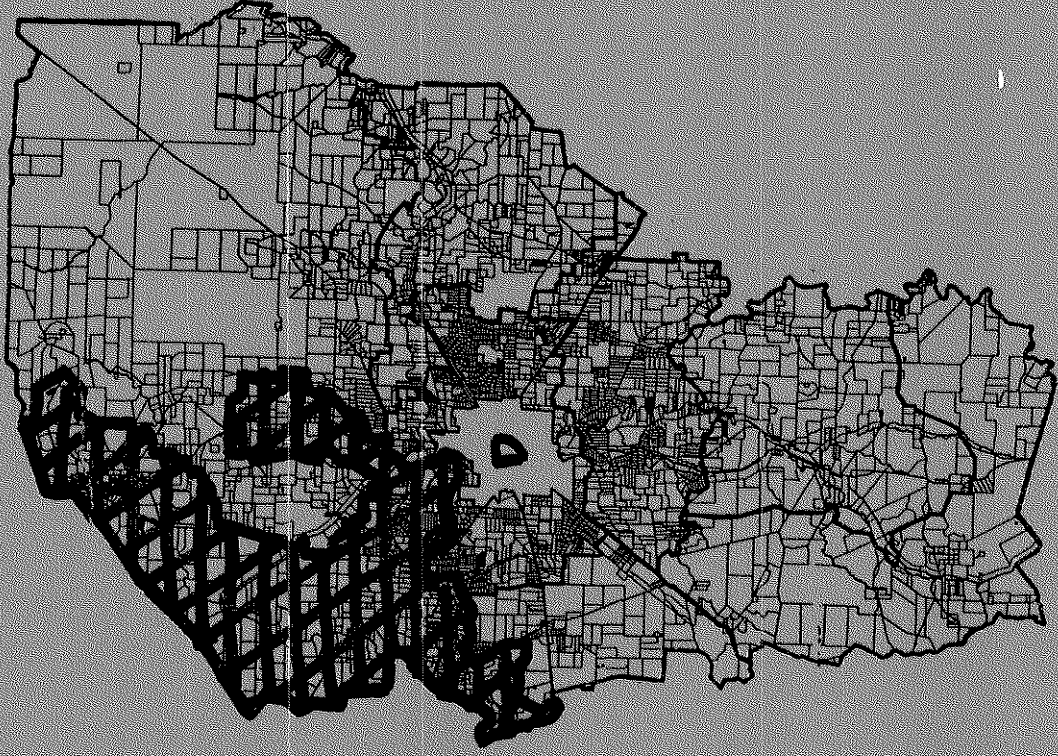
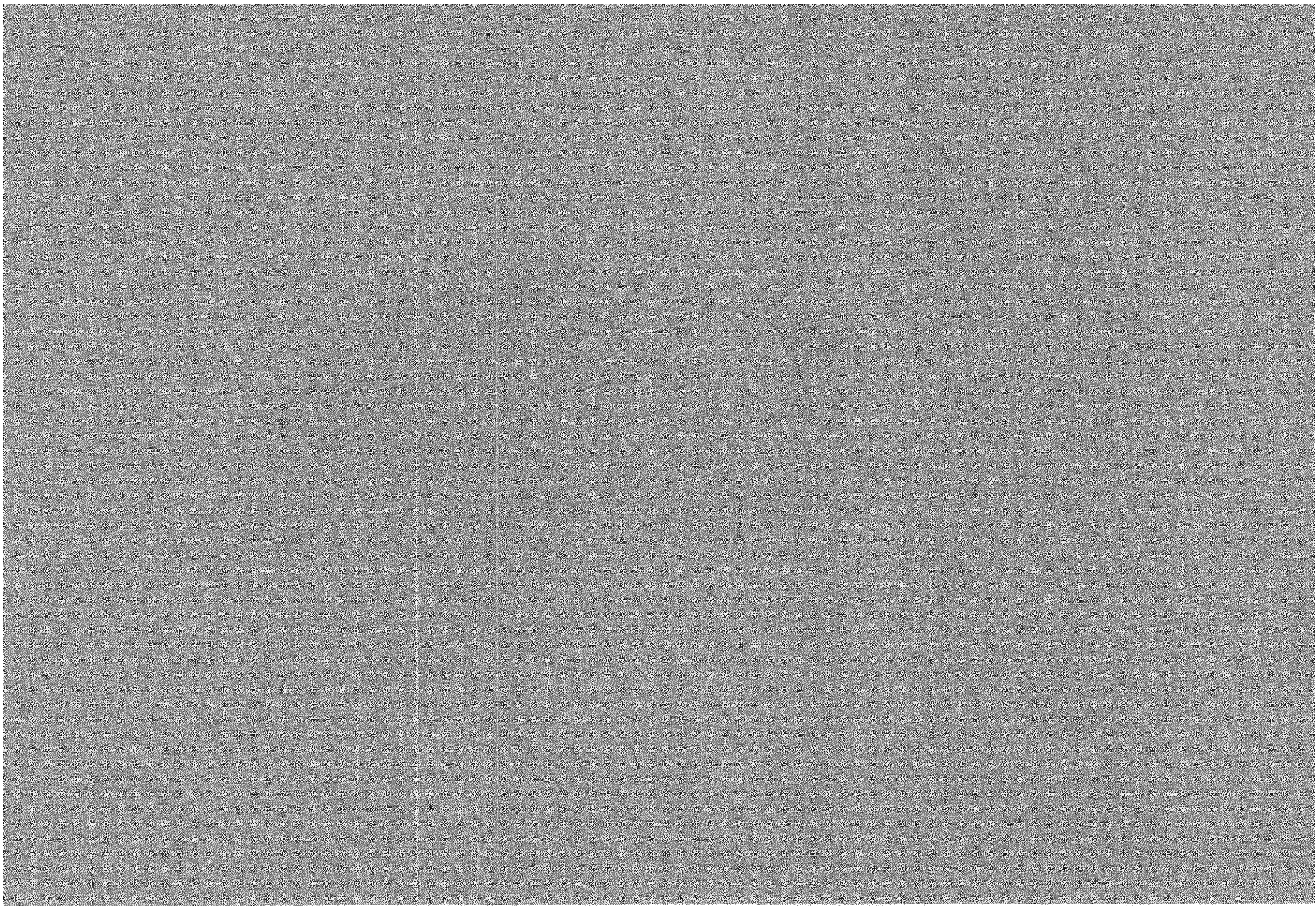


COOLBAGGIE DISTRICT STRATEGY



- (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.*



COOLBAGGIE DISTRICT STRATEGY

OVERVIEW

The Coolbaggie District correlates with much of the Coolbaggie catchment to the north west of the City. It constitutes the single largest, most stable, diverse and productive farming area of the city. It includes both river flats and undulating broadacre country. It is predominantly cleared and in large holdings, although there is considerable fragmentation of the rich, accessible and floodprone River/Highway corridor.

The district is dominated by the Macquarie River, is significantly flood liable and includes large recharge areas for the aquifer. The tributaries are associated with erosion problem and there are outbreaks of dryland salinity.

Despite these problems, the Coolbaggie District may have potential to further exploit opportunities for various types of Agriculture. Tourism, river recreation and some further settlement may be appropriate in designated areas if the environmental issues can be addressed. The transport objective is also relevant. Further details on these development opportunities are outlined below and in the Coolbaggie District Structure Plan.

DESCRIPTION

ENVIRONMENT	DEVELOPMENT CHARACTER	ECONOMIC SIGNIFICANCE
<u>CATCHMENT</u>		
High capability Mid low catchment Undulating → flat, some unco-ordinated drainage Cleared	Large holdings Extensive grazing and some cropping (sheep, beef cattle, broadacre cropping) Distant from city Little subdivision impact Moderate conflict potential	High Agricultural Production - grazing production (sheep, beef cattle, broadacre cropping) Newell Highway
<u>FLOODPLAIN</u>		
Very high capability Macquarie River floodplain Remnant vegetation	Fragmented of Macquarie Small - medium holdings Intensive agriculture - high stock rates and irrigation potential Some conflict potential Abuts urban area	Very High Agricultural Production Intensive agriculture eg:- - cash cropping - cattle (beef & dairy) - sheep (meat and wool) Mitchell Highway

FEATURES

Terramungamine Reserve, Eumungerie State Forest, Jinchilla Gardens, some Aboriginal Heritage Sites, Village of Eumungerie

DEVELOPMENT OPPORTUNITIES

- * Transport corridors efficiency (Mitchell, Newell, Railway)
- * Intensive Agricultural production (irrigatable Macquarie River floodplain)
- * Extensive grazing and cropping (mid-upper catchments)
- * Aggregation of holdings to further increase dryland agricultural productivity
- * Recreation (Macquarie River/banks)
- * On-farm tourism - range of agricultural types available
- * Small lots on riverlands for intensive agriculture
- * Some consolidation of clusters - hobby farming may be possible
- * Eumungerie - lifestyle alternative

RELATIVE IMPORTANCE IN THIS DISTRICT

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

ENVIRONMENTAL CONSTRAINTS

- Macquarie River and its floodplain
- Remnant vegetation along tributaries and Macquarie River - Wildlife Habitat and Corridors.
- Dryland salinity in South East corner of the District.
- Groundwater Supply - Levels reportedly dropping
- Erosion along creek systems

COOLBAGGIE 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 Coolbaggie District features some of the best quality land in the city along the Macquarie River that may be suitable for intensive agricultural use. The balance of the district - the Coolbaggie Creek Catchment - represents very high quality extensive agricultural land which is already being used to its greatest potential for broadacre cropping and grazing. So, the agricultural objective is the most important objective in this district. Indeed, Council has the opportunity to reinforce and strengthen these two (2) agricultural uses through the Strategy.

A discussion of how to promote agricultural development is on page 8 of the Rural Development Strategy. All of the policies for agriculture are relevant to this district and they are on pages 9 - 12 of the Strategy.

(2) TRANSPORT

OBJECTIVE:

SAFE, EFFICIENT TRANSPORT LINKS BETWEEN DUBBO AND OTHER MAJOR CENTRES, WITH CAPACITY FOR FUTURE EXPANSION

Sections of the major transport routes of the Mitchell and Newell Highways and a section of the Coonamble Rail link intrude into the Coolbaggie District so the action plan to safeguard the safety and efficiency of these routes is an important element in managing the Coolbaggie District.

A discussion of how to promote safe efficient transport links is on page 13 of the Rural Development Strategy. All of the policies for transport are relevant to this district and are on pages 14 and 15 of the Strategy.

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

The southern areas of the Coolbaggie District that are more accessible may be appropriate for tourism development where it does not conflict with the continuation of agriculture.

The Coolbaggie District already contains tourist attractions in Jinchilla Gardens and Terramungamine Reserve. However the value of tourism this district could be enhanced by provision of farm stay tourism, a tourist drive and by better using the district's historic assets and the Macquarie River and perhaps using Eumungerie and the Newell Highway corridor for Bed and Breakfast style accommodation.

A discussion of how to promote tourism development is on page 16 of the Rural Development Strategy. All of the policies are relevant to this district and they are on pages 17 - 24 of the Strategy.

(4) *Forestry is another land use opportunity for the rural area. However, it is not the focus for future management of this district and so is referred to in the Appendix.*

(5) *Mining is another land use opportunity for the rural area. However, it is not the focus for future management of this district so if referred to in the Appendix.*

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

The Coolbaggie District contains a section of the Macquarie River which has great recreational value which could supplement tourism and be used by city dwellers. It is also in reasonable proximity to the city. However this use must remain subsidiary to agriculture.

A discussion of how to promote recreation development is on page 29 of the Rural Development Strategy. All of the policies for recreation are relevant to this district and they are on pages 30 and 31 of the Strategy.

(7) SETTLEMENT**OBJECTIVE:****DIRECT RURAL SETTLEMENT PRESSURE INTO THE RURAL VILLAGES AND SELECTED AREAS OF EXISTING FRAGMENTATION**

The villages and the existing clusters of lobby farms within the rural area (as identified in the structure plan) are local points to absorb pressure for residential development. The village of Eumungerie and for the clusters in the Coolbaggie District may, in conjunction with an expanded urban area, absorb this pressure and help protect other existing or potential productive land uses in this district.

A discussion of how to direct settlement pressures is on page 32 of the Rural Development Strategy. The principles for the villages are relevant to this district and are on pages 33 - 34 of the Strategy.

The details of the clusters and the central district (which is not directly relevant to this district) are attached in the Appendix.

KEY

- 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 and district boundaries
- Proposed urban-rural L.E.P. boundary

VILLAGE OF EUMUNGERIE

- lifestyle alternative to city

CLEARED UPLANDS

- continuation of existing dryland farming

OLD HARBOUR AND COOLBAGGIE RESERVE

- ecotourism potential/passive recreation

NEWELL HIGHWAY AND COONAMBLE RAIL LINE

- economic asset for Dubbo City

COOLBAGGIE CREEK CATCHMENT

- sustainable broadacre farming use established, to be reinforced

RAWSONVILLE RD

- potential tourist drive (Jinchilla, river reserves, Aboriginal and pastoral heritage) - through to Trangie or circuit to city

MACQUARIE RIVER FLOODPLAIN

- value for sustainable intensive farming, eg dairies, market gardens

MITCHELL HIGHWAY

- protect economic link to/from Western NSW

EXPAND CENTRAL DISTRICT URBAN LEP

- potential urban growth area and transition to rural areas

HOBBY FARMS

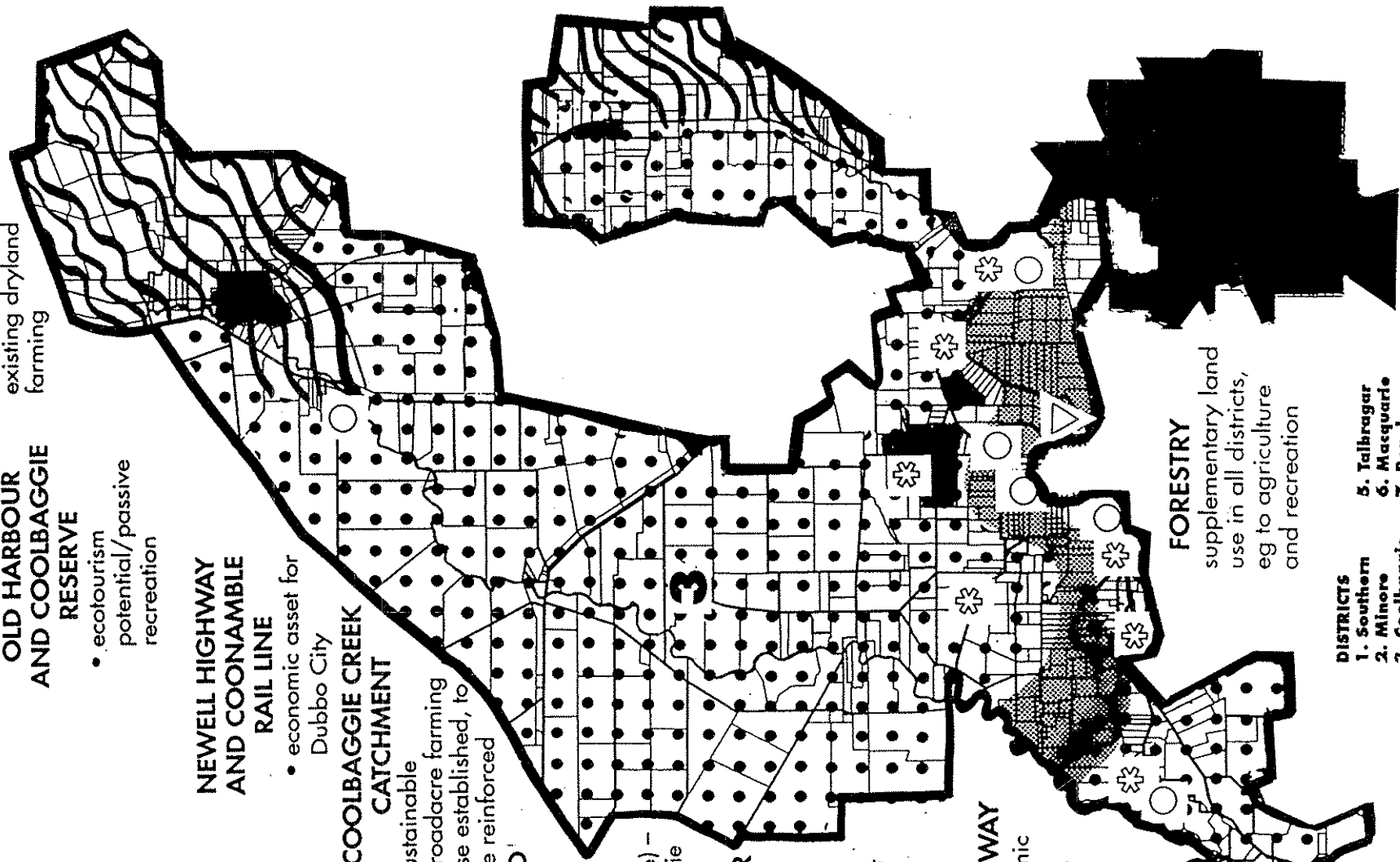
- lifestyle alternative
- infill where already established on poorer land

FORESTRY

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

DISTRICTS

- Southern
- Minore
- Coolbaggie
- Goonoo
- Talbragar
- Macquarie
- Benolong





ENVIRONMENTAL CONSTRAINTS

(1) WATERWAYS

OBJECTIVE:

SAFE, SUSTAINABLE AND MULTIFUNCTIONAL RIVERINE ENVIRONMENTS

The Coolbaggie District includes the section of the Macquarie District that is downstream of the city. This waterway is not only an important habitat but may have recreational and tourist value. On a grander scale it is important that the quality of the waterway be protected because it supplies drinking water to other communities downstream as well as for irrigation use along its entire length.

All of the policies for Waterways are relevant to this district and are on pages 39 and 40 of the Rural Development Strategy.

(2) AQUIFERS

OBJECTIVE:

STABILISE WATER LEVELS AND WATER QUALITY IN THE AQUIFER.

The Coolbaggie District is underlain in part by the alluvial aquifer used by Dubbo City and it is expected that the city will need to rely more and more on this resource in coming years. Activities in this area, particularly along the River, that seek to extract groundwater must be carefully monitored and controlled so as to safeguard this resource. So, the objective and action plan relating to groundwater management is of importance in this district.

All of the policies for aquifer protection are relevant to this district and are on page 41 and 42 of the Rural Development Strategy.

(3) FLOODING

OBJECTIVE:

MANAGE DUBBO'S FLOODPLAIN TO MINIMISE THE DAMAGE OF FLOODING.

The Coolbaggie District incorporates the section of the Macquarie River immediately downstream from the city. In flood events considerable areas are inundated from the Macquarie and from its tributaries. So protecting the floodplain and floodway from inappropriate development is crucial in this district.

All of the policies for flood management are relevant to this district and are on pages 43 and 44 of the Rural Development Strategy.

(4) EROSION

OBJECTIVE:

MANAGE SOILS TO PREVENT THE SPREAD OF EROSION AND REMEDY EXISTING AREAS.

The Coolbaggie District is affected by erosion, particularly along the creek systems. The cost of such erosion in lost production and remedial work can be great so Council should seek to stop erosion in this district.

All of the policies for erosion prevention are relevant to this district and they are on pages 45 and 46 of the Rural Development Strategy.

(5) DRYLAND SALINITY

OBJECTIVE

PREVENT FURTHER SPREAD OF DRYLAND SALINITY AND REMEDY EXISTING AREAS.

The Coolbaggie District contains an area of Dryland Salinity towards Brocklehurst. So, any action plans to control dryland salinity are relevant to apply to this district.

All of the policies for salinity control are relevant to this district and they are on pages 47 and 48 of the Rural Development Strategy.


KEY


DISTRICTS


1. Southern
2. Minere
3. Coolbaggie
4. Geenee
5. Talbragar
6. Macquarie
7. Benalong


 Flood liable lands (1 in 100 year)

 Groundwater recharge areas

 Vegetation & habitat value

 Soil erosion hazards

 Significant creeks & rivers

 Existing urban-rural L.E.P. boundary and district boundaries

COOLBAGGIE CK/ NATURE RESERVE/ EUMUNGERIE STATE FOREST

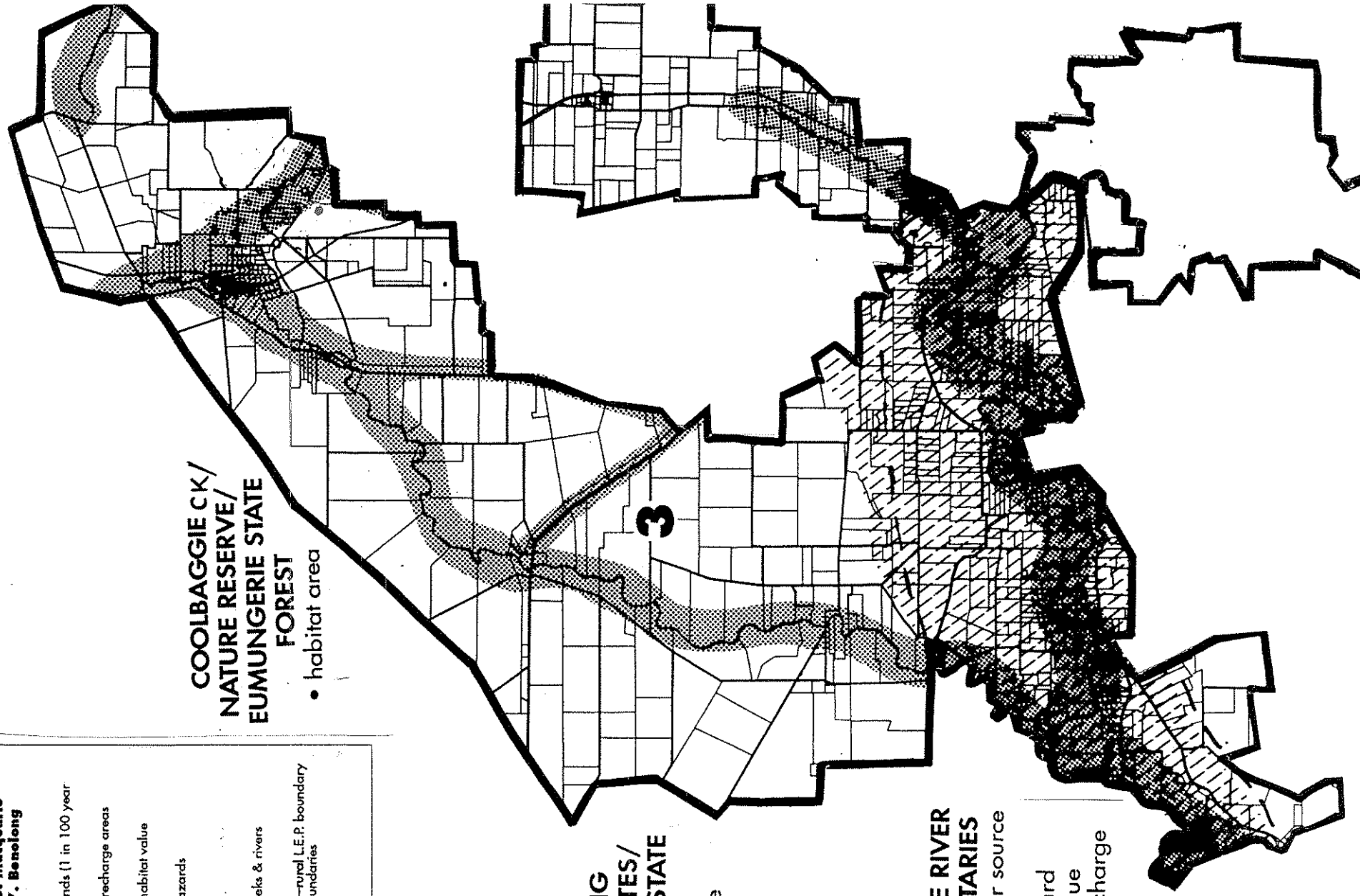
- habitat area

TRAVELLING STOCK ROUTES/ MOGRIGUY STATE FOREST

- habitat value

MACQUARIE RIVER AND TRIBUTARIES

- main water source for city
- flood hazard
- wildlife value
- aquifer recharge



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)

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

DEVELOPMENT OPPORTUNITIES AND ENVIRONMENTAL CONSTRAINTS THAT DO NOT APPLY SPECIFICALLY TO THE COOLBAGGIE DISTRICT DETAILS IF INTERESTED CAN BE FOUND IN THE RURAL DEVELOPMENT STRATEGY AS FOLLOWS:

(4)

FORESTRY*

OBJECTIVE:

EXPANSION OF THE DUBBO AREA TIMBER INDUSTRY

See pages 25 and 26 of the Rural Development Strategy.

(7)

**OTHER SETTLEMENT OPPORTUNITIES
CLUSTERS AND CENTRAL DISTRICT**

See pages 35 and 36 and 53 - 57 of the Rural Development Strategy.

(5)

MINING

OBJECTIVE:

ALLOW MINES AND EXTRACTIVE INDUSTRIES WHERE CONSISTENT WITH ENVIRONMENTAL OBJECTIVES

See pages 27 and 28 of the Rural Development Strategy.

(6)

WILDLIFE HABITATS

OBJECTIVE

A NETWORK OF HABITATS ABLE TO SUPPORT THE RANGE OF FAUNA AND FLORA NATIVE TO THIS AREA.

See pages 49 and 50 of the Rural Development Strategy.

(7)

CONTAMINATED LANDS

OBJECTIVE

MINIMISE AND CONTROL CONTAMINATION OF RURAL LANDS

See page 51 of the Rural Development Strategy.

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

OUTCOME

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

LANDOWNERS

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

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).

ASSIST

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.

CONTROL/LEP

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

ENCOURAGE

(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)

RURAL DEVELOPMENT STRATEGY OBJECTIVES

IMPLEMENTATION

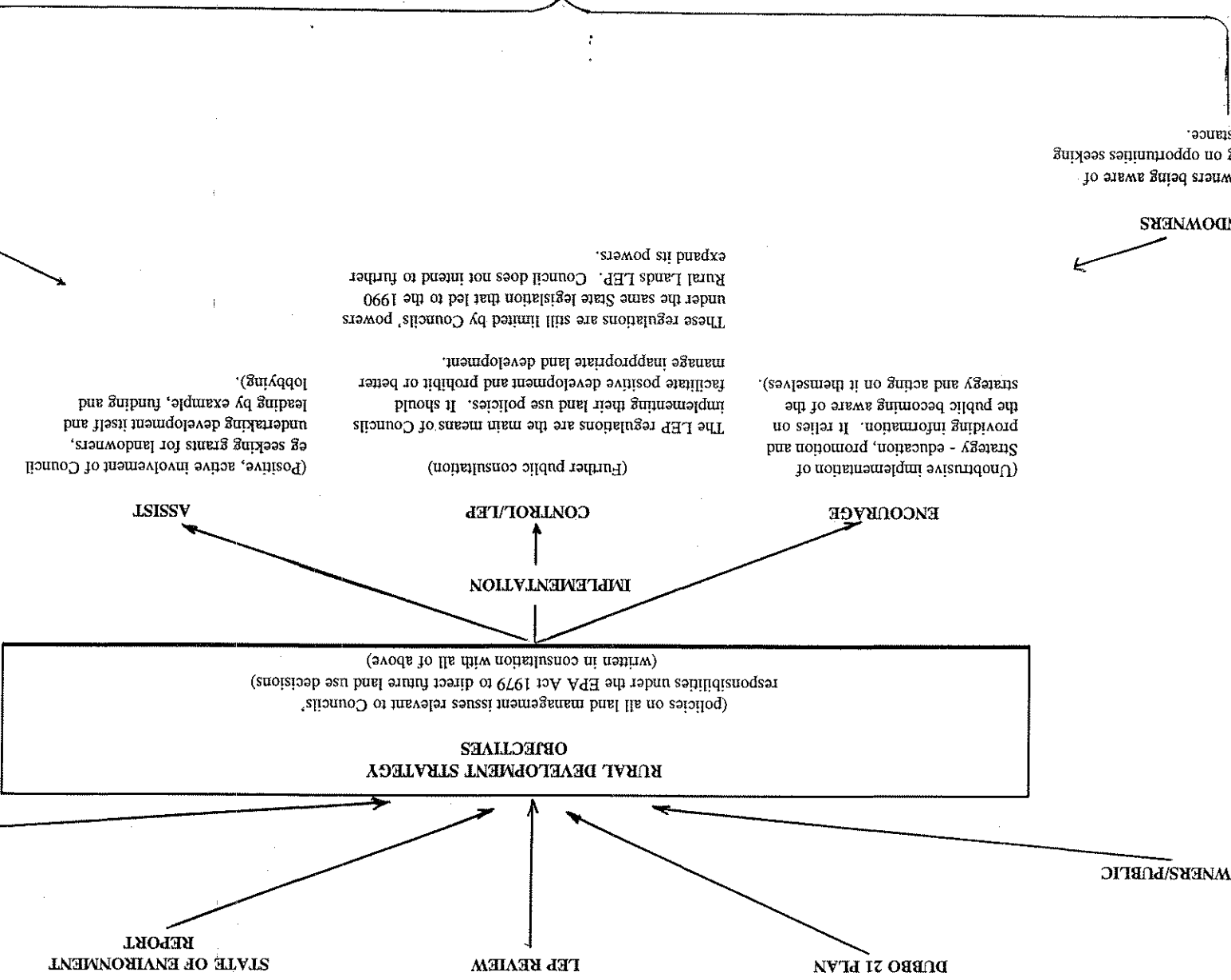
LANDOWNERS/PUBLIC

DUBBO 21 PLAN

LEP REVIEW

STATE OF ENVIRONMENT REPORT

GOVERNMENT AUTHORITIES



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

