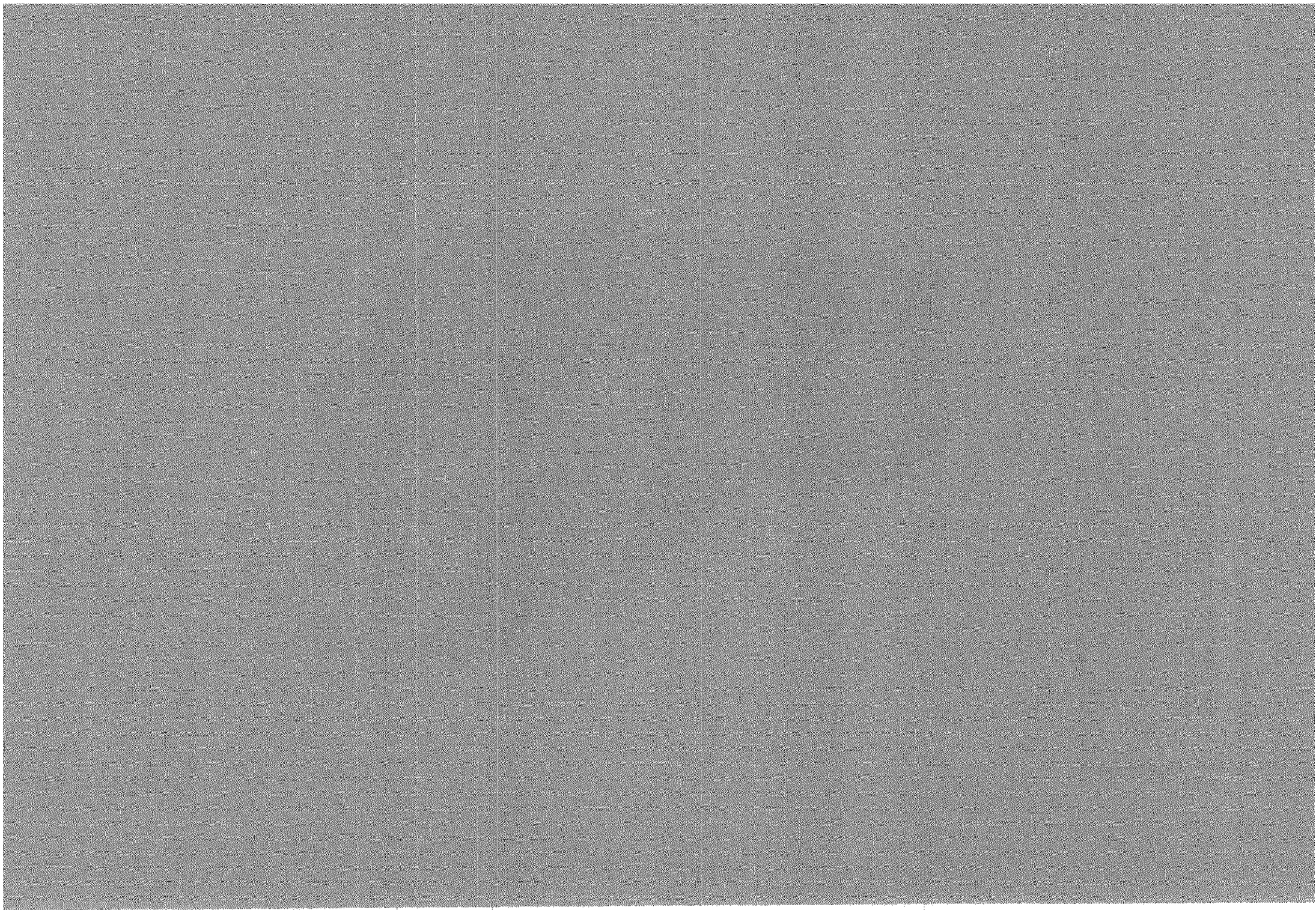


SOUTHERN DISTRICT STRATEGY



- (1) *The development of the District should (a) reflect the overall Rural Strategy objectives but (b) emphasise the particular development opportunities and environmental constraints of the District.*
- (2) *The District Strategy defines the future role of the District within the Dubbo Rural Area Development Strategy and describes the main opportunities and constraints on which development of the District is to be based.*



**DUBBO CITY
RURAL AREA DEVELOPMENT STRATEGY
1995 - 2015**

Adoption

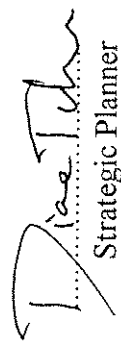
The Rural Area Development Strategy was adopted by Council as the rural policy package for Dubbo City Council at its meeting held on 4 December 1995 (refer clause 95/1116 - Works and Services Committee meeting held 9/11/95).

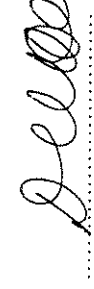
Application

The plan applies to all rural lands within the City of Dubbo that are included in each or any of the 7 rural districts (and including the Central District) as shown on page 6 of the Strategy dated September 1995. The Strategy shall be the basis of all of Councils' future decisions on the rural area.

Relationship To Other Plans

The Rural Area Development Strategy is designed to implement Councils' responsibilities under the Environmental Planning and Assessment Act, 1979. All of Councils' rural regulatory instruments (namely the Rural Area LEP 1996 and set of district DCP's when adopted) will act as mechanisms to further implement the concepts and direction of this Strategy.


.....
Strategic Planner


.....
Director
Environmental Services Division


.....
General Manager

SOUTHERN DISTRICT STRATEGY

OVERVIEW

The Southern District comprises relatively steep and timbered upper catchment areas upstream of the city. It has a high scenic and habitat value and where cleared is characterised by extensive grazing on large rural properties.

It is a relatively fragile area that is highly susceptible to erosion and is seriously affected by dryland salinity.

Given these qualities the greatest potential for continued development of the Southern District is in the areas of Agriculture, Tourism and Recreation. Further clarification of these development opportunities and environmental constraints is outlined in the following pages and on the Southern District structure plan.

DESCRIPTION

ENVIRONMENT	DEVELOPMENT CHARACTER	ECONOMIC SIGNIFICANCE
Low capability Upper catchment Dissected topography Remnant vegetation - timber Extensive wildlife	Large holdings (typically over 1000 ha) Extensive grazing - sheep and some cattle Distant from population centres Minimal subdivision impact Little conflict at present	Moderate Agricultural production - grazing Prevention of remedial costs - land degradation Newell Highway Corridor

FEATURES

Obley Road, "The Springs" - National Heritage Value, Little River, Timbered Ridges, "The Meadows"

DEVELOPMENT OPPORTUNITIES

- Continued extensive grazing (also retains rural landscape)
- Aggregation of vacant holdings (to improve agricultural productivity)
- Outdoor recreation - trails, reforestation, camping
- On-farm tourism (eg "The Springs" - unique national heritage value/farm stays)

RELATIVE IMPORTANCE IN THIS DISTRICT OF THE DEVELOPMENT OPPORTUNITIES IN THE STRATEGY (See the Appendix)

	High	Medium	Low	Nil
Agriculture	✓			
Forestry			✓	
Tourism		✓		
Recreation		✓		
Transport		✓		
Settlement				✓
Mining			✓	
See Action Plan				
See Appendix				

ENVIRONMENTAL CONSTRAINTS

- Dryland Salinity (ie Paddy's Creek and Wambangalang Creek catchment areas)
- Remnant vegetation (ie TSR's along the Newell Highway, waterways, Sappa Bulga foothills and the Little River Area)
- Fire risk
- Soils of high erosion risk (ie class VII and VIII soils need timber cover)
- Catchment significance to Macquarie River
- Scenic value of timbered, elevated areas (as identified above)

SOUTHERN DISTRICT ACTION PLAN

Council can seek to meet these objectives in three main ways:-

- | |
|--|
| <p>(1) <i>Information, advice and advocacy</i>
 (2) <i>Regulation and control</i>
 (3) <i>Direct action and assistance</i></p> |
|--|

DEVELOPMENT OPPORTUNITIES

(1) AGRICULTURE

OBJECTIVE:

A MORE SECURE FUTURE FOR AGRICULTURE IN DUBBO AND EXPANSION OF ITS ECONOMIC VALUE

Where cleared, the Southern District is dominated by well established large grazing properties (see Southern District Structure Plan). This use is consistent with the lands suitability for extensive agriculture and is considered to be a productive and sustainable land use. Indeed, given the distance from the city, the unfragmented nature of the area and the fragility of the land, the strategy for development of the Southern District is focussed on sustaining extensive agriculture in the long term. Other land uses are secondary and so should only be permitted if they don't impede agricultural activity.

To maximise the benefits of this type of farming Council should strive to reduce the threats to these enterprises and reinforce the Southern District's primary Role as a secure extensive agricultural area.

POSSIBLE BENEFITS

- * Confidence to continue, expand and diversify existing agricultural enterprises.
- * A reliable local source of primary products for use in local value adding industries.
- * Protection and expansion of the city's existing agricultural economic base.
- * Maximise output from areas of high agricultural value
- * Continuing opportunities for on-farm employment.

APPROACH

The highest development priority of the Strategy is to support and encourage the existing agricultural sector of Dubbo. This means ensuring the agricultural industry functions without operational or management restraints due to land use conflicts. It also means promoting further agricultural development where the land can support it (i.e. where unused capability exists). So the strategy is designed to promote a larger, more secure and productive agricultural industry in the Dubbo area in the long term.

Council has an important responsibility to ensure that the resources agriculture depends on remain available, and are able to be used effectively (e.g. without conflicts from other uses). Specific farm management issues Council can influence include:-

- * land use conflicts which tend to limit farming operations;
- * dogs, weeds, fire hazards;

- * uncertainty about the future use of land - speculation;
- * fragmentation of the land resource; and
- * rating policy.

Furthermore, Council is never the sole player. It can also act to involve other bodies (eg DLWC) in addressing some of the wider needs and problems of this most important local industry.

To fulfil its role Council must determine which areas of Dubbo should expect to have a long term agricultural future, then encourage and protect agricultural investment in those areas.

For the purpose of the Strategy any land capable of agricultural production is agricultural land. However, the degree to which this production can be realised also depends upon the management skill of the farmer, the quality of the land and its condition (eg contamination, land degradation) the size of the holding in relation to the land quality and the potential for the holding to be expanded.

(1) EXTENSIVE AGRICULTURE*

*Definition - Extensive Agriculture here refers to those farming activities that do not require high capability lands. It includes broadacre cropping and dryland stock grazing.

Locations Extensive agriculture is suited to the mid catchment areas of the Macquarie and Talbragar river systems and in a more extensive form in their upper catchment areas.

- Issues**
- The size of a property in relation of its productive capacity.
 - The extent of land degradation or contamination.
 - Environmental sustainability.
 - Over capitalisation.
 - Inflated land prices due to speculation for other less productive land uses.
 - Excessive rating based on unrealistic valuations.
 - Conflicting land uses that could compromise the efficiency of farming.
 - Dogs, fires, weeds.

Interested Parties Landowners, NSW Ag, DCDC, NSW Farmers, DCC Environmental Services Division, DLWC, Landcare Groups, Agri-businesses, Fire Control Officers.

ACTION PLAN FOR EXTENSIVE AGRICULTURE**POLICIES:**

- Encourage**
- (1) Encourage improved information exchange between landowners and between NSW Agriculture and the industry by:-
 - (a) Sponsoring an annual agricultural forum on local agricultural issues, and
 - (b) encouraging NSW Agriculture to publish an annual program of agricultural seminars for this area.
 - (2) Encourage farmers to approach Council with local problems that make farm management difficult (eg dogs, weeds, water management, land use conflicts, land degradation problems).
 - (3) Minimise further speculation of non-farming development that doesn't conform to the strategy by promoting awareness of the strategies aims to financial institutions and valuers.
 - (4) Educate landowners in clusters of hobby farms in agricultural areas of the responsibilities and understanding attached to living in a farming area (see Settlement: clusters).
 - (5) Encourage consolidation of lots into larger holdings.
- Control**
- (1) In consultation with NSW Agriculture and DLWC identify extensive agricultural areas by differential zoning in the LEP/DCP.
 - (2) Protect or enlarge current holding sizes in extensive agricultural areas by:-
 - (a) facilitating subdivision but only for those activities that advance the objectives of the strategy; and
 - (b) permitting boundary alterations without subdivision requirements, to enable farm adjustments without creating additional allotments.

- (3) Extensive agriculture to be a use that is permitted without the need for Council consent.
- (4) Permit dwellings only where they are ancillary to productive and sustainable agriculture and necessary for its continuation or for other non conflicting activities that are defined as appropriate to the particular district.
- (5) Consider allowing second dwellings for a manager, worker or relative employed in the farming activity on the site where the dwelling is to be contained within the same lot as the existing dwelling, uses the same access and is attached to the main dwelling or is of transportable construction.
- (6) Allow supporting and small scale and compatible value adding industries in extensive agricultural areas.
- (7) Inform neighbours of applications to create a new title and/or an additional dwelling in agricultural areas.
- (8) Prevent potentially conflicting land uses (eg residential subdivision) from locating in extensive agricultural areas.
- (9) Policies for the clusters are to be designed to overcome conflicts with larger scale surrounding agricultural activity.
- Assist**
- (1) Resolve conflicts between land uses in crucial areas by most effective means (see clusters).
- (2) Council's program and priorities for rural services (eg road maintenance and improvements, hazard and weed reduction and dog control) to better reflect the reasonable needs of the agricultural industry.
- (3) Identify sites for large scale value adding industries as part of Council's urban strategy.
- (4) Lobby for drought relief when appropriate.
- (5) Approach DUAP and other local Councils about developing a regional policy or environmental plan to co-ordinate actions to provide a more secure environment for the agricultural industry in the Central West.

The details on Intensive Agriculture are not directly relevant but details if interested can be found on pages 11 and 12 of the Rural Development Strategy.

(2) TRANSPORT**OBJECTIVE:****SAFE, EFFICIENT TRANSPORT LINKS BETWEEN DUBBO AND OTHER MAJOR CENTRES, WITH CAPACITY FOR FUTURE EXPANSION**

The Southern District includes a length of the Newell Highway which has been identified as a major transport link between Dubbo and other centres.

Also the Obley Road has potential as a tourist route between Dubbo and Molong/Orange.

It is important that these and other major transport links in the rural area-both road and rail - be managed carefully to protect safety, efficiency and their attractiveness.

POSSIBLE BENEFITS

- * Safeguards Dubbo's role as a transport hub in the state and national systems
- * Ensures road and rail operations remain free of conflicts or pressure from other land uses.
- * Anticipates future growth in use of road and rail through Dubbo.

APPROACH

Council's transport corridor strategy for road and rail seeks to protect the existing main corridors from local development pressures which could impair their future operation.

In the case of the major road system this means ensuring there is not an incremental proliferation of access points which increase hazards and lead to further speed limited sections, and ensuring the road reservation and geometry is adequate to accommodate future expansion.

In the case of rail it means ensuring there is not a proliferation of crossing points.

The retention for future use of established publicly owned local lines is an important matter of Council's policy, particularly as a preferred means of freight movement over road.

(1) ROAD CORRIDOR PROTECTION**Relevant Roads**

Highways (ie Mitchell Highway, Newell Highway).
Strategic Roads (Dunedoo Road, Mendooran Road, Obley Road) (outside the Urban LEP).

Issues

Extent of speed limitation resulting from increasing numbers of direct accesses
Road geometry, construction standards and maintenance aspects where they affect safety and efficiency
Passing opportunities and potential need for medians between opposing traffic on highways.
Future upgrading of existing routes (eg Mendooran Road as alternative to Newell, Dunedoo Road as Newcastle link)

Interested**Parties**

RTA, DCDC, DCC Technical Services Division, Newell Highway committee, the Transport Industry, the Tourism Industry, landowners affected, NRMA

and the Orana Regional Development Board, State and Federal Transport Ministers, Orana Group of Councils.

ACTION PLAN FOR ROAD CORRIDOR PROTECTION

POLICIES:

- | | |
|------------------|--|
| Encourage | (1) Recognition of the importance of these links to Dubbo's economy by interested parties and State and Federal Government Departments. |
| | (2) Encourage the RTA to adopt a consistent approach to access off all highways around Dubbo. |
| | (3) Encourage the RTA to consider future provision for a four (4) lane separated corridor for the highways in the vicinity of Dubbo. |
| Control | (1) No additional private accesses to be created directly off the highways or Dunedoo Road. |
| | (2) Maintain an interim building setback of 100m to accommodate potential road widening along the highway (pending availability of long term highway development concepts from the RTA). |
| | (3) No additional public accesses to be created directly off the Highways or Dunedoo Road without RTA and Council approval. |
| | (4) Access to land fronting the Obley and Mendooran Roads to be provided from secondary roads wherever possible. |
| | (5) Prevent new signage on private land along the Highways and the Dunedoo, Mendooran and Obley Roads other than those relating to the sites themselves or to local scientific, cultural, historic or scenic interest and that they be subject to consent. (ie. as per cl 24 of Urban LEP) |
| Assist | (1) Council's Technical Services Division to consult with the RTA on what assistance is feasible for Council to provide in formulating a long term highway development concept. |
| | (2) Promote development of a regional policy on transport to the Orana Regional Development Board and Orana Group of Councils. |

The details on rail corridor protection is only of general relevance. Details if interested can be found on page 15 of the Rural Development Strategy.

(3) TOURISM**OBJECTIVE:****EXPAND DUBBO'S RURAL BASED TOURISM INDUSTRY**

The Southern District has potential for Bed and Breakfast style accommodation off the Newell Highway and for Rural Experience or farmstay development on some properties off the Obley Road such as "The Meadows".

The historic significance of "The Springs" could also be further exploited as could the scenic appeal of the surrounding area and Little River Area for tourist drives or even "eco-tourism". So Council should strive to encourage tourism activity in this area as a secondary or supplementary use to agriculture.

POSSIBLE BENEFITS

- * Diversify local rural economic base
- * Diversify local tourism industry
- * Broaden accommodation choice in respect of costs, type, location

APPROACH

Tourism in Dubbo needs more diversity in accommodation choice and a greater range of activities for visitors, especially with the recent trend into experiential tourism.

Tourism proposals in the rural area can cause conflicts with agriculture so the Tourism aspects of the Strategy are subordinate. Tourism must be complimentary to and compatible with agriculture in the vicinity.

The Development Corporation Tourism Strategy needs to be guided and supported by Councils planning and control functions. The Council, the Corporation and the industry will need to cooperate closely to achieve this.

The rural area of Dubbo can be part of the asset base for that strategy. It provides prospects in bed and breakfast, farm-stay, as a potential base for experience or environmental tourism focussed on unique aspects of the local ecology, archaeology, history and rural lifestyle, and perhaps as a "gateway" to the Outback for the Sydney market. The strategy (and subsequent LEP) must protect the relevant assets and facilitate their development.

The Strategy recognises four (4) main opportunities to promote tourism in Dubbo's rural areas:-

- (1) Bed and Breakfast Accommodation
- (2) Rural Experience Holidays eg Farm stays
- (3) Interpretive/Educational tourism eg historic sites
- (4) Leisure Facilities

(1) BED AND BREAKFAST ACCOMMODATION*

*Definition - Small scale, personalised accommodation in houses rather than hotels/motels typically short term visits (eg overnight weekend).

Locations Major travel routes such as the Newell and Mitchell Highways and Dunedoo Road and the villages of Wongarbon and Ballimore and historic buildings or cottages.

Issues Access from the main travel routes (Highways and Dunedoo Road) and/or from the city.
Signposting
Standard of facilities (building quality, character, meals, setting etc)
Traffic noise impact on/from farm activities etc
Non conflicting land use

Interested Parties

Landowners
DCC Environmental Services Division
Tour Operators,
Visitors Information Centre,
Dubbo City Development Corporation,
NRMA
National Trust

ACTION PLAN FOR BED AND BREAKFAST**POLICIES:**

- Encourage**
- (1) DCDC and DCC to co-operate to promote community awareness of the tourist value of the rural landscape (eg through photographic and art competitions and displays)
 - (2) Encourage the Visitors Centre to collect data on tourist needs and interests (eg costs and form of accommodation, interpretive tourism for students).
 - (3) Encourage use of heritage and Council's heritage advisor in rural areas by attaching this information on 149 Certificates and rate notices for historic properties.
 - (4) Encourage the Visitors Centre to co-ordinate school visit to Western Plains Zoo with other attractions.
 - (5) Encourage the DCDC/visitors centre/tour companies to provide a local directory of accommodation, sites and attractions and tours.
 - (6) DCDC/DCC to seek grants for rural heritage development.
- Control**
- (1) Allow for tourist facilities and attractions subject to consent.
 - (2) Allow for subdivision for the purposes of tourism subject to consent and submission of a farm management tourism plan that demonstrates the compatibility of the proposal with other productive land uses.
 - (3) Prepare a register of historic sites and require consent for any development thereon (including demolition).
 - (4) Allow for signage conforming with the relevant standards advertising on-farm tourism on the major traffic routes and on the site and directional signage on road signs, subject to consent.

(5) Adopt development control policies/guidelines that reflect the States' minimum standards for differing types and scales of tourist facilities and also ensure that no conflicts arise between on-farm tourism and other productive landuses.

Assist

- (1) DCDC to approach adjoining towns seeking more co-ordinated tours through the Central West and West that include Dubbo.
- (2) Identify and promote through signage a local rural tourist drive.
- (3) DCDC/DCC to consider purchase of threatened historic sites where grant funds are available.
- (4) Lobby the RTA, the Orana Regional Development Board and other Councils to identify Dubbo on signs at turnoffs outside the city onto the Newcastle Link, onto the Obley/Molong Link and onto the Old Dubbo Road.

(2) RURAL EXPERIENCE HOLIDAYS/FARMSTAYS*

*Definition - accommodation and activity packages where visitors become involved in rural activities typically over a few days.

Locations	Established farms and the villages of Wongarbon and Ballimore.
Issues	Accommodation standards and facilities. A diverse range of activities on-site and in the area (eg horse riding, fishing, bushwalking). Access Proximity to main travel routes. Directional signage Non-conflicting land use
Interested Parties	Landowners, DCDC, Visitors Information Centre, NSW Agriculture, NRMA, DCC Environmental Services Division.

ACTION PLAN FOR FARMSTAYS**POLICIES:**

Encourage	(1) DCDC and DCC to co-operate to promote community awareness of the tourist value of the rural landscape (eg through photographic and art competitions and displays)
	(2) Encourage the Visitors Centre to collect data on tourist needs and interests (eg costs and form of accommodation, interpretive tourism for students).
	(3) Encourage use of heritage and Council's heritage advisor in rural areas by attaching this information on 149 Certificates and rate notices for historic properties.
	(4) Encourage the Visitors Centre to co-ordinate Schools' visit to Western Plains Zoo with other attractions.
	(5) Encourage the DCDC/visitors centre/tour companies to provide a local directory of accommodation, sites and attractions and tours.
	(6) DCDC/DCC to seek grants for rural heritage development.
Control (C)	(1) Allow for tourist facilities and attractions subject to consent.
	(2) Allow for subdivision for the purposes of tourism subject to consent and submission of a farm management tourism plan that demonstrates the compatibility of the proposal with other productive land uses.
	(3) Prepare a register of historic sites and require consent for any development thereon (including demolition).
	(4) Allow for signage conforming with the relevant standards advertising on-farm tourism on the major traffic routes and on the site and directional signage on road signs, subject to consent.
	(5) Adopt development control policies/guidelines that reflect the States' minimum standards for differing types and scales of tourist facilities and also ensure that no conflicts arise between on-farm tourism and other productive landuses.
	(6)* Require a farm management plan with applications for farm-stay operations to ensure the agricultural base - farming - is itself genuine and sustainable.

-
- Assist (A)
- (1) DCDC to approach adjoining towns seeking more co-ordinated tours through the Central West and West that include Dubbo.
 - (2) Identify and promote through signage a local rural tourist drive.
 - (3) DCDC/DCC to consider purchase of threatened historic sites where grant funds are available.
 - (4) Lobby the RTA, the Orana Regional Development Board and other Councils to identify Dubbo on signs at turnoffs outside the city onto the Newcastle Link, onto the Obley/Molong Link and onto the Old Dubbo Road.

(3) INTERPRETIVE/EDUCATIONAL TOURISM*

*Definition - tourism focussed on a particular interest, eg Aboriginal Heritage, historic buildings, eco-tourism, or particular farming enterprises. It may be for day excursions or tours or involve overnight stays (eg spotlighting) for students or other interested parties

Locations Aboriginal Sites - Terramungamine Reserve, Beni/Barbigal sites etc
 Historic Buildings/and Heritage Sites - eg Pioneer Cemetery
 Eco tourism - Little River Area, Wongarbon and Coolbaggie Nature Reserves,
 State Forests, Macquarie River, Wambangalang Field Studies Centre, Old
 Harbour etc
 Farming, agro-forestry areas

Issues Points of interest
 Access
 Protection and Management of the asset
 Interpretation eg documentation, signage, tour guides
 Non conflicting landuse

Interested Parties Landowners, Aboriginal Groups, Heritage Advisor and Committees, Dubbo Museum, NPWS, Landcare Groups, NSW Ag, DCC Parks and Landcare, Western Plains Zoo, DLWC, National Trust

ACTION PLAN FOR INTERPRETIVE TOURISM

- Encourage**
- (1) DCDC and DCC to co-operate to promote community awareness of the tourist value of the rural landscape (eg through photographic and art competitions and displays)
 - (2) Encourage the Visitors Centre to collect data on tourist needs and interests (eg costs and form of accommodation, interpretive tourism for students).
 - (3) Encourage use of heritage and Council's heritage advisor in rural areas by attaching this information on 149 Certificates and rate notices for historic properties.
 - (4) Encourage the Visitors Centre to co-ordinate school visit to Western Plains Zoo with other attractions.
 - (5) Encourage the DCDC/visitors centre/tour companies to provide a local directory of accommodation, sites and attractions and tours.
 - (6) DCDC/DCC to seek grants for rural heritage development.
- Control**
- (1) Allow for tourist facilities and attractions subject to consent.
 - (2) Allow for subdivision for the purposes of tourism subject to consent and submission of a farm management tourism plan that demonstrates the compatibility of the proposal with other productive land uses.
 - (3) Prepare a register of historic sites and require consent for any development thereon (including demolition).
 - (4) Allow for signage conforming with the relevant standards advertising on-farm tourism on the major traffic routes and on the site and directional signage on road signs, subject to consent.
 - (5) Adopt development control policies/guidelines that reflect the States' minimum standards for differing types and scales of tourist facilities and also ensure that no conflicts arise between on-farm tourism and other productive landuses.

- (6)* Allow for one caretakers residence where supervision and/or security is necessary (eg for Aboriginal artefacts)
- Assist
- (1) DCDC to approach adjoining towns seeking more co-ordinated tours through the Central West and West that include Dubbo.
 - (2) Identify and promote through signage a local rural tourist drive.
 - (3) DCDC/DCC to consider purchase of threatened historic sites where grant funds are available.
 - (4) Lobby the RTA, the Orana Regional Development Board and other Councils to identify Dubbo on signs at turnoffs outside the city onto the Newcastle Link, onto the Obley/Molong Link and onto the Old Dubbo Road.
 - (5)* Consider providing support facilities where appropriate for educational based tourism (eg interpretation signs, information).

Details on Leisure Facilities are not highly relevant to this district but details can be found on pages 23 and 24 of the Rural Development Strategy.

- (4) *Forestry is another development opportunity in rural Dubbo but as it is not the focus for future development of this district. Details can be found on pages 25 and 26 of the Rural Development Strategy.*
- (5) *Mining is another development opportunity in rural Dubbo but as it is not the focus for future development of this district. Details can be found on pages 27 and 28 of the Rural Development Strategy.*

(6) RECREATION**OBJECTIVE:****USE THE RECREATION POTENTIAL OF THE RURAL AREA**

The Southern District includes the Little River Area, Glennie Ridge, TSRs and adjoins the Sappa Bulga area, all of which may have a recreational value which has not yet been tapped. Indeed, access to recreational sites within this area would assist attaining the tourism objective. However, such uses would have to be carefully undertaken and managed to ensure both of these land uses supplement rather than undermine agricultural productivity.

POSSIBLE BENEFITS

- * Wider range of activities available to visitors which would complement the tourism industry.
- * Wider range of recreation opportunities for the Dubbo community
- * Promote wider community appreciation of the rural area.

APPROACH

Recreation proposals in the rural area are principally valued as an adjunct to tourism, providing opportunities to add interesting activities to rural based tourism. They should be subject to being compatible with agriculture in the vicinity and careful management.

A recreational lands strategy for the Dubbo rural area should reflect such issues as:-

- * the need to widen the range of recreational activities available to visitors, especially of an exploratory or non commercial nature, to encourage longer stays.
- * the lack of state recreation or national park reserves within or close to Dubbo.
- * the resulting relative lack of opportunity and facilities for informal outdoor recreation such as walking, riding, camping, boating.
- * the prospects for more recreational use of forest areas, the river system and other scenic assets as adjuncts to rural based tourism ventures.

Council's strategy should be based on the findings of its recreation and leisure needs study. Council could function (depending on the case) as provider or facilitator (eg in the case of privately held land to which public access is desirable), or as a regulator (eg to ensure compatibility with other objectives).

The strategy identifies opportunities in the rural area which appear relevant to meeting these various needs, and which may need to be reflected in the Rural LEP.

*Definition - this includes all recreation that uses the rural waterways such as fishing, canoeing, power boating and swimming as well as land based activities such as bushwalking, horse riding, orienteering, picnicking and cycling.

Locations Primarily the Macquarie River but also includes the major tributaries such as the Talbragar and Little Rivers, Coolbaggie and Wambangalang Creek, State Forests, Nature Reserves and village parks. Council reserves and crown lands in the Little River Area and Sappa Bulga areas, TSRs in scenic areas, disused railway lines (as appropriate and where publicly owned).

Issues Vehicle accessibility
Support Facilities
Scenic Value or features of interest
Environmental Management Plans (sustainability, habitat resilience, water quality, rehabilitation)
Risk and Fire Hazard Management
Compatibility with adjoining land uses

Interested Parties Land Owners, DCC Technical Services Division, DCC Parks and Landcare Division, RTA, DLWC (Water), SRA, NPWS, DLWC (Soils), relevant recreation/sporting groups, DCDC and Tourism Strategy, Visitors Centre, Recreation Study Consultants, TCM groups, NSW Ag, State Forests, Landcare Groups, Fire Control Officers, DCC Community Services Division

ACTION PLAN FOR RURAL RECREATION

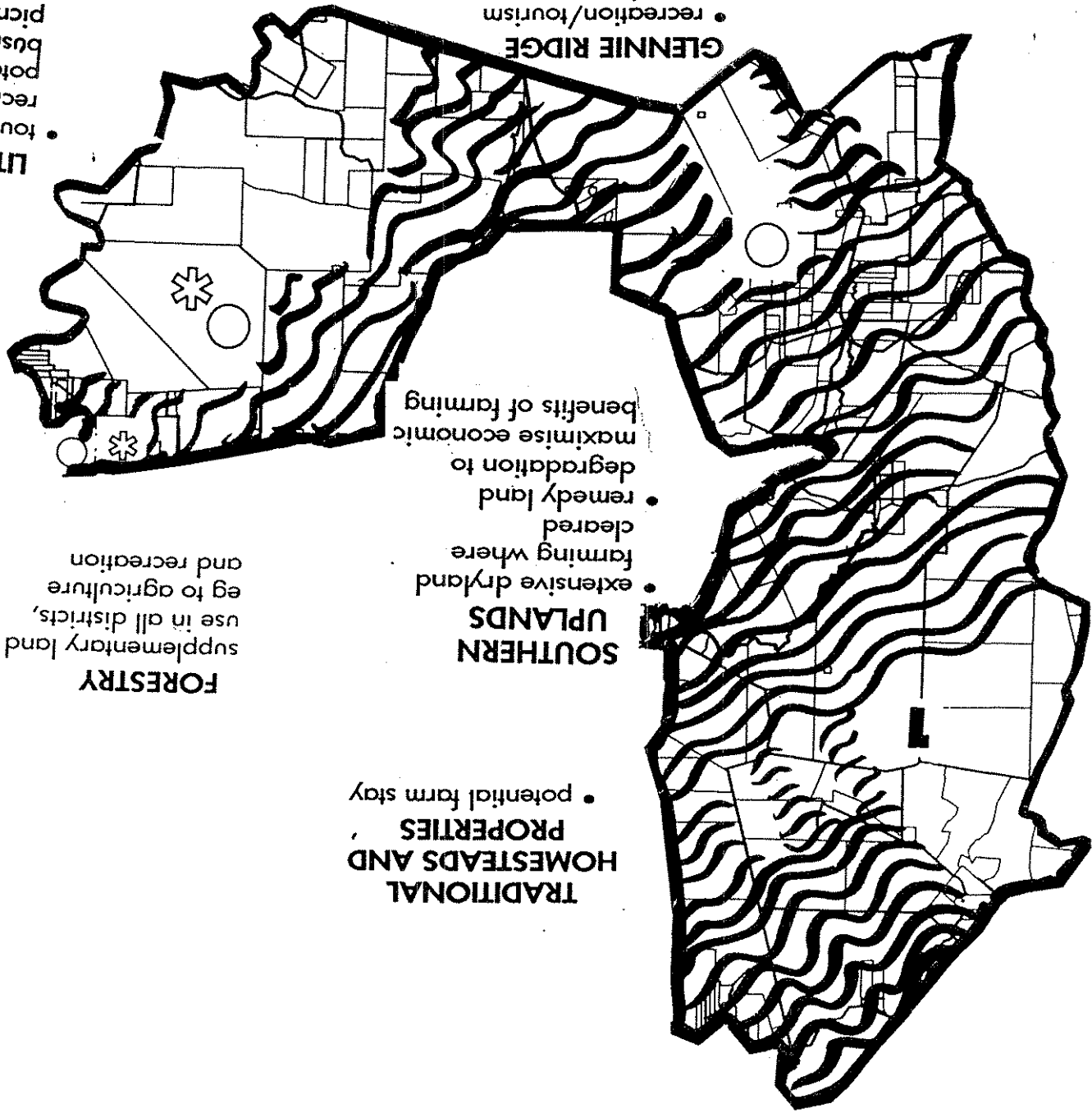
POLICIES:

- Encourage**
- (1) Advise the community of appropriate existing accessible public reserves.
 - (2) Encourage landowners to approach Council with problems associated with public access to rural recreational sites.
 - (3) Encourage landowners to consult with Council on the development potential of sites of recreational value (possibly in conjunction with tourism proposals).
 - (4) DCC to encourage State Forests to convert Beni National Forest to a State Recreation Area.
- Control**
- (1) Protect existing sites from inappropriate development and recognise potential recreation sites in the LEP/DCCP.
 - (2) Permit commercial recreational use and associated development, subject to consent and appropriate management plans.
 - (3) Develop guidelines for recreation proposals to ensure compatibility with adjoining land uses.
- Assist**
- (1) Council may prepare management plans as appropriate and at its discretion for specific proposals, at the cost of the developer.
 - (2) Direct developers to use DCC as a facilitator between landowners and user groups where necessary.
 - (3) Provide for pre-development application discussion of recreation proposals between developers and Council.
 - (4) Consider provision of Council assistance in seeking grants, where appropriate.
 - (5) Provision and maintenance of safe legal access to recreational sites.
 - (6) Consider provision of support facilities on public reserves of recreational value (eg toilets, boat ramps, directional signage, BBQ facilities, litter bins) and program them as appropriate.

-
- (7) Consider acquiring sites of important recreational value. (eg potential lookouts)
 - (8) Consider assisting landowners adjoining public reserves to provide fencing where it is necessary.
 - (9) Consider forming connecting riding trails and bush walks within Council recreational areas where appropriate and subject to managing any potential conflict with other land uses.
 - (10) Consider pursuing grants for development of rural recreation facilities
 - (11) Consider simplifying boundaries of Crown Reserves through negotiation and exchange of land where necessary and practical.
 - (12) Protect the quality of Waterways to ensure safe use and a plentiful supply of native freshwater fish (see waterways).
 - (13) DCC to consider acquisition of private timbered lands for public recreation purposes (eg. Little River Area) if clearing is refused and where amenable to the owners.
-
- (7) *Settlement is another development opportunity in rural Dubbo but as it is not the focus for future development of this district. Details can be found on pages 32-36 and 53-57 of the Rural Development Strategy.*

KEY

DISTRICTS	<ul style="list-style-type: none"> 1. Southern 2. Minore 3. Coolbaggle 4. Goonoo 5. Talbragar 6. Macquarie 7. Benlong
	Intensive agriculture
	Alluvial/broadacre agriculture
	Dryland/extensive agriculture
	Forestry and Forestry expansion
*	Tourism Value
○	Recreational opportunities
≡≡	Major transport routes
■	Settlement
△	Mining assets
□	Uncleared lands
—	Existing urban-rural L.E.P. boundary
- - -	Proposed urban-rural L.E.P. boundary



**TRADITIONAL
HOMESTEADS AND
PROPERTIES**

- potential farm stay

**SOUTHERN
UPLANDS**

- extensive dryland farming where cleared
- remedy land degradation to maximise economic benefits of farming

FORESTRY

supplementary land use in all districts, eg to agriculture and recreation

GLENZIE RIDGE

- recreation/tourism use of scenic appeal

LITTLE RIVER

- tourism/recreational potential, eg bushwalking, picnicking, ecotourism

ENVIRONMENTAL CONSTRAINTS

- (1) *Waterways Protection is of general relevance but not a focus for future management of this district. Details can be found on pages 39-40 of the Rural Development Strategy.*
- (2) *Aquifer Protection is of general relevance but not a focus for future management of this district. Details can be found on pages 41-42 of the Rural Development Strategy.*
- (3) *Flooding Protection is of general relevance but not a focus for future management of this district. Details can be found on pages 43-44 of the Rural Development Strategy.*

(4) EROSION

OBJECTIVE:

PREVENT THE SPREAD OF EROSION AND REMEDY EXISTING AREAS.

The Southern District includes substantial areas of class VII and VIII lands (ie low land capability) in the steeper Little River area to the east and the Glennie Ridge area between the Obley and Dilladerry Roads. Such areas are highly susceptible to soil erosion and so are unsuitable for extensive clearing.

Locations

Principally the drainage systems, cleared lands and class VII and VIII capability lands. All other areas are susceptible.

Issues

Effectiveness of SEPP 46 and events and practices that may result in erosion:

- * Drought,
- * flood,
- * clearing,
- * farming practices,
- * riparian management.
- * soil depletion and siltation

Interested

Parties

Landowners, Landcare Groups, DLWC, NSW Agriculture, NSW Farmers, DCC, Local Schools, NPWS.

ACTION PLAN FOR EROSION

POLICIES:

- Inform**
- (1) Obtain the assistance of DLWC and NSW Agriculture to identify and inform the community on:-
 - (a) the causes of erosion (eg surface clearing, inappropriate cropping, overstocking, lack of windbreaks, poor drainage control);
 - (b) the impact of erosion (eg decreased agricultural productivity, devaluation of land, pollution, restorative costs, loss of habitats); and
 - (c) the solutions to erosion (eg tree planting, sustainable farming techniques, riparian management)

by providing information with 149 Certificates, rate notices, displays in Council's foyer and encouraging landowners to seek further advice from DLWC.

- | | | |
|----------------|-----|--|
| Control | (1) | DLWC and Council to identify susceptible sites such as drainage systems and class VII and VIII lands on the LEP/DCP and update the Strategy as necessary. |
| | (2) | DCC to support implementation of SEPP No. 46 by DLWC and NPWS. |
| | (3) | Require consent and erosion control plans for any "work" (as defined in the Act) likely to cause erosion. |
| | (4) | Any further development of susceptible sites to be conditional on rehabilitation by the developer. |
| | (5) | Farm management plans where they are required (see Agriculture) should include provisions on contour ploughing/banks, and other sustainable farming techniques for erosion control. |
|
 | | |
| Assist | (1) | DCC Technical Services and Parks and Landcare Division to lead by example in remedying erosion and limiting ground cover removal along road reserves through roadside management strategies. |
| | (2) | Council support of and involvement in landcare groups, through Director Parks and Landcare. |
| | (3) | DCC Technical Services Division to consider practical assistance to landowners (machinery, expertise) when approached. |
| | (4) | DCC Technical Services and Parks and Landcare Division to rehabilitate existing disturbed sites that are Council owned or controlled (eg old quarries). |
| | (5) | DCC, through MEH, to liaise with DLWC and NPWS to ensure Council awareness of the operation of SEPP No. 46 and DLWC and NPWS's monitoring of clearing in the Dubbo area. |

(5) DRYLAND SALINITY**OBJECTIVE:****PREVENT THE SPREAD OF DRYLAND SALINITY AND REMEDY EXISTING AREAS.**

The Wambagalang and Paddy's Creek catchment area is one of the largest areas in Dubbo known to be seriously affected by dryland salinity. So the Action Plan to control salinity which highlights the need for vegetation to control the water table applies to this district.

Locations	Principally the existing surface outbreaks of salinity as identified by DLWC on their maps. Other areas are susceptible.
Issues	Effectiveness of SEPP No. 46 and other matters which may effect or promote salinity:- <ul style="list-style-type: none"> * Clearing, * geology, * water tables, * farming practices.
Interested Parties	Landowners, Landcare Groups, DLWC, NSW Ag, NSW Farmers, Murray Darling Basin Commission, local schools and NPWS

ACTION PLAN FOR SALINITY**POLICIES:**

Inform	(1) Obtain the assistance of DLWC to identify and inform the community on:- <ul style="list-style-type: none"> (a) the causes of Dryland Salinity (eg geology, clearing and rising water tables); (b) the impacts of Dryland Salinity (eg reduced agricultural productivity, impeded natural plant growth, devalues land, loss of habitats, restorative costs) and; (c) solutions to Dryland Salinity (eg reforestation and lowering of water tables) by providing information with 149 Certificates, Rate Notices, displays in Council's foyer and encouraging landowners to seek further advice from DLWC and NSW Agriculture.
Control	(1) DLWC and Council to identify affected and susceptible sites separately in the LEP/DCCP and update the Strategy as necessary. (2) DCC to support implementation of SEPP No. 46 by DLWC and NPWS. (3) Farm management plans, where they are required (see Agriculture), should include provisions for sustainable farming techniques to prevent salinity. (4) Any further development of susceptible sites to be conditional on rehabilitation by the developer. (5) Require consent for any "works" likely to cause the water table to rise.

-
- Assist**
- (1) Council, through MEH and when approached by landowners regarding a new salinity problem to provide a referral service to the relevant landcare co-ordinator.
 - (2) Council to consider providing salt resistant trees and shrubs and planting advice to landowners and Landcare groups when approached.
 - (3) Support landcare group applications for SALT-ACTION funding through DLWC
 - (4) Commence a remedial program (eg planting salt resistant trees and shrubs) on all Council controlled land affected by Dryland Salinity.
 - (5) DCC through MEH to liaise with DLWC and NPWS to ensure Council awareness of the operation of SEPP No. 46 and the DLWC and NPWS's monitoring of clearing in the Dubbo area.

(6) WILDLIFE HABITATS**OBJECTIVE:****A NETWORK OF HABITATS ABLE TO SUPPORT THE FAUNA AND FLORA NATIVE TO THIS AREA.**

The Southern District features large areas of remnant vegetation (eg Little River Area) which represent important habitat areas for native flora and fauna. The timbered corridors along the waterways and ridgelines also allow for wildlife movement. So, the Action Plan for Wildlife Habitats applies to this district.

Locations

Principally, the areas of remnant vegetation which includes uncleared private land, TSRs, waterways, forests, roadside and nature reserves, the Zoo.

Issues

Matters that may impact upon habitat areas and corridors:-

- * Clearing,
- * grazing,
- * water quality,
- * fire and drought,
- * roads,
- * shooters,
- * introduced plant and animal species,
- * management of adjoining council areas.

Interested**Parties**

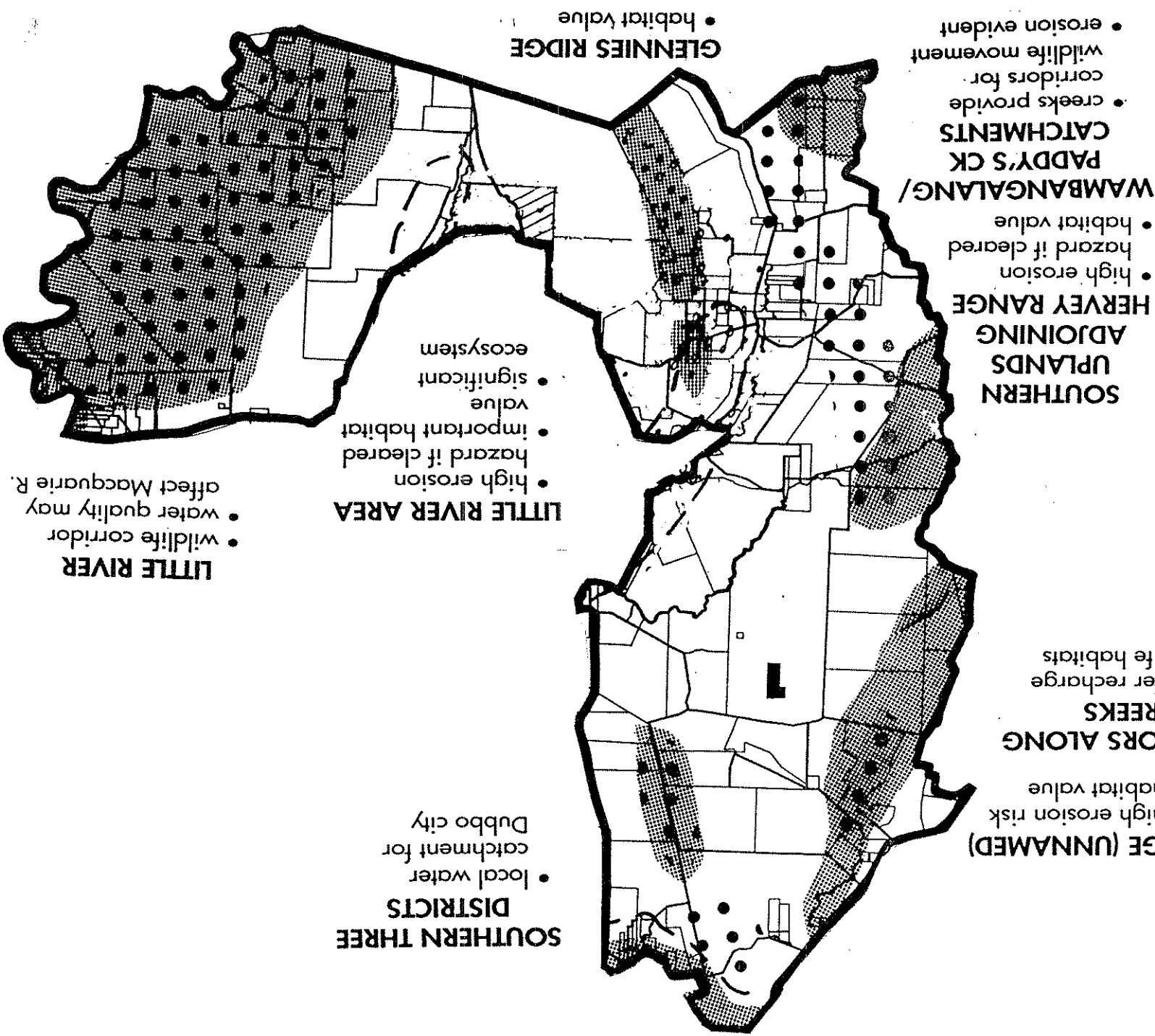
Landowners, Dubbo Field Naturalist Society (DFNS), NPWS, State Forests, RLPB, Lands Dept, Landcare Groups, WIRES, Zoo, Wambangalang Field Studies Centre, local schools, NSW Museum, DCC Parks and Landcare Division Technical Services Division and Environmental Services Division.

ACTION PLAN FOR HABITATS**POLICIES:**

- | | |
|----------------|--|
| Inform | (1) Inform the community on:- <ul style="list-style-type: none"> (a) the value of native flora and fauna, habitats and corridors eg aesthetics, climate control, land stabilisation, food and seed sources, biodiversity, heritage; and (b) the threats to flora and fauna from feral cats and dogs, foxes, rabbits, weeds, competition from stock and clearing of remaining habitat areas; and (c) the extent of significant habitat areas by providing information with 149 Certificates, rate notices and displays in Council's foyer. |
| Control | (1) DCC to support implementation of SEPP No. 46 by NPWS and DLWC |
| | (2) DCC to support RLPB and NPWS initiatives to control feral animals. |
| | (3) DCC Parks and Landcare and Environmental Services Division to consider applications for roadside grazing. |
| Assist | (1) MEH to liaise with DFNS and NPWS to develop a schedule of important habitats and corridors. |

- (2) MEH to liaise with NPWS and DFNS to prepare an environmental management plan for wildlife habitats.
- (3) DCC Parks and Landcare and Technical Services Divisions to incorporate protection of wildlife corridors into roadside management plans.
- (4) DCC to support RTA initiatives for incorporation of wildlife corridor protection into roadside management plans.
- (5) Control the use of selected Council controlled Road Reserves for stock grazing by making them subject to a satisfactory management plan.
- (6) DCC to support the State Government initiative to ensure a secure environmental allocation of water supply.
- (7) DCC/RTA to provide wildlife warning signs where major habitat areas adjoin roads.
- (8) DCC to lobby the Minister for Agriculture for registration and desexing of domestic cats.
- (9) Council sponsorship of native flora and fauna recovery programs.

(7) *Contaminated Lands may exist in this district but have not yet been identified so the policies for contaminated lands can be found on page 51 of the Rural Development Strategy.*



KEY

DISTRICTS

1. Southern
2. Minor
3. Coobaggie
4. Geelong
5. Talbragar
6. Macquarie
7. Benolong

- Soil erosion hazards
- Vegetation & habitat value
- Groundwater recharge areas
- Flood liable lands (1 in 100 year)
- Significant creeks & rivers
- Existing urban-rural L.E.P. boundary and district boundaries
- Proposed urban-rural L.E.P. boundary

RIDGE (UNNAMED)

- high erosion risk
- habitat value

CORRIDORS ALONG CREEKS

- aquifer recharge
- wildlife habitats

SOUTHERN THREE DISTRICTS

- local water catchment for Dubbo city

LITTLE RIVER

- wildlife corridor
- water quality may affect Macquarie R.

LITTLE RIVER AREA

- high erosion hazard if cleared
- important habitat value
- significant ecosystem

SOUTHERN UPLANDS ADJOINING HERVEY RANGE

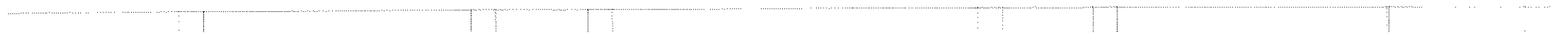
- high erosion hazard if cleared
- habitat value

WAMBANGALANG/PADDY'S CK CATCHMENTS

- creeks provide corridors for wildlife movement
- erosion evident

GLENNIES RIDGE

- habitat value



APPENDIX

RURAL STRATEGY GOAL

FULFIL THE ECONOMIC POTENTIAL OF DUBBO'S RURAL AREA WITHIN SUSTAINABLE RESOURCE MANAGEMENT PRINCIPLES.

DEVELOPMENT OPPORTUNITY OBJECTIVES

(Fulfill the economic potential of Dubbo's Rural area)

Agriculture

A more secure future for agriculture in Dubbo and expansion of its economic value

Transport

Safe, efficient transport links between Dubbo and other major centres with capacity for future expansion.

Tourism

Expand Dubbo's rural based tourism industry

Forestry

Expansion of the Dubbo area timber industry

Mining

Allow mines and extractive industries where consistent with environmental objectives.

Recreation

Use the recreation potential of the rural area

Settlement

Direct rural settlement pressures into the rural villages and selected areas of existing fragmentation.

(Note - heritage and cultural resources (both aboriginal and non) are important considerations in the development of the rural area so a separate strategy for cultural resources is being prepared and will be incorporated at that stage)

ENVIRONMENTAL MANAGEMENT OBJECTIVES

(Sustainable resource management principles)

Waterways

Safe, sustainable and multifunctional riverine environments.

Aquifers

Stabilise water levels and water quality in the aquifer.

Flooding

Manage Dubbo's floodplains to minimise the damage of flooding.

Erosion

Prevent the spread of erosion and remedy existing areas.

Dryland Salinity

Prevent the spread of dryland salinity and remedy existing areas.

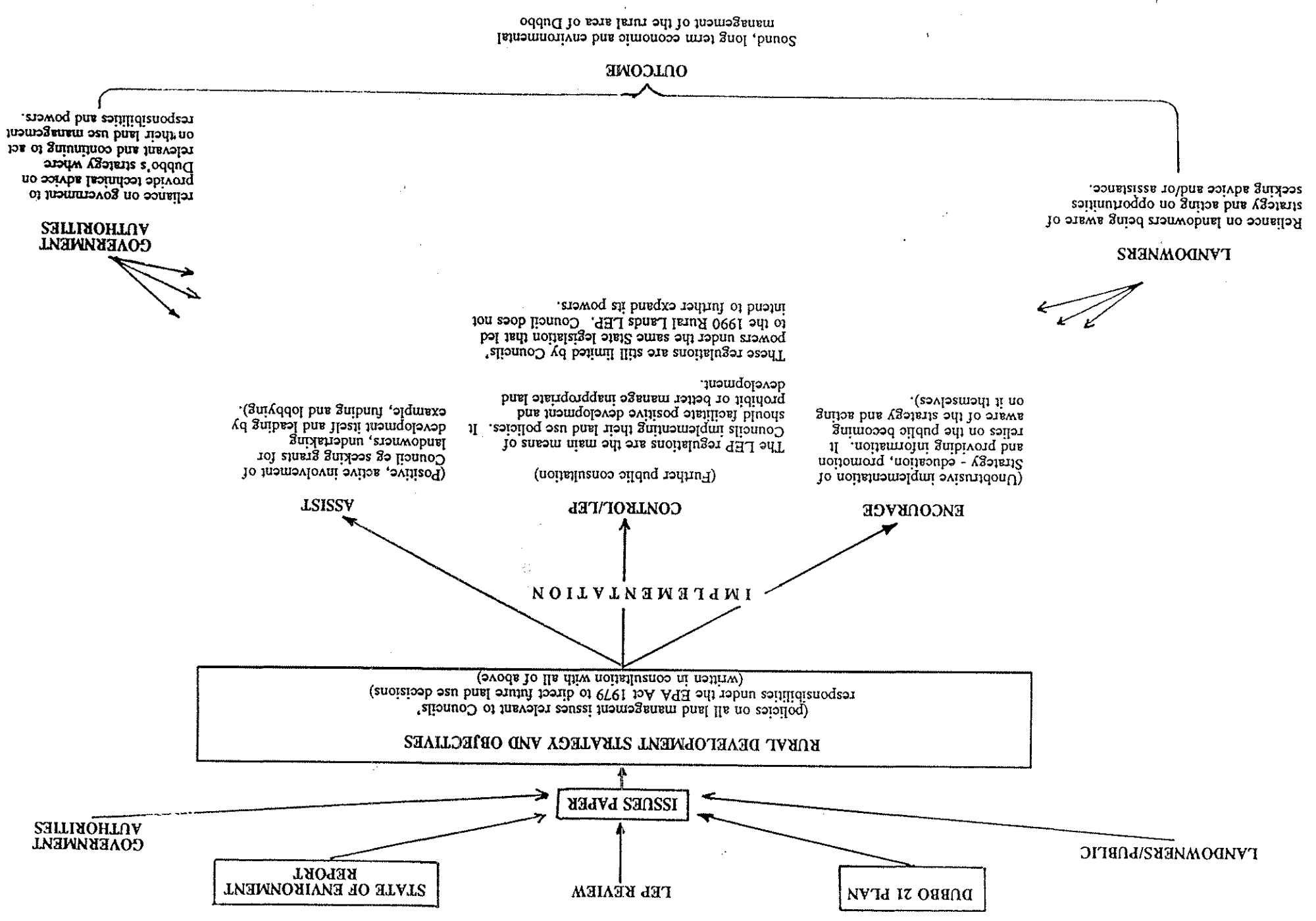
Wildlife Habitats

A network of habitats able to support the fauna and flora native to this area.

Contaminated Lands

Minimise and Control Contamination of Rural Lands

(Note: whilst weed and fire control are also important issues they can be addressed within the action plans for the other objectives)



ABBREVIATIONS USED/GLOSSARY

ANZECC	Australia and New Zealand Environmental Conservation Council
CMCs	Catchment Management Committees
DA	Development Application
DCC	Dubbo City Council
DCDC	Dubbo City Development Corporation
DCP	Development Control Plan - set of regulations that are usually more specific to an area or an issue and are meant to supplement the LEP.
DLWC (Soil)	Department of Land and Water Conservation (Branch previously known as the Soil Conservation Service of CALM))
DLWC (Water)	Department of Land and Water Conservation (Branch previously known as Department of Water Resources)
DUAP	Department of Urban Affairs and Planning
EPA	Environmental Protection Authority
LAND CAPABILITY	A scale of land classes used by SCS to identify the limits to which land can be disturbed and used before problems arise.
LAND SUITABILITY	A scale of classes used by NSW Ag, based on capability but also considers some outside factors such as access.
LEP	Local Environmental Plan - the main planning regulation used by Council to manage rural land - it introduces zones and stipulates what land uses Council will and won't allow in each zone.
MSB	Maritime Services Board
NPWS	National Parks and Wildlife Service
NSW AG.	New South Wales Agriculture
REP	Regional Environmental Plan
SES	State Emergency Service
TCM	Total Catchment Management
TSR	Travelling Stock Route

