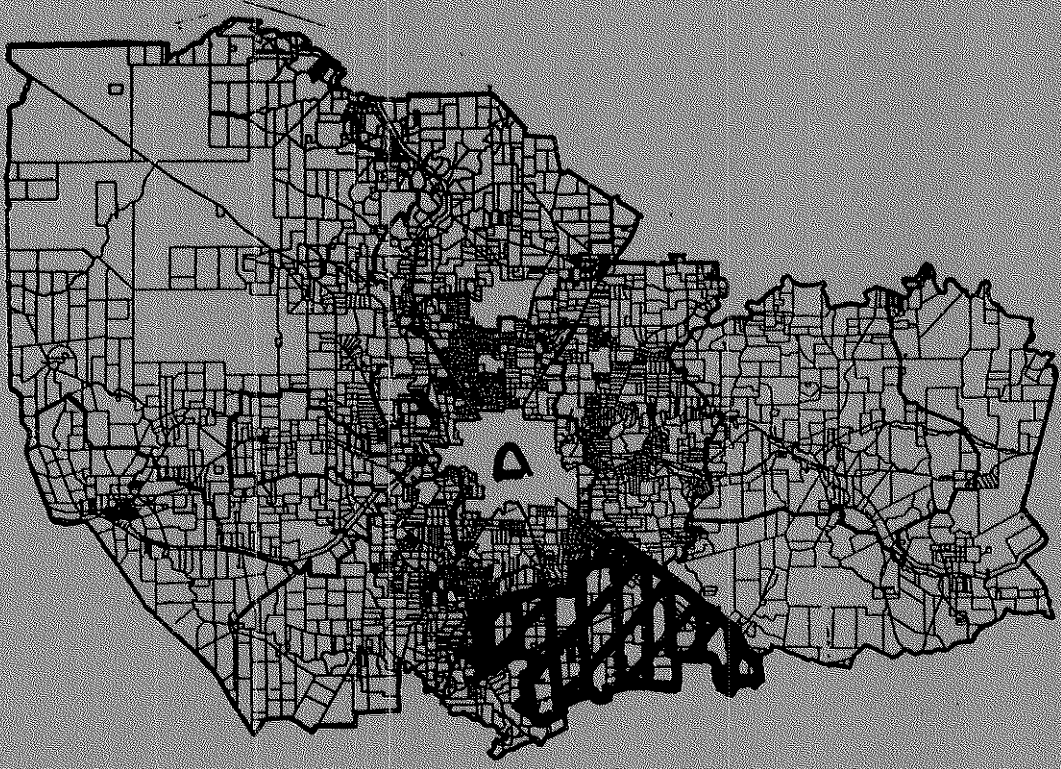
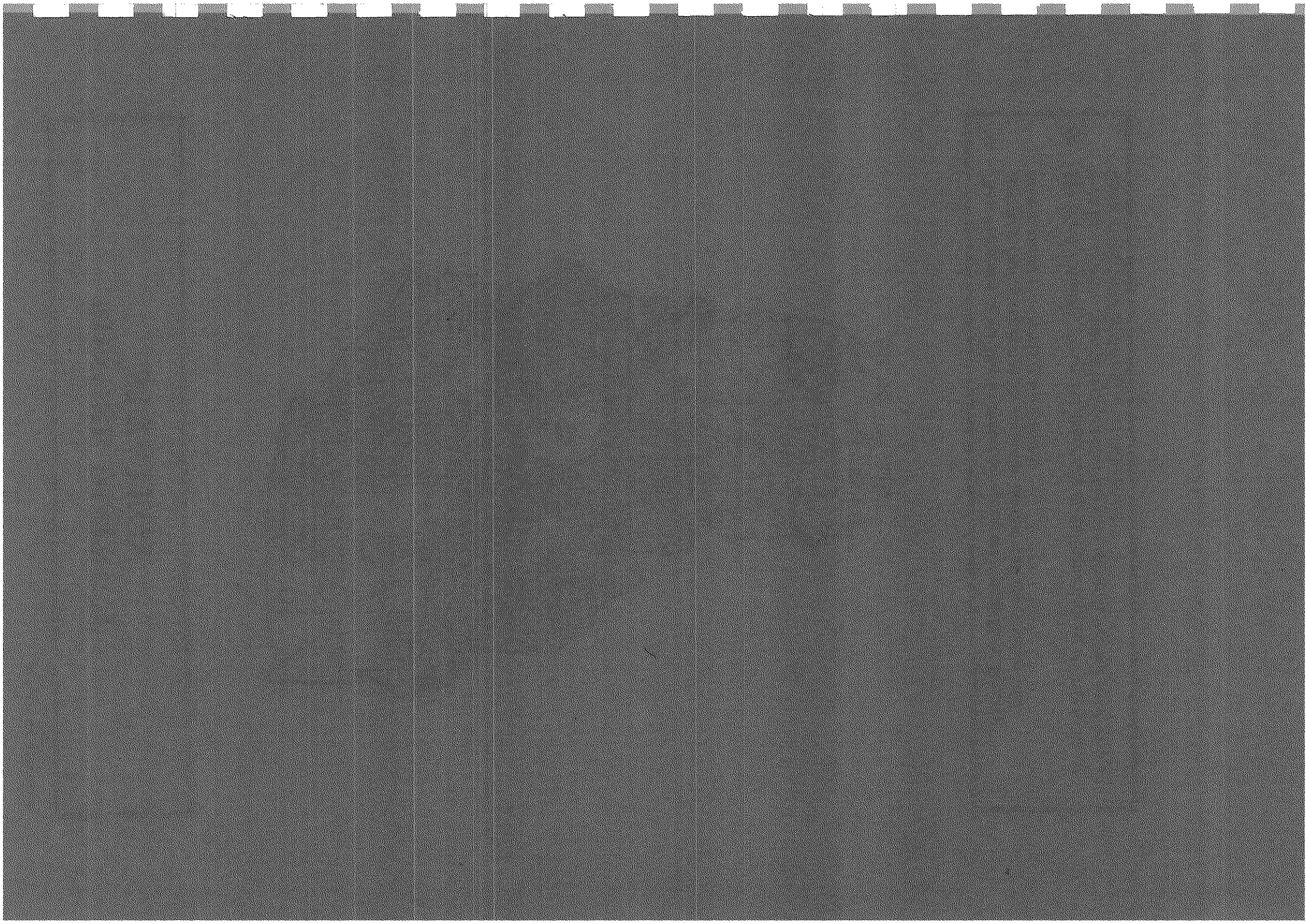


MINORE DISTRICT STRATEGY



- (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

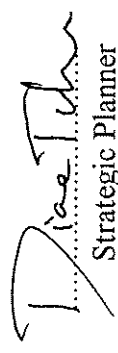
The Rural Area Development Strategy was adopted by Council as the rural policy package for Dubbo City Council at its meeting held on 4 December 1995 (refer clause 95/116 - Works and Services Committee meeting held 9/11/95).


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



MINORE DISTRICT STRATEGY

OVERVIEW

The Minore District comprises the undulating, predominately cleared and fragmented areas on the Western fringe of the City. It has relatively low agricultural value, but is very accessible. It includes a number of major transport routes.

It has some scenic value in the more elevated areas and has few major waterways. It is susceptible to soil erosion and salinity problems.

Given these factors, the Minore District really only provides opportunities for continued extensive agriculture, or agro-forestry and possibly for increased recreational use. There are no obvious tourism opportunities but any proposals should be considered sympathetically. Further settlement within the fragmented areas may also be feasible if in keeping with the Urban Strategies. The transport objective is also highly relevant.

DESCRIPTION

ENVIRONMENT	DEVELOPMENT CHARACTER	ECONOMIC SIGNIFICANCE
Low capability Entire small catchments excluding floodplain Undulating - flat Scattered scrubland	Medium - Large Holdings to West Extensive grazing and improved pastures (sheep and cattle and fodder crops) Fragmented core and to East Abuts Urban Area Moderate conflict potential	Moderate Agricultural Production - grazing Newell Highway Mitchell Highway Western Railway line Rural residential dormitory

FEATURES Scout Reserve, Western Railway Line, Newell Highway Corridor, City Garbage Tip

DEVELOPMENT OPPORTUNITIES

- Improve efficiency of transport corridors (Mitchell, Newell, Railway)
- Extensive grazing - needing aggregation of holdings
- Recreation value - Sappa Bulga
- Consolidation of hobby farming areas
- Private small scale, agro-forestry

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

- Wildlife habitat and corridors (eg elevated Sappa Bulga Forested Area to south west corner and TSRs along Newell)
- Some soil erosion risk
- Fire hazard (risk increased by additional residential development)
- Some dryland salinity - isolated

MINORE DISTRICT ACTION PLAN

Council can influence outcomes in three main ways:-

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

DEVELOPMENT OPPORTUNITIES

(1) AGRICULTURE

OBJECTIVE:

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

The land quality in the Minore District is relatively poor and the district is largely fragmented. Consequently, it is not considered to be one of Dubbo's main agricultural areas. However there are some larger properties to the South towards the Sappa Bulga Area which are being used for extensive agriculture. Given the location of these sites away from the city and near a major transport route and as the other opportunities are also limited, extensive agriculture is still probably one of the most efficient land uses for this areas so Council should strive to retain and support these extensive farming enterprises in the Southern and western parts of the district.

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	<ul style="list-style-type: none"> - The size of a property in relation to 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	<p>(1) Encourage improved information exchange between landowners and between NSW Agriculture and the industry by:-</p> <p>(a) Sponsoring an annual agricultural forum on local agricultural issues, and</p> <p>(b) encouraging NSW Agriculture to publish an annual program of agricultural seminars for this area.</p> <p>(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).</p> <p>(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.</p> <p>(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).</p> <p>(5) Encourage consolidation of lots into larger holdings.</p>
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 relevant to Minor 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 Minor District is bisected by the main western railway line and is bounded in part by the Newell Highway and Mitchell Highway. Both corridors are of great importance to Dubbo's economy so must be protected from any proposals that could undermine their safety and/or efficiency.

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. |

(2) RAIL CORRIDOR PROTECTION**Relevant****Lines**

All existing lines (ie Main Western Line, Merrygoen, Molong and Coonamble Rail Lines)

Issues

Existing rail infrastructure is an expensive and valuable asset. Government policy has neglected rail in past decades, in favour of road, for freight movement.

Role of rail can be expected to strengthen in the long term.

Passenger and freight rail functions are both important to Dubbo Cities status and promotion.

Interested**Parties**

SRA, State and Federal Transport Ministers, DCDC, DCC Technical Services Division, National Rail Corporation, RTA, Dubbo Coachline, Fletchers International, Walkers Transport, Orana Regional Development Board (ORDB), Orana Group of Council's.

ACTION PLAN FOR RAIL CORRIDOR PROTECTION**POLICIES:****Encourage**

- (1) Increased use of rail for freight by encouraging DCDC and ORDB to lobby for this to become State and Federal Policy
- (2) Security of XPT service to Dubbo by encouraging DCDC and ORDB to lobby for this to become State Policy
- (3) Retention of disused and seasonal lines
- (4) Continued support and action on the Dubbo 21 Policy relating to the relocation of Dubbo rail operations yard to an efficient site and retention of threatened lines, as already adopted by Council.
- (5) Encourage recognition of the importance of the rail network to Dubbo's economy by interested parties and State and Federal Government departments.
- (6) Encourage landowners to use a building setback of 100m to rail lines where possible, for noise mitigation.

Control

- (1) Develop regulations and development control guidelines appropriate to ensure that new development proposals do not conflict with the efficiency or safety of the rail network.

Assist

- (1) Support DCDC's pursuit for relocation of the yard and retention of threatened lines by providing technical assistance where possible.
- (2) Promote the development of a regional policy on transport to the Orana Regional Development Board and the Orana Group of Councils.

- (3) *Tourism is another opportunity in rural areas but as it is not the focus for future development of Mtnore. Details if interested can be found on pages 16-24 of the Rural Development Strategy.*

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

(6) RECREATION

OBJECTIVE:

USE THE RECREATIONAL POTENTIAL OF THE RURAL AREA

The south western section of the Minore District adjoins the Sappa Bulga range. It is a heavily vegetated and elevated area that has potential for recreational use, particularly due to its proximity to the city. There are also a number of other vegetated areas scattered throughout the District. So, recreation whether or not in conjunction with farming, is one of the other major opportunities in this area.

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 Wambalang 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/DCP.
 - (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**OBJECTIVE:****DIRECT RURAL SETTLEMENT PRESSURES INTO THE RURAL VILLAGES AND SELECTED AREAS OF EXISTING FRAGMENTATION**

The eastern part of the district is elevated, fragmented, near the city and has relatively little value for other uses. So although the villages and central district are to absorb most of the settlement pressure, there are a number of clusters of small lots away from large scale farming that may be appropriate for infill (ie building on vacant lots within the cluster).

POSSIBLE BENEFITS

- * Supports Urban Area strategies of continuing to focus most residential development into the Central District and the area of the Urban LEP.
- * Allows further settlement to be directed into the most suitable locations with minimum damage to other rural strategy objectives.
- * Enables Council to service a predictable growth pattern and so protects Council from random demands for services.
- * Enables more effective response to the amenity expectations of residents outside the urban area.
- * Enables more effective use of those areas already lost from effective rural production.
- * Encourages a sense of community in the existing hobby farm clusters.
- * Minimises further losses of rural land from efficient production
- * Encourages investment in farming enterprise though a more secure operating environment.
- * Enables containment of the spread of conflict between agricultural activities and other land uses.
- * Facilitates efficient farm management as to scale, hours, use of machinery etc

APPROACH

The strategy for guiding rural settlement pressures is based on a need to resolve the small lot issue and to ensure adequate buffering to protect other more productive land uses from conflicts. To this end Council supports the following principles:-

- (a) The expanded Dubbo urban area (ie Central District) is to be the focus of most residential development in the future.
- (b) Provision of a range of lifestyles in appropriate areas within the Central District.
- (c) The fragmented areas of the Central District provide an opportunity for consolidation by resubdivision.
- (d) Strengthening the villages of Wongarbon, Ballimore and Eumungerie and encourage recognition that they provide a lifestyle option.
- (e) Consolidation of existing clusters of hobby farms in the rural area where agricultural conflicts would not be increased.
- (f) Minimising impacts on other economic opportunities in the rural area.

There are three (3) main opportunities to promote efficient settlement that should not unduly compromise productive land uses.

- (1) Central District
- (2) Village Consolidation
- (3) Cluster Consolidation

CLUSTERS (Clusters of five or more 10-40ha hobby farmlets)

OBJECTIVE: CONSOLIDATE CLUSTERS OF HOBBY FARMS AS AN ALTERNATIVE FARMING LIFESTYLE

Locations Bencubbin, Angle Park, Rocky Road, Warrie, Woodstock, Raymonds Hill, Newbury Park, Oakdene, North Burrabadine, Minore, Sappa Bulga, Belgravia and as otherwise mapped.

Issues Scope for Consolidation
 Potential conflicts with larger scale agricultural operations and other productive land uses
 Definition of cluster boundaries
 Potential adverse environmental impacts
 Potential adverse impacts on the efficiency of major road and rail corridors
 Required services and access
 Unrealistic expectations of residential amenity

Interested Parties "Cluster" residents, farmers in the vicinity of each cluster, NSW Ag, DLWC, EPA, DCC Technical Services and Environmental Services Divisions.

ACTION PLAN FOR CLUSTERS

A structure plan and set of policies are to be prepared for each of the identified clusters and proposed as DCP's following preparation of the Rural LEP. These plans and policies will be driven by the following principles:-

- (1) Ensure surrounding agricultural enterprises and transport networks are not made inefficient by unrealistic amenity expectations from hobby farms.
 - * Residents of the hobby farm clusters to be aware of farm management problems due to uncontrolled dogs, weeds, fire etc. (eg through 149 certificates, zone name - if zoned separately, information on rate notices and information packages).
 - * Residents to recognise that farm operations will not be restrained by residential amenity considerations in the "clusters" if good farming practice is being followed. (means - same as above)
 - * It is intended that Council's future Rating Policy would differentiate in terms of the description of the rate applied between Urban Residential and small holdings in rural areas.
 - * Acceptance that as hobby farms they must co-exist with adjacent farm operations.

- * Maximise the setback of any new residence from adjoining farm operations to provide a buffer through distance.
 - * It may be feasible to allow dwellings to be built on vacant holdings to consolidate the cluster but only if it will not exacerbate farm management problems.
 - * Strengthen dog control and penalties provisions.
- (2) Clearly define the boundary of each cluster and administer it strictly and consistently.**
- * Advise land owners, development and relevant professional of designated areas for hobby farming lifestyle.
 - * Discourage speculation outside designated areas and emphasise "caveat emptor" - buyer beware.
 - * Prevent expansion adjacent to existing clusters by prohibiting further ad hoc "small lot hobby farming" subdivision development outside designated areas.
 - * Seek opportunities to achieve a manageable edge between the cluster and larger surrounding farms (eg creeks, ridges, roads).
 - * Formalise the cluster boundary by a differentiation in zoning.
- (3) Contain and manage the environmental impacts of the clusters of small hobby farms.**
- * Effluent disposal from clusters of hobby farms to be managed so as to prevent groundwater contamination.
 - * Require riparian corridor management where lots abut waterways.
 - * Land uses to be consistent with land capability.
 - * Cluster area weed control.
- (4) Services to be of a standard appropriate and that is typical of the surrounding farming area.**
- * Council's policy on garbage management for existing clusters to be consistent with that for the surrounding area.
 - * Council's policy on water supply for existing hobby farms to require independent provision within the cluster either onsite or jointly with other landowners in the cluster.

- (1) Central District
- (2) Village Consolidation
- (3) Cluster Consolidation

CLUSTERS (Clusters of five or more 10-40ha hobby farmlets)

OBJECTIVE: CONSOLIDATE CLUSTERS OF HOBBY FARMS AS AN ALTERNATIVE FARMING LIFESTYLE

Locations Bencubbin, Angle Park, Rocky Road, Warrie, Woodstock, Raymonds Hill, Newbury Park, Oakdene, North Burrabadine, Minore, Sappa Bulga, Belgravia and as otherwise mapped.

Issues Scope for Consolidation
Potential conflicts with larger scale agricultural operations and other productive land uses
Definition of cluster boundaries
Potential adverse environmental impacts
Potential adverse impacts on the efficiency of major road and rail corridors
Required services and access
Unrealistic expectations of residential amenity

Interested Parties "Cluster" residents, farmers in the vicinity of each cluster, NSW Ag, DLWC, EPA, DCC Technical Services and Environmental Services Divisions.

ACTION PLAN FOR CLUSTERS

A structure plan and set of policies are to be prepared for each of the identified clusters and proposed as DCP's following preparation of the Rural LEP. These plans and policies will be driven by the following principles:-

- (1) Ensure surrounding agricultural enterprises and transport networks are not made inefficient by unrealistic amenity expectations from hobby farms.
 - * Residents of the hobby farm clusters to be aware of farm management problems due to uncontrolled dogs, weeds, fire etc. (eg through 149 certificates, zone name - if zoned separately, information on rate notices and information packages).
 - * Residents to recognise that farm operations will not be restrained by residential amenity considerations in the "clusters" if good farming practice is being followed. (means - same as above)
 - * It is intended that Council's future Rating Policy would differentiate in terms of the description of the rate applied between Urban Residential and small holdings in rural areas.
 - * Acceptance that as hobby farms they must co-exist with adjacent farm operations.

- * Maximise the setback of any new residence from adjoining farm operations to provide a buffer through distance.
- * It may be feasible to allow dwellings to be built on vacant holdings to consolidate the cluster but only if it will not exacerbate farm management problems.
- * Strengthen dog control and penalties provisions.

(2) Clearly define the boundary of each cluster and administer it strictly and consistently.

- * Advise land owners, development and relevant professional of designated areas for hobby farming lifestyle.
- * Discourage speculation outside designated areas and emphasise "caveat emptor" - buyer beware.
- * Prevent expansion adjacent to existing clusters by prohibiting further ad hoc "small lot hobby farming" subdivision development outside designated areas.
- * Seek opportunities to achieve a manageable edge between the cluster and larger surrounding farms (eg creeks, ridges, roads).
- * Formalise the cluster boundary by a differentiation in zoning.

(3) Contain and manage the environmental impacts of the clusters of small hobby farms.

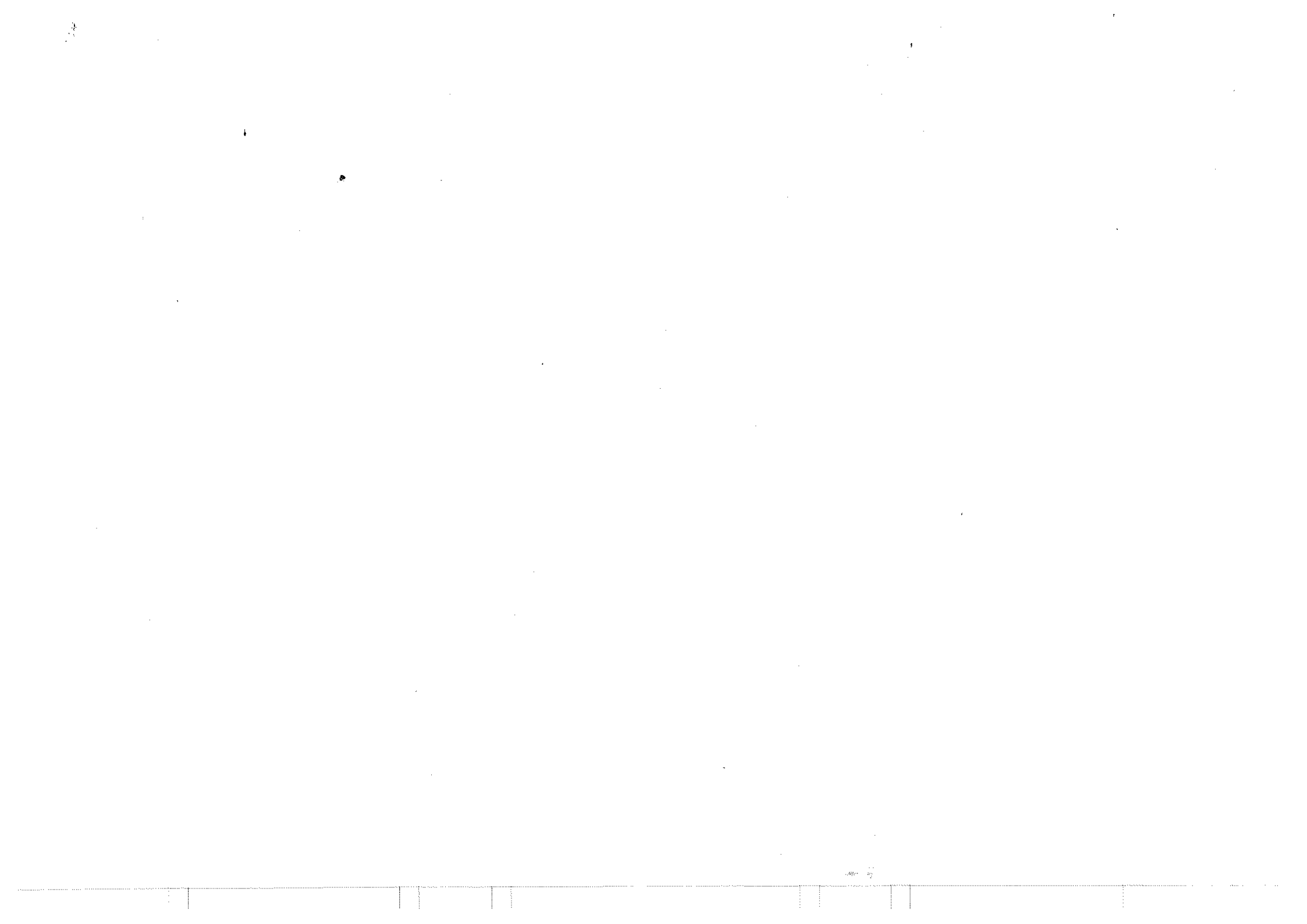
- * Effluent disposal from clusters of hobby farms to be managed so as to prevent groundwater contamination.
- * Require riparian corridor management where lots abut waterways.
- * Land uses to be consistent with land capability.
- * Cluster area weed control.

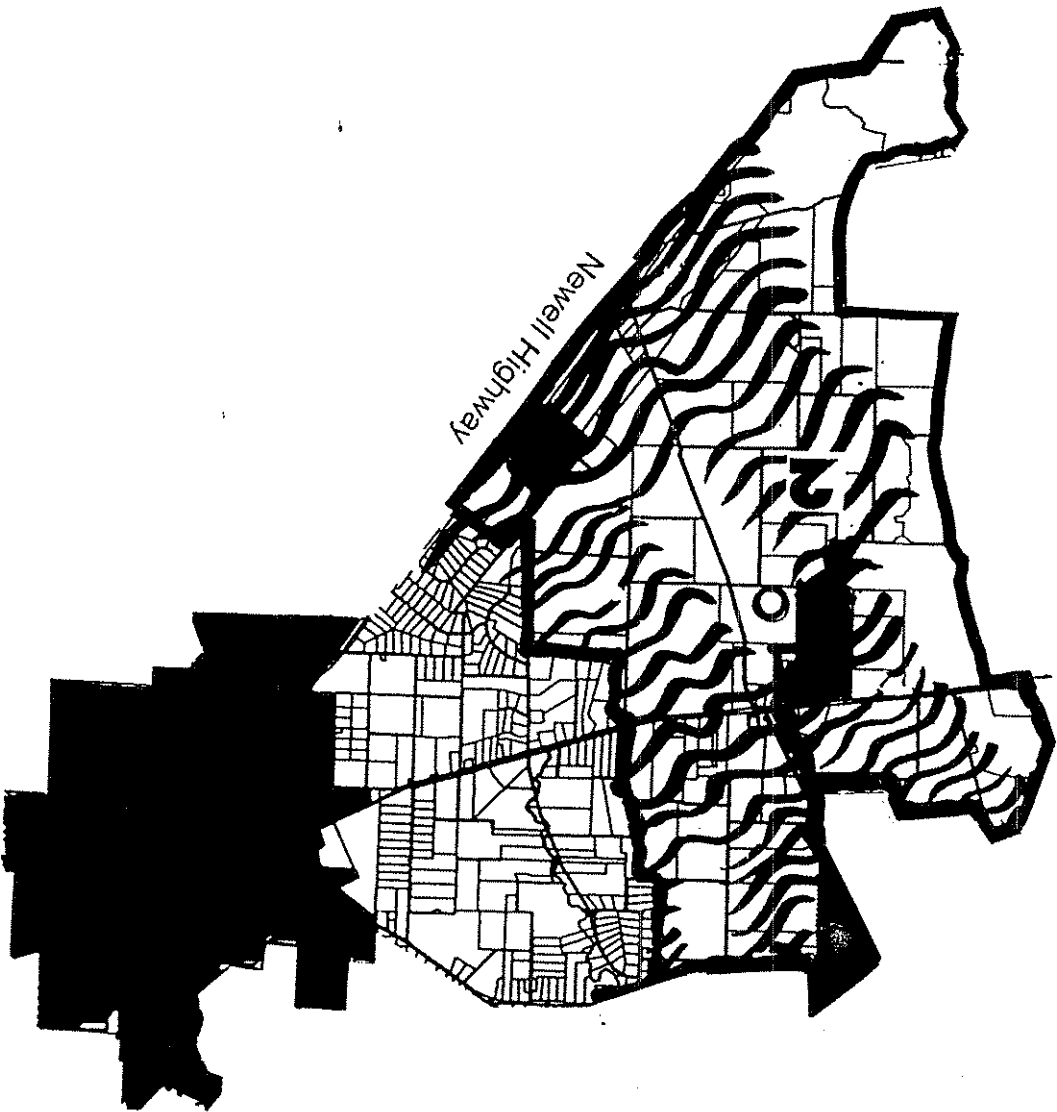
(4) Services to be of a standard appropriate and that is typical of the surrounding farming area.

- * Council's policy on garbage management for existing clusters to be consistent with that for the surrounding area.
- * Council's policy on water supply for existing hobby farms to require independent provision within the cluster either onsite or jointly with other landowners in the cluster.

- * Policies on road standards within existing hobby farm clusters to be to Council's standard for all rural roads.

The details on the villages and the Central District are not directly relevant to this district. Details if interested can be found on pages 33 and 34 and 53 to 57 of the Rural Development Strategy.





**MITCHELL HIGHWAY
AND MAIN
WESTERN RAIL LINE**

- protect economic link to/from Western NSW

**EXPAND CENTRAL
DISTRICT URBAN LEP**

- potential urban growth area and transition to rural areas

HOBBY FARMS

- infill where already established on poorer land
- lifestyle alternative
- use in all districts, eg to agriculture and recreation in supplementary land

FORESTRY

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

KEY

DISTRICTS

1. Southern
2. Minor
3. Coolbaggie
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



ENVIRONMENTAL OBJECTIVES

- (1) *Waterway protection is not the focus for future management of this district. Details if interested can be found on pages 39 and 40 of the Rural Development Strategy.*
- (2) *Aquifer protection is not the focus for future management of this district. Details if interested can be found on pages 44 and 47 of the Rural Development Strategy.*
- (3) *Flooding management is not the focus for future management of this district. Details if interested can be found on pages 43 and 44 of the Rural Development Strategy.*

(4) EROSION**OBJECTIVE:****PREVENT THE SPREAD OF EROSION AND REMEDY EXISTING AREAS.**

The Minor District includes some isolated areas of class VII around the edge of the Sappa Bulga Ranges to the south west land (low land capability) which are susceptible to erosion. So, in these areas the action plan for the Erosion Objective should apply as read.

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 form 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 Minore District to contains isolated pockets of Dryland Salinity. Given the cost of this problem and its susceptibility to spread, any measures to manage Dryland Salinity are important in the Minore 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:-

- * Clearing,
- * geology,
- * water tables,
- * farming practices.

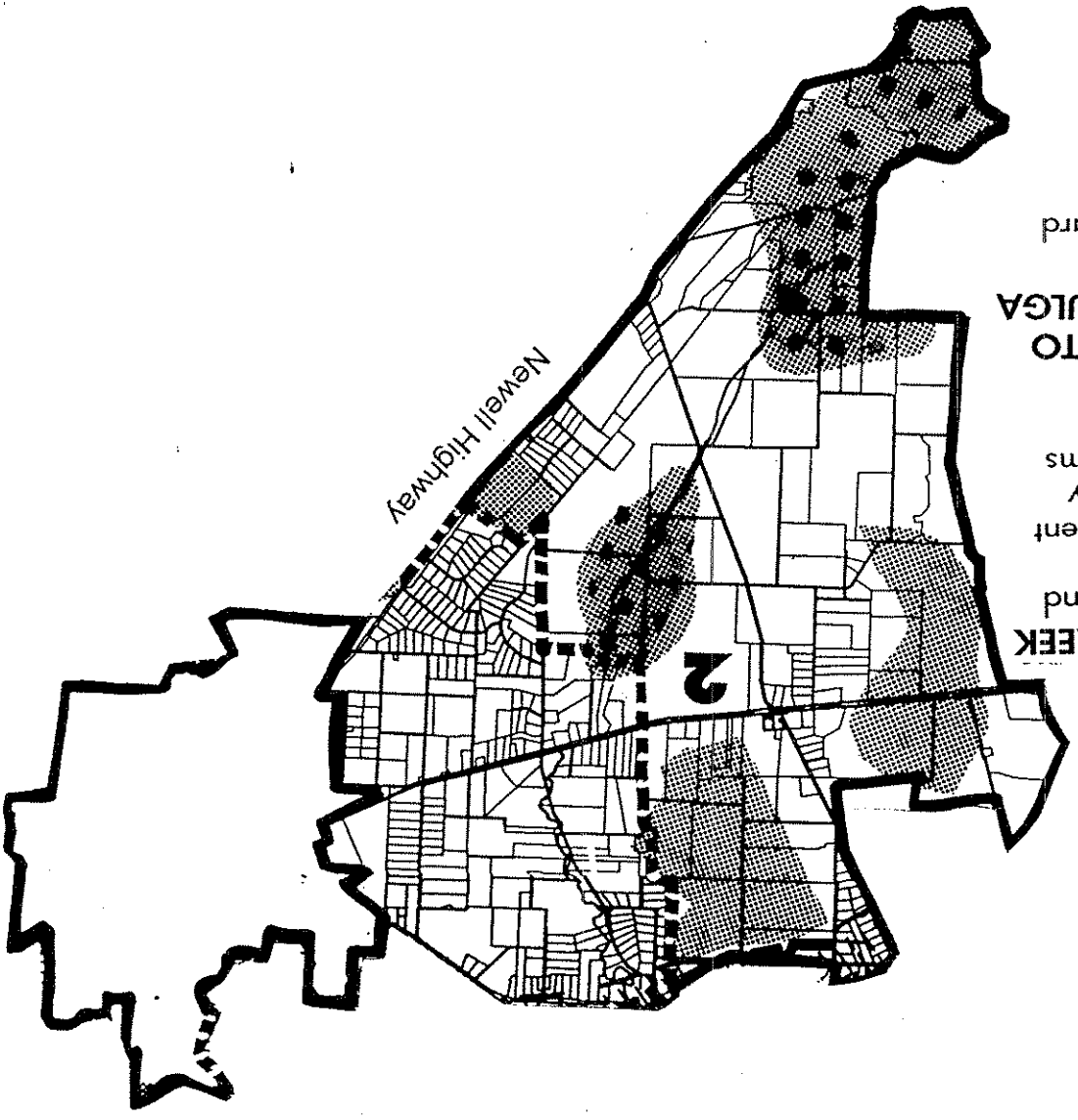
Interested**Parties**

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:-
- (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 reafforestation 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/DCP 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) *Habitat Protection is important in the wider picture but is not the focus for future management of this district. Details if interested can be found on pages 49 and 50 of the Rural Development Strategy.*
- (7) *Contaminated Lands may exist in this district but have not yet been identified so the policies for contaminated lands are referenced in the Rural Development Strategy on page 51*



WHYLANDRA CREEK

- habitat value and corridor for wildlife movement
- granitic country erosion problems








FOOTHILLS TO THE SAPPA BULGA RANGE

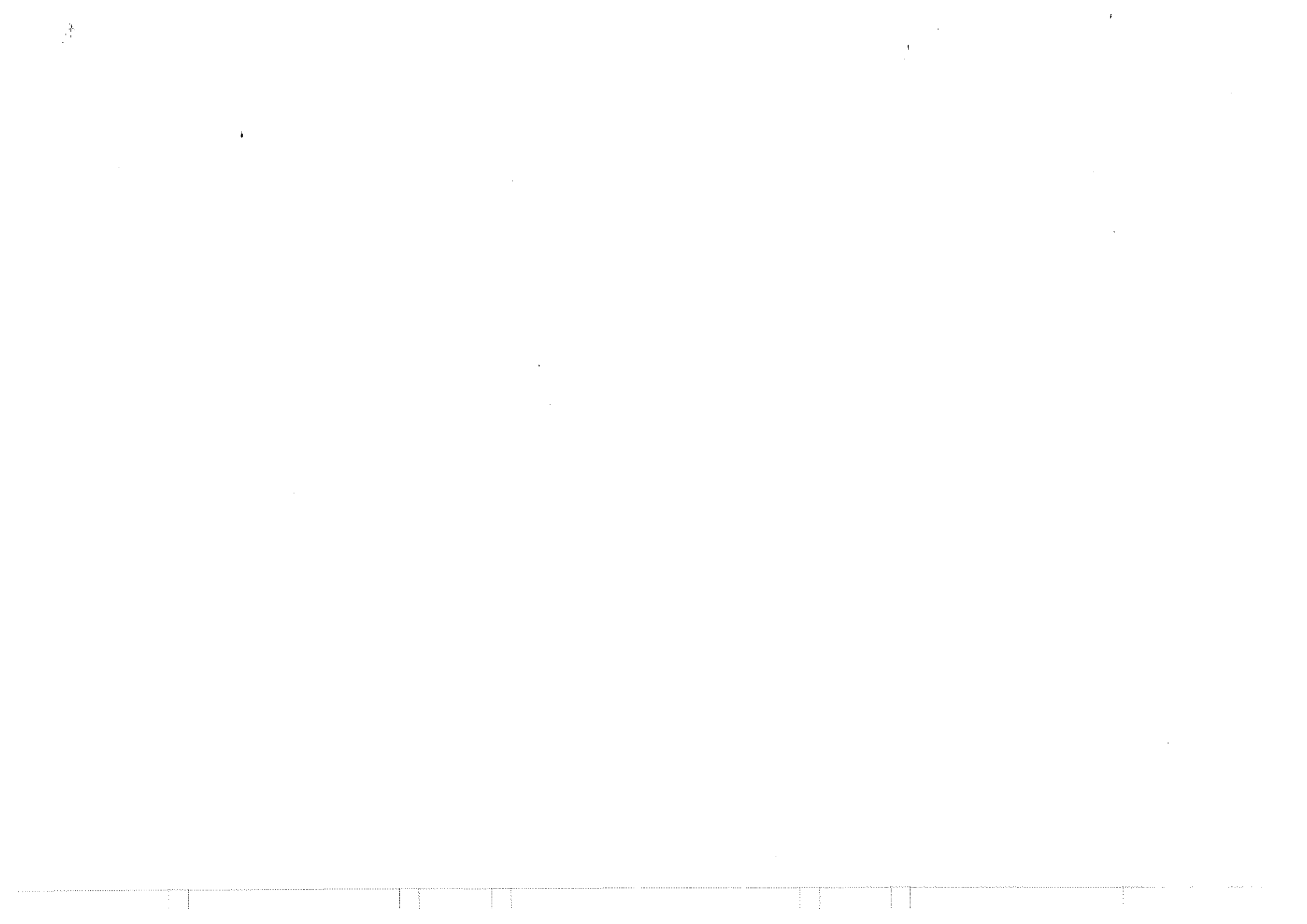
- erosion hazard
- habitat

KEY

DISTRICTS

- 1. Southern
- 2. Minore
- 3. Coolbaggie
- 4. Geonoo
- 5. Talbragar
- 6. Macquarie
- 7. Benelong

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



APPENDIX

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

DEVELOPMENT OPPORTUNITY OBJECTIVES

(Fulfil 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)

Based on the Principles - as referenced - derived from the Rural Issues Paper (see appendix 2 & 3)

Sound, long term economic and environmental management of the rural area of Dubbo

OUTCOME

reliance on government to provide technical advice on Dubbo's strategy where relevant and continuing to act on their land use management responsibilities and powers.

GOVERNMENT AUTHORITIES

Reliance on landowners being aware of strategy and acting on opportunities seeking advice and/or assistance.

LANDOWNERS

These regulations are still limited by Councils' powers under the same State legislation that led to the 1990 Rural Lands LEP. Council does not intend to further expand its powers.

(Positive, active involvement of Council eg seeking grants for landowners, undertaking development itself and leading by example, funding and lobbying).

The LEP regulations are the main means of Councils implementing their land use policies. It should facilitate positive development and prohibit or better manage inappropriate land development.

(Unobtrusive implementation of Strategy - education, promotion and providing information. It relies on the public becoming aware of the strategy and acting on it themselves).

ASSIST

CONTROL/LEP

ENCOURAGE

IMPLEMENTATION

RURAL DEVELOPMENT STRATEGY AND OBJECTIVES (policies on all land management issues relevant to Councils' responsibilities under the EPA Act 1979 to direct future land use decisions) (written in consultation with all of above)

ISSUES PAPER

GOVERNMENT AUTHORITIES

STATE OF ENVIRONMENT REPORT

LEP REVIEW

DUBBO 21 PLAN

LANDOWNERS/PUBLIC

ABBREVIATIONS USED/GLOSSARY

ACF	Australian Conservation Foundation
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

