

COONAMBLE
SHIRE COUNCIL

**Rural Lands
Strategy**

EXECUTIVE SUMMARY

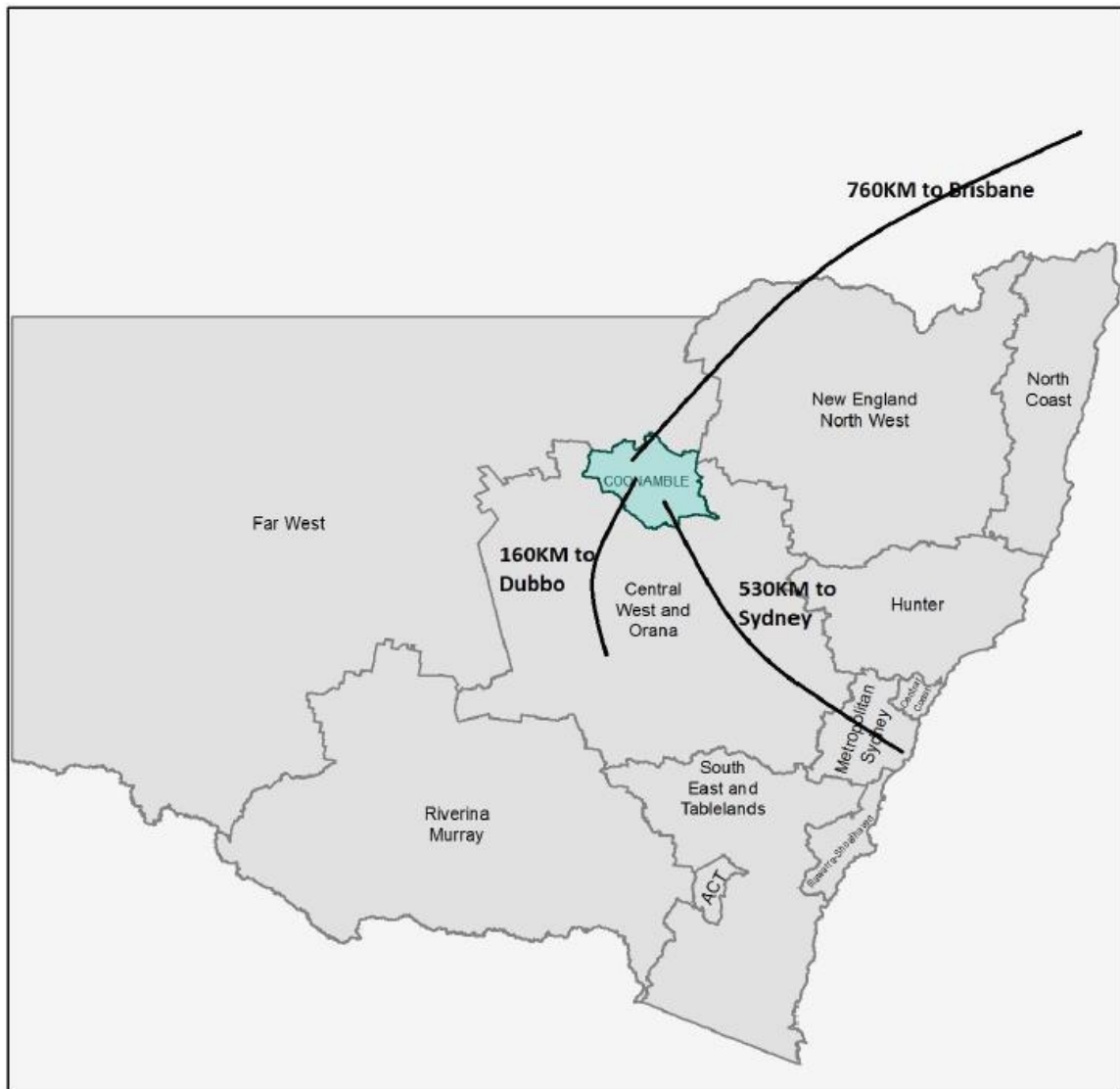
The agricultural sector is facing significant challenges, including shifting economic conditions and growing pressure from urban settlement. This strategy aims to address these challenges and to provide a strategic framework moving forward.

Highlighting the significance of protecting agricultural land, the Central West Orana Regional Plan 2041 identifies it as a critical objective. The protection of rural land demonstrates provides opportunities for diversification while supporting regional economic growth.

The purpose of the Rural Lands Strategy is to:

- Provide strategic direction and policy to facilitate a coordinated approach to use and development of rural land
- Underpin the Coonamble Local Environmental Plan 2011
- Support the implementation of local, regional and State Government strategic plans.

Figure 1 – Coonamble LGA



Coonamble LGA Demographic Snapshot – 2021 Census



3,732
people



2016
3918



2011
4030



2006
4208



Youth (0-15)

21.2%

NSW
19.7%



Seniors (65+)

19.4%

NSW
17.7%



6.7%

**Unemployment
Rate**

NSW
4.9%



Qualifications

Bachelor Degree
or Higher

9.8%

NSW
27.8%



**Top Industry of
Employment**

Agriculture,
Forestry &
Fishing



Home
Ownership

61%

NSW
64%



**Median
Weekly
Household
Income**

\$1231

NSW
\$1829

Source: Australian Bureau of Statistics – Census Data

Coonamble Shire is a rural local government area with a population of just under 4,000 people located on the Castlereagh Highway and Castlereagh River.

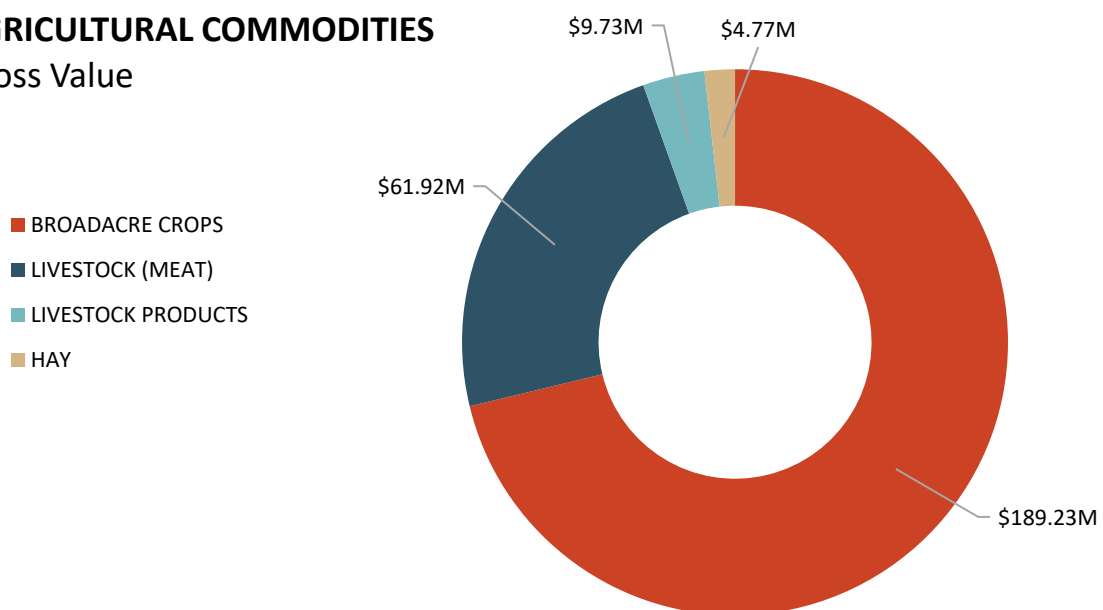
The LGA had a 2022 Estimated Resident Population (ERP) of 3825 (Australian Bureau of Statistics, 2023). The town of Coonamble is the largest population centre with a population of 2,533 in the 2021 Census, other significant settlements include the villages of Gulargambone and Quambone with populations of 351 and 128, respectively.

Grain-Sheep or Grain-Beef Cattle farming is the primary industry of employment in the Coonamble Local Government Area, employing 8.9 per cent of the labour force.

Coonamble Shire Council generated a gross value of agricultural commodities of \$266.17 million in 2020/2021. The Coonamble Local Government Area produces 18 agricultural commodities that can be broadly categorised into four categories: broadacre crops, livestock (slaughtered meat), livestock products and hay.

AGRICULTURAL COMMODITIES

Gross Value



STRATEGIC CONTEXT

Central West and Orana Regional Plan (CWORP) 2041

The strategy is consistent with the CWORP released in December 2022 by the NSW Government. The CWORP sets the priorities and objectives for the region.

Central West and Orana Regional Plan		
Part 1 Region-shaping Investment		
Objective		Relevance to Rural Lands
1	Deliver the Parkes Special Activation Precinct and share its benefits across the region	<p>This objective relates to the Parkes SAP that will create freight and logistic employment opportunities. It is estimated that the Parkes SAP may generate up to 3000 jobs by 2041.</p> <p>It is not anticipated that this objective will be of particular benefit to Coonamble Shire Council.</p>
2	Support the State's transition to Net Zero by 2050 and deliver the Central-West Orana Renewable Energy Zone.	<p>Coonamble Shire offers opportunities for renewable energy projects which are predominantly located on rural land. Projects can be compatible with agricultural uses however sites comprising valuable agricultural land should be avoided.</p> <p>The objective also aims to the deliver the Central-West Renewable Energy Zone (REZ). Coonamble Shire is not located in the Central-West Orana REZ.</p>
3	Sustainably manage extractive resource land and grow the critical minerals sector	<p>This objective underlines the State's commitment to supporting the growth of the mining sector. In Coonamble Shire, open cut mining and extractive industries are permissible with consent in the RU1 Primary Production zone.</p>
4	Leverage inter-regional transport connections	<p>This objective related to the Inland Rail. Part of the Inland Rail will cross Coonamble Shire and may impact agricultural land.</p>

Part 2 A Sustainable and Resilient Place

Objective		Relevance to Rural Lands
5	Identify, protect, and connect important environmental assets	<p>The aim of this objective is to identify areas of environmental significances by high environmental value mapping and biodiversity mapping. It also aims to protect biodiversity corridors at regional, sub-regional, local and site level.</p> <p>The objective is relevant to rural lands as impact on biodiversity is assessed during the development assessment process and the Macquarie Marshes are located on rural land</p>
6	Support connected and healthy communities	<p>The objective aims to maintain access to quality public open spaces. This includes providing recreational activities on Western NSW rivers while managing the competing demand for water required for agricultural land uses.</p>
7	Plan for resilient places and communities	<p>The objective seeks to address vulnerability and risk to natural disasters early in the development assessment process by ensuring that strategic and local planning is consistent with NSW policy and guidelines.</p> <p>It also seeks to ensure that strategic planning and waste management strategies align with the NSW Waste and Sustainable Materials Strategy 2041 and the NSW Waste and Sustainable Materials Strategy: A guide to future infrastructure needs.</p> <p>Energy efficient building design and practices and carbon reduction initiatives in strategic planning and local plans is encouraged.</p> <p>The objective is relevant to rural land as natural hazard policy is likely to affect primary production.</p>

8	Secure resilient regional water resources	<p>The objective seeks to improve the quality and security of the regions water supply ensuring that needs are met for residential and industrial lands.</p> <p>The objective also seeks to protect the Macquarie Marshes and Lachlan Catchment Wetlands by implementing strategies to improve knowledge of conservation, management, and use of the region's wetlands to inform consideration of wetland protection.</p> <p>The outcome of this objective may impact rural land as the Macquarie Marshes are located on rural zoned land.</p>
9	Ensure site selection and design embraces and respects the region's landscapes, character, and cultural heritage.	<p>The objective seeks to maintain rural landscapes by protecting views and cultural heritage.</p> <p>This may impact rural land by the development of strategies to protect scenic landscapes and the protection of cultural heritage.</p>
10	Protect Australia's first Dark Sky Park	<p>The objective aims to minimise light pollution to protect the observing conditions at the Siding Springs Observatory through the implementation of the Dark Sky Planning Guideline.</p> <p>The Dark Sky Planning Guideline will be applicable to development in rural zones.</p>

Part 3 People, centres, housing, and communities

Objective		Relevance to Rural Lands
11	Strengthen Bathurst, Dubbo, and Orange as innovative and progressive regional cities	<p>This objective relates to the economic development and local housing strategies of the region's cities.</p> <p>The objective will not significantly impact rural land in Coonamble Shire.</p>
12	Sustain a network of healthy and prosperous centres	<p>This objective relates to the connectivity between regional cities, strategic centres, and regional communities.</p> <p>It also seeks to strengthen connectivity within town centres by improving walking, cycling and public transport.</p> <p>The objective will not significantly impact rural land in Coonamble Shire.</p>
13	Provide well located housing options to meet demand.	<p>The aim of this objective is to ensure that there is an adequate and timely supply of housing.</p> <p>The objective will not significantly impact rural land in Coonamble Shire.</p>
14	Plan for diverse, affordable, resilient, and inclusive housing	<p>The aim of this objective is to improve housing diversity in strategic and local planning.</p> <p>The objective will not significantly impact rural land in Coonamble Shire.</p>
15	Manage rural residential development	<p>The aim of this objective is to ensure orderly development of rural residential land that is cost effective and avoids areas zoned for primary production and mineral resources.</p> <p>This objective may impact rural land if rural residential land encroaches into areas where agriculture is undertaken.</p>
16	Provide accommodation options for seasonal, temporary, and key workers	<p>This objective encourages both strategic and statutory planning to provide flexible planning controls and sufficient capacity of infrastructure.</p>

		<p>The objective also requires that large-scale development applications should be supported by a workforce accommodation strategy.</p> <p>This objective may be relevant to rural lands as part of development of large-scale agricultural industries that require workers accommodation.</p>
17	Coordinate smart and resilient utility infrastructure	<p>This objective aims to utilise strategic and local planning to achieve efficient provision of infrastructure.</p> <p>This objective may impact rural land where new utility infrastructure is proposed.</p>

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Part 4 Prosperity, productivity, and innovation

Objective		Relevance to Rural Lands
18	Leverage existing industries and employment areas and support new and innovative economic enterprises	The objective aims to protect employment lands from encroachment of incompatible development and to create sustainable, localised supply chains through emerging advanced manufacturing.
19	Protect agricultural production values and promote agricultural innovation, sustainability, and value-add opportunities.	<p>The objective aims to identify and enable emerging opportunities for higher-value agriculture. It also seeks to maintain and protect the productive capacity of agricultural land in the Central West – Orana Region.</p> <p>The objective reinforces the consideration of the quality of land for agriculture and the scarcity of productive agricultural land in the region when making decisions about rural land.</p>
20	Protect and leverage the existing and future road, rail and air transport networks and infrastructure	<p>This objective aims to utilise strategic and local planning to achieve efficient provision of infrastructure.</p> <p>This objective may impact rural land where new transport infrastructure is proposed.</p>
21	Implement a precinct-based approach to planning for higher education and health facilities	<p>The objective aims to support mixed use precincts in strategic and local planning.</p> <p>The objective will not significantly impact rural land in Coonamble Shire.</p>
22	Support a diverse visitor economy	<p>The objective aims to enhance open spaces and develop spaces for cultural activities.</p> <p>This will be relevant to rural land where tourism activities are proposed.</p>
23	Supporting Aboriginal aspirations through land use planning	The objective aims to support LALCs by reflecting Aboriginal aspirations and to embed cultural knowledge and values in land use planning decisions.

Part 5 Local Government Priorities

Coonamble Shire Council

Priority	Relevance to Rural Lands
Existing Settlements	Minimal impact on rural lands.
Economic and tourism development including the new Visitor Information Centre, Coonamble Riverside Caravan Park and potential artesian spa, and sealing Tooraweenah Road to the Warrumbungle National Park	This priority may impact rural lands where tourism development is proposed.
Coonamble's main street, CBD	No impact on rural lands.
Agribusiness, including value-add manufacturing, transport and logistics, and associated businesses	This priority will impact rural lands by providing additional opportunities for diversification of agricultural enterprises.
Coonamble Shire's cultural and historic character	This priority will have minimal impact on rural lands.
The local road network, to guarantee effective transport routes for local produce	This priority will have minimal impact on rural lands.
Protecting agricultural land from residential development	This priority will provide certainty for agricultural enterprises to undertake primary production activities.

Local Strategic Planning Statement

A Local Strategic Planning Statement sets the framework for Coonamble Shire's economic, social and environmental land use needs over the next 20 years. It outlines clear planning priorities describing what will be needed, where these are located and when they will be delivered.

The Coonamble Local Strategic Planning Statement has three (3) themes, nine (9) priorities. Each priority contains a number of actions. The relevance to rural lands is discussed below:

THEME: COMMUNITY AND PLACE

Enhance Community wellbeing and quality of life within safe neighbourhoods

Priority 1: Promote and enhance the identity and unique character of Coonamble and the villages of Gulargambone and Quambone		
Action		Relevance to Rural Lands
1	Investigate the need to prepare a heritage inventory and reflect any significant items in the Coonamble LEP 2011	There is no specific relevance to rural lands.
2	Scope the need to undertake a dry-river-bed tourism and access strategy	There is no specific relevance to rural lands.
3	Develop master plans for Quambone and Gulargambone	The development of a master plan will not significantly impact rural lands.
4	Collaborate with DPIE to develop predictive mapping to recognise the likelihood of areas containing items cultural significance	The development of predictive mapping will not significantly impact rural lands.
5	Undertake a review of the Coonamble CBD Revitalisation Project undertaken in 2008 and produce a new Coonamble Shire Masterplan incorporating the Coonamble CBD.	This action is not relevant to rural lands.
6	Engage with surrounding LGAs in discussions on reviewing the Western Subregional Land Use Strategy.	This action is relevant to rural lands.
7	Identify suitable locations for future and rural residential housing development.	This action may be relevant to rural lands

Priority 2: Encourage a connected, active and healthy community

Action		Relevance to Rural Lands
8	Improve walking and cycling connectivity along the Castlereagh River areas and into Coonamble through connected open space corridors	There is no specific relevance to rural lands.
9	Investigate a business case to operate or expand an integrated holistic age care service in Coonamble to improve aging in place options.	There is no specific relevance to rural lands.
10	Develop an urban tree strategy that will identify areas and species	There is no specific relevance to rural lands.
11	Investigate the need for an Aboriginal Cultural Centre and interpretive signage and heritage trails.	This may be relevant to rural land but is unlikely to have significant impact.

Priority 3 – Provide contemporary services and local infrastructure for the community to thrive

Action		Relevance to Rural Lands
12	Identify opportunities for delivery of complimentary investments and infrastructure to leverage off the Inland Rail Project development.	This action may be relevant to rural lands
13	Work with Transport for NSW to promote active transport, including undertaking a revised pedestrian, access and mobility plan (PAMP) to identify active transport opportunities and identify and protect active transport corridors.	This action is unlikely to impact on Rural Lands.

Theme: Environment

Promote a sustainable balance between development and commercial interests while protecting the environment

Priority 4 – Protect and promote the importance of the Macquarie Marshes		
Action		Relevance to Rural Lands
1	Investigate current land use zoning of lands surrounding the Macquarie Marshes to manage environmental risks and to support adjoining and nearby landowners to manage their lands.	The Macquarie Marshes is located land zoned RU1 Primary Production. This action may impact rural lands.
2	Investigate ways to better connect the Macquarie Marshes through to Coonamble and Quambone	This action may be relevant to rural lands as the Macquarie Marshes are located on rural land.
3	Work with private landowners of the Macquarie Marshes to develop environmental components for public access and tourism activities.	The Macquarie Marshes is located land zoned RU1 Primary Production. This action may impact rural lands.
4	Develop a Quambone village master plan to capitalise on the Macquarie Marshes tourism potential.	This action may impact rural lands.
Priority 5 – Protect and manage natural areas and natural resources, particularly water security and waste management.		
Action		Relevance to Rural Lands
5	Investigate the need to amend the Coonamble LEP to provide buffers for existing and proposed water infrastructure and water reservoirs to protect urban water supply and industry access.	This action is unlikely to impact on Rural Lands.
6	Undertake a review of the Coonamble DCP to include guidance and controls on water sensitive urban design.	This action is unlikely to impact on Rural Lands.

7	Investigate the need to review the Coonamble DCP to incorporate best practice waste management practices at all stages of a development process; construction, operation, and demolition/reuse.	This action may be relevant to rural lands
8	Investigate the potential for biodiversity stewardship sites on Council owned land.	This action may be relevant to rural lands
Priority 6 – Be responsive and adaptive to climate change		
Action		Relevance to Rural Lands
9	Incorporate controls into the Coonamble DCP for enhanced environmental outcomes such as energy efficiency, rain water tanks, and 'green star communities'	This action may be relevant to rural lands
10	Update the delivery program and operational plan to include further enhancements to public space that better protect the community from heat, storms and flooding.	This action is unlikely to impact on Rural Lands.

Theme: Economy

A strong and diverse economy with development and employment opportunity, supporting a diverse population

Priority 7 – Leverage opportunities for increased tourism from surround natural landscapes.		
Action		Relevance to Rural Lands
1	Undertake development of a local tourism strategy to incorporate the strategic directions of this planning priority.	The Real Country Project identifies Agri-tourism experiences as a medium term outcome.
2	Augment the pedestrian access and mobility plan (PAMP) to investigate appropriate access for tourists to move between key tourist destinations.	This action may be relevant to the rural lands depending on the location of key tourist destinations.
3	Investigate further improvements required to better connect Coonamble to the Warrumbungles via the Tooraweenah Road as well as access through to the Macquarie Marshes.	This action may be relevant to rural lands only in that Tooraweenah Road transverses rural land.
Priority 8 – Promote business and development opportunities		
Action		Relevance to Rural Lands
4	Investigate opportunities to increase CBD employment through the adaptive reuse of vacant building space or appropriate community facilities for business hot desking or entrepreneurial startup businesses – also in association with existing businesses.	This action is not relevant to rural lands as it relates to land within the Coonamble township commercial precinct.
5	Work with Government agencies and key stakeholders to develop actions and to oversee and coordinate activities relating to employment opportunities.	This action may be relevant to rural lands where employment activities are planned.

6	Work with key stakeholders to support investment in targeted skills-based training to meet the needs of major infrastructure projects and local communities.	This action may be relevant to rural lands where infrastructure is located on rural zoned land.
7	Undertake a housing strategy to locate new rural residential areas close to existing urban settlements to maximise the efficient use of existing physical, social and community infrastructure and services, avoiding the unnecessary fragmentation of productive agricultural land.	This action is relevant to rural lands when seeking to locate new residential areas.
8	Undertake investigations into Aboriginal and Council land ownership and the potential land use opportunities.	This action may be relevant to rural lands where these opportunities are located on rural land.
Priority 9 – Capitalise on the Coonamble Airport Infrastructure and future land uses		
Action		Relevance to Rural Lands
9	Prepare a Coonamble Airport Masterplan to investigate improvements and employment opportunities	This action may be relevant to rural lands only in that the Coonamble Airport is located on rural zoned land.
10	Update the Coonamble LEP 2011 to protect the Coonamble Airport and implement any recommendations made from an Airport Master Plan	This action may be relevant to rural lands only in that the Coonamble Airport is located on rural zoned land.

The current legislative framework requires local planning instruments to deliver on the CWORP. Agribusiness, mining, tourism, transport and logistics are the key opportunities for economic development in terms of rural land.

STATE GOVERNMENT POLICIES

NSW Department of Primary Industries

Maintaining land for Agricultural Industries

The purpose of this policy is to guide the planning system in providing certainty and security for agricultural enterprises over the long term and to enable these

enterprises to respond to future market, policy, technology and environmental changes. Key elements are:

- Land with the best combination of soil, climate, topography and water for agricultural production is a limited resource in New South Wales and should be maintained for future generations.
- Agricultural land should not be alienated directly through lands being used for non-agricultural purposes and indirectly by incompatible developments on adjacent land restricting routine agricultural practices, and
- Agricultural industries are a fundamental asset to the state of NSW as they provide a long term means of providing employment, raw materials and fresh safe secure food while supporting regional communities.

The policy hinges on four (4) pillars:

1. Environmental Planning Instruments should be structured to:
 - a. Promote the continued use of agricultural land for commercial agricultural purposes, where that form of land use is sustainable in the long term.
 - b. Avoid land use conflicts.
 - c. Protect natural resources used by agriculture.
 - d. Protect other values associated with agricultural land that are of importance to local communities, such as heritage and visual amenity.
 - e. Provide for a diversity of agricultural enterprises, including specialised agricultural developments, through strategically planning locations to enhance the scope for agricultural investment in rural areas.
 - f. Allow for value adding and integration of agricultural industries into regional economies.

2. Conversion of land

The conversion of land used by agricultural enterprises to other uses should only take place where fully justified in the strategic planning context.

3. Minimum size of holdings for dwelling entitlement

The criteria in environmental planning instruments to determine the minimum lot size of holdings necessary for a dwelling entitlement in rural areas needs to be based on sustainable productive agriculture.

The minimum area for a dwelling entitlement and other provisions in Environmental Planning Instruments to regulate subdivisions should take into account:

- a. The agricultural productivity and suitability of the land in question
- b. The nature and requirements of agricultural industries in the area being considered.
- c. The risk of creating land use conflict
- d. The current distribution of property sizes and the agricultural industry they support.
- e. The trends in size of properties engaged in agriculture; and

- f. Cumulative impacts e.g. gradual subdivision of agriculture becomes rural residential zone.

4. Minimising land use conflict

Councils should also consider other approaches to achieving the goal of minimising conflict in agricultural production zones so that farms can operate without unnecessary restrictions.

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Right to Farm Policy

In 2015 the NSW Government adopted the Right to Farm Policy. The policy has been given a statutory reference by inclusion as an objective in the revised s9.1 Directions for Rural Lands (Direction 9.2) as part of the Primary Production focus area and accompanying planning framework.

The policy highlights the importance of planning for agricultural industry development and maintain access to agricultural resources including land. It emphasises the need for appropriate zoning and permissible land uses that are compatible with agricultural activities and supports local strategies that guide land use and minimise conflict.

The Right to Farm policy brings together a collection of actions including:

- Reinforcing rights and responsibilities
- Establishing a baseline and ongoing monitoring and evaluation of land use conflicts
- Strengthening land use planning
- Ensuring ongoing reviews of relevant environmental planning instruments include consideration of options to ensure best land use outcomes and to minimise conflicts
- Improving education and awareness on management of land use conflicts
- Considering potential future legislative options, should additional Government intervention be required.

The inclusion of the Right to Farm Policy in the Ministerial Direction for Rural Land will mean that the broad actions identified above will need to be considered when any rural land is proposed to be affected by a planning proposal.

State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

The Codes SEPP provides a pathway for low impact development to be carried out without consent, referred to as Exempt Development. Other straightforward, low impact residential, commercial and industrial development that does require approval may be considered Complying Development under this SEPP. Where the proposal meets specific standards and land requirements a Complying Development Certificate may be sought from Council or a registered certifier and can be issued with a much short timeframe, such as 20 days.

Exempt Code

Examples of exempt development (provided the criteria are strictly adhered to) that may provide benefit to rural landowners include:

- Farm buildings
- Stock yards (not saleyards)
- Grain silos and bunkers
- Fuel tanks and gas storage
- Rainwater tanks
- Windmills

Typically these developments are restricted in terms of their floor area, height, setbacks to boundaries and distance to important environmental features, and other development standards, but are nonetheless a useful pathway for rural land holders to build rural infrastructure without requiring a development application.

Inland Code

The Inland Code permits some development within inland local government areas to be carried out as Complying Development and applies to the Coonamble LGA. This code predominantly applies to the construction of dwelling houses (where a dwelling entitlement exists) and farm buildings over and above what is permitted as exempt development. Each of the above codes contained within the Codes SEPP supports rural land holders to carry out agricultural development on their land.

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RURAL LANDS STRATEGY

The Rural Lands Use Strategy provides a framework to guide growth and development of rural land. The Strategy responds to the diversity in rural land and established rural industries such as agriculture and highlights the need to better address mining, encourage diversity in agriculture, and support economic development. The strategy also aims to manage development in the vicinity of the Macquarie Marshes to ensure that risk of environmental harm is minimised.

The Strategy seeks to:

Promote and protect sustainable agriculture – identify objectives for the protection of agriculture based on an understanding of the existing and potential land use, managing key threats, and recognising opportunities.

Manage land use conflict – recognise that encroachment of incompatible land uses on existing agricultural uses to minimise adverse impacts on agricultural productivity.

Support rural economic development – providing a land use framework that supports long term investment in agriculture, enables agribusiness and value-adding to the agricultural sector.

Manage development on the Castlereagh River – identify the value of the resource that is the Castlereagh River and consider opportunities for more intensive agricultural land uses in line with subdivision provisions for agricultural lots.

Support mining – recognise the importance of mining and provide direction as to the suitability of mining in particular locations.

Protect environmental values and manage threats including climate change – protect and preserve key environmental attributes. Recognise climate change and build resilience into planning controls.

Review of Minimum Lot Size Provisions – review current 1000 hectare minimum lot size applied to the RU1 Primary Production zone and determine an appropriate agricultural holding size.

Protection of the Macquarie Marshes – review strategic local planning includes consideration of conservation measures, management and wetland protection.

1.1 Promote Sustainable Agriculture

Protection of agricultural land is an objective that underpins the CWORP and is key in the long-term sustainability of rural communities. Coonamble Shire supports a diverse range of agricultural industries from broadacre dryland cropping, grazing to intensive livestock agriculture all with varying land area and water demands.

The Regional Plan includes specific priorities for Coonamble in relation to protecting **agricultural land from residential development**. The DPI have prepared draft State Significant Agricultural Land Mapping which includes large areas of agricultural land in the Coonamble Shire identified as State Significant Agricultural Land. It is unclear what the intention of the mapping is and what the palling implications of it will be at the current time.

A comprehensive set of policy guidelines underpin the protection of agricultural land including the aims of State Environmental Planning Policy (Primary Production) 2021.

The DPI have a policy to maintain land for agricultural industries that recommends that environmental planning instruments are structured to:

- (a) Promote the continued use of agricultural land for commercial agricultural purposes, where that form of land use is sustainable in the long term.
- (b) Avoid land use conflicts
- (c) Protect natural resources used by agriculture
- (d) Protect other values associated with agricultural land that are of importance to local communities, such as heritage and visual amenity
- (e) Provide for a diversity of agricultural enterprises, including specialised agricultural developments, through strategically planned locations to enhance the scope for agricultural investment in rural areas; and
- (f) Allow for value adding and integration of agricultural industries into regional economies.

The Rural Land Strategy should continue to support the objectives of the State Significant Agricultural Land and the DPI Policy framework and provide a land use planning framework that is consistent with these objectives.

1.2 Land Use Conflict

Land use conflict occurs when a land use or activity is incompatible with the views, expectations and/or values of other people living in the area. This is high-lighted in the peri-urban fringe areas of towns and villages as well as within the urban areas themselves. An unresolved dispute can have an impact on health and community wellbeing.

Changes in rural land use, increases in the number of non-farmers and hence a lack of understanding of farming practices can create tension between neighbouring landowners both having the right to enjoy their land.

A key outcome of land use policy is to minimise the potential land use conflicts, both through planning policy and land use decisions that reflect the part accumulation of knowledge.

ACTION: Ensure that the four pillars of the DPI's Right to Farm Policy is incorporated into Council's plans and strategies.

ACTION: Review land use tables in the RU1 Primary Production zone to ensure that they facilitate rural economic development and include rural industries and visitor accommodation and temporary uses.

ACTION: Review minimum lot size for the RU1 Primary Production zone to ensure that the MLS provides a balanced approach that caters to genuine farming interests to live and work on farms and that provides opportunities for diversification.

1.3 Agritourism

The economic benefits of Agritourism has been highlighted by recent inclusions to Local Environmental Plans. Rural-based tourism development and activities are seen as an opportunity to value-add and diversify the economy where the productive capacity of agricultural land is not reduced. This is particularly the case post COVID-19 with the increased interest in local tourism likely to continue. The Coonamble Destination Management Plan identifies key growth opportunities for a sustainable tourism industry.

ACTION: Planning controls should be reviewed to ensure that they are aligned with DPIE policy and cater for temporary events, provide opportunities for tourism accommodation, and encourage low impact development within the RU1 Primary Production zone.

1.4 Mining

Mining is a key economic driver and provides significant opportunity for the growth of businesses and industry that support mining operations as well as the provision of accommodation for a proportion of the permanent workforce.

Ensuring that there is an adequate supply of services industry land and urban land with good access to transport should be a priority. Often mining applications are State Significant Development, which limits Council's role in this process.

Council also has a role in managing potential conflicts between mining, agricultural and other more sensitive uses such as tourism and to foster and maintain healthy relations between the various parties.

ACTION: Review transport routes throughout the Shire to ensure that good access to major transport routes and the township of Coonamble can be facilitated.

ACTION: Review the supply of urban and employment lands to ensure there is adequate supply to meet the needs of mining development should the opportunity arise.

1.5 Workforce Accommodation

Accommodation needs of the workforce to both attract full time workers and seasonal work in the agricultural sector, mining and other major projects is a challenge for regional communities across NSW.

ACTION: Investigate the inclusion of temporary workers accommodation in the Coonamble LEP.

1.6 Protection of Macquarie Marshes

The Macquarie Marshes are one of the largest remaining inland semi-permanent wetlands in south eastern Australia as well as an internationally significant breeding site for waterbirds. Approximately 22,000 ha within the Macquarie Marshes Nature Reserve is listed under the Ramsar Convention, along with two areas of private land (Wilgara Wetlands and 'UBlock').

ACTION: review permissible land uses and identify tourism opportunities in collaboration with State agencies and land owners.

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