



Minutes of the Economic Development Committee

Tuesday 28 February 2023

4.30pm

Council Chambers

209 Comur Street, Yass

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Present

Cr J Jones (Chair), Cr M Reid, Y Coe, K Denny, A Hennell, John Runko, Robert Tanton, Alison Mead (Teams), Martyn Pearce, Jack Walker (Teams)

Also Present

Lynette Safranek – Director Corporate & Community, Julie Rogers – Director Planning & Environment, Georgia Patmore – Acting Manager Community & Economic Development, Shirree Garland – Executive Support Officer, Cr Adrian Cameron and Luke McAlary

Acknowledgement of Country

1. Apologies

Nil

2. Declaration of Conflict of Interest

Cr Jasmin Jones declared a standing declaration of interest as she is the Co-Director of Yass Valley Times.

3. Confirmation of Minutes

COMMITTEE DECISION

That the minutes of the Economic Development Committee held on 20 December 2022 be taken as read and confirmed.

(Martyn Pearce/Andrew Hennell)

5. Staff Presentation

- The Chair advised that at the moment Council does not have a Strategic Planning section.
- Julie Rogers, Director Planning & Environment, provided an update on housing in the Yass Valley Local Government Area. The following points were raised:
 - Population is reliant on Canberra with 54% of Yass Valley residents leaving to go to employment elsewhere.
 - Yass Valley has a higher than average income, with not a lot of social issues (compared to other areas).
 - Water security is the biggest issue for Yass Valley. It is difficult to release land for future development without water security.
 - There are 28 properties (2.2 hectares in the residential area) – brownfield government sites.
 - Once water security is obtained the Settlement Strategy will be reviewed
 - Solar and Windfarm workers have increased the need for more affordable housing due to their ability to be able to pay over and above the normal rental market.
 - Council has some residential land available in Yass – Council will need to make a decision on the possible release of this land. Gasworks land requires remediation works which is expensive.

Action: Creation of Community Title to unlock land – Director to investigate.

- Cr Cameron asked the following:
 - What is the current situation in relation to the capacity of our dam to cater for the current growth in housing? Do we know the current number of houses that we can cater for?
 - Julie Rogers advised that all development consents that have been issued we are liable to have connections to the water supply. Council is committed to supplying water to undeveloped land zoned residential.
- Cr Jones asked whether land near the ACT border could be developed?
 - Julie Rogers advised that social housing development would be problematic. Council does not support development of new towns in the peri urban area. Yass is the primary centre and Murrumbateman is the second within Yass Valley. This decision is justified as it is difficult to service this area, you would need to get water and sewer from across the border. Raises other issues such as would another admin office be required, additional depot staff for garbage, parks & rec, etc. Residents would not identify with Yass Valley as they would see themselves as a suburb of Canberra. Cross border services including police, education, health are quite difficult. Council is reliant on the State Government to move the border.
- Cr Mike Reid asked: what does Council want from this Committee?
 - Julie Rogers advised that they could assist with the review of policy on land disposal, specifically the release of land for affordable housing.
- Jack Walker noted that water security is a significant issue and asked whether the pipeline from Canberra was Council's only option?
 - Julie Rogers advised that the Chief Executive Officer was involved in cross border water discussions with a number of both NSW and ACT Departments. The Water Source Strategy identified the pipeline from Canberra was the most affordable and most achievable. There are other options which are more expensive – negotiations are continuing.

COMMITTEE DECISION

That a working group be set up to review the housing issues draft paper and report back to the next meeting.

***Working group members – Mike Reid, Robert Tanton, Andrew Hennelly and Karen Denny.
(M Reid/A Hennell)***

North Murrumbateman Project

Julie Rogers provided a brief overview of the North Murrumbateman Project.

Future Agenda Items

- Council Policy to control burn offs in relation to potential damage to vineyards
- Bus service between Murrumbateman and Yass
- Economic Development Strategy
- Committee priority list

6. Next Meeting

Tuesday 18 April 2023, at 4.30pm in Council Chambers, 209 Comur Street, Yass

The meeting closed at 5.34 p.m.