, and strategic centres.

Batemans Bay strategic cluster

The 2036 regional plan identified Batemans Bay as a strategic centre; however, investment in nearby Moruya requires strategic thinking about how each centre interacts. Batemans Bay remains the commercial, retail, tourist and service centre within Eurobodalla, but investment in the new \$260m Eurobodalla Regional Hospital, and a \$15m emergency management centre in Moruya will influence growth on the coast. Further, the future Moruya Bypass will reduce CBD traffic and bring opportunities for redevelopment.

We now consider the 2 centres as a strategic cluster that includes a 25km corridor, incorporating the tourist destination of Mogo and the North Moruya Industrial Area. This cluster provides a mix of service and economic activity to support residential and tourist towns.

While Moruya offers significant greenfield development potential alongside access to the future bypass and the new Eurobodalla Regional Hospital, any growth potential needs to be considered alongside environmental assets, exposure to coastal and flood hazards, and the viability of Batemans Bay.

Batemans Bay has a limited supply of future commercial and industrial land. The focus on higher density and infill housing opportunities will continue, particularly around the CBD. However, infrastructure upgrades are required.

Priorities for the strategic cluster

- Collaborate with Council to plan for and capitalise on future land use opportunities.
- Investigate opportunities to re-purpose of NSW Government and Council owned assets.
- Investigate opportunities for employment and residential land around Batemans Bay to cater for new and innovative business.
- Invest in regionally significant public open space and urban environments, such as the Bateman's Bay waterfront.
- Invest and introduce programs to improve public amenity in each CBD, with a focus on a 24 hour economy.



Big Bit Downhill, Batemans Bay
Credit: Destination NSW

PART

2

Achieving the vision





Queanbeyan River, Queanbeyan. Credit: Destination NSW

PART

2

Achieving the vision

The regional plan integrates the key elements of place and the aspirations of stakeholders around key themes, to assist with the classification of core focus areas such as sustainability, economics or placemaking. We have drawn these themes from the vision to 2041, informed by stakeholder engagement, a review of the 2036 regional plan, and the key local and state policies.

The themes are:

- Recognising Country, people and place
- Enhancing sustainable and resilient environments
- Leveraging diverse economic identities
- Planning for fit for purpose housing and services
- Supporting a connected and active region.

Each theme contains objectives, strategies and actions drawing from the spatial and place elements of the Tablelands, Capital and Alpine and Far South Coast subregions.

Recognising Country, people, and place

Potential indicator(s):

- Implementation of formal plans and/or agreements that include recognised Aboriginal knowledge holders in planning programs and assessments.
- Improved assessment timeframes in processing native title land claims.

Objective 1

Build capacity for shared knowledge about Aboriginal culture in land use planning

Objective 2

Strengthen Aboriginal self-determination

Objective 3

Support diverse, vibrant and socially active communities

Objective 4

Preserve the heritage and character of the region's towns and villages

OBJECTIVE 1:

Build capacity for shared knowledge about Aboriginal culture in land use planning

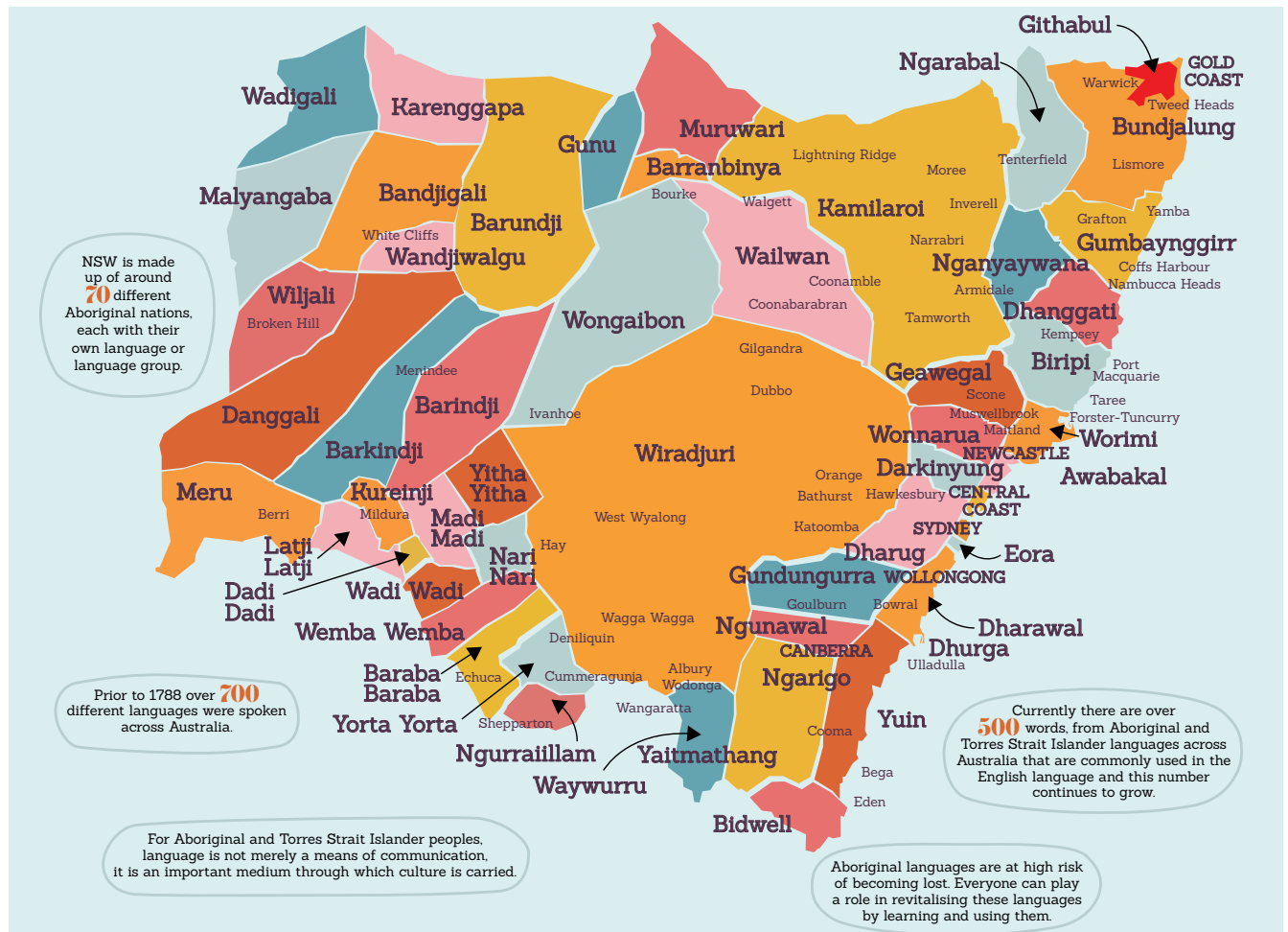


Figure 9: Aboriginal Nations/Languages in NSW & ACT⁸ (Source: Reconciliation NSW, 2022)

Relationships between Aboriginal culture and land use planning practice are growing. Regional planning provides a unique opportunity to explore at a foundational strategic level, how land use planning can look to set the overarching approach to make meaningful impact in the way decisions are made about land.

Starting with Country

Elders and other traditional knowledge holders possess information about Country that can potentially inform land use planning in the context of sensitively working in partnership with Aboriginal people.

The draft *Connecting with Country* framework can inform the planning, design and delivery of built environment projects in NSW. The work is initially informed by the experiences and knowledges of Aboriginal people who work on, and are from, Country, in and around the Sydney basin.

The ambition of *Connecting with Country* is that everyone who is involved in delivering government projects will adopt the following commitment: *Through our projects, we commit to helping support the health and wellbeing of Country by valuing, respecting, and being guided by Aboriginal people, who know that if we care for Country—it will care for us*⁹.

Engagement with traditional custodians, Local Aboriginal Land Councils, prescribed body corporates (PBC) and other local knowledge holders will enable the capacity for shared knowledge about Aboriginal culture in strategic planning. The appropriate people must represent and speak for Country in land use planning, through relationships built on trust and commitment throughout project life cycles.

Country has many meanings for the different lands. Identifying the key narratives highlights the ways to protect the significance of Country and will help conserve sensitive sites, as well as give Aboriginal people access to their homelands to continue their cultural practices.

Working in partnership with Aboriginal people

Working in partnership with Aboriginal people through a process of co-design in early stages of projects and strategies, will help to build trusting relationships, facilitate the exchange of knowledge and information, and better enable Aboriginal people to achieve their aspirations for their land.

We have started working with Local Aboriginal Land Councils across NSW to provide information about the planning system and how it affects land owned by land councils. This process will help land councils to achieve their aspirations for Country.

Depending on the aspirations and preferences of Aboriginal land managers in particular locations, the department can bring together state agencies and councils to collaborate with Aboriginal people to achieve better land use outcomes. This could include Community Land and Business Plans, which describe the aims of a Local Aboriginal Land Council and strategies to achieve those aims.

The relationships between Aboriginal land managers and councils enable the aspirations of Aboriginal people for their land and facilitate informed decision-making. Memorandums of Understanding are one mechanism for helping to establish these partnerships. For example, Bega Valley Shire Council has signed a memorandum of understanding with the Eden, Bega and Merrimans Local Aboriginal Land Councils to shape how Council works with Aboriginal communities.

Supporting initiatives:



Work with Local Aboriginal Land Councils, local Aboriginal knowledge holders, PBCs and councils to better reflect their aspirations by:

- involving Local Aboriginal Land Councils, PBCs and knowledge holders in strategic planning
- supporting and partnering with Aboriginal communities to identify opportunities to activate land, including through biodiversity offsets
- identifying where land returned to Local Aboriginal Land Councils has suboptimal planning controls and facilitating amendment
- supporting a better understanding of the planning system
- promoting opportunities for cultural awareness training for all involved in planning
- incorporating Aboriginal knowledge into planning considerations and decisions.

Strategy 1.1



Demonstrate greater engagement with identified Aboriginal knowledge holders in state and local strategic plans, including community participation plans and through formalised agreements.

Strategy 1.2



Identify, conserve and enhance Aboriginal cultural heritage values through strategic planning and local plans as informed by collaboration with traditional knowledge holders and the community.

Department-led Action 1.1 (Priority)



Establish cultural narratives for the region that identify and recognise key Aboriginal stakeholders and the key features, themes and significance of Country to Aboriginal communities.

Department-led Action 1.2 (Priority)



Identify potential barriers, bespoke processes, and opportunities to improve ongoing engagement and collaboration with Aboriginal communities in strategic land use planning.

OBJECTIVE 2:

Strengthen Aboriginal self-determination



Kosciuszko National Park, Snowy Mountains.
Credit: Ben Coope

Local Decision Making is an initiative of OCHRE¹⁰ (Opportunity, Choice, Healing, Responsibility, Empowerment), the NSW Government's policy framework for working with Aboriginal communities. It represents a commitment to work in genuine partnership with Aboriginal people to support strong communities through education, economic development and culture.

Local decision making is underpinned by the principle of self-determination and aims to ensure that Aboriginal communities have a genuine voice in determining what and how services are delivered to their communities. Aboriginal regional alliances negotiate on behalf of Aboriginal communities with the NSW Government about the design and delivery of services to their communities.

Where a regional alliance operates within a planning region, it is recognised as a key stakeholder to land use planning. The Illawarra Wingecarribee Aboriginal Alliance Corporation partly exists within the South East and Tablelands Region.

We will continue to work with the NSW Aboriginal Land Council as a peak representative body for Aboriginal land rights, including work to reduce

inappropriate land use zoning applying to land owned by Local Aboriginal Land Councils.

Aboriginal land claim processes

In addition to native title rights, the system of Aboriginal land rights in NSW is defined in the *Aboriginal Land Rights Act 1983*.

The long title of the *Aboriginal Land Rights Act 1983* states, "It is accepted that as a result of past Government decisions the amount of land set aside for Aboriginal persons has been progressively reduced without compensation..."

The *Aboriginal Land Rights Act 1983* established the network of Local Aboriginal Land Councils and empowered them to claim, acquire and utilise land as an economic base for Aboriginal communities in NSW.

Successfully claiming the ownership of land is an essential precursor to land councils making use of the planning system.

Sharing information about planning constraints and opportunities that affect land under claim or owned by land councils will enable better decision-making. This can contribute to Closing the Gap target 15 – that by 2030, there is a 15% increase in Australia’s landmass subject to Aboriginal and Torres Strait Islanders’ legal rights or interests¹¹. We will continue to work with Crown Lands to improve the Aboriginal land claims process.

Work will also continue to better align the planning system, and approaches to biodiversity conservation (including water and landscape management), to enable better land use outcomes for Aboriginal people. This includes through applying dual-naming to places in NSW, to give prominence to Aboriginal place names alongside non-Aboriginal names. This helps to recognise the significance of Aboriginal culture, and contributes to the process of reconciliation.

Development opportunities for Aboriginal owned land

Chapter 3 ‘Aboriginal Land’, under the *State Environmental Planning Policy (Planning Systems) 2021* (Planning Systems SEPP), is part of a refreshed set of planning measures that respond to the long-recognised disconnect between the Aboriginal land rights system and the NSW Planning system. Chapter 3 opens up alternative planning pathways that could advance the development of their land, and ensure ongoing protection of Country.

Ongoing work with various land councils has included assistance with the preparation of development delivery plans that allow for the independent review of planning (rezoning) proposals for identified Aboriginal land. We will continue to monitor the new planning measures and continue to work with land councils on the development delivery plans.

Information about the planning system will continue to be provided to Aboriginal people through the development of planning analysis reports and training sessions. We will also look to make it easier for Local Aboriginal Land Councils to find updated information about their land on the NSW Planning Portal.

Supporting initiatives:



- Apply dual-naming of places to acknowledge and promote Aboriginal place names.
- Increase the availability and simplicity of planning information for Local Aboriginal Land Councils to inform decision making about Aboriginal land claims.
- Conduct a strategic assessment of land held by local Aboriginal land councils to prioritise sites for potential economic opportunities, in the context of legislative and environmental constraints, incorporating Aboriginal knowledge into planning considerations and decisions.

Strategy 2.1



Prioritise the processing of unresolved Aboriginal land claims on Crown land

Strategy 2.2



Demonstrate alignment with, and where possible, expand the application of Chapter 3 of the Planning Systems SEPP to additional areas.

Collaborative Action 2.1



Work with the Department of Premier and Cabinet to develop a coordinated interagency program for land claim processes.

OBJECTIVE 3:

Support diverse, vibrant and socially active communities



Local market, Goulburn

A sense of belonging and shared values can lift and unite people in challenging times, as we have seen during the COVID-19 pandemic and natural disasters.

Meeting and gathering places, pedestrian prioritised streets, events, festivals and cultural infrastructure all enable a sense of belonging.

The NSW planning system can be utilised to respond to community needs by enabling appropriate land uses and ensuring flexibility that allows for adaptation, re-use and creativity.

Arts and culture

The South East and Tablelands region is home to an array of arts events and cultural drawcards. Many celebrate the role of agriculture, including the annual National Cherry Festival in Young, which was reinvented in 2021 in response to COVID-19 limitations with street performers, buskers and

buildings lit up in vibrant colours. This is testament to the high regard of the arts and special events. Other natural and agricultural focused festivals include the Boorowa Irish Woolfest, Boorowa Running of the Sheep, Tulip Time Bowral, Goulburn Lilac Festival, and Robertson Potato Festival.

Arts and cultural infrastructure include Queanbeyan and Goulburn Performing Arts Centres, Bay Pavilions, Bradman Museum of Cricket, Eden Killer Whale Museum, theatre societies, galleries such as Ngununggula Southern Highlands Regional Gallery and Bega Regional Gallery, Apma Creations Aboriginal Art Gallery in Central Tilba, as well as small artist run spaces in Cobargo, and volunteer managed schools of arts. Other festivals include Gunning Arts, Crookwell Irish Heritage, Australian Blues Music Goulburn, Southern Highlands Writers Festival and Brigadoon at Bundanoon.

Different land uses, enhancements to public spaces and temporary events can support arts and culture industries – this includes new development, which can be designed to be adapted for arts and cultural uses by equipping them with access to electricity, temporary water or public toilets and flexible layouts to enable the temporary use of spaces.

Diversified infrastructure and services

Understanding how communities utilise and interact with social infrastructure is essential to manage growth and change. Several forms of infrastructure and services that are widely recognised to support communities:

- playgrounds, libraries, heritage, information and education facilities
- busy shopfronts, street verges and community gardens
- farmers markets and local produce centres
- creative arts centres, theatres, live music and co-working spaces
- healthcare and educational facilities
- bushcare groups, outdoor gyms, sportsgrounds, aquatic centres, or community spaces.

These generate more social opportunities when they can be adapted for different uses, accessed by all community members, multipurpose and co-located with complementary services. Further opportunities exist where clustering of uses and facilities can be leveraged as a precinct.

Infrastructure and services may be lacking in different parts of the region. Building upon the analysis and priorities of Create NSW's *Cultural Infrastructure Plan 2025+*, and by working with communities, councils and the NSW government can identify gaps in the network and assess how best to expand or build new facilities.

Exploring opportunities for public grant funding can support community or social infrastructure.

Supporting initiatives:

- Conduct a gap analysis of regionally significant community and cultural infrastructure and identify potential solutions and funding sources.



Strategy 3.1



Strategic planning and local plans to consider opportunities to incentivise and encourage development of arts, culture and entertainment institutions, by:

- promoting creative and artistic expression and participation with a minimum regulatory burden
- diversifying land uses, or activating of underutilised facilities
- enabling the adaptability of new development, heritage buildings and temporary use of vacant buildings for performance and creative work
- enhancing and protecting creative work and performance spaces, and related facilities
- providing initiatives to support the night-time economy
- increasing street art that enhances urban areas and contributes to the attractiveness of neighbourhoods

OBJECTIVE 4:

Preserve the heritage and character of the region's towns and villages



Public Art Walk, Goulburn
Credit: Goulburn Mulwaree Council

The region's scenic and cultural landscapes provide unique settings for its urban areas and act as a strong link to its natural and historic landscapes.

Providing opportunities to conserve, interpret and acknowledge the region's heritage values, will build an understanding of history and respect for the experiences of diverse communities. Heritage identification, conservation, management and interpretation can allow heritage places and stories to be experienced by current and future generations.

Recognising non-Aboriginal heritage must be balanced with the Aboriginal cultural significance of areas—particularly where the celebration of non-Aboriginal heritage has adversely impacted connections to Country, celebration of culture, or represents trauma. Recognising and acknowledging this is an important part in moving towards reconciliation.

Heritage interpretation

The South East and Tablelands region is entrenched in heritage and cultural value, with Aboriginal people being part of the region for more than more than 65,000 years¹².

Known areas of heritage significance in the region include Lake George sand deposits; cultural landscapes between Gulaga and Biamanga National Parks; and remnant vegetation within roadside corridors and Travelling Stock Reserves

in Hilltops Shire. There are 157 identified heritage items listed on the NSW State Heritage Register¹³.

Recognition of the intangible (stories, ceremonies and events) elements of heritage and culture as it overlaps with tangible (landscapes, buildings, archaeology and artefacts) heritage items can improve the understanding of the significance and value of the regions places. For example, Songlines represent important connections that link significant Aboriginal places together and highlight the connections of Aboriginal people with Country.

Heritage is not always static, for example, the Bundian Way route between Eden and Mount Kosciuszko, which represents Aboriginal and non-Aboriginal history. It provided safe passage between the coast and high country for Aboriginal people from Yuin, Ngarigo, Jaitmathang and Bidawal Country gathering at Turemulerr (Twofold Bay) for spring whale migration and ceremonial places near Targangal (Mount Kosciuszko) for summer Bogong gatherings. Colonial surveyors and settlers were guided by Aboriginal people along the route and travelling stockmen went on to use the Bundian Way.

Understanding the story, significance and community values of heritage early in the planning process provides the greatest opportunity for conservation, management and activation that will address cumulative impacts on heritage.

Heritage protection

First adopted in 1979, the *Burra Charter* establishes a process to understand place and the cultural significance of heritage features¹⁴. State and local strategies related to heritage protection and conservation should draw guidance from this process and policy.

The *Heritage Act 1977*, *National Parks and Wildlife Act 1974* and LEPs provide a statutory framework to protect identified heritage items, areas and archaeological sites. In 2021, the NSW Government and the Legislative Assembly's Social Issues Standing Committee commenced a review of the *Heritage Act 1977*. As this occurs, opportunities to provide greater levels of protection, management and celebration of Aboriginal cultural heritage in the region should be considered in the context and timing of the draft *Aboriginal Cultural Heritage Act*.

Local character

The entire town of Braidwood and its setting is of state heritage significance and was the first town to be listed in the NSW State Heritage Register. Heritage items and conservation areas such as Braidwood, provide local 'branding' for businesses and communities, and establish opportunities for a vibrant social life and storey telling.

Many town and village communities take pride in their heritage character and many are destinations for visitors due to their rural setting, high amenity and heritage building and places. Rural communities can maintain their rich heritage, while developing their accommodation and service capacities.

Activating strategic and local centres requires suitable built form controls and adaptive re-use opportunities for heritage items. Similarly, enhancing main streets through heritage conservation under the guide of the *Burra Charter* creates authenticity, attracts new businesses and residents, and offers tourism potential, all of which contribute to greater resilience within smaller communities.

Supporting initiatives:

- Provide greater opportunity for interpretation and activation of state and local heritage items to improve community awareness, knowledge and appreciation of the region's history.
- Consider appropriate information management; protection approaches and cultural heritage interpretation projects as part of the ACT/NSW Government Memorandum of Understanding.



Strategy 4.1



Strategic planning and local plans are to provide opportunities to protect, acknowledge, celebrate and enhance Aboriginal and non-Aboriginal cultural heritage values by:

- engaging local Aboriginal knowledge holders and the community early in the planning process to understand heritage values
- undertaking heritage studies early to inform conservation and value add opportunities
- adaptively re-using heritage items and interpretation to create distinctive local places
- managing and monitoring the cumulative impact of development on the heritage values and character of places
- responding to the draft *Aboriginal Cultural Heritage Act* and the review of the *Heritage Act 1977*

Collaborative Action 4.1



Work with councils and NSW Heritage to undertake and implement heritage studies, including Aboriginal cultural heritage studies to inform local land use strategies

Enhancing sustainable and resilient environments

Potential Indicators:

- Reduced number of critically endangered, endangered, and threatened animal species, plant species and ecological communities.
- Increased tree canopy coverage.
- Approval and construction of new renewable energy developments across the region.
- Demonstrated community and council engagement and knowledge of circular economy practices.

Objective 5

Protect important environmental assets

Objective 6

Enhance biodiversity, habitats and the connections between them

Objective 7

Build resilient places and communities

Objective 8

Plan for a net zero region by 2050

Objective 9

Support the development of a circular economy

Objective 10

Secure water resources

Objective 11

Manage the role and operation of extractive industries

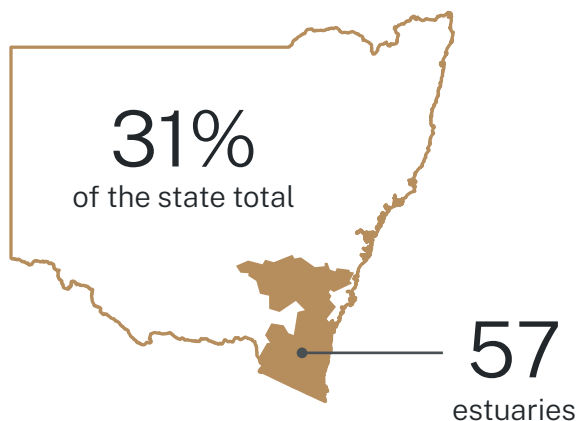
Sunset, Yass River
Credit: Destination NSW

OBJECTIVE 5:

Protect important environmental assets

The South East and Tablelands Region includes a variety of landscapes from the Snowy Mountains, the only wilderness coastline in NSW, rural landscapes and national parks. Home to 150 threatened plant species, 144 threatened animal species, 40 endangered ecological communities, and 14 critically endangered ecological communities, the region's planning needs to closely manage and protect the variety and layers of an interconnected ecological system.

Coastal Estuaries



Due to historical land clearing and ongoing land management activities, there is a relatively low proportion of native vegetation in parts of the Tablelands and Capital subregions. Active investment by Saving Our Species, Local Land Services, Landcare and local landholders is addressing this issue, but it will take many decades and considerable funding to increase the extent and condition of environmental assets.

The retention and careful management of native vegetation, in particular, those along roads and other movement corridors can act as a critical and cost effective action in protecting habitat for threatened, endangered and critically endangered species.

High environmental value lands

High environmental value (HEV) lands and the region's network of biodiversity corridors (Figure 10), provide diversity and habitat for flora and fauna, including significant koala populations in the Tablelands, and Alpine and Far South Coast subregions.

Groundwater dependent ecosystems (GDE) and aquatic habitats associated with rivers, streams, lakes, estuaries and coastal waters while not included in this mapping, have high environmental value. The mapping for GDE High Ecological Value Aquatic Ecosystems (HEVAE) can be found on the SEED Portal.

Avoiding the impacts on important terrestrial and aquatic habitats and on water quality is a necessary part of planning for the intensification of land uses through urban development and other activities.

Criteria for mapping HEV lands

Mapping and validating areas of potential HEV will inform strategic planning and local plans. Lands mapped with potential high environmental value are identified in the Environmental Values map (Figure 10) and include, but are not limited to:

- existing conservation areas such as national parks and reserves, declared wilderness areas, marine estates, Crown reserves dedicated for environmental protection and conservation, and flora reserves.
- threatened ecological communities and key habitats, and important vegetation areas.
- important wetlands, coastal lakes and estuaries.
- sites of geological significance

Up to date mapping and validation rules for identification of high environmental value lands can be found at <http://www.seed.nsw.gov.au>, or by contacting the Department's Biodiversity Conservation Division.

56%
of the total regions
land mass is high
environmental
value

3m
hectares are high
environmental
value (national
park and forest)

10,600km²
of National Park

3,600km²
wilderness area

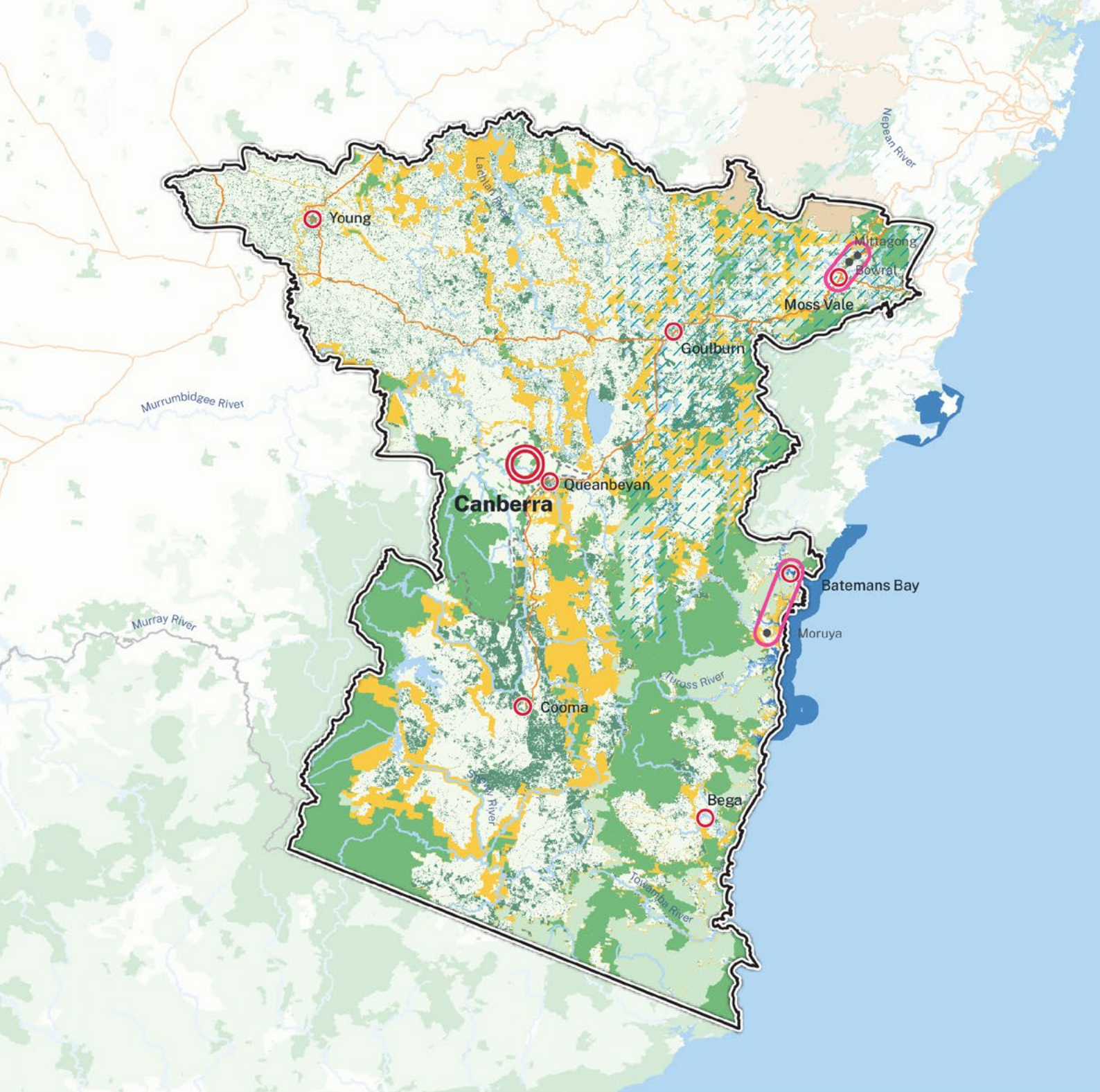
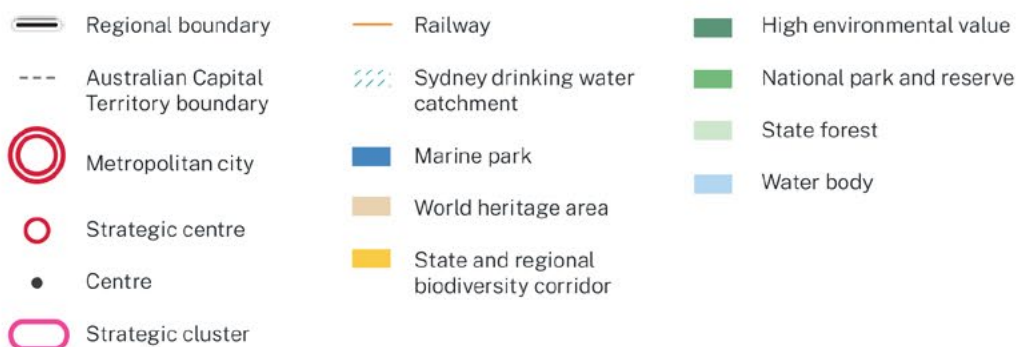


Figure 10: Environmental values



Protecting the health of the Region's waterways and coast

The region includes important ecosystems such as coastal dunes, lakes and lagoons, coastal wetlands, littoral rainforests, sensitive estuaries and the protected waters of the south coast. Aboriginal culture is intertwined with the region's water based ecosystems. The planning and management of coastal settlements and waterways requires an integrated and strategic consideration of the environmental, social, cultural and economic values of these important ecosystems and associated risks.

The NSW Government's Coastal Management Framework provides councils with technical and financial assistance to manage the coastal zone including the open coast and estuaries. The framework includes guidance for managing coastal hazards, protecting natural coastal environments and planning the built environment across four key coastal management areas identified in the *Coastal Management Act, 2016* and the *State Environment Planning Policy (Resilience and Hazards) 2021*. These include Coastal wetlands and littoral rainforest areas, Coastal vulnerability areas, Coastal environment area and the Coastal use area.

The NSW coastal management framework acknowledges that coastal hazards are expected to be exacerbated by climate change whilst recognising the contemporary risks and challenges for the region's coastline and coastal settlements that natural hazards present, in the context of an increasing population, housing and infrastructure demand.

The NSW Government's *Risk-Based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions*, is used for managing the cumulative impacts of development and identifying more naturalised design solutions that not only protect water quality and stream flows, and integrate the co-benefits of flood attenuation and riparian corridor management. It includes principles of ecologically sustainable management.

Local policies and their implementation should be based on the framework so that planning for new development protects, maintains and restores community environmental values and use of the region's waterways and coastal assets.

Sensitive estuaries

Sensitive estuaries have been mapped as part of the region's high environmental value lands. These estuaries and their catchments are particularly susceptible to the effect of land use development and are not suitable for intense uses such as housing subdivision.

- **Eurobodalla Local Government Area:** Bengello Creek, Bullengella Lake, Coila Lake, Congo Creek, Corunna Lake, Cullendulla Creek, Durras Creek, Kellys Lake, Kianga Lake, Brou Lake, Lake Brunderee, Mummuga Lake, Lake Tarourga, Little Lake, Maloneys Creek, Meringo Creek, Nangudga Lake, Saltwater Creek and Tilba Lake.
- **Bega Valley Local Government Area:** Back Lagoon, Baragoot Lake, Bournda Lagoon, Boydton Creek, Bunga Lagoon, Curalo Lagoon, Cuttagee Lake, Fisheries Creek, Merrica River, Middle Lagoon, Nadgee Lake, Nadgee River, Nullica River, Saltwater Creek, Shadrachs Creek, Table Creek, Wallaga Lake, Wallagoot Lake and Woodburn Creek.

Assessment and management of HEV

The 'avoid, minimise and offset' hierarchy as a requirement of the *Biodiversity Conservation Act 2016* and its supporting Regulations, applies to areas identified for new or more intensive development. The hierarchy requires that development avoid areas of validated high environmental value and considers appropriate offsets or other mitigation measures for unavoidable impacts.

Where it is not possible to avoid impacts, consideration must be given to how impacts can be managed or offset through planning controls or other environmental management mechanisms, such as biodiversity certification. Biodiversity certification should be sought for developments that have the potential to impact biodiversity values, especially new land releases or greenfield developments.

Certain development types, such as housing subdivision, are not considered to be suitable in sensitive estuaries or their catchments as they are particularly susceptible to the effect of land use development.

Many landholders manage their properties in ways that protect the natural environment and environmentally sensitive lands on private properties. Travelling Stock Reserves, while serving a function in times of drought, provide a network of corridors connecting otherwise isolated remnants of habitat, allowing native flora and fauna to survive the effects of a changing climate. The reserves also provide opportunities to protect the significance of Country

for Aboriginal people, can inform better knowledge sharing and recognition of their role as a network. The reserves need to be managed as they are often on fertile soil and can support significant biodiversity values including threatened species, and Aboriginal culture.

While large areas of vegetation, particularly in the south east, are protected in national parks and reserves, much of the region was, and still is severely impacted by the 2019-20 bushfires. As these climate related events occur, government, the community, business and industry need to work together to build resilience and develop adaptation and mitigation measures.

Supporting initiatives:

- Identify and investigate the mapping for coastal vulnerability areas under *State Environment Planning Policy (Resilience and Hazards) 2021*.



Strategy 5.1



Strategic planning and local plans should:

- validate mapped HEV lands
- protect the validated HEV lands in LEPs
- minimise potential impacts arising from development on HEV lands, including GDEs and implement the 'avoid, minimise and offset' hierarchy
- protect travelling stock reserves, particularly those which contain HEV lands
- manage coastal zones, including the open coast and estuaries through the preparation and implementation of certified Coastal Management Programs
- incorporate the NSW Government's Risk-Based Framework for Considering Waterway Health Outcomes in Strategic Land-Use Planning Decisions, with sensitive coastal lakes and estuaries prioritised

Collaborative Action 5.1



Work with councils and local Aboriginal knowledge holders to undertake strategic landscape-scale assessment of biodiversity and areas of HEV, including biodiversity certification assessment and roadside vegetation management plans.



Kosciuszko National Park

OBJECTIVE 6:

Enhance biodiversity, habitats and the connections between them



Josephs Gate, Goulburn

Regional biodiversity corridors are native vegetation links within a region, between regions or between significant biodiversity features. They expand and link different habitats and are critical to long-term ecological connections, particularly in the context of long-term climate change.

Regional biodiversity corridors form part of the Great Eastern Ranges Initiative, to which the NSW Government is a partner. The initiative identifies biodiversity corridors across the continent, from the Grampians in Western Victoria to the wet tropics of Far North Queensland¹⁵ and uses in regional biodiversity corridors should maintain, and where possible, enhance ecological connectivity.

Green infrastructure, as identified under the *Greener Places Framework*, provides a structure to strategic planning for biodiversity corridors, habitats and the connections between them, and how they support good quality of life outcomes for communities and the urban environment. Planning for green infrastructure includes the consideration of elements such as tree canopy, which influences the climate by transpiring water, changing wind speeds, shading surfaces, and modifying the heat absorbed by urban surfaces.

Managing biodiversity

Added pressures to the natural environment due to population growth, agricultural activity and climate change can have a physical impact on biodiversity. After the 2019-20 bushfire season, ecological experts believe that some endangered species may have been driven to extinction. Similarly, climate change is leading to the irreversible loss of key alpine ecological communities in the region¹⁶. It is imperative to build resilience into the region's existing biodiversity areas, as areas of higher biodiversity are more able to adapt and respond to changes and disturbances.

Considerations of climate refugia – the areas where species can retreat to and persist in when environmental conditions change – can enhance the protection of biodiversity through urban development and strategic planning.

Biodiversity strategies can inform planning decisions and other strategic planning instruments including housing and settlement strategies, master plans and rural land use strategies. They can also be used to determine whether land is suitable for strategic or standard biodiversity conservation processes. Alpine Regions are important biodiversity hotspots and are highly susceptible to a changing climate. When councils are preparing biodiversity strategies, they should consider the 2019 study *Climate change impacts in the NSW and ACT Alpine Region*, in consultation with the NSW Government.

Protecting koala habitat

Koala populations have been impacted by drought and the 2019-20 bushfires, which are estimated to have burned 571,568 ha (Figure 11), equating to approximately 26% of the modelled high or very high suitability koala habitat in the region¹⁶. Despite this, breeding populations remain, even in significantly affected areas. Areas known to be important to the species need to be carefully managed so that local populations can recover.

The *NSW Koala Strategy* supports a range of conservation actions to provide more habitat, support local community action, improve koala safety and health, and build our knowledge to help conservation. As part of the strategy, the NSW Government is providing \$193.3 million to help double the number of koalas in NSW by 2050 by securing and restoring habitat. Other known threats to koala populations will be mitigated by targeted conservation efforts.

The Guula Ngurra National Park, located in the Wingecarribee LGA, was also established in August 2020 and was created as part of the *NSW Koala Strategy*. The park is home to many threatened species and rare vegetation, and is an important habitat corridor for the endangered glossy-black cockatoo.

The NSW Government will explore grant funding to improve koala habitat and complete relevant strategic plans of management, in accordance with the requirements under *State Environmental Planning Policy (Biodiversity and Conservation) 2021*.



Superb Parrot (*Polytelis swainsonii*)
Credit: Helen Fallow

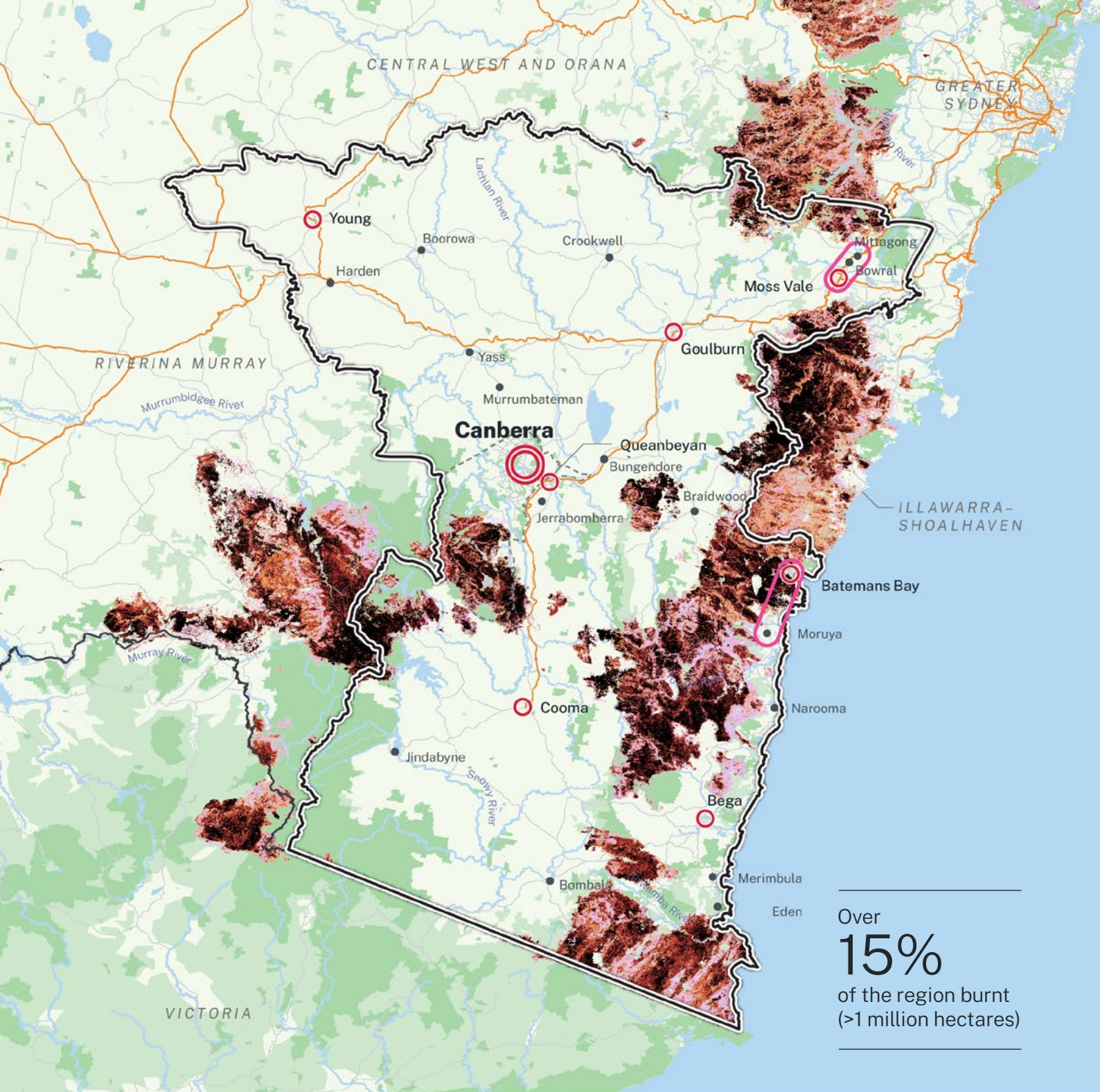
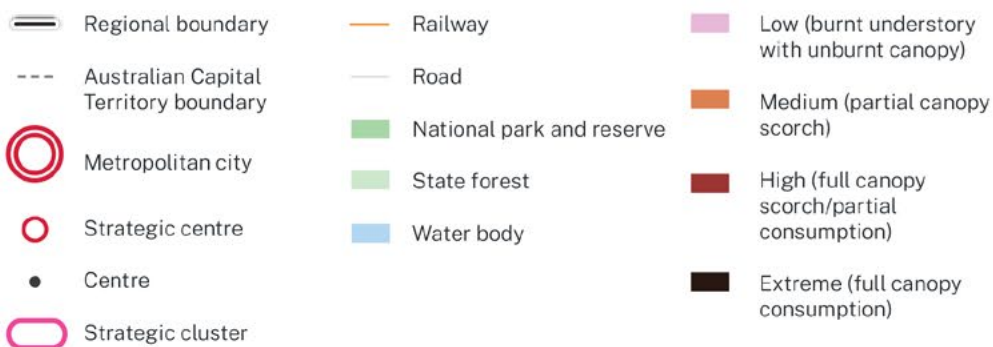


Figure 11: Fire extent and severity



Green and blue infrastructure

The ecosystem provided by green open spaces and waterways (rivers, estuaries, riverfronts and coastline) play a role in:

- keeping the region cool and encouraging healthy lifestyles (i.e. walking, cycling and improve air quality)
- boosting tourism and recreational opportunities
- enhancing bushland and ecological resilience
- supporting the continuity of Aboriginal cultural practices
- maintaining water quality and sequestering atmospheric carbon

These spaces, along with streets and other public spaces also serve an important purpose in establishing, maintaining and enhancing tree canopy, which support communities manage the impact of extreme heat as populations and urban centres increase in density.

A green and blue grid at a regional level, supports in providing a spatial understanding of the layers of the network of open spaces and waterways in the region and how to improve and better connect them to enhance the services provided. The development of green and blue grids consider the differing local climates, bushfire, flooding and other ecological hazards, as well as local infrastructure planning. This can provide benefits for communities where the NSW Government and councils identify long-term and large scale priorities for 'green infrastructure'.

The *NSW Public Spaces Charter* supports the Premier's Priority to increase the proportion of homes in urban areas within a 10-minute walk of public space by 10% by 2023. Applying the NSW Government Architect's *Greener Places Framework* and the *Urban Green Cover in NSW Technical Guidelines* will work to support improved open space and tree canopy outcomes for communities. These improvements will be especially important in growing areas like South Jerrabomberra, Googong, Parkwood and Moss Vale.

The *Designing with Country*¹⁷ discussion paper identified the concept of an 'Ochre Grid', which when led by representatives of the Aboriginal community, could draw

together a rich understanding, learning and respect for Country. Through research and conversations with Aboriginal knowledge holders to date, we know that Aboriginal values of landscape integrate multiple scales, from large-scale meaning and symbolism, to detailed land management of specific important sites.

The development of green and blue grids should feature leadership from the Aboriginal community and recognised knowledge holders.

Supporting initiatives:



- Prepare and or update local biodiversity strategies in the context of the regional plan
- Prepare a comprehensive koala plan of management for each LGA, where large koala habitat areas are identified.

Strategy 6.1



Strategic planning and local plans should:

- protect and enhance the function and resilience of biodiversity corridors, including in LEPs
- confirm and validate the location and boundaries of regional biodiversity corridors
- address the needs of climate refugia for threatened and dominant species
- focus offsets from approved developments to regional biodiversity corridors, where possible
- identify long term urban tree canopy targets
- provide mechanisms to strengthen green infrastructure in urban areas, including streets, open spaces and development

Department-led Action 6.1 (Priority)



Establish a green and blue grid for the region.

Figure 12: The benefits of green infrastructure



OBJECTIVE 7:

Build resilient places and communities



Bushfire recovery, Mogo

To build resilient places and communities, risk exposure (shocks and stresses) needs to be understood. Natural hazards, infrastructure and technological failures need to be assessed from a people-centred, cultural, economic, built form and environmental perspective.

With a changing climate, communities need the skills and knowledge to effectively respond to change, ensuring they are better placed to prepare for, prevent, respond to and recover from the risks they may experience. The NSW Government provides councils with the technical and financial assistance necessary to assess and manage associated risks from flood and coastal hazards.

Resilience and preparedness

Natural hazards such as heatwaves, bushfires, flooding, storms or infrastructure failure, are regarded as episodic shocks. These are sudden, short-term events that threaten places and communities. Chronic stresses are slower moving challenges that diminish a place, community or local environment over time, or on a cyclical basis. These include air and noise pollution, land contamination, food or water shortages, economic downturn, or technological transition, lack of

affordable housing, sea level rise and pandemics. Climate change will contribute to many of these shocks and stressors.

Building resilience into planning enables the community, visitors and businesses to better understand and prepare for a range of shocks and stresses.

Hazards can disrupt road and rail networks and interrupt access to essential services including water, sewerage, power, telecommunications and digital connectivity—as was seen on the south coast in the 2019-20 bushfires, which also led to the loss of life and property. Individuals and communities can become isolated for extended periods. Visiting tourists may also not be aware of the dangers and emergency procedures.

The department has developed a resilience benchmarking matrix that identifies key steps for councils as they work to build resilience. It promotes moving from 'baseline' to 'best practice' resilience maturity within the land use planning system. The development of strategic plans, local plans and community programs are to leverage the matrix, through engagement with community and Aboriginal knowledge holders to better understand local risks, vulnerabilities and capabilities.

Resilience to natural hazards

Community exposure to natural hazards is increasing with many areas already exposed to bushfire, flood and coastal hazards, with ongoing pressure for development to intensify in these areas. Community resilience is also challenged by the impacts of climate change which increases the intensity and frequency of natural hazards. These events pose a threat to property, environments, industries, infrastructure, health and safety.

The 2019-20 Bushfires highlighted critical inefficiencies in regional NSW which challenged community resilience. The NSW Bushfire Inquiry (2020) reinforced the need to shift to a strategic approach to planning for bushfire. This includes by developing a new NSW Bushfire policy, to accommodate changing climate conditions, build greater resilience for current and future communities and to decrease the costs of recovery. The Inquiry also highlighted the importance of embedding Aboriginal land management practices in planning and preparing for bushfires, in partnership between the NSW Government and Aboriginal communities¹⁸.

Flood and coastal hazards are manageable disasters as the size and frequency of these events can be estimated and the consequences of these events managed through established risk assessment.

Land-use planning can help to manage exposure to natural hazards as it governs how land can be used, where built assets can be located, and how they are designed. Land use planning processes that require the rezoning of land is much more efficient when flood and coastal management planning information is considered prior to development, providing greater certainty for agencies, developers and communities.

Programs such as the *Floodplain Risk Management Program*, *Coastal Management Program*, *Planning for Bushfire Protection* and associated frameworks provide financial and technical support to councils to work with state agencies to identify current and future risks (including climate change and sea level rise projections) and develop plans with the community to reduce exposure and vulnerability.

There are opportunities for the NSW Government to better coordinate input and strategic guidance from all levels of government, in risk reduction and enhancing emergency preparedness across the policies and frameworks that exist.

Adapt NSW have prepared a snapshot of the impacts of climate change and potential adaptation pathways to support communities in the region³ - [Enabling adaptation in the South East](#)

Caseys Beach seawall
Credit: Daniel Wiecek



Mitigate and adapt to climate change

The range and scale of disasters and changes to the climate requires new partnerships between government and community, with clear roles and responsibilities for prevention and preparedness.

The Canberra Region Joint Organisation is creating the Blueprint for a Resilient South East NSW, which will build on an analysis of past, current and future risk and vulnerability assessments. It will help councils and communities across South East NSW prevent, prepare, respond and recover from future disasters and challenges. The Blueprint is being developed in consultation with communities, emergency management services, business, infrastructure and social service providers, environment and cultural groups, and the ACT government.

The Blueprint, once complete, will have a dedicated training program that will build the resilience capabilities of decision-makers, council staff and communities. The establishment of the Blueprint will enable state agencies and councils to report progress on resilience and wellbeing measures in the region. It will also prioritise projects to prevent and prepare for future risks from natural hazards and climate change.

Councils can use the Resilience Blueprint to develop resilience strategies or climate action plans that embed goals and actions in their Community Strategic Plans and integrated planning and reporting.

Supporting initiatives:

- Work in partnership with Aboriginal communities to increase the respective, collaborative and effective use of Aboriginal land management practices in strategic planning.
- Progress and implement the Blueprint for a Resilient South East NSW to identify and address regional risks and resilience priorities.
- Develop tools for councils preparing updated climate risk assessments, emissions reduction targets and implementation measures including strategic assessments of coastal, flood prone and bushfire prone land in response to climate change.



Strategy 7.1



Resilience and adaptation plans should consider opportunities to:

- identify incentives to encourage sustainable and resilient building design and materials including the use of renewable energy
- promote economic diversity and prosperity, improving liveability and strengthening the health, wellbeing and social cohesion of a place.
- integrate emergency management and recovery needs into new and existing urban areas including evacuation planning, safe access and egress for emergency services personnel, buffer areas, whole-of-life cycle maintenance and operation costs for critical infrastructure for emergency management.
- recognise the benefits of social connectivity and social cohesion to community resilience.

Strategy 7.2



Strategic planning and local plans should:

- support councils to review the best available flood information, identify gaps and establish prioritised forward programs to prepare or update floodplain risk management plans to manage existing and future risks, including in areas identified for growth prior to new planning proposals being developed that include flood prone land.
- locate new development, including new urban release areas and urban densification, away from hazard prone areas such as high bushfire, flood, landslide, coastal erosion/inundation risk locations; contaminated land; and designated waterways to reduce the community's exposure to natural hazards, taking into account the impacts of climate change on the scale, frequency and severity of future natural disasters and the risks posed by natural hazards.
- ensure new development in hazard prone areas takes into account the impacts of climate change and sea level rise projections on the scale, frequency and severity of natural disasters, to mitigate risk and improve resilience.
- incorporate the best available hazard information consistent with adopted Floodplain Risk Management Plans, certified Coastal Management Programs and Planning for Bushfire Protection 2019.

OBJECTIVE 8:

Plan for a net zero region by 2050



Gullen Range wind turbines, Bannister

The NSW Government is committed to achieving a 50% emissions reduction by 2030 and net zero emissions by 2050¹⁹. *Net Zero Plan Stage 1: 2020-2030* sets out how it will meet the first stage of this objective over the next decade.



135.3m tonne
NSW CO₂e



2.5m tonne
South East & Tablelands CO₂e

Working towards net zero emissions

Electricity generation and the agriculture and transport sectors contribute the bulk of emissions in the region. While the region does not have its own renewable energy zone, the existing renewable energy network, coupled with increased renewable energy into the NSW electricity grid will benefit the region and reduce emissions. Renewable energy initiatives are therefore supported with a particular focus on reducing emissions from agriculture and transport.

The region is already a well-established hub for renewable energy with its many wind and solar farms. Solar photovoltaic uptake is also relatively high in the region with installation on 33% of dwellings, higher than the state and national average²⁰. Increasing uptake together with battery storage will reduce emissions and improve resilience.

Some councils have a power purchase agreement in place to secure renewable energy for their operations. Remaining councils could secure renewable energy or green power as part of their electricity contracts to reduce emissions and support local renewable energy projects.

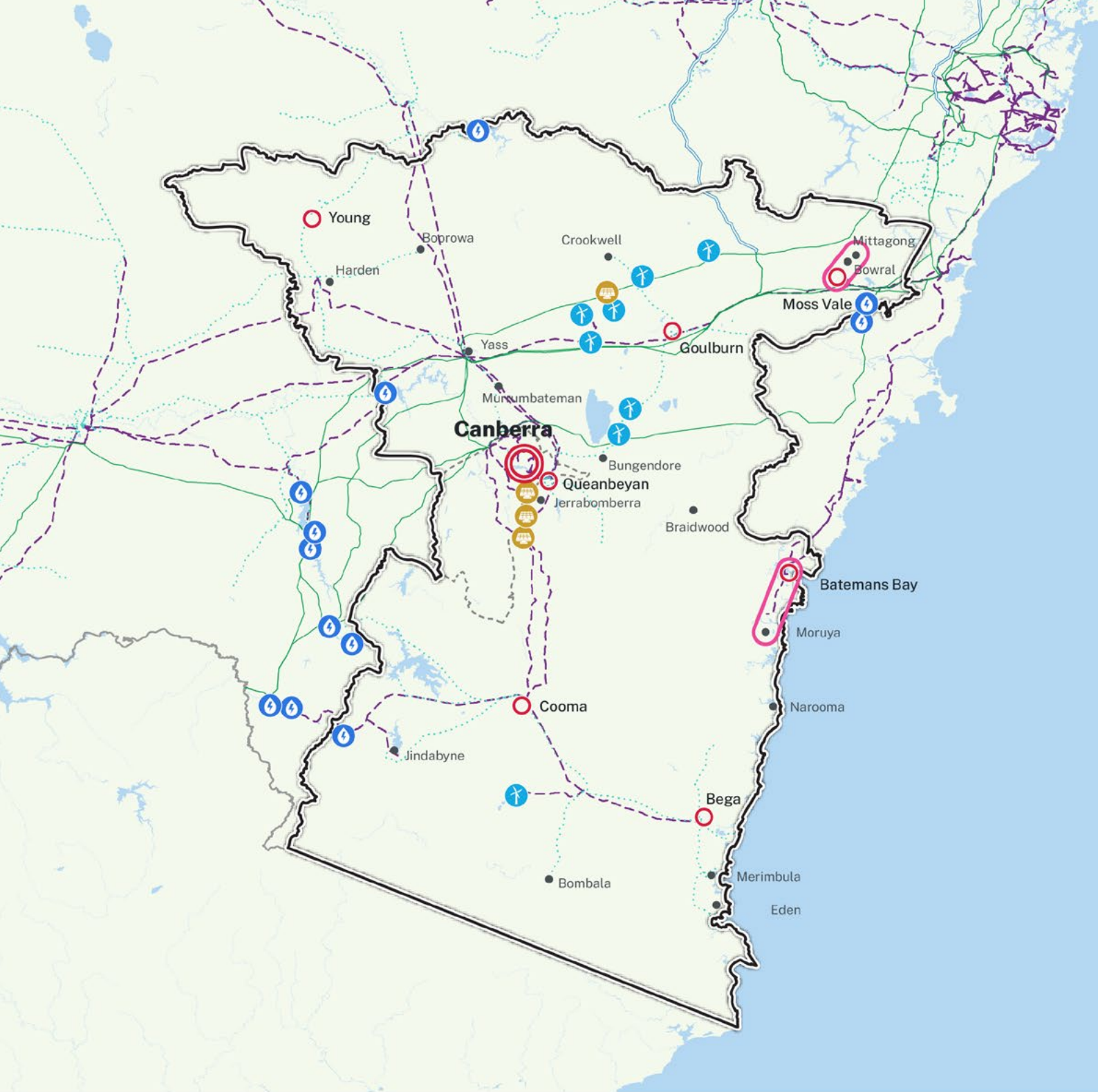
Establishing an emissions reduction roadmap to guide the community, businesses, industry and councils towards net zero emissions will help to build community capacity and collaborative initiatives to drive energy efficiency, reduce emissions, encourage the use of renewable energy and position the region as a leader in innovation and sustainability.

Utilise waterways to reduce emissions

Blue carbon sequestration is the removal of carbon dioxide from the atmosphere by vegetation in waterways and oceans, primarily via mangroves, salt marshes, seaweed and seagrasses. When these ecosystems are protected or restored, they sequester and store carbon.

While they can help to combat climate change, ecosystems such as mangroves, tidal marshes and seagrasses are also critical in supporting coastal water quality, healthy fisheries and protection against floods and storms²¹.

As research develops in this area, the NSW government, councils and other relevant stakeholders could explore opportunities for carbon sequestration using estuarine ecosystems, such as for estuary riverbank restoration or coastal management programs. However, sea level rise is likely to have significant impacts on the future sequestration potential of these ecosystems.



0 25 50 100 km



Figure 13: Energy

- Regional boundary
- Australian Capital Territory boundary
- Metropolitan city
- Strategic centre
- Centre
- Strategic cluster

- Hydro Power Generation (>10MW)
- Solar Power Generation (>10MW)
- Wind Power Generation (>10MW)
- Water body

KEY TRANSMISSION LINE (KILOVOLTS):

- 500kV
- 330kV
- 132kV
- 66kV

Strategic planning will need to consider the future potential distribution of these ecosystems and how inland migration can be enabled to maintain and enhance the full range of ecosystem services provided by these ecosystems including carbon sequestration, fisheries and coastal and riverbank protection.

Drive energy efficient buildings and precincts

Reduced emissions and energy efficiency will come with better building design, low emission building materials, integrated renewable energy systems and a precinct-approach to sustainability. Championing these changes work towards supporting liveable communities and creating healthy environments, as evidenced through NSW Government strategies, such as the *NSW Clean Air Strategy 2021-2030*.

Buildings can be designed to be more energy efficient and reduce costs to owners. Integrating passive design into new developments will help to mitigate urban heat island effect, maximise energy efficiency and reduce overall emissions. This also includes considering how people move about and prioritise walking and cycling.

In 2003, the Green Building Council of Australia established an internationally recognised rating system to set the standard for healthy, resilient, positive buildings and places²². New developments at both a site and precinct scale should explore opportunities to apply these assessments and principles.

State agencies and councils should explore the existing or potential mechanisms in the land use planning framework to further incentivise precinct-scale green star ratings. These approaches should be translated to adapt existing centres to become more sustainable and energy efficient.

Innovation in regional job precincts

The South Jerrabomberra regional job precinct will be a place of technology and innovation that considers:

- a green grid to protect, enhance and connect biodiversity and riparian values within the precinct.
- opportunities to promote circular economies.
- becoming a carbon positive precinct in line with the NSW Government emissions targets.

This precinct could showcase the effectiveness of low-carbon thinking, illustrating how innovation and sustainability can be championed in a regional context.

Supporting initiatives:



- Identify areas for potential renewable energy sites, including consideration of grid capacity, supporting networks and community resilience.
- Provide opportunities for carbon sequestration using estuarine ecosystems.

Strategy 8.1



Strategic planning and local plans should consider opportunities to:

- encourage initiatives that reduce emissions
- promote opportunities for clean energy generation in the region including bioenergy, solar, wind, hydro, geothermal and storage technologies
- promote opportunities for energy storage, including community scale batteries, deep battery storage, pumped hydro, electrolyzers and other innovative storage technologies
- encourage the co-location of renewable energy generation and storage infrastructure, in proximity to the current and proposed future electricity transmission network, but also to minimise any cumulative adverse effects on the natural environment.
- incentivise energy efficient building design for residential, commercial and industrial areas.

Department-led Action 8.1 (Priority)



Develop a South East and Tablelands emissions reduction roadmap that identifies innovative initiatives that can be delivered through an ecosystem of collaboration.

Collaborative Action 8.2 (Priority)



Work with the Canberra Region Joint Organisation to develop a sustainability framework for employment precincts, growth areas and centres to promote carbon neutral sustainable growth and development

OBJECTIVE 9:

Support the development of a circular economy

The region's transition to a circular economy will bring opportunities for new industries, employment and waste reduction, while reducing emissions and improving resilience. The region can benefit economically, socially and environmentally from waste resources by reusing, repairing, sharing and recycling waste.

Waste management influences

The *NSW Waste and Sustainable Materials Strategy 2041* and *Circular Economy Policy Statement Too Good to Waste* guide government decisions and resource use and management. The *NSW Waste and Sustainable Materials Strategy 2041* includes reforms and targets to reduce waste to land fill and maximise efficiencies. Targets include:

- an 80% average recovery rate from all waste streams by 2030
- significantly increasing the use of recycled content by government and industry
- halving the amount of organic waste sent to landfill by 2030
- tripling the plastics recycling rate by 2030

This strategy will inform broader regional approaches to waste and resource management.

State agencies, councils, and industry bodies should explore strategies to promote greater community awareness and acceptance of recycling and re-use, beyond current land fill practice, in the context of these targets. A targeted approach will identify how land use planning can support a circular economy by encouraging complementary businesses to co-locate, local waste collection and efficiencies in the road network.

Waste from natural disasters is a significant issue given the increased frequency of events. This is both a challenge for waste management but also an opportunity for better waste capture and processing.

Of the 66 natural disaster declarations in NSW between 2018-19-2020-21, 18 impacted the region and 11 impacted both Bega Valley and Eurobodalla Shire Councils²⁰. Even though each LGA in the region was impacted to varying levels, the outcome increased pressure on waste management services with several council operated landfill sites reaching capacity or expected to do so soon.

Establishing circular economy models across the region

Bega Circular Valley Initiative

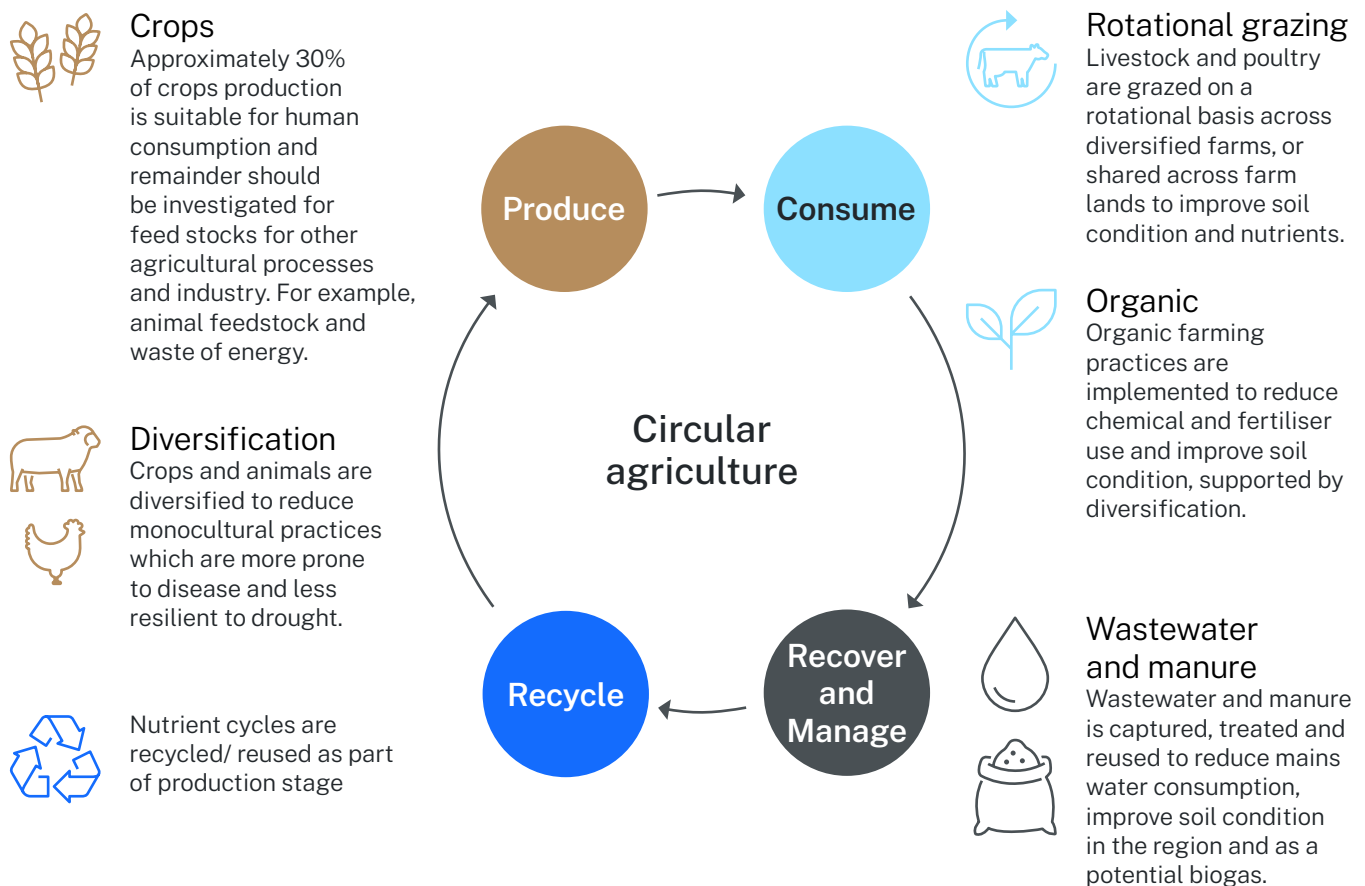
The Bega Valley is an ideal location for a circular economy project, as its contained location enables the measurement of the impact on all natural and man-made resources. The project is a jointly funded \$100m initiative between private enterprise, the community and the NSW government. It includes small and large businesses, universities and international expertise. The initial focus will be on agriculture and aquaculture as these are the area's strengths. Key priority enabling projects include:

- establishing a Bega Valley circular co-operative
- Bega biodiversity and carbon trading desk
- on farm smart water storage network
- Bega smart food and logistics program
- regional circularity baseline assessment of material flows

Agriculture is a heavy greenhouse gas emitter. Improved agricultural practices can reduce emissions, as can the transition to regenerative agricultural practices, such as increased crop and animal diversity, composting crop residue and organic matter, and improving grazing practices.

To support an agricultural circular economy model for the region, the following key agricultural inputs could be considered as shown in Figure 14 with the aim of utilising and recovering resources at all stages.

This model could be extended, to encompass a systems approach that includes sectors such as renewable energy, water, waste and transport.

Figure 14: The circular economy in the agriculture sector²⁰**Strategy 9.1**

Strategic planning and local plans (including waste and materials strategies) should consider:

- the development of a circular economy and opportunities for industrial symbiosis
- disaster waste planning, including the identification of:
 - potential waste streams from each disaster type (bushfire, flood, landslide, urban fire, earthquake, severe storms)
 - temporary sites for collection and sorting of waste
 - increasing the sorting capabilities of council waste facilities to cater for disaster waste
 - investigating shared waste sorting facilities between councils to maximise efficiencies.
- opportunities to reduce the transporting waste off-site

Opportunities to raise community awareness of circular economy approaches, including the scope, benefits and cost implications

Supporting initiatives:

- Demonstrate innovative approaches at the site and precinct planning stages to improve waste management approaches and local waste collection systems.

Department-led Action 9.1 (Priority)

Develop a circular economy strategy for the region that identifies initiatives to address barriers and opportunities in priority growth sectors (employment industries), in transitioning to a circular economy, as guided by the principles set by the NSW Government Circular Economy Policy Statement.

OBJECTIVE 10:

Secure water resources

The *State Infrastructure Strategy 2022-2042* identifies the need to improve water security and quality in regional NSW. The future growth and development of the region, coupled with the uncertainties of climate variability and climate change, mean that long-term planning for water supply must be an integrated into strategic planning for the region and for adjoining areas including Sydney, which sources a portion its potable water from the Tablelands subregion.

Managing water quality and supply

Water quality is primarily managed by restricting access to water catchment areas, with parts of the region identified within the Sydney Drinking Water Catchment Area. Water quality and access to water particularly in periods of drought in rural areas can also be enhanced through the rehabilitation of degraded river environments and riparian corridors that provide increased in-channel storage of water and protection of water dependant ecosystems.

All surface and ground water is currently allocated, so any water required to support growth, needs to be sourced through various forms of redistribution. The *NSW Water Strategy* recognises this and the associated need to do more with less, in the context of a changing climate.

Regional water strategies set the framework for managing water over the next 20 to 40 years, assessing potential drought impacts using climate data and water modelling. Regional water strategies for the South Coast, Murray, Murrumbidgee and Lachlan regions are being developed and will apply to the South East and Tablelands Region, as well as the draft Greater Sydney Water Strategy.

These strategies support the delivery of healthy, reliable and resilient water resources for the region by establishing directions for managing water resources and services to ensure future water security, reliability and resilience for a changing climate and population. Further, they recognise that Aboriginal peoples have traditional ecological knowledge about the Australian climate and make a commitment to seek ways to build this knowledge into regional water strategies and future water and river management outcomes. These ambitions are proposed to be strengthened through a state-wide Aboriginal Water Strategy.

Regional water strategies – Climate data and modelling

The NSW Government has invested in a hydrological modelling approach that develops a more sophisticated depiction of climatic conditions, including likely frequency and duration of future droughts. This approach was based on several river catchments across the state and serves as a foundation for regional water strategies.

This enhanced modelling approach advances water planning and management for NSW. It allows water planning to shift from a short climatic record to a more accurate understanding of extreme events, normal conditions and various other potential situations relating to water security.

Improving water security and management

The region's town water supplies include a range of surface water and groundwater sources. In some areas, such as the Wingecarribee LGA, water supply is comparatively secure – although much of Wingecarribee's water resources flow north towards Sydney.

However, the current local water utility entitlements, particularly surrounding the ACT, are not sufficient to meet future demand from the potential population growth. Establishing close, inter-jurisdictional planning for infrastructure delivery and service provision will address the barriers for water security in areas such as Yass, Murrumbateman and Bungendore.

Other areas such as certain parts of the Tablelands subregion, need to secure a sustainable water source for urban use, particularly in the context of a changing climate.

Town water supplies on the Far South Coast are generally secure but could become less reliable under climate change scenarios. This will become a particularly important issue to resolve when considering new land release areas or additional density in existing centres. In addition, the viability and growth of regional industries in the Far South Coast is constrained by the uncertainty of future access to water supplies.

Many other industries such as agriculture and mining can increase competition for resources, particularly during periods of low flows. This can impact water quality and encourage saltwater intrusion, which can pose a risk to industry users, town water supplies, and the environment. In the coastal fringes of the Far South Coast, projected sea level rise and saltwater intrusion is expected to compromise water and wastewater treatment assets through corrosion and inundation. These risks must be carefully managed through assessment, management and regulation that is informed by best available science.

Water planning for new developments

Portions of the region are located in the Sydney Drinking Water Catchment, requiring planning authorities to apply relevant legislation, including the *Water NSW Act 2014*, *Water NSW Regulation 2020* and *State environmental Planning Policy (Biodiversity and Conservation) 2021*, when determining development applications.

Water sensitive urban design is a planning and engineering approach that minimises the impacts of development on the natural water cycle by protecting natural systems and water quality, integrating stormwater into the landscape, and reducing run off, peak flows and demand for potable water.

Planning for new developments in the region should apply these policies and approach early in the design and planning process, to realise the integration of the water cycle into land use planning. This will improve infiltration, waterflows and protect and enhance riparian lands. Specific initiatives can also be carried forward through projects as part of implementing a green and blue grid – as discussed in objective 6.

Reticulated water supply should also be explored for any new land release or an increase in housing densities in existing areas. The provision of potable water must conform to the following water planning principles:

- a reliable supply to provide certainty for consumers (both residential and other)
- an affordable water supply in terms of both capital and recurring costs and
- a quality of supply that meets relevant health standards.

Supporting initiatives:



- Finalisation of the regional water strategies
- Identify opportunities through innovative technologies and water sensitive urban design to improve water re-use and recycling at a precinct and site scale.

Strategy 10.1



Strategic planning and local plans should consider opportunities to:

- locate, design, construct and manage new developments to minimise impacts on water catchments, including downstream impacts and groundwater sources
- incorporate and integrate water sensitive urban design and riparian corridors particularly where development is likely to impact water catchments, water quality and flows
- encourage the reuse of water in new development, for urban greening and irrigation purposes
- improve provision for stormwater management and water sensitive urban design and riparian corridor management principles for new development areas, including flood risk and coastal zone planning
- apply water planning principles for potable water
- ascertain infrastructure needs over the next 30 years to accommodate climate change projections and population growth, in the context of applicable water planning strategies

Department-led Action 10.1 (Priority)



Explore the development and implementation of a sub-regional water strategy for the Capital subregion that addresses water security, infrastructure provision and allocation.

OBJECTIVE 11:

Manage the role and operation of extractive industries

The South East and Tablelands Region contains valuable mineral resources including coal, precious and base metals and extractive materials. Moving towards a net zero region by 2050 requires strategic thinking about the transition of industries, management and remediation of altered environments and diversifying the knowledge and skill base from mining sectors.

Existing extractive industries in the region

Coal resources in the region are concentrated in the Tablelands subregion (Wingecarribee LGA). There are 2 active underground fields (Wongawilli and Dendrobium) on the eastern border of the area, with production largely contained in the Wollongong LGA (in the Illawarra-Shoalhaven region).

The location of current exploration and mining production titles in NSW, explanations of mining and production titles and the roles of community and government in the decision-making process for mining and resource projects may be accessed at commonground.nsw.gov.au

The region contains deposits of several important base metals (lead, zinc, silver, copper) in the Woodlawn and Captains Flat areas. Extractive resources, including construction material such as sand, hard rock and sources of clay and shale for brick making, are extracted throughout the region, including around Marulan, Googong, Bungendore, and Lake George. Limestone is extracted from places such as Marulan, and gold from Majors Creek.

The location of many of these resources, near rail lines and freeways, and their proximity to Australia's biggest construction materials market in Sydney, makes them particularly important to NSW.

Managing mining operations and lifespan

Coal is likely to have a finite lifespan as an energy source as the world moves to cleaner forms of energy generation that will occur over the coming decades. The NSW Government will work to support communities supported by the coal industry, to diversify for the future and retain each community as vibrant places to live, with good employment opportunities.

Rather than returning land to its pre-mining state, there may be opportunities to utilise the features of some mines in a way that can leave an economic legacy for local communities.

Rehabilitated mines could become renewable energy and storage hubs for energy sources including wind, solar, pumped hydro and the associated battery storage. Other industries, such as hydrogen and ammonia, along with high value agriculture can then be leveraged. Similarly, there may be times and circumstances when land should be kept as native vegetation, or for agriculture to maintain the character and diversity of the local area.

The impact of urban expansion on resource areas needs to be appraised when councils evaluate planning proposals to rezone land, review LEPs, or sequence land releases. In places like the Wingecarribee LGA, where there is mining activity, this also means avoiding new settlements in subsidence areas.

Supporting initiatives:












- Work with mining operators and relevant councils to identify the operational lifespan, rehabilitation and closure obligations and opportunities for future land use activities.





Figure 15: Resources



- | | |
|---|--|
|  Regional boundary |  Petroleum extraction title |
|  Australian Capital Territory boundary |  Coal mining title |
|  Metropolitan city |  Mineral mining title |
|  Strategic centre |  Coal exploration title |
|  Centre |  Mineral exploration title |
| |  Water body |

Strategy 11.1

Consider existing, approved and potential areas of mineral and energy resources in strategic planning and local plans.

Strategy 11.2

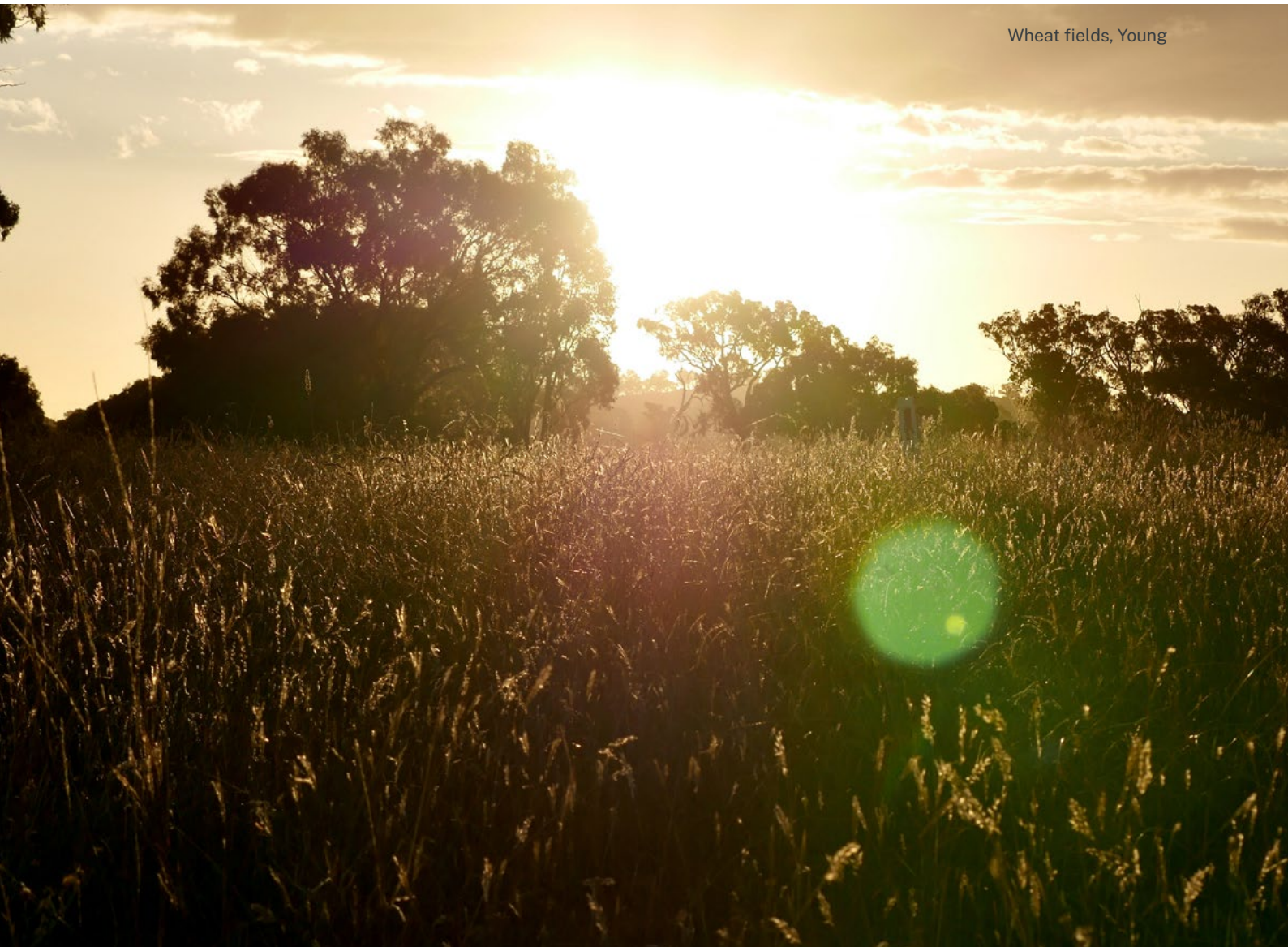
Consider alternative land uses at the design stage for a new or expanded mine, and when planning for rehabilitation and closure of existing mines. Also consider:

- adaptive rehabilitation over the life of the mine so that the final landform and rehabilitation responds to emerging opportunities and investments for continued employment.
- community involvement to ensure end-of-mine outcomes align with community values.

Strategy 11.3

Consult with the NSW Department of Industry (Division of Resources and Energy) when assessing applications for land use changes (strategic land use planning, rezoning and planning proposals) and new development or expansions.

Wheat fields, Young



Leveraging diverse economic identities

Potential indicator(s):

- Increased growth in the value (contribution) of the priority growth sectors to the regional economy.
- Increased jobs in strategic centres and clusters.

Objective 12

Realise economic benefits from a connected regional economy

Objective 13

Promote innovation and sustainability in agriculture and aquaculture industries

Objective 14

Promote a year-round visitor economy

Objective 15

Promote business and employment opportunities in strategic locations

Objective 16

Support industries to integrate operations and digital solutions

OBJECTIVE 12:

Realise economic benefits from a connected regional economy



Port, Eden

The South East and Tablelands region's diverse economy is underpinned by connections to Canberra and Sydney and varied agriculture and tourism opportunities. It is a hub for renewable energy generation, and its nature-based tourism, including skiing, surfing and bushwalking, attracts increasing numbers of domestic and international visitors.

The region's prosperity relies on an efficient transport network, a healthy rural and natural environment, and a collaborative relationship with the ACT.

Priority growth sectors

- Tourism
- Agriculture and aquaculture
- Manufacturing, freight and logistics
- Health care, disability and aged care
- Public administration and defence
- Education and training
- Renewable energy

Leveraging strategic assets

Canberra Airport can drive economic growth as there is no aircraft noise curfew and international services are unconstrained. The passenger terminal has capacity to offer more services, and the master planned freight precinct offers a realistic alternative to Sydney's Kingsford Smith Airport.

The airport's ongoing ability to operate and expand its services cannot be jeopardised by residential development.

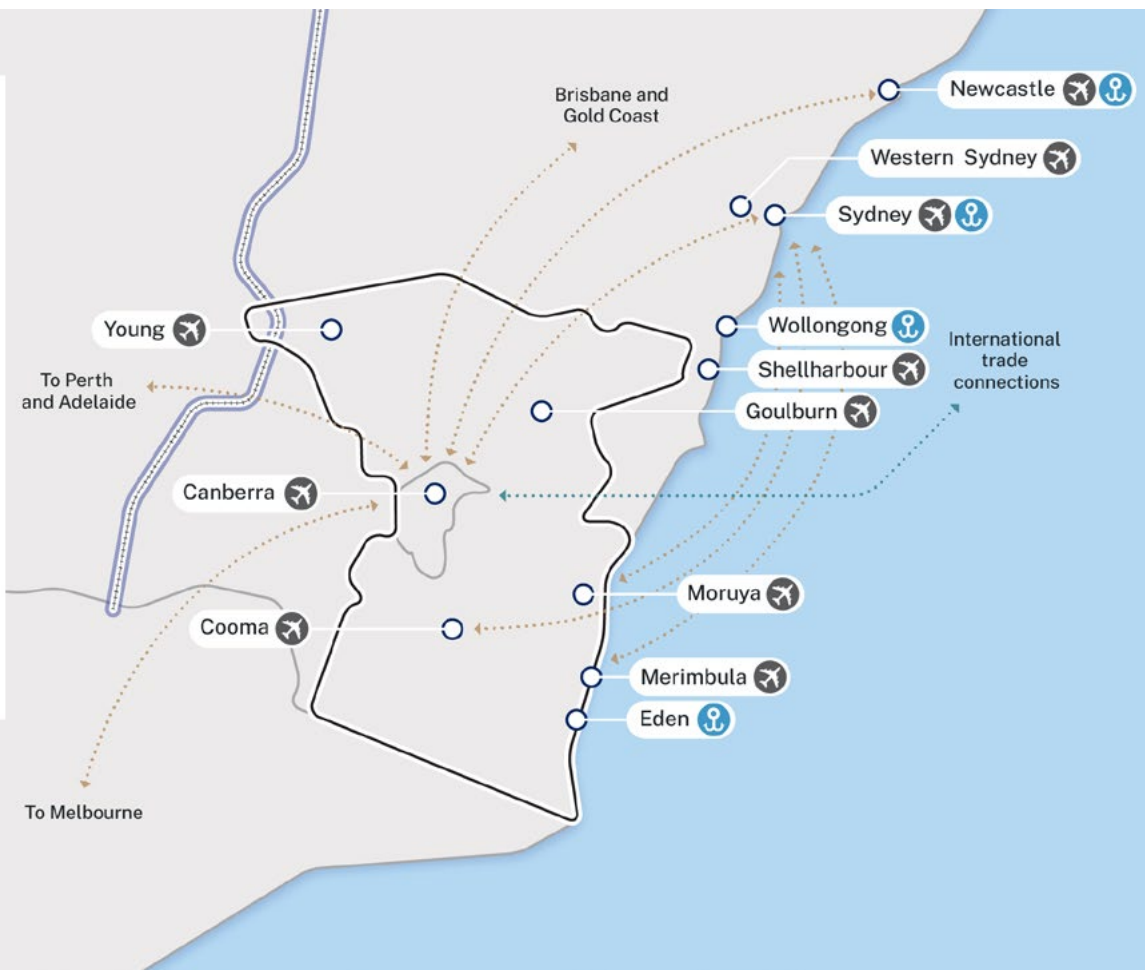
Networking Canberra Airport's international operations into the region's other airports, including those in Moruya and Merimbula, will increase exposure to other markets. Linking air-based transit to other assets, including the inland rail line through the Tablelands subregion, and the Hume Highway, provide significant opportunities to strengthen inter-regional supply chains.

Access to other global gateways such as, the Port of Eden, which is forecast to cater to over 100,000 passenger movements per year, can provide greater exposure to national and international tourism and export markets²⁴. Improved connections to the Ports of Port Kembla, Port Botany and the Port of Melbourne will provide a competitive advantage.

The new Western Sydney International Airport will create an important aviation, innovation and business hub, positioned near the Tablelands and the Capital subregions. The availability of jobs enables economic development, and employment lands at Goulburn or the Southern Highlands Innovation Park offer well located opportunities.

Figure 16: Regional connections

- Regional boundary
- State boundary
- Centre
- ✈ Airport
- ⚓ Port
- Inland rail alignment
- ↔ Air transport passenger route (domestic)
- ↔ Air transport passenger route (international)
- Major roads



Building the economic potential of renewable energy

The NSW Government's *Electricity Infrastructure Roadmap* provides a coordinated framework for a modern electricity system for NSW and a plan to transform to a cheap, clean and reliable energy sector. Major projects like the Hume Link and Energy Connect will increase the capacity of electrical infrastructure in the region to support increased renewable energy.

Renewable energy zones are modern-day power stations that combine renewable energy generation such as wind and solar, battery and high-voltage poles and wires. By connecting multiple generators and storage in the same area, renewable energy zones capitalise on economies of scale to provide cheap, reliable and clean electricity.

While the region is not identified as an initial renewable energy zone, its established network of renewable energy services creates the opportunities for a new renewable energy zone to be declared. This would target key infrastructure upgrades to fill the gaps in areas such as transmission infrastructure and battery storage, for use in the region. Individual community and council led projects are supported to expand local renewable energy networks.

Supporting initiatives:

- Investigate the declaration of a renewable energy zone in the region.



Strategy 12.1

Strategic planning and local plans are to:

- protect Canberra Airport's current and future operations by maintaining restrictions on the location of nearby residential development.
- plan for compatible and complementary economic development opportunities around the region's airports, including at Moruya and Merimbula
- identify projects and development incentives to promote the South East and Tablelands Region as a suitable place for businesses to relocate, particularly by identifying strategic freight, livestock and haulage transport route improvements in the Capital subregion.

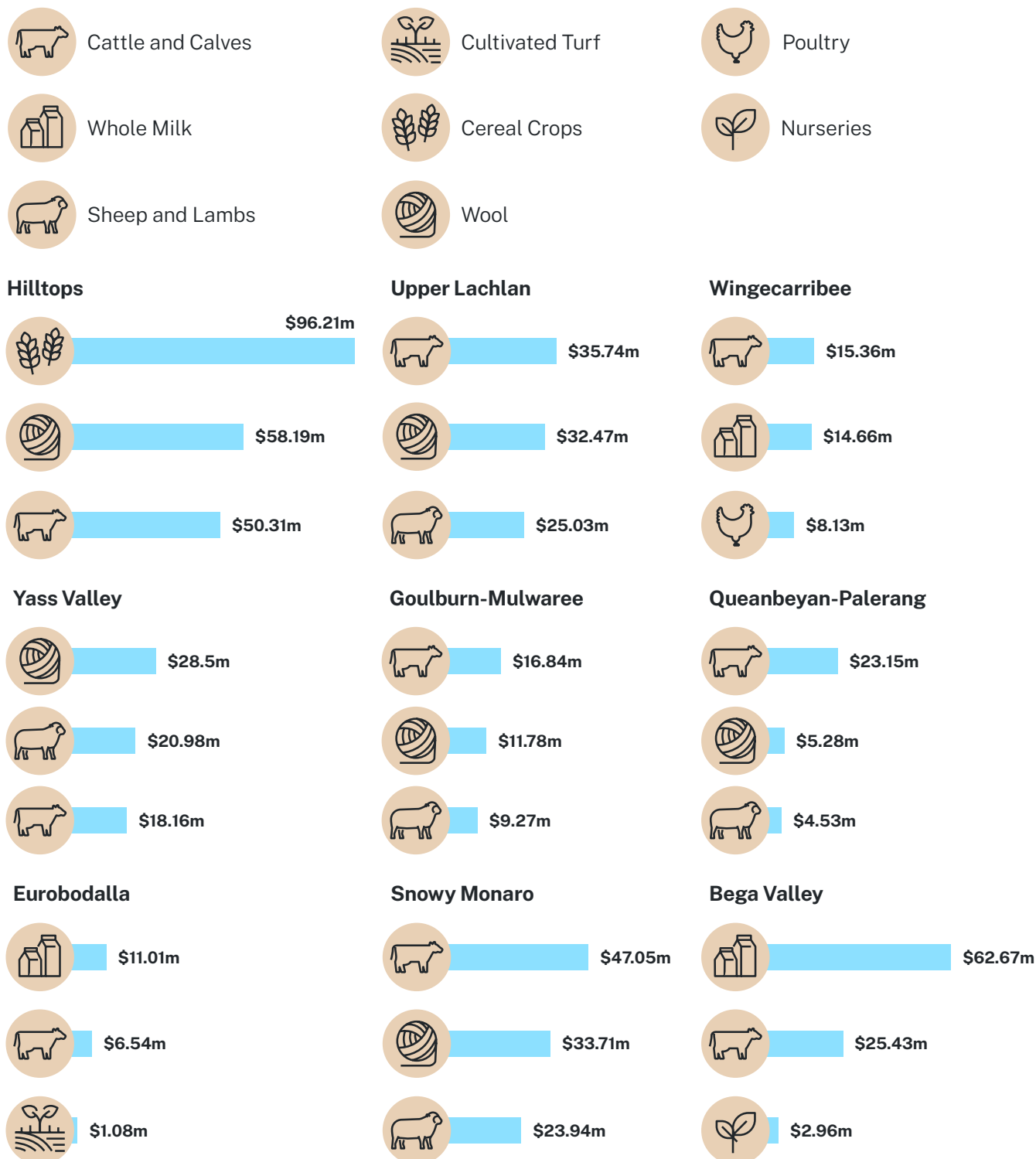


OBJECTIVE 13:

Promote innovation and sustainability in agriculture and aquaculture industries

Agriculture is a collection of specific industries, including growers, breeders, processors and marketers. Most industries have a distinct supply chain and while agriculture is a broad term, it's the success of individual industries that cumulatively reflects the success of 'agriculture' in the region.

Figure 17: Top Three Contributors to Agricultural Production in the South East and Tablelands, 2020²³



Agriculture in the Region

The region's agricultural land offers favourable growing conditions and great access to export markets. With the introduction of connected and automated vehicles (CAVs) and Higher Productivity Vehicles (HPVs), the industry can help to increase food security while reducing food mileage. Land use conflicts between agricultural production and urban uses will need to be carefully managed.

Biosecurity risks also pose a threat to the region's productive agricultural land. These risks often occur as a result of trade, the spread of feral and exotic species, tourism, climate variability and competing priorities for resources. These issues can be managed by applying the recommendations of biosecurity plans in land use planning decisions.

The NSW Department of Primary Industries is mapping State significant agricultural land. Once the mapping is finalised, councils will consider it, as well as existing agricultural profiles for the region that identify secondary industries, as well as challenges and opportunities in strategic planning and local plans.

The NSW Government is reviewing the recommendations of the *Improving the Prospects for Agriculture and Regional Australia in the NSW Planning System* report, prepared by the NSW Agricultural Commissioner. The review will guide how state agencies and councils can respond to the recommendations.

Top 5 agricultural industries are beef, lamb (mutton), crops, wool and milk. These contribute

90%



of all agricultural value in the Region²⁵

The microclimate suits **cherry production, contributing**

41%



of the state production, mainly around Young²⁵

The region supplies more than

21%

milk production²⁵



The region is a **seed potato growing region**, mainly around Crookwell



The value of agricultural production in the region was more than

\$1.1b

in 2019-20²⁶

The region contains

12%

of all of **NSW's farm businesses²⁶**



Viticulture for cool climate wine also developing in the region



The region supplies nearly

19%

of **lamb and mutton production²⁵** and the **state's total wool production**



Canola crop near Goulburn, NSW





Aquaculture in the Region

The south coast's oysters, mussels and scallops enjoy an international reputation as being safe, sustainable and high quality. Aquaculture provides regional employment, tourism opportunities, food security and a reliable supply of quality fresh seafood for locals and international diners alike.

The NSW Government encourages the sustainable development of aquaculture through best management practices and has 3 sustainable aquaculture strategies in place that should be considered in strategic and statutory planning: *NSW Oyster Industry Sustainable Aquaculture Strategy Fourth Edition 2021*, the *NSW Marine Waters Sustainable Aquaculture Strategy* and the *NSW Land Based Sustainable Aquaculture Strategy*.

Aquaculture catchments in the region should be protected from urban development and other activities that could negatively impact water quality.

Opportunities for innovation and sustainability

Agricultural production and land management can contribute to net zero emissions by 2050. The industry has the potential to better embed sustainability in practice through greater consideration of:

- the impacts on waterways and ecosystems, and benefits of riparian rehabilitation on productivity and access to water in periods of drought
- the use of chemicals, including pesticides and fertilisers
- opportunities for biomass production
- sustainably powered vehicles and use of trains for mass haulage to reduce transport sector emissions
- emerging digital technologies and biotechnology to improve the productivity and quality of produce
- vehicle movements as part of the supply chain (including access to other complementary businesses in the area, waste management entities and freight movements to international markets).

Current **aquaculture** value State wide is

\$98.4m
(2020/21)²⁷

The shellfish (oysters and mussels) industry in NSW is worth

\$60m
with south coast businesses contributing 50% of this value²⁷



The production of **marine algae** is an emerging industry, subject to current leases being considered by the department



Known for inland aquaculture, including the farming of freshwater fish species such as **trout, Murray cod, barramundi and yabbies**²⁸



Carbon sequestration through soils on agricultural land could mitigate the impacts of climate change. However, effectively enabling this process, requires management actions such as stubble retention, maintaining ground cover, pasture phases in crop rotation, improving plant production through nutrient management and overcoming soil constraints such as soil acidity. This approach is supported by the NSW Local Land Services and NSW Department of Primary Industries (Agriculture).

There is also value in reducing the dependence on energy intensive transport from transporting agricultural goods to and from the region. Encouraging local food production and supply by having farmland close to towns and villages or encouraging farmers markets and community gardens, is more sustainable.

Transformative change in the agriculture sector requires further research into achieving:

- zero waste by encouraging circular economy principles on farms to meet zero waste principles
- carbon neutrality through carbon sequestration opportunities
- food as medicine providing a safe and nutritious food supply
- food production, anywhere, anytime
- agriculture resilience to climate, pests and diseases

Supporting initiatives:



- Implement relevant recommendations from the Improving the Prospects for Agriculture and Regional Australia in the NSW Planning System report.
- Explore land-based opportunities through the Primary Industries Productivity and Abatement program

Strategy 13.1



Strategic planning and local plans are to:

- protect identified state significant agricultural land and industries from other land uses, land use conflict and fragmentation
- protect assets and infrastructure such as freight, logistics and major rural industries from land use conflict and the encroachment of incompatible land use to facilitate investment in the agricultural supply chain
- identify opportunities for the clustering of compatible land uses
- identify opportunities for using land, particularly agricultural land, to sequester carbon in vegetation and soils, and to grow biomass for bioenergy
- avoid the impacts of development on aquatic habitats in freshwater systems and aquacultural estuaries
- promote opportunities to better connect the aquaculture industry to export markets
- manage water availability, enhance waterways and protect water sources

OBJECTIVE 14:

Promote a year-round visitor economy



Visitors to the South East and Tablelands Region enjoy year-round access to mountains, coasts and rural hinterlands, as well as Canberra's world-class cultural institutions, such as the National Museum of Australia, the Australian War Memorial and the National Gallery of Australia. The *NSW Visitor Economy 2030* sets the guiding principles to inform the NSW Government's policy and investment in the visitor economy.

Regional economic impact

The tourism industry brings \$1.2 billion to the regional economy each year²⁹. The Snowy Mountains, the south coast and the rural hinterland offer recreational experiences including food, wine and cultural trails. The industry was deeply impacted by the 2019-20 bushfires, followed by the COVID-19 pandemic which reduced international visitors and restricted the capacity and operation of tourism operators and cities. NSW Government economic responses in the last 12 months have focused on regional travel, and the value of exploring the NSW 'backyard'.

The Snowy Mountains tourism industry contributes more than \$500 million to the regional economy each year. This market is geared towards winter, with more than half the visitation occurring during the 14-16 week peak snow period, making it the most seasonal tourism location in Australia. This extends to the region's visitor economy where average winter spend levels considerably outperform those in summer.

Investment as part of the Snowy Mountains SAP could see a step-change in non-winter visitation and position the precinct as a unique and compelling year-round, Australian alpine tourism destination. This could increase annual visitation from a wider range of domestic visitor markets and leverage international connections via Canberra. New tourism offerings such as adventure cycling and cultural tours, coupled with improved access to

the area is required could provide a greater diversity of experiences for visitors. This could also serve to strengthen economic opportunities for Aboriginal people, and enable the joint management and utilisation of public land.



Savour the Southern

- The freshest produce, shaped by the seasons, shared in distinctive settings.
- Connect with the characters and stories behind the places and produce.
- Embracing the seasons of Southern NSW.



Remarkable Journeys

- Proximity of diverse landscapes.
- Be enticed across the region by landscapes and experiences.
- Experience Southern NSW cycling, hiking, paddling, riding or driving.



Immerse yourself in Nature

- Refreshing, exceptional nature-based experiences.
- Heightened visitor experiences through personal, un-curated encounters with nature.
- Personal challenge through active holidays.
- Indigenous connections present and past.



Our Heritage Past

- Early European and multicultural Australia.

Complement rather than compete

The tourism industry in the region is centred on Canberra Airport's international links. Western Sydney International Airport will provide another gateway and the region will also continue to be promoted as a destination for visitors from Sydney and the Illawarra.

This diversity of experiences makes the South East and Tablelands region an important component of the ACT's visitor economy. While there is a focus on the variety of experiences that attract people to different areas, these experiences are diverse and geographically separated, providing logistical challenges. This forces operators to compete with one another as domestic travellers focus on short duration overnight or weekend stays.

Improving the function of the tourism industry in the region requires a shift in mentality so that the region's tourism assets complement each other rather than compete. Initiatives through Destination Southern NSW's Tourism Assets Map will improve community knowledge of the region's offerings.

Strategic centres and clusters enable central access, supported by efficient transport connections, so that people can visit multiple destinations more easily. The number of days that visitors stay in the region is a key measure to establish whether tourism initiatives are successful.

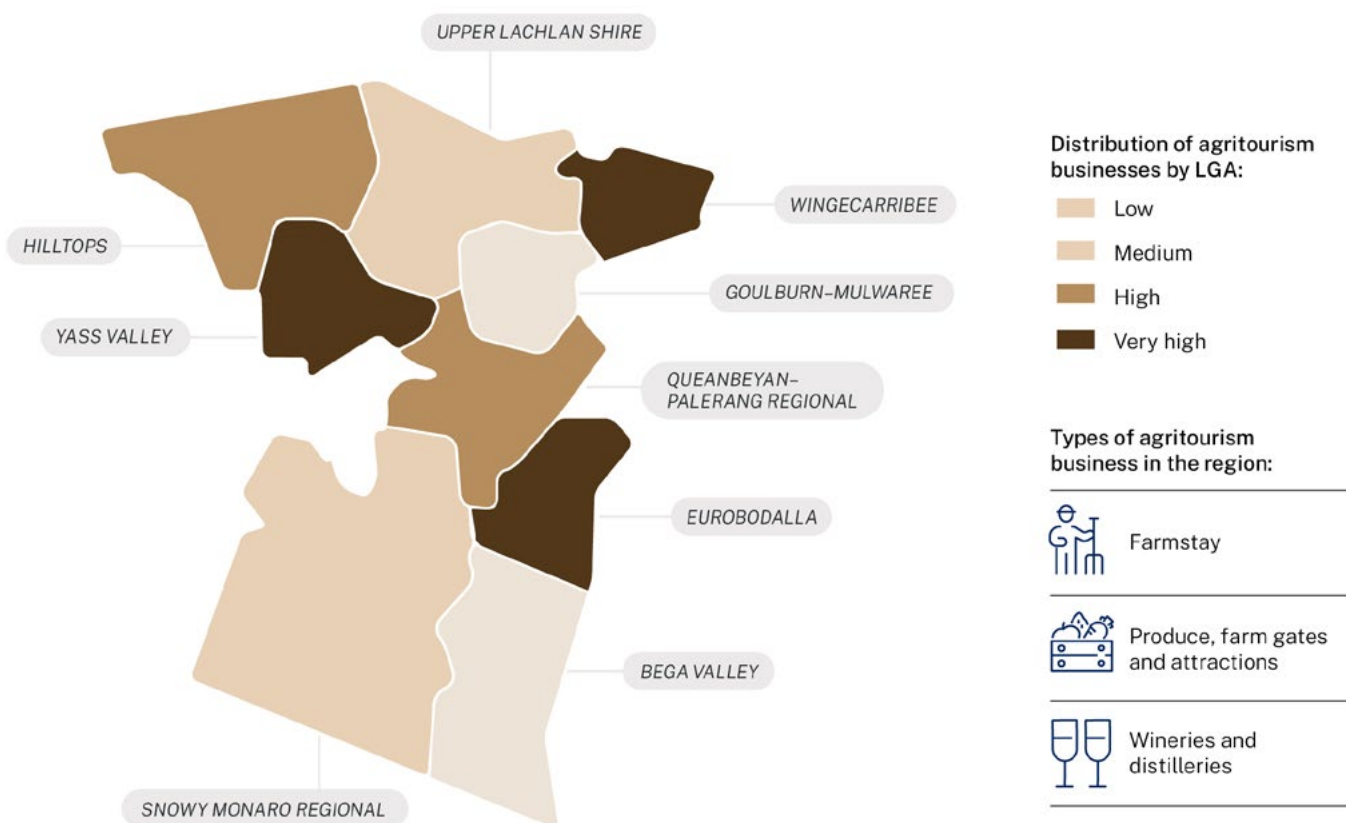
Growth in agritourism

Agritourism ventures such as farm stay accommodation, farm gate activities and farm events enable farmers to diversify and value-add to their existing farming enterprises. Income streams from these accommodations can also educate the community about farm activities. It is estimated that the industry contributes \$137 million to the regional economy and supports more than 650 local jobs²⁹.

However, agritourism may add complexity to rural land use conflict as it provides an experience for visitors close to potentially non-compatible commercial agriculture or rural industry, resulting in potential land use conflicts.

Agritourism ventures may also expand faster than the provision of local infrastructure, creating further conflict. Therefore, any promotion of agritourism requires councils, the NSW Government and prospective agritourism businesses to minimise conflict with primary producers, rural residents and other commercial rural land uses.

Figure 18: Agritourism in the Region, Savour the Southern²⁷



Promoting a blue highway (marine-based tourism)

The South East and Tablelands region boasts two of the nine cruise ready ports of Destination NSW's Blue Highway strategy – Batemans Bay and Eden. These ports sit amongst boating harbours, marine parks and aquatic reserves that offer opportunities for recreational boating, water sports, fishing, and commercial charters and touring experiences, such as whale and dolphin watching.

The South East and Tablelands coastline can leverage the blue highway to increase the economic contribution of marine tourism and create jobs. The NSW Marine Tourism Strategy is a 20-year vision to realise the economic benefits of marine tourism that describes how government and industry can work together to develop, market and leverage marine tourism opportunities.

Investment in the following initiatives could provide benefits for the local and regional visitor economy when coupled with targeted investment in relevant infrastructure:

- activation of the network of harbours, beaches and riverfront – such as through implementation of the Batemans Bay Waterfront Master Plan and Activation Strategy.
- improving connections to, and the availability of services to access wildlife events – such as the migration of humpback and other whales or food journeys like the Oyster Trail.
- investment in landside infrastructure at the Port of Eden, including a cruise terminal, more diverse local tourism services and improved connections to Canberra Airport.

Supporting initiatives:



- Investigate solutions to address seasonal transport capacity shortages and promote increased use of public transport by tourists traveling to, from, and within the region, by:
 - improving visibility and awareness of existing services
 - modifying existing services to better meet current and future demand
 - considering new services to address gaps in the public transport network and to provide services on high-demand connections
- investigate flexible and on-demand transport options to support the existing

Strategy 14.1



Promote cluster and place-based tourism projects that improve local and regional connectivity and user experience at key tourist destinations

Strategy 14.2



Support new development that is consistent with and complements the final Snowy Mountains SAP master plan

Strategy 14.3



Strategic planning and local plans are to:

- explore tourist and visitor accommodation and supporting land uses in strategic centres and the regions harbours and ports
- reinforce Canberra as an enabler and driver of the region's tourism industry
- identify opportunities and barriers for agritourism, particularly in rural land strategies

Collaborative Action 14.1



Work with councils and state agencies to identify and plan for strategic centres, strategic clusters and other key locations that identifies existing tourist and visitor accommodation, supporting infrastructure and other services that can support the tourism industry.

Collaborative Action 14.2



Work with the Canberra Region Joint Organisation, the Department of Primary Industries and the Environment Protection Authority to prepare a standard template development control plan and/or policies to support agritourism opportunities.

OBJECTIVE 15:

Promote business and employment opportunities in strategic locations



As industries diversify and adapt in response to climate change and the COVID-19 pandemic, the employment functions of strategic centres and clusters can support local activation and the regional economy. This may involve enabling a mixture of land uses in certain areas to integrate suitable business, office, residential, retail, education and other uses that maximise public transport use, walking and cycling.

Looking to 2041, strategic centres and clusters will be the focus for more intensive employment uses and public space improvements, as well as technology and transport connections to Canberra and Sydney. This will encourage investment, housing, job opportunities and services. Local centres also drive the regional economy and provide complementary services to support resident, visitor and worker populations.

Strategic centres, clusters and emerging employment areas

The strategic centres and clusters in the region influence local employment and business growth. The COVID-19 pandemic has seen more people relocating to regional areas given home-based working arrangements and the increased home-delivery capabilities of businesses. People are attracted to the historic buildings and tree-lined streets that create a unique character and sense of place.

This character provides a backdrop to community activation, and is essential to the region's identity, tourism and regional economy. It has also promoted activity in hospitality and retail sectors, particularly during weekdays.

Societal change has enabled new bespoke small businesses, and retail and office-based activities are needed in strategic centres and clusters. These uses should be promoted where they:

- complement retail supply and demand, innovation and digital trends in the retail sector
- maximise public transport and community facilities commensurate with the scale of the proposal and
- enhance public areas

Targeted events and programs such as market stall events, information seminars and the temporary closure of streets can improve the reach of small businesses, increase foot traffic to shop fronts and promote activity in centres. Councils can maintain the viability of existing centres by prioritising precinct planning and placemaking initiatives for local centres in local strategic planning statements.

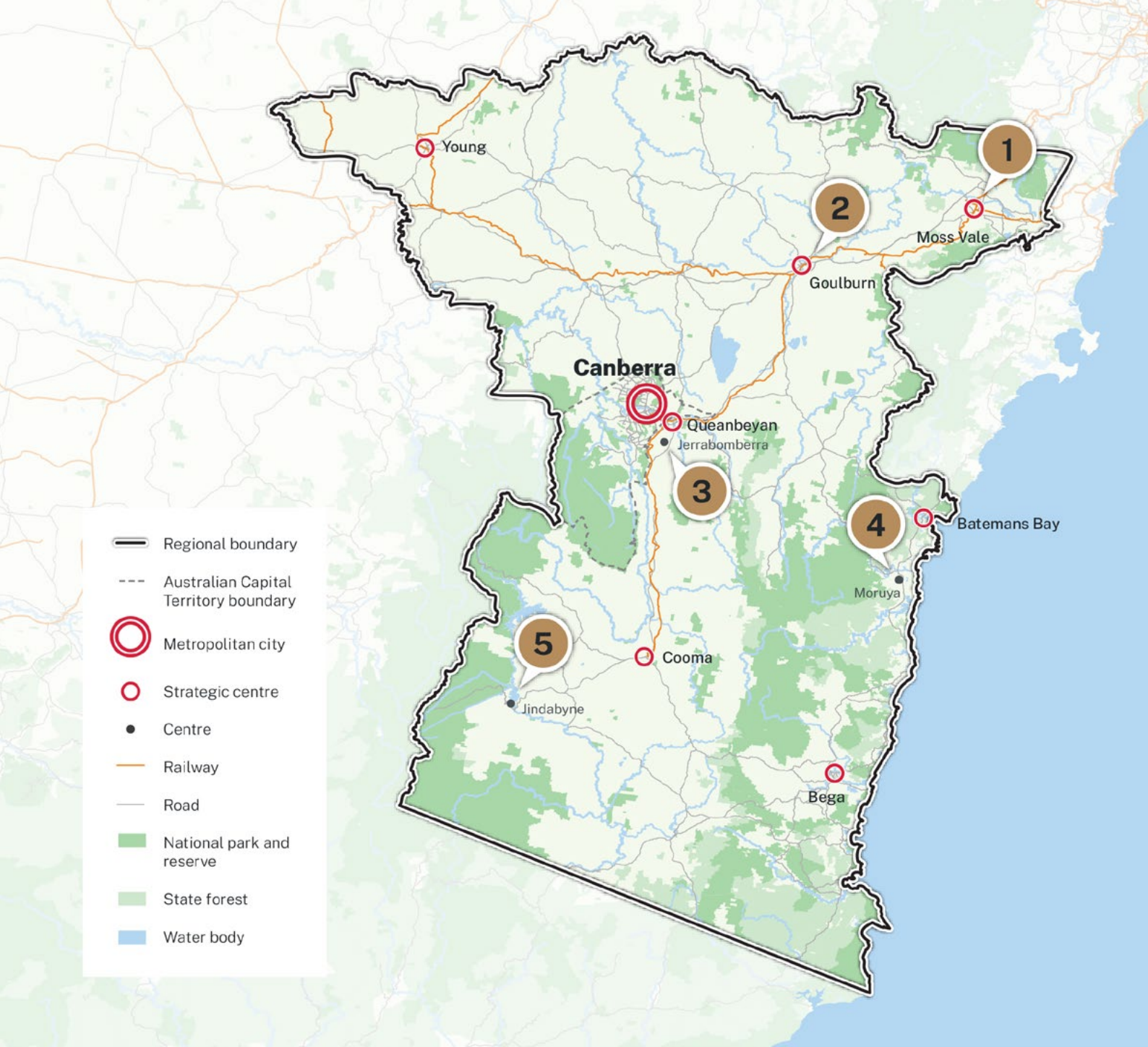


Figure 19: Regional employment investigation areas

- 1 Southern Highlands Innovation Park**
Formerly known as the Moss Vale Enterprise Corridor, the Southern Highlands Innovation Park presents an opportunity to capitalise on the growth of Western Sydney and the LGA by attracting specialised industries in manufacturing and technology.
- 2 South Goulburn Enterprise Corridor**
A 144 ha precinct comprising of a mix of accommodation, general industrial, small business, warehousing and manufacturing. Underutilised and vacant land has the potential to leverage existing servicing and access to the Hume Highway.
- 3 South Jerrabomberra Regional Job Precinct**
Leveraging opportunities associated with the Poplars innovation precinct, defence, space, cyber-security, information technology and scientific research sectors will grow to leverage access to the ACT through Queanbeyan.
- 4 North Moruya Industrial Area**
Growth in the industrial area will leverage access to the future Moruya Bypass to provide local jobs and access to strategic inter-regional transport connections.
- 5 Snowy Mountains Special Activation Precinct**
Moving to a year round visitor economy, the precinct will provide opportunities for established and emerging businesses to diversify and attract industry investment that are resilient to seasonal changes –i.e., through arts, culture and entertainment offerings.

Regional job precincts

Regional job precincts deliver faster planning approvals to provide local councils, regional communities, industry and businesses with greater confidence around future investment and development.

Regional job precincts, such as South Jerrabomberra, provide the framework to enable growth in jobs and innovation through the resolution of planning barriers (i.e. infrastructure upgrades to address the capacity limits in the transport network).

The NSW Government will work closely with local councils to build on the long-term strategic planning work already done at a state and local level, to streamline planning processes and make it easier for businesses to set-up or expand.

Expanding the 24-hour economy

- Support small business entrepreneurs through the approval process
- Review operating hours of public transport, shopping districts, and community facilities
- Support street markets and footpath dining and activation of the streets and public domain
- Extend hours of recreation, cultural and community facilities
- Invest in outdoor lighting at skateparks, ovals or sporting facilities
- Work with NSW Police and councils to ensure safe night-time environments

24 hour economy

With the rigidity of a typical working day being relaxed across sectors in response to COVID-19, we need to rethink how towns and main streets function over 24 hours. The night-time economy promotes more dining out, entertainment and hospitality. Industries like transport and logistics, cleaning, education, manufacturing, retail and health care also employ workers that work through the night.

Supporting small business and night-time activities will attract visitors and grow the visitor economy. Greater flexibility in operational hours and the interaction between shopfronts and streets supports a safe and flourishing economy and community life from late afternoon to early morning.



Industry clustering

New rural industries such as distilleries, vineyards and local produce or food-based markets create revenue streams and generate local agricultural jobs. Agriculture and aquaculture-based industries are limited by geography, based on the land and water required for operations. They are typically concentrated in set locations and interact across a collective of primary producers.

Other employment-based land uses, such as manufacturing, industry and research facilities, should be clustered with complementary and similar land uses to protect public amenity and safety. The investigation of new employment areas in the region should be prioritised and their purpose identified, drawing from the lessons from the regional job precincts, including at South Jerrabomberra.

Better understanding the relationships between employment clusters and freight networks will support future infrastructure investments to improve efficiency and collaboration between businesses in the region.

Supporting initiatives:

- Analyse the relationships and gaps in freight movement networks between employment clusters to improve efficiencies.
- Develop 24-hour economy strategies, including supporting implementation initiatives.



Strategy 15.1

Strategic planning and local plans are to:

- enhance the function of commercial centres by:
 - simplifying planning controls
 - developing active city streets that retain local character
 - facilitating a range of uses within centres in response to the changing retail environment
 - maximising public transport, walking and cycling infrastructure and community facilities
- for strategic centres and clusters:
 - identify the intended future land uses, infrastructure and built form outcomes for the area
 - promote the night-time economy, in strategic centres and town centres where night-time public transport options are available improve access, inclusion and safety, and make public areas welcoming for consumers and workers
 - diversify the range and availability of activities, including extending opening hours for shops, cafes, libraries, galleries and museums

Strategy 15.3

Future commercial and retail activity is to be concentrated in existing commercial centres unless there is a demonstrated need and positive social and economic benefits to locate this activity elsewhere.

Strategy 15.4

Support development that is aligned with South Jerrabomberra Regional Job Precinct masterplan.

Department-led Action 15.1 (Priority)

Investigate the introduction of a regional job precinct in the Tablelands subregion by leveraging existing planning and investigations into the Southern Highlands Industrial Precinct.

Collaborative Action 15.2

Work with the councils to prepare and or update employment land strategies and profiles for regionally significant employment areas which set an action plan for the application of rural and transition zones.

Strategy 15.2

Proposals for new retail development are to demonstrate how they respond to retail supply and demand needs, identify innovations in the sector and maximise the use of existing and planned infrastructure, while enhancing the value of the public realm.

OBJECTIVE 16:

Support industries to integrate operations and digital solutions

Technology helps businesses to realise efficiencies in how they engage with customers, manufacture products, supply goods and connect to international markets. These tools are an important enabler for the growth and improved productivity in the region.

Research and smart cities approaches

Smart cities focus on utilising data and digital technology to make better decisions and improve outcomes. Whilst normally considered in the context of technology, smart cities focus on relationships and building meaningful inputs. This approach is guiding change in NSW as our economy responds to climate change and other megatrends affecting society.

Smart city thinking is often scaled into business operations: for example, farmers and producers utilise technology in the form of satellite and communication systems, to manage crop production, storage and freight. This can build knowledge of seasonal change and efficiencies in the logistics network.

Enhancing the value of these approaches, working with Aboriginal communities and local Aboriginal knowledge holders through joint economic ventures, could revolutionise conventional farming, setting a benchmark in agricultural practice.

Forming partnerships between community, industry, businesses, the public sector and research organisations will also enable progressive and innovative change, particularly as agricultural practices are adapted in the context of climate change. This is illustrated in the partnerships between tertiary institutions and the CSIRO at their facility in Boorowa, in the Tablelands subregion.

Realising the benefits for communities

Businesses are reaching more customers online and e-commerce is increasing demand for warehouse and logistic properties to accommodate automated warehousing.

Improvements in e-commerce and digital connectivity will continue to provide a strong base for small and boutique businesses to showcase different skills and products. This provides opportunities for farmers to sell products directly to the public, which can provide alternative revenue

streams, increase competitiveness in the market or save logistics and freight.

Technology is improving the way people learn and access information, particularly in remote settings. The ability to learn technical and professional skills online will improve workforce skills and allow more people to live outside of cities. Remote working capacity means people can live in the region and work for companies based anywhere.

Despite this change, shop front or face-to-face business models will not be replaced by digital services; rather, digital services complement physical premises, allowing businesses to expand their potential.

Supporting initiatives:

- Partner and engage with Aboriginal communities and knowledge holders to enhance industry practice, particularly in priority growth sectors such as agriculture and aquaculture.
- Encourage partnerships between key research bodies and the public sector to improve information and data sharing.



Strategy 16.1

Locate new warehouse and logistics developments to optimise existing utilities and road and rail networks.



Strategy 16.2

Ensure digital connectivity is available to enable people and businesses to work and operate remotely.



Planning for fit for purpose housing and services

Potential Indicator(s):

- Increased housing completions, particularly medium density infill development.
- Increased housing social and affordable housing developments.
- Increased availability, capacity and access to essential goods and services in strategic centres and clusters.
- Increased percentage of dwellings located within 30 minutes of a strategic centre and/or cluster.

Objective 17

Plan for a supply of housing in appropriate locations

Objective 18

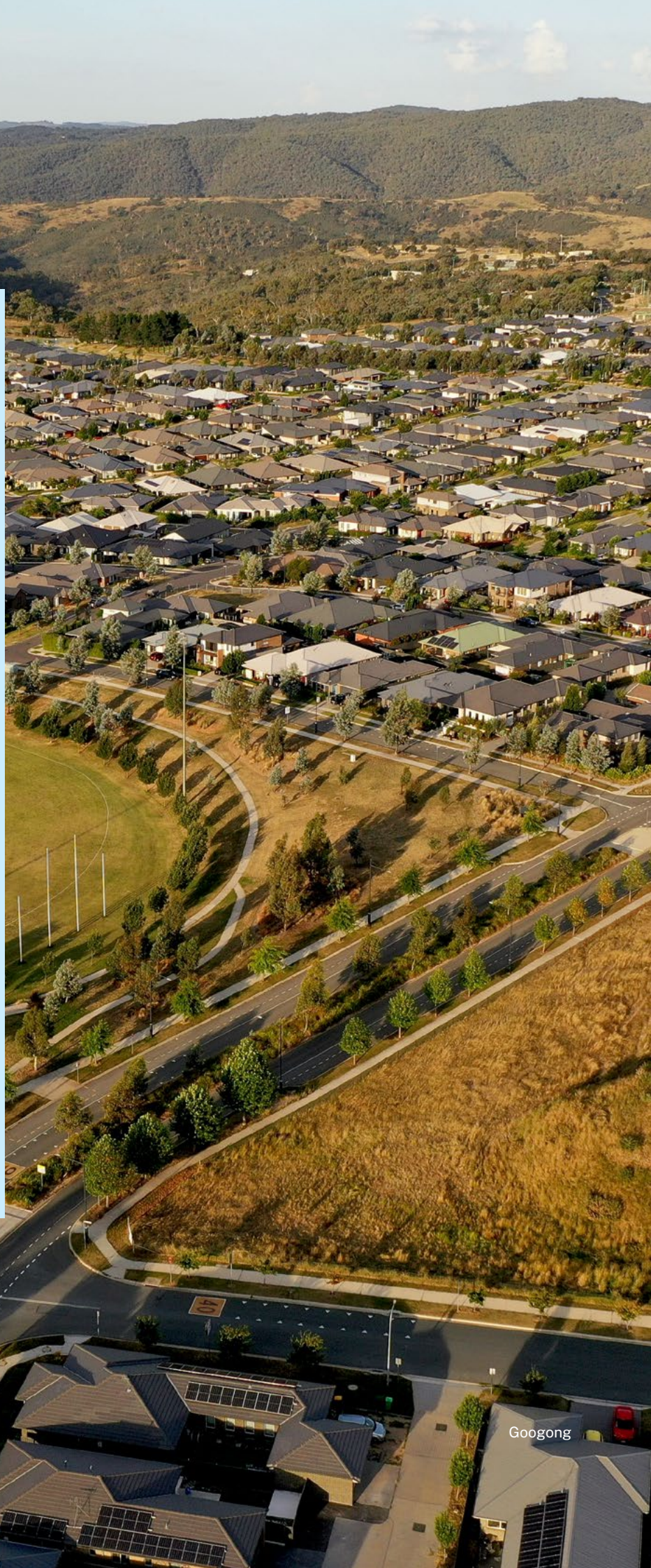
Plan for more affordable, low-cost and social housing

Objective 19

Manage rural living

Objective 20

Provide efficient access to infrastructure and services



OBJECTIVE 17:

Plan for a supply of housing in appropriate locations



Housing, Googong

A mix of well-planned infill, greenfield and rural residential development is essential for the region. Infill housing takes advantage of existing infrastructure and services, increases the viability of public and active transport, and protects valuable agricultural and environmental land—it is a more sustainable option.

Planning for a housing pipeline

The region's population characteristics are forecast to undergo change. Underlying demand for additional housing is based on the NSW population projections—from this we believe:

- Average household size is forecast to decrease from 2.37 people per dwelling in 2016 to 2.23 in 2041, influenced by changing household composition as the population ages⁵. A mix of smaller, low maintenance dwellings will be required.
- The number of couple and single households is forecast to increase by 40% and 48% respectively as children leave the family home, resulting in a forecast growth in potential dwellings from 136,755 in 2016 to 184,986 in 2041.

Planning for affordable, quality homes in the right locations also requires planning for greater housing diversity to attract and retain younger residents while supporting people who want to stay in their local area as they get older. These factors are further extrapolated for those working in healthcare, education and other services.

Local housing strategies are important tools for councils to link their vision for housing with objectives and targets to ensure considerations of demographic factors, local housing supply and demand, and land constraints are factored into the broader housing pipeline. Local housing strategies, or other similar policies, have been prepared for most councils in the region, with Snowy Monaro, Upper Lachlan and Yass Valley engaged in their preparation.

Initiatives such as the regional housing taskforce, and the ACT NSW Land and Housing Monitor will support planning for new residential development and identify key barriers in land use and infrastructure planning.

Regional Housing Taskforce

Responds to increasing pressures on the supply and affordability of housing in regional NSW. Consults with relevant experts and stakeholders to investigate planning barriers and address regional housing.



Regional Housing Fund

Established to fast-track supply of development ready land and to deliver more homes. It will:

- unblock and accelerate new housing capacity in regional NSW
- bring forward construction and jobs and economic activity in the short to medium term
- support investment in critical development infrastructure and quality public and open spaces.



Regional Housing Development Program

A longer-term response to regional housing issues that will, over the next 4 years:

- establish a transparent and certain housing supply pipeline in regional NSW
- enable urban development programs for key growth areas and prioritise housing infrastructure
- create a comprehensive regional data and analysis platform to track performance and housing trends
- support strategic planning investigations and technical studies that provide greater certainty and confidence for housing delivery, while reducing the risk of delay
- enable investigation and review of planning policy reforms in a regional NSW context

Vision

To deliver a 10 year pipeline of housing supply in Regional NSW to improve liveability and supercharge economic development

Program Streams

- | | |
|--|------------------------------|
| • Housing Data & Analytics | • Urban Development Programs |
| • Identify & Monitor Housing Targets | • Policy Reform |
| • Strategic Planning & Technical Studies | |

Focusing on centres

Strategic centres are a logical focus for growth and investment, given they are often well serviced by utilities, public transport, walking and cycling infrastructure, education, health and community infrastructure, as well as shopping, community and commercial services.

Currently, most of the region's growth is occurring in the Capital subregion. To support existing investment, new development should integrate a mix of uses, promoting greater access to jobs close to where people live and density in areas serviced by existing infrastructure.

As demand for growth in centres rises, careful planning is required to resolve infrastructure barriers prior to enabling additional residential development – this is particularly important for Yass. Similarly, planning for housing growth in strategic clusters needs to consider

how existing services in surrounding local networks can support local infill development, while protecting high environmental value land.

Improving housing diversity and density

Housing diversity includes aspects such as lot sizes, the number of bedrooms and accessibility for seniors, students or people with a disability. People may need homes of a certain size, configuration, accessibility or location – housing diversity gives more people more options at different stages of life.

In 2016, around 87% of all dwellings in the region were single detached houses³⁰. While primarily in rural areas, existing centres could be suitable for appropriate medium density housing products. Careful design can ensure additional density does not compromise the character and amenity of the region's towns and villages.

Focus for more housing density



With this in mind, and in the context of a growing population, promoting greater housing diversity and density will be critical for the Queanbeyan and Goulburn strategic centres, as well as the centres within the Southern Highlands strategic cluster. Other centres identified as areas of strategic investigation, should consider this in line with their respective centres hierarchy and infrastructure capacity.

Smaller homes with fewer bedrooms can support lower cost and lower maintenance lifestyles. Demand for this type of housing is expected to increase given the expected higher proportion of single-person and couple-only households. This type of housing will then enable younger families to move into established larger homes.

Supporting initiatives:

- Implement the findings of the regional housing taskforce, including the identification of housing targets for strategic centres and clusters, and identified urban investigation areas as part of providing more certainty about where, when and what types of homes are planned to be built.

**Strategy 17.1**

Updates to local housing strategies are to be consistent with the *Local Housing Strategy guideline* and are to consider:

- transitional areas between neighbourhoods, and conflicting land uses, such as industrial or agriculture
- existing services that can cater for an increase in population (i.e. social infrastructure, education and health) and encourage walking and cycling
- areas with proximity to road infrastructure and public transport (where available)
- protection of high environmental value land and land constraints
- lower density areas, with capacity for renewal or additional density

**Strategy 17.2**

Focus new housing development in existing centres, where supported by strategic land use plans.

**Strategy 17.3**

Identify suitable provisions to encourage and incentivise medium density housing (excluding detached dwellings) and housing for workers in essential services industries.

**Department-led Action 17.1 (Priority)**

Prepare a place strategy for the Batemans Bay Strategic Cluster to coordinate strategic planning and infrastructure decisions.

**Collaborative Action 17.2**

Work with councils and the Canberra Region Joint Organisation to develop a set of master planning principles that provide examples on how to address planning barriers to rezoning and developing residential land, in the context of high environment, cultural and heritage significance, important agricultural land and areas affected by natural hazards.

**Collaborative Action 17.3**

Work with councils to prepare place-based masterplans for each strategic centre and clusters, focused on: projected population growth, infill residential growth targets and infrastructure provision, walking, cycling and public transport access, protection of heritage, cultural assets and environment, access to employment.



OBJECTIVE 18:

Plan for more affordable, low-cost and social housing

Affordable housing is part of the housing tenure continuum, and means that households with low or very low incomes have somewhere to live.

State Environmental Planning Policy (Housing) 2021 provides mechanisms for councils to investigate and develop affordable housing contributions schemes to increase the availability of dedicated affordable housing in their LGA.

Housing 2041: NSW Housing Strategy

Housing 2041 sets a long-term vision and objectives for better housing outcomes across NSW. The strategy will benefit people across the housing spectrum, from those temporarily without a home to those seeking housing that better suits their needs.

The Strategy also acknowledges that people and households move back and forth along the spectrum depending on life events, aspirations and capacity.

Improving housing affordability

The cost of housing can be influenced by planning processes, design standards and market responses. We have many opportunities to recognise the role of low-cost housing in regional areas and the ways of achieving how it can be provided – for example, by designing homes with fewer bedrooms or car parking spaces, smaller lots or on strata title. This type of housing can be purchased or rented.

Low-cost housing types can be achieved in the conventional housing market without the need for ongoing management and without impacting the financial feasibility of other development. Low-cost housing types also remain relatively low cost in perpetuity, unlike some affordable housing dwellings, which revert to market rates after a period of time (usually, 10 years).

Statutory plans and development control plans can include stringent development controls that add to the cost development. Alternative methods, such as qualitative based performance criteria, can provide opportunities for development to respond in innovative ways, with the potential to reduce costs to homeowners.

Affordable, community and social housing providers

The NSW Government provides social and affordable housing through the Land and Housing Corporation and the Aboriginal Housing Office.

Land and Housing Corporation builds and renews social housing. Social housing is secure and affordable rental housing for people on low incomes with housing needs. It includes public, community and Aboriginal housing.

In 2022, the region had 1,974 public housing dwellings and 1,553 community housing dwellings. Median wait times to access social housing have slowly been dropping across NSW, however, more work will be needed in the future to address the anticipated growth and ageing of the region's population.

The Department of Family and Community Services is preparing a 20-year plan to address the social housing needs, including homelessness, in the region. The Plan will consider current and required social housing assets and the resources needed to meet any social housing targets. Queanbeyan is likely to be a focal point for additional social housing given it is an established centre and is supported by Canberra.

The NSW Aboriginal Housing Office plans for affordable, quality housing for Aboriginal people in NSW, recognising that secure, affordable housing can help to address disadvantage and provide opportunities for Aboriginal people. The AHO is jointly funded by the NSW and Australian governments to administer the State's Aboriginal community housing assets. It has approximately 6,000 homes in NSW. Of these, 277 homes are located within the South East and Tablelands region, mostly within the Capital and Alpine and Far South Coast subregions.

Work is underway to build 8 new homes in Eden ranging from 2-bed accessible units through to large 5-bed family homes. Further investment in new homes in Moruya and Young is planned for the coming years. These initiatives support in working towards Closing the Gap target 9 – that by 2031 there is an 88% increase in Aboriginal and Torres Strait Islander people living in appropriately sized (not overcrowded) housing⁸.

Community housing providers

The Southern Youth and Family Service provides accommodation and support to homeless and vulnerable people and their families in the form of housing, health, education and employment. It operates in the Capital and Alpine and Far South Coast subregions.

There are opportunities for councils and state agencies to make it easier and simpler for housing models such as this by reducing assessment fees, fast-tracking assessment pathways or providing grant funding.

Accommodation for seasonal and itinerant workers

The region experiences an influx of seasonal and itinerant workers that support agricultural industries during harvest or sowing periods and the tourism industry on the coast and in the mountains. Major construction projects can also attract temporary workers. This increases demand for accommodation at different times of the year. An undersupply of accommodation options for these workers can put in upward pressure on rents and may lead to overcrowding and makeshift housing.

While land uses such as boarding houses, hostels, backpackers' accommodation, and caravan parks can attract seasonal and itinerant workers, any form of residential, tourist and visitor accommodation, can support these workforces, when planned effectively. Development bonuses and incentives, funding offsets and design flexibility can promote greater uptake of these uses, where infrastructure and services are, or can be readily available.

Strategic and statutory planning needs to ensure temporary workforces are accommodated to support local economic development. This requires a coordinated and ongoing process to understand the scale of major projects and seasonal workers, and where they will occur, to plan for the right types and locations of housing.

This can be addressed where projects that are likely to attract large numbers of permanent, temporary, seasonal and itinerant employment opportunities, consider:

- the anticipated impacts on local housing markets to ensure workers can access accommodation without impacting housing availability and
- housing options such as new permanent housing within nearby towns, temporary worker accommodation as part of the project if it is outside a safe commutable distance to the town, accommodation in nearby towns, or more permanent accommodation that could be re-purposed.

Supporting initiatives:



- Prepare planning guidance for councils to enable and manage affordable and seasonal workers housing

Strategy 18.1



Strategic planning and local plans are to:

- identify suitable locations for social and affordable housing developments
- promote mixed tenure development outcomes for social, affordable and market housing, including outlining minimum density and dwelling mix requirements for new developments
- identify where opportunities exist to renew social housing and increase and diversify social housing stock
- include minimum affordable and social housing targets, including suitable development incentives to enable development

Collaborative Action 18.1



Work with the Canberra Region Joint Organisation to develop an affordable housing strategy for the region, including the identification of minimum standards for social and affordable housing.

OBJECTIVE 19:**Manage rural living**

Murrumbateman, Yass

Rural lifestyle developments give people the option to live in a semi-rural or urban fringe setting. Local housing strategies identify rural residential housing needs and local supply to understand the infrastructure needed to support rural communities.

Constraints in rural residential development

The rural character of the region is a prized asset. However, with significant agricultural and environmental lands in the region, opportunities to increase supply of suitable land is limited. 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 Capital subregion. These proposals could undermine sustainable urban outcomes from identified new urban areas and place undue pressure on infrastructure capacity.

Rural residential development can conflict with environmental and agricultural practices, including through noise, dust and odour impacts. In addition, the fragmentation of rural and or agricultural land through rural residential subdivisions to generate additional dwelling entitlements can affect the value of land and the ability for agricultural practices to amalgamate.

Water catchments due to the proliferation of dams and bores associated with rural residential development can also be impacted. Water supply to these developments, especially in stressed river catchments, has led to a water licensing embargo in the Yass River Valley in the past.

Rural areas can also be at risk from bushfire and the clearing for house sites, bushfire asset protection and associated infrastructure, particularly local roads, has increased clearing rates. Clearing associated with rural residential subdivision is the major source of vegetation removal in the region.

New rural residential development needs to be balanced against natural hazards, and ecological and land use constraints. It should complement the region's productive agricultural lands and environmental assets, rather than replace them, and should be located on land free from natural hazards.

Planning for rural residential development

Local housing strategies, when complemented by rural lands strategies and biodiversity strategies, can provide a targeted approach to future locations for rural residential development. Land use planning provides the opportunity to assess and consider the appropriateness of land uses as a collective and the need for separation or staged transitions.

Suitable urban growth boundaries to concentrate expected population growth and reduce pressures for fragmentation and land use, enable buffers to intensive agriculture or hazardous industries, allowing for easier planning of agricultural lands, public amenity and the function of the region's towns and villages.

Similarly, local housing strategies and/or rural lands strategies should complement each other, whilst considering:

- historical dwelling entitlements
- the potential expansion, operation and buffer zones to intensive agricultural operations
- existing and potential land use conflicts
- access to natural resources and impact of natural hazards
- high environmental value land
- infrastructure servicing capacity (e.g., water, telecommunications, utilities, waste, roads)
- the cumulative impact of rural residential development on local services such as health, education and goods, and
- rural character and community sentiment.

Supporting initiatives:



- Review and update (or prepare where not in place) local housing strategies and rural land strategies to consider how future rural residential development could:
 - be positioned near existing urban settlements to maximise existing infrastructure and services
 - avoid and minimise land use conflicts, including the cumulative impact of clusters of industries in an area
 - avoid areas with high environmental value, cultural and heritage significance, important agricultural land and areas affected by natural hazards
 - ensure the provision of a sustainable water supply and mitigate any impacts on the groundwater system
 - ensure they are not at risk from natural hazards including access by emergency services in the event of flooding
- Consider and apply biodiversity strategies (where adopted) when planning for rural residential development.

Strategy 19.1



Enable new rural residential development only where it has been identified in a local strategic plan, prepared by council and endorsed by the department.

OBJECTIVE 20:

Provide efficient access to infrastructure and services

Access to social, community, transport and servicing infrastructure is essential to the planning for additional growth so that residents are supported by essential services in healthy and active communities.

Re-thinking access to goods and services

In a region as geographically dispersed as the South East and Tablelands, accessibility to everyday and essential services and facilities differs based on where people live. Everyone should be able to access education facilities, health services, community and social services and a diversity of employment opportunities within commuting distance of their homes.







Future Transport 2056 establishes that in a regional context, the regional connected networks model provides connections in bands that link regional cities and centres for employment and services. It

establishes expectations of '30 minutes' to access jobs and services in Greater Sydney; however, expectations for regional areas are yet to be set.

We can adapt this concept to consider how urban and suburban neighbourhoods in strategic centres and clusters operate as a network, to complement and improve access to jobs and services across the population.

As the primary modes of transport in the region is by a car or public transport (where available), planning for the region needs to consider, the type and capacity of services that should be accessible to the population within a 30-minute, 60-minute and 90-minute road-based trip. The availability of jobs and services should expand and increase in capacity as the travel time increases. Similarly, reducing the reliance on private motor vehicles requires improvements to be made to the availability, convenience and accessibility of public transport in response to how people move to meet their service needs.

Figure 20: The services, facilities and opportunities that support communities

	Everyday Living	<ul style="list-style-type: none"> • Services: bank, post office, hairdresser, chemist • Food and drink: restaurant, café, pub, takeaway • Shopping: supermarket, hardware store, neighbourhood shop
	Employment	<ul style="list-style-type: none"> • Commercial: commercial core • Retail: Local centre, neighbourhood centre • Industry and bulky goods
	Education	<ul style="list-style-type: none"> • Primary and early education • Secondary education • Tertiary education: University, TAFE
	Healthcare	<ul style="list-style-type: none"> • Health services - minor: health consulting rooms, medical centres • Health services – local: district and base hospitals • Health services – regional: Primary referral hospital
	Recreation	<ul style="list-style-type: none"> • Indoor: Gyms, multi-purpose sports facilities, • Outdoor: Golf courses, outdoor swimming pools, parks and playgrounds • Major: Stadiums, showgrounds
	Arts and Culture	<ul style="list-style-type: none"> • Information and education facilities: Gallery, library, museum • Places of public worship

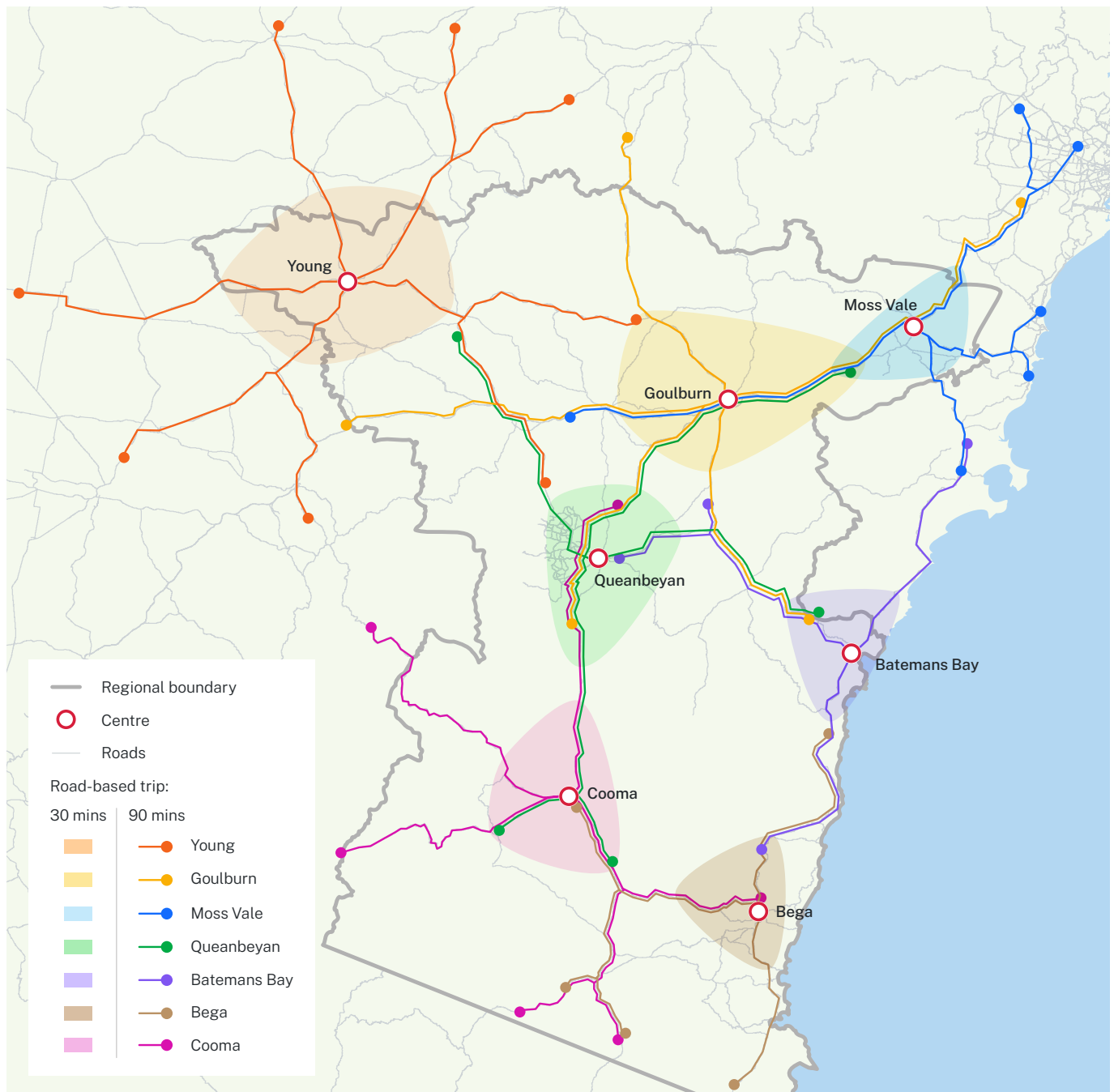


Figure 21: Centre based catchments along primary movement corridors

Planning for strategic centres is crucial here, so that we understand the services available in each strategic centre, the quality and capacity of these services, and the transport connections between them. Clustering and co-locating services in these areas are one way to promote greater convenience and access for communities. Technological changes need to be closely considered in the context of how centres operate and the availability of services provided. This has been highlighted recently through the availability of telehealth appointments which has increased access to health providers.

Realising a 30, 60 and 90 minute model will require continuous and staged investment to protect corridors and then develop an integrated transport network of

strategic movement corridors and strategic freight networks. It also requires more efficient use of the current network to reduce travel times and meet customer demand.

Growth in health and education services

Services and facilities such as hospitals, secondary and tertiary education facilities and major recreation facilities tend to be located in the region's strategic centres. With a growing population, access to these services and facilities should be increased to be accessed within a one-hour drive.

Regional Health Inquiry

The NSW Government has reaffirmed its commitment to strengthening healthcare in rural and regional NSW, following the publication of the findings and recommendations of the NSW Parliamentary Inquiry.

The inquiry highlighted the disadvantages faced in regional NSW regarding the available workforce, access and quality of health services as supported by transport and accommodation, and the understanding of the available services in the regions.

Exploring the current access, quality and availability of health services and supporting worker accommodation, in the context of a 30, 60 and 90 minute model for the region, could support future decisions into the investment into health infrastructure.

The \$260 million investment in the Eurobodalla Regional Hospital will promote greater access to health-related services and employment for the region. When coupled with Bega's South East Regional Hospital, greater opportunities exist to promote higher education development opportunities with links to the University of Wollongong. While regional level health services can be accessed on the far south coast, we need to consider the remainder of the region, particularly around residential growth in the Capital subregion.

Schools near the NSW–ACT border face increased enrolments and many have capacity to use infrastructure more effectively. The NSW Government will continue to monitor population and development trends across the region so that it can plan to meet education needs in government schools.

New schools, if required, will be established where there are no other sustainable options available within existing assets. Planning for new schools considers the specific needs and characteristics of local student population trends. To improve curriculum choice, secondary schools may be combined.

Master planning for new urban release areas should optimise shared facilities for community and school uses.

Expanded tertiary education services and online access to education options will increase local access to services, particularly in smaller and isolated communities. Strategic centres should be places for flexible learning spaces to enable distance education students to complete studies in a building designed for educational services.

Supporting initiatives:



- Plan for and prioritise services and infrastructure investment to maximise cost efficiencies, coordinate the delivery of different infrastructure assets, and achieve equitable sharing of responsibility, including funding, procurement and ongoing maintenance in a cross border context.
- Work with tertiary education providers to expand knowledge sharing and training opportunities when establishing new facilities, including consideration of the need for on-site student accommodation.
- Plan for the provision of future school assets within the region, in particular, identified growth areas.

Strategy 20.1



Strategic planning and local plans are to:

- identify how development and planning support an improvement in 30, 60 and 90 minute road based trips to jobs, social infrastructure (including schools) and services
- improve public transport access in, around and between strategic centres
- implement planning controls to grow complementary health uses around hospitals
- support the integration of tertiary education facilities with schools and health infrastructure

Department-led Action 20.1 (Priority)



Undertake an assessment of the type and capacity of the services (movement generators) accessible to the population within a 30, 60 and 90 minute road-based trip of a strategic centre, cluster and other locations, to inform recommendations to other agencies, councils on the sequencing improvements to meet NSW Government targets.

Supporting a connected and active region

Potential indicator(s):

- Resolution of infrastructure and planning barriers (i.e., water security) to unlock Yass as a Strategic Centre
- Strengthened walking and cycling, public transport and road infrastructure connections between key destinations and strategic assets.

Objective 21

Strengthen cross-border connectivity and infrastructure coordination

Objective 22

Enhance strategic transport links

Objective 23

Plan for walkable centres

Objective 24

Adapt infrastructure to meet future needs



Mimosa Rocks National Park, Tanja
Credit: Destination NSW

OBJECTIVE 21:

Strengthen cross-border connectivity and infrastructure coordination



Glenrock Drive, Googong

Demand and supply of land and housing in the ACT and surrounding areas operate within the same housing market. This has implications for transport planning, infrastructure, water supply and service delivery within both jurisdictions.

Strategic planning plays an important role in ensuring the equitable access to services and essential infrastructure is a seamless process in a cross-border context. This requires the planning and development of major infrastructure such as hospitals, education, justice and retail and commercial precincts to consider the function and composition of land uses, the movement of people across the border, complementary businesses and supporting services, as well as assumed catchment areas to ensure people are not left out or worse off.

Improving connectivity to support growth

Increased demand for housing in the areas bordering the ACT places pressure on roads and cross-border connectivity. Communities on both sides of the border have called for better integrated transport services. Commuters often choose to travel by car to and from the ACT as it is simpler and more cost effective.

This requires collaborative focus on:

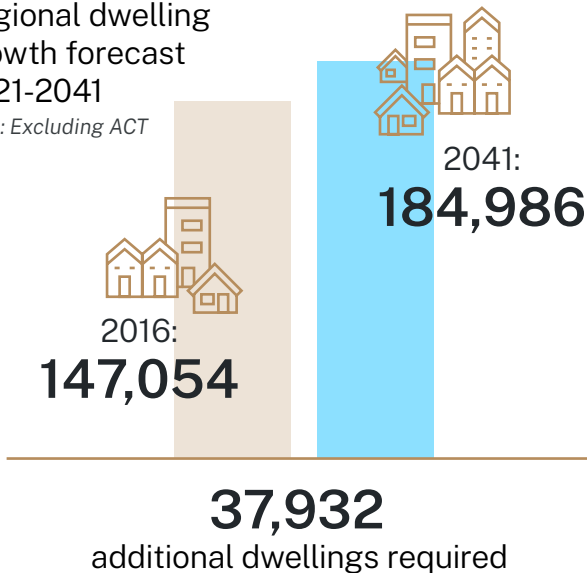
- more frequent and direct public transport connections and stopping points across the border
- less requirements to change services or transport modes when commuting
- standard fees and charges for public transport
- better services and facilities

These improvements also serve to support growth in other sectors, including tourism, which is identified under the principles and actions of the *NSW Visitor Economy Strategy 2030*.

Further initiatives to inform future discussions reflected in the regional transport plan prepared by Transport for NSW.

Regional dwelling growth forecast 2021-2041

Note: Excluding ACT



Infrastructure coordination

The population of the Capital subregion (excluding ACT) is expected to grow to 144,438 people by 2041, which will require 17,927 new dwellings, equating to more than 45% of the region's projected dwelling demand⁵.

Councils in the Capital subregion indicate that existing release areas have capacity for almost 18,000 new dwellings in places such as Googong, South Jerrabomberra, Yass, Murrumbateman and the proposed cross-border development at Parkwood.

The funding and delivery of infrastructure in a cross-border setting requires cooperation between jurisdictions and an understanding of their different governance and budgetary structures. Further work is required to create a consistent approach to infrastructure funding and delivery.

The availability of water can drive or limit urban development. While the development at Parkwood will be serviced by water from the ACT, future growth, particularly in areas such as Yass, Murrumbateman and Bungendore, requires the support of the ACT water and wastewater network, which may require negotiations involving:

- sustainable diversion limits
- trading of water entitlements
- a bilateral agreement between jurisdictions, requiring NSW Cabinet endorsement
- a commercial agreement with Icon Water Limited that will require consideration of its business model, business cases for development and competing servicing priorities

The ACT NSW cross-border land and housing monitor aims to better track and forecast housing and employment land releases to inform decision-making when coordinating and sequencing infrastructure.

Supporting initiatives:



- Implement and report on the ACT / NSW cross-border land and housing monitor.
- Develop integrated transport plans for ACT/ NSW cross-border communities.
- Work with the ACT Government to coordinate infrastructure delivery to support employment and housing growth in areas such as South Jerrabomberra.

Strategy 21.1



Identify and address planning and infrastructure barriers to deliver housing in a cross-border context.

Strategy 21.2



Promote cross-jurisdictional collaboration to develop a coordinated strategic approach to infrastructure provision, in particular water supply and water supply options for growth areas.

Department-led Action 21.1 (Priority)



Establish an Urban Development program for the South East and Tablelands Region to better identify, coordinate and prioritise enabling infrastructure for new housing, employment land and monitor delivery.

OBJECTIVE 22:

Enhance strategic transport links



The road network, particularly strategic transport links, needs to support higher productivity vehicles – large vehicles or trucks longer than 26 m to support key employment industries across the region. This can be achieved by removing height and weight restrictions on major routes, improving rest area options and addressing the constraint of narrow bridges.

Improving supply chain connections

The region has ready access to domestic and international markets via Sydney and Canberra, with road, rail and air freight infrastructure and networks that are critical to agribusiness in particular. Land use planning for supply chains via warehousing and logistics is a key consideration. This includes improving freight connectivity between the ‘first and last miles’ of each trip.

Major opportunities for the freight network include:

- exploring the sequencing and timing of vehicles moving within the region to coincide with air travel at Canberra and Western Sydney International Airport
- improving east–west access along major highways and key regional and local roads connecting the South Coast to Sydney, Canberra and Melbourne
- managing amenity impacts where key routes run through town centres, particularly in the Tablelands and Capital subregions
- planning for the potential duplication of the Barton Highway and other key routes
- improving rail transport and investigating intermodal facilities, including the potential to re-open non-operational lines

- building on existing facilities such as grain silos and bunkers to support intermodal connectivity

Areas such as Young and Goulburn act as gateways through the region. Young for example, connects the region to the central west (Dubbo and Orange) and the south west (Wagga Wagga) areas of NSW. Strengthened transport connections in the Alpine and Far South Coast subregion could also promote greater efficiencies for the forestry industry, in accessing areas such as the Port of Eden and the neighbouring Snowy Valleys LGA. Planning for strategic centres and the land use composition along freight corridors can provide opportunities to improve access to jobs in complementary industries, and improve vehicle movements.

Enhancing tourist and visitor movements

A common issue experienced by visitors is that the network and connections between the region’s tourist assets could be improved. Geographically, visitors are drawn to the:

- character and heritage of the Southern Highlands
- winery and farm gate experiences in the Tablelands and Capital subregions
- cultural, arts and recreation opportunities throughout the ACT and its surrounds
- adventure and snow-based activities in the Kosciuszko National Park
- beaches and coastal towns on the south coast

Visitors often pick one or two areas to travel to and stay at a location nearby. This issue is exacerbated for international travellers, where a lack of public transport restricts movement out of key entry

points, such as the Port of Eden and Canberra Airport. Improving the availability of public transport information, combined with service and frequency improvements, will help support people visiting or passing through the region.

Strategic centres such as Cooma could support tourist and visitor accommodation and better integrate with public transport to connect key destination points.

Fast rail

The NSW Government has a vision for vibrant and growing regional economies, which includes better connectivity between regional cities, key centres and Greater Sydney. Reduced travel times will give people more choice about where they live and work and provide a catalyst for regional growth.

One of the key elements of NSW Government's *A 20-Year Economic Vision for Regional NSW* is better connectivity between regional centres, and from cities and international gateways. The *NSW Fast Rail Network Strategy*, once prepared, will be a blueprint for how the network could look so that future investment decisions on fast rail are well considered.

Four routes have been identified: Sydney to Newcastle and Port Macquarie, Sydney to Wollongong–Bomaderry, Sydney to Central West, and Sydney to Canberra.

Fast rail stations will stimulate development and business investment, with businesses able to access an expanded workforce and markets. Fast rail infrastructure also brings opportunities for coordinated place-making in centres and along the corridor. The NSW Government will continue to investigate the viability and delivery of fast rail in the region.

Supporting initiatives:

- Plan for inter-regional transport improvements in the region, particularly between strategic centres and key tourist destinations.
- Align policies relating to freight movements and related land uses across state agencies.



Strategy 22.1



Optimise the efficiency and effectiveness of freight handling and logistics network by:

- identifying, protecting, maintaining and improving the existing and emerging freight transport network.
- limiting incompatible uses in areas expected to have intense freight activity.
- managing and protecting airport and aerodrome land uses and airspace to support freight and related business, alongside public and private transport.
- identify and activate employment lands surrounding airports and aerodromes with suitable flexibility and provide for future expansion of airports and aerodromes.

Strategy 22.2



Create more sustainable, localised supply chains through emerging advanced manufacturing industries that leverage the region's endowments by:

- locating advanced and value-added manufacturing industries and associated infrastructure to minimise potential land use conflict,
- encouraging co-location of related advanced and value-added manufacturing industries to maximise efficiency and infrastructure use, decrease supply chain costs, increase economies of scale and attract further investment
- promoting investment in advanced and value-added manufacturing in employment lands through suitable land use zonings and land use definitions in LEPs.

Strategy 22.2



Strengthen relationships with Western Sydney International Airport and Canberra Airport to improve road freight movements to and from both gateways.

OBJECTIVE 23:

Plan for walkable centres



Bradman Oval, Bowral
Credit: Destination NSW

Throughout the region's strategic centres, towns and villages, walking and cycling could be encouraged through upgrades to the existing transport network. These connections improve accessibility between homes, public transport, workplaces, educational institutions, public open space, shops and other essential services.

The function of centres

Future Transport Strategy 2056 established the Movement and Place Framework, which recognises that streets are not just about moving people and goods, they are also places for people to live, work and spend time.

The framework acknowledges that land use planning supports community needs. Centres provide services to communities, acting as a destination point. Improving the number of services near one another can encourage walking and cycling, supported by clear and safe networks and facilities such as secure bicycle storage.

However, given the higher use of motor vehicles in the region's centres, they are not always places where people want to stay and linger. On street parking should not be the only option - parking in centres should be distributed strategically to encourage people to park, then walk, cycle or utilise public transport. The uptake of electric bikes and ride shares will influence how people move around centres.

Thinking about 100 m, 200 m and 400 m catchments from existing car parks can give people a variety and choice of destination, regardless of where they park. Parking can be co-located with public spaces or anchor businesses, such as fresh food and groceries. Disabled access parking and other supporting infrastructure should also be provided at a greater frequency within these catchments.

Improving opportunities for walking, cycling and public transport

Walking, cycling and use of public transport has a number of benefits including reducing congestion, encourages healthier lifestyles, produces low emissions and reduces the demand for parking. Community transport options are also vital for older community members who require to access services in the region.

Close consideration of density, dwelling structure, permeability and establishing local destinations, support in promoting greater uptake of walking and cycling in centres.

Transport facilities need to be designed for all ages and abilities with equitable access, seating and shade. Streets should be considered in terms of their function and character, and whether they can be places that prioritise walking, safe cycling and social interaction. This requires allocation of road space between footpaths, cycleways, public transport and vehicles that considers people's safety, and balances movement and place functions in response to the type of street and local conditions.

Public transport is likely to achieve higher patronage if the reach and responsiveness of services is enhanced. Encouraging infill opportunities and streetscape enhancements, such as water fountains, sheltered bus stops and public seating, in and around strategic centres mean more people will live in or use an area, and public transport will be more viable.

Emerging transport technologies, including electric bikes can also offer compelling alternatives to regular private car use.

Supporting initiatives:

- Progress planning and delivery of active transport projects for strategic centres.



Strategy 23.1



Apply the *Movement and Place Framework* to new development and to existing towns and villages when undertaking place planning, transport planning or public realm renewal projects.

Strategy 23.2



Strategic planning and local plans should:

- identify opportunities to integrate walking and cycling networks into the design of both new and existing communities
- prioritise walking and cycling in areas around schools, health services, aged care facilities, sporting, cultural and recreational facilities
- link walking and cycling and new public transport infrastructure and improve interactions with, and separation from the road network through safer pedestrian crossings, lower traffic speeds and designated cycle lanes
- review car parking controls to encourage pedestrian movements

OBJECTIVE 24:

Adapt infrastructure to meet future needs



The planning for resilient infrastructure to support communities needs to consider technological advancements, climate change, natural disasters and demographic changes.

Responding to natural disasters

Natural hazards can disrupt road and rail networks and interrupt access to the transport network and essential services including water, sewerage, power, telecommunications and digital connectivity. The frequency and intensity is expected to increase with the impacts of climate change.

Towns and their communities can become isolated for extended periods, which can negatively impact access to and by emergency services, creating significant public safety risks as well as social networks. Visitors may not be aware of the dangers and emergency procedures, as occurred in the 2019-20 bushfires. The most harshly impacted communities were those with single road and service access points.

Coordinated approaches to infrastructure planning will identify opportunities to improve or provide alternative movement routes. However, this may not always be possible or economically feasible.

Any reviews of existing services in hazard prone areas must consider whether access to critical services such as the State Emergency Service, Ambulance and Fire can be improved, but also consider how communities can be self-sufficient if isolated in a natural disaster event.

Diversifying transport options

Future Transport 2056 sets potential cost-effective pathways to support net zero emissions by 2050, including a shift from private car use to public transport, active transport choices, low-emissions vehicles and a cost-effective, low-emission energy supply.

The *NSW Electric Vehicle Strategy* also aims to make electric vehicles affordable to run and buy in NSW. The electrification of light vehicles is a key pathway for decarbonising the transport sector.

Increasing availability and use of electric vehicles for both private and commercial use throughout the region will require investment in enabling infrastructure at strategic locations across the region to support the objectives of *Future Transport 2056* and the *NSW Electric Vehicle Strategy*.

The NSW Government is supporting the roll out of the electric vehicle charging network by identifying where the use of government owned land could be used for necessary infrastructure. Taking advantage of opportunities through the *Drive electric NSW EV destination charging grants* program will also support in building a strong network to cater for an increased uptake in electric vehicles and increased visitation to businesses across the region.

Planning for a changing population

As people change how they work, learn and do business, access to efficient and reliable digital networks will be vital. These factors will be important as the proportion of older people in the population increases.

Digital infrastructure enables greater communication and movement, diversifying access to services such as healthcare, employment and education. For example, telehealth services can improve community access to healthcare and support people as they continue to live in the places they know.

The demands on existing infrastructure should be understood to inform decision making, including how:

- physical and digital systems interact (i.e., modelling consumer needs through real-time data)
- to co-locate services to utilise existing assets and minimise long journeys
- people use public and private spaces, and move around
- to enable access to different services as prioritised by different age groups.

Supporting initiatives:



- Develop a strategic roadmap to improve the availability of infrastructure and reduce land use planning barriers to support an uptake in electric vehicles.
- Undertake an assessment into how local and regional transport networks can adapt to climate change, specifically, the frequency and severity of natural disasters events.
- Invest in smart infrastructure to improve monitoring and evaluation of how people move and use land in their community.

Strategy 24.1



Strategic planning and local plans are to:

- identify appropriate community refuge centres, including management, ownership and operational requirements
- improve access to battery storage and power generation, drawn from local renewable energy sources to support emergency responses
- increase the availability of back-up drinking water
- broaden the telecommunications network to remote communities
- manage the supply and distribution of food, including the utilisation of local agricultural producers
- identify and implement strategies that reduce isolation of communities to emergency services in times of flood such as road raising projects identified in Floodplain Risk Management Plans

PART

3

Implementation



Blacksmiths Lane, Queanbeyan
Credit: Visit Queanbeyan – Palerang Council



Warri Camping Reserve, Larbert.
Credit: Visit Queanbeyan-Palerang Council

PART

3

Implementation

Several governance arrangements oversee the implementation of this plan. Responsibility for implementing actions and monitoring results is shared with councils, state agencies, service providers and industry. All stakeholders need to have a good understanding of the priorities and deliverables.

This section will:

- ensure ongoing collaboration and agreement of the implementation of actions
- assign accountabilities for the implementation of actions
- explain the role of different groups and committees involved in implementation, guide the South East and Tablelands Delivery, Coordination and Monitoring Committee in its role of overseeing delivery of the Regional Plan, and
- inform annual reporting.

Governance and collaborative relationships

Delivery, Coordination and Monitoring committee

The South East and Tablelands Delivery, Coordination and Monitoring Committee was established in 2017. It provides a regional governance framework and participated in the review process. A re-established committee will oversee and coordinate implementation, bringing together agencies and organisations responsible for the plan's actions. The committee's role is to:

- oversee and coordinate the implementation of the regional plan
- be accountable for the implementation of the regional plan
- be kept informed of general progress and participate in delivery of priority actions
- monitor and track the regional plan's implementation
- where impediments are identified, collaborate to achieve resolution
- provide a forum to discuss and resolve implementation issues or action delivery in a changing regional policy environment
- provide high-level progress updates to the South East and Tablelands Regional Leadership Executive (via the Department of Regional NSW)
- inform the preparation of the annual monitoring report
- inform and participate in a 5-year review of the regional plan.

Membership includes:

- Department of Planning and Environment
- Canberra Region Joint Organisation
- Department of Regional NSW
- Department of Primary Industries
- Transport for NSW
- NSW Health
- Department of Education
- ACT Government
- Councils (located within the South East and Tablelands region)

The committee can be supported by outcome-specific groups that bring together appropriate personnel (government, industry or community) to provide advice on particular issues or projects.

An existing governance framework complements the committee's activity. This includes the South East and Tablelands Regional Leadership Executive, a Department of Regional NSW initiative that supports working relationships between state agencies and the Canberra Region Joint Organisation. This group encourages strategic collaboration, consultation, solution brokerage and engagement on regional priorities across government.

The committee also has access to the same agency and local government organisations that comprise the Regional Leadership Executive.

Ongoing collaborative arrangements with the ACT Government will leverage the ACT/NSW Memorandum of Understanding. This includes annual reporting requirements that detail how each jurisdiction works together to support communities in a cross border context.

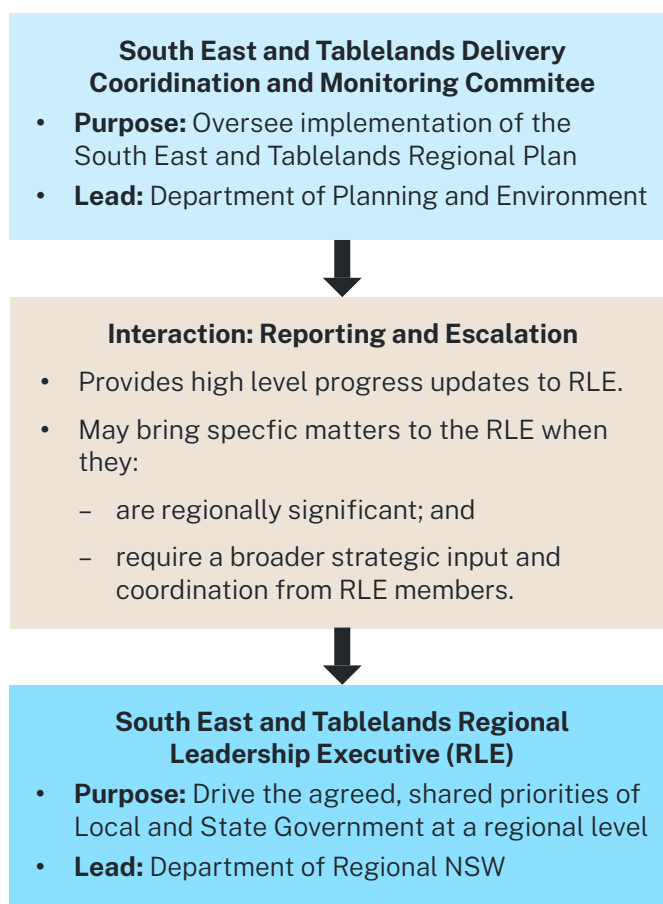


Figure 22: Regional Governance Framework

Links to other strategies

Strategies that will influence the implementation of the regional Plan include:

- *State Infrastructure Strategy 2022-2042*
- *Future Transport 2056*
- *A 20-year Economic Vision for Regional NSW*
- draft South East and Tablelands Regional Transport Plan, and other integrated transport plans for the region
- *Blueprint for a Resilient South-East NSW*
- *NSW Housing Strategy 2041*, local housing strategies and employment lands strategies (where adopted by the department and councils)
- *Destination Southern NSW Destination Management Plan*
- *NSW Water Strategy* and the South Coast, Murray, Murrumbidgee and Lachlan regional water strategies.

Other strategies reviewed as part of this plan or published following its commencement will also influence implementation.

The regional plan incorporates and responds to the aspirations and priorities of local communities, as articulated through councils' local strategic planning statements and community strategic plans. In turn, the regional plan also outlines strategies that should be considered by councils when reviewing these plans. This cycle from local to regional planning ensures a line of-sight between the different levels of spatial planning.

Review mechanisms

Monitoring

The committee will monitor and review progress towards achieving the plan's vision and meeting the objectives. An online dashboard will include indicators relating to each theme. An annual monitoring report will also be prepared to monitor implementation of the regional plan. The report will outline progress on actions and collaborative activities and reprioritise where needed. A new program of work for each subsequent year will also be identified in the annual monitoring report.

Regional plan review

The plan will be reviewed and adjusted every 5 years, or as necessary, to realise the vision for 2041. Any review will revisit regional performance, challenges and opportunities and incorporate the most up to date information provided through the Census process and updated local strategic planning statements and local plans. Reviews will be informed by the committee, as well as monitoring and indicators.

Implementation plan updates

The implementation priorities will be updated annually as part of the monitoring program and will form the work program for the following year. This will ensure that implementation of the regional plan remains current and responsive to regional conditions.

Implementing the plan

The regional plan includes 24 objectives under 5 themes that articulate intended outcomes, activities, and policy positions. These are communicated through actions and strategies to be the focus for the next 5 years and contribute towards achieving the vision in 2041.

The plan comprises of 20 actions to implement the plan. 10 of these actions are to be led by the department and will be coordinated and reported on by its planning division. An overview of the scope, rationale and stakeholders proposed to be involved in each action is provided later in this section.

10 additional collaborative actions are identified which centre around working across state agencies, the Canberra Region Joint Organisation and Councils to deliver each action. These actions can be completed in tailored approaches based on the action, where agreed by each respective organisation.

The identification of the lead agency and prioritisation of each action will be informed and monitored by the Delivery, Coordination and Monitoring Committee. At this point in time, the scope will be identified in accordance with the governance arrangements established for each collaborative action. The department will maintain a core leadership and reporting role in each collaborative action.

Delivering specific actions are also expected to impact the need for additional infrastructure planning in the region. This will be explored further as the plan is implemented.

Infrastructure and contributions

Significant investment is required in new development, upgrades to existing facilities, protection of key environmental assets and the provision of growth infrastructure.

Contributions schemes help to fund infrastructure such as roads, public transport infrastructure, pedestrian and cycling paths, health facilities, emergency services, community facilities schools, and open space improvements.

Greater strategic foresight will ensure infrastructure is provided at the right time and in the right location. A regional infrastructure plan could:

- share the costs of growth infrastructure across the public and private sector
- identify other funding sources and approaches, as development contributions alone may not be sufficient to fund the required infrastructure
- consider new approaches to securing unencumbered land for infrastructure in established urban areas.

A regional infrastructure plan could also complement the regional plan by focusing on its actions. Servicing agencies, councils, state agencies and ACT authorities must be consulted as part of this process.

As part of this process, infrastructure plans are to identify gaps in service provision by considering public transport capacity, intersection congestion, and provision sports fields, galleries and cultural facilities.

The NSW Government is undertaking a review of its infrastructure contributions framework and if adopted, would provide a framework for the collection of both local and state contributions to support infrastructure investment. The outcomes of this process are integral to the development of future infrastructure plans.

Department-led actions for implementation

Department-led action 1.1

Establish cultural narratives for the region that identify and recognise key Aboriginal stakeholders and the key features, themes and significance of Country to Aboriginal communities.

Why

To appropriately recognise Aboriginal knowledge holders in the region to inform ongoing engagement and in forming a greater understanding of the significance of Country in Aboriginal culture, to inform land use planning.

How

The Department will work with LALCs, local knowledge holders and other Aboriginal stakeholders across government and in the community, to identify key people, features, events, and themes to recognise the significance of Country and inform greater protection and planning for Country the region.

This action is intended to evolve in an ongoing process of co-design with Aboriginal communities through its inception, development, and implementation.

Key supporting stakeholders

- Department of Premier and Cabinet, Aboriginal affairs, and other relevant NSW Government agencies where considered relevant,
- Councils,
- LALCs,
- local Aboriginal knowledge holders and community advocacy groups,
- Others, where considered necessary.

Department-led action 1.2

Identify potential barriers, bespoke processes, and opportunities to improve ongoing engagement and collaboration with Aboriginal communities in strategic land use planning.

Why

To improve engagement with Aboriginal communities and identified knowledge holders as part of the Department's planning processes.

How

This process will involve working closely with LALCs and local knowledge holders to identify appropriate processes, reporting, resourcing requirements and where additional support can be provided to equip those brought into planning processes.

This exercise will look to strengthen relationships between government stakeholders and Aboriginal communities in the context of a future review of the Department's community participation plan.

Key supporting stakeholders

- NSW Government agencies, where mechanisms will be introduced to impact planning and assessment processes,
- Councils,
- LALCs,
- local Aboriginal knowledge holders and community advocacy groups,
- community members,
- industry,
- Others, where considered necessary.

Department-led action 6.1

Establish a green and blue grid for the region.

Why

To enhance and connect parks, open spaces, bushland, waterways, riparian areas and waterbodies with recreational areas and active transport.

How

The Department, together with councils and TfNSW will develop a Blue and Green Grid to provide a spatial understanding of the open space network within the region. The Grid will identify how to improve and better connect existing open spaces allowing the NSW Government and councils to identify long-term and largescale open space priorities.

Key supporting stakeholders

- Resilience NSW, Department of Regional NSW, and other NSW Government agencies where relevant
- Councils.
- Canberra Region Joint Organisation
- Aboriginal knowledge holders, as identified through action 1,
- Others, where considered necessary.

Department-led action 8.1

Develop a South East and Tablelands emissions reduction roadmap that identifies innovative initiatives that can be delivered through an ecosystem of collaboration.

Why

To plan for a net zero region by 2050.

How

The Department will work closely with key stakeholders to establish a roadmap of initiatives to support business and industry to improve energy efficiency, reduce emissions and encourage the use of renewables.

Key supporting stakeholders

- Office of Energy and Climate Change, Department of Regional NSW, and other NSW Government agencies where relevant
- Canberra Region Joint Organisation
- Service providers
- Industry
- Others, where considered necessary.



Department-led action 9.1

Develop a circular economy strategy for the region that identifies initiatives to address barriers and opportunities in priority growth sectors (employment industries) in transitioning to a circular economy, as guided by the principles set by the NSW Government Circular Economy Policy Statement.

Why

To help understand the flow of materials, structures and regulatory requirements/ changes that would support the circular economy initiatives.

How

The Department will work closely with key stakeholders, including the Canberra Region Joint Organisation and Bega Valley Shire Council and industry stakeholders, to identify several initiatives and processes to support business and industry adopt and implement circular economy approaches.

Key consideration will be given to the model developed in the Alpine and Far South Coast subregion.

Key supporting stakeholders

- Department of Regional NSW, Department of Primary Industries, Environmental Protection Authority, and other NSW Government agencies where relevant
- Canberra Region Joint Organisation,
- ACT Government,
- Councils
- Industry stakeholders
- Others, where considered necessary.

Department-led action 10.1

Explore the development and implementation of a sub-regional water strategy for the Capital subregion that addresses water security, infrastructure provision and allocation.

Why

To identify the options and solutions to resolve long term water security for the Yass and Queanbeyan LGAs. The Department will work closely with key stakeholders to identify enabling water infrastructure that is required to provide long term water security.

How

Resolving matters relating to water security will provide opportunities to define the strategic capacity for growth in Queanbeyan, Yass and surrounding areas such as Murrumbateman and Bungendore.

Key supporting stakeholders

- Department of Regional NSW, NSW Office of the Cross-Border Commissioner, Water NSW, Department of Premier and Cabinet and other NSW Government agencies where relevant
- Yass Valley, Queanbeyan–Palerang and Goulburn–Mulwaree Councils
- ACT Government
- Servicing agencies.

Department-led action 15.1

Investigate the introduction of a regional job precinct in the Tablelands subregion by leveraging existing planning and investigations into the Southern Highlands Industrial Precinct.

Why

To promote greater investment in long-term and innovative employment generating activities.

How

The Department will work with key stakeholders, including DRNSW, Transport for NSW, Council and industry to complete a gap analysis of the Southern Highlands Industrial Precinct and where under the Regional Jobs Precinct model, investment can be targeted.

This action will identify appropriate priorities for sequencing of services and infrastructure with development, and how to resolve key land use planning barriers.

Key supporting stakeholders

- Department of Regional NSW, Transport for NSW and other NSW Government agencies where considered relevant,
- Wingecarribee Shire Council
- Industry
- Service providers.

Department-led actions 17.1

Prepare a place strategy for the Batemans Bay Strategic Cluster to coordinate strategic planning and infrastructure decisions.

Why

To provide a clear framework to enable growth and target future investment.

How

The Department will complete a place strategy for the Bateman's Bay Strategic Clusters which will set the vision for the area and how by working together, we can make a difference. This approach identifies appropriate provisions that need to be in place to support change and growth, through planning and infrastructure.

The strategy will involve the preparation of relevant technical studies and identify implementation mechanisms through the planning framework.

Key supporting stakeholders

- DRNSW, Transport for NSW and other NSW Government agencies where considered relevant,
- Eurobodalla Shire Council
- Service providers
- Community members
- Aboriginal knowledge holders.



Department-led action 20.1

Undertake an assessment of the type and capacity of the services (movement generators) accessible to the population within a 30, 60 and 90 minute road-based trip of a strategic centre, cluster and other locations, to inform recommendations to other agencies, councils on the sequencing improvements.

Why

To better understand existing and future infrastructure requirements to service a growing community.

How

The Department will work with key NSW government agencies, councils and servicing agencies, among others, to identify existing and current infrastructure constraints/ barriers.

The Department will work closely with other agencies on identifying an integrated land use and transport assessment of the region to identify where better connections can be made or improved, and the role of land use planning to support delivery and future investment.

Key supporting stakeholders

- Transport for NSW, NSW Health, Schools Infrastructure NSW, Infrastructure NSW, and other NSW Government agencies where considered relevant,
- NSW Office of the Cross-Border Commissioner
- ACT Government
- Canberra Region Joint Organisation
- Councils.

Department-led action 21.1

Establish an Urban Development program for the South East and Tablelands Region to better identify, coordinate and prioritise enabling infrastructure for new housing, employment land and monitor delivery.

Why

To unlock housing growth through coordinated infrastructure delivery and planning.

How

The Department will work with the NSW Cross Border Commissioners Office, the ACT Government, councils and servicing agencies to build upon the land and housing monitor established for the LGAs in the Capital subregion. This program will be modelled off the existing Urban Development Program being delivered in the Illawarra–Shoalhaven Region.

Key supporting stakeholders

- Transport for NSW, and other NSW Government agencies where considered relevant,
- NSW Office of the Cross-Border Commissioner
- ACT Government
- Canberra Region Joint Organisation
- Service providers
- Councils.

Appendix A - Strategic alignment – (Strategies summary)

In assessing the consistency of strategic and local plans against the Regional Plan, an assessment table has been provided at <https://www.planning.nsw.gov.au/Plans-for-your-area/Regional-Plans/South-East-and-Tablelands>

Glossary

Affordable housing

Housing for very low-income households, low income households or moderate-income households, as prescribed by regulations or provided for in an environmental planning instrument.

Agritourism

experiences in which a tourist visits a farm or producer to learn more about their property, farming activity or produce.

Biodiversity

The variety of life on Earth. The life forms, the different plants, animals and microorganisms, the genes they contain and the ecosystems they form.

Circular economy

A circular economy values resources by keeping products and materials in use for as long as possible. Maximising the use and value of resources brings major economic, social and environmental benefits. It contributes to innovation, growth and job creation, while reducing our impact on the environment.

Climate change

A change in the state of climate that can be identified by changes in the mean and/or the variability of its properties, and that persists for an extended period, typically decades or longer. 19

Climate refugia

Areas where species can retreat to and persist in under changing environmental conditions. Refugia are areas that maintain favourable climatic conditions absent in the surrounding landscape, thereby safeguarding the persistence of biodiversity.

Employment lands

Land that is zoned for industrial or similar purposes in planning instruments. These uses include manufacturing; transport and warehousing; service and repair trades and industries; integrated enterprises with a mix of administration, production, warehousing, research and development; and urban services and utilities.

First mile/last mile

The first and final stage of a journey in which people or goods travel to a broad range of origins or destinations, such as the trip between a train station and the final destination of a shopping centre or place of work

Green infrastructure

The network of green spaces, natural systems, and semi-natural systems that support sustainable communities, including waterways; bushland; tree canopy and green ground cover; parks; and open spaces that are strategically planned, designed, and managed to support a good quality of life in an urban environment.

Housing affordability

The capacity of individuals or households to enter the rental and privately owned housing markets.

Housing density

A measure of how intensively a residential area is developed, based on the number of dwellings per hectare. Low is up to 15 dwellings/ha, medium 16 to 60 and high more than 60.

Housing diversity

The mix of housing types such as detached dwellings, boarding houses, dual occupancies, group homes, hostels, multi-dwelling housing, residential flat buildings, secondary dwellings, semi-detached dwellings, seniors housing and shop top housing

Place Strategy

Place-based strategy that provides coordination and delivery of planning, infrastructure and government services. It does not rezone land but provides a spatial representation of key planning factors for that place. This may include areas of high-biodiversity value, key transport links, including cycle paths, areas where development is anticipated and where key supporting infrastructure will be provided to service growth (e.g., schools, sewer, water, roads). A place strategy may include a vision, directions, structure plan and an infrastructure delivery framework.

Prescribed body corporates

a corporation set up under the Corporations (Aboriginal and Torres Strait Islander) Act 2006, which manages and protects the native title rights and interests of native title holders.

Public spaces

Public spaces are all places publicly owned or of public use, accessible and enjoyable by all for free. They include open spaces, public facilities and streets.

Renewable energy zone

A modern-day power station which combines energy generation such as wind and solar, storage such as batteries, and high voltage poles and wires to deliver energy to the homes, businesses and industries that need it.¹⁷

Resilience

Resilience is the capacity of individuals, communities, businesses and systems within a city to survive, adapt and thrive no matter what kinds of chronic stresses and acute shocks they experience (100 Resilient Cities).

Smart Cities

Smart cities are those which leverage innovative technologies to improve the quality of life of communities by enhancing the function and access to services – i.e., by strengthening data analysis and collaboration between people, organisations and governments to better understand how people engage with their environment.¹⁸

Social housing

Housing for people on low incomes or people in housing crisis, owned or managed by government or community housing providers. Rents are based on income.

Strategic planning

Includes the preparation of Local Strategic Planning Statements (LSPS), local housing strategies, employment land or retail studies, and other activities undertaken to support the development of local and regional plans by all levels of government.

Sustainability

Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Urban Development Program

The NSW Government's program that manages land and housing supply, monitors the planning, servicing and development for new urban areas as well as the provision of housing.



Belmore Park.
Goulburn, NSW.

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