

Definitions

The following definitions are used in the study and they are obtained from the Dictionary of the Standard Instrument (Local Environmental Plans) Order 2005.

Agricultural Produce Industry means a business activity involving the handling, treating, processing or packing of produce from agriculture, intensive livestock agriculture, intensive plant agriculture or aquaculture (including dairy products, seeds, fruit, vegetables or other plant material but does not include livestock processing industry) derived principally from surrounding districts, and includes such land uses as flour mills, cotton seed oil plants, cotton gins, cheese and butter factories, and juicing or canning plants.

Agriculture means the production of crops or fodder (including irrigated pasture and fodder crops), the grazing of livestock, animal boarding or training establishments, farm forestry, bee keeping, or other land uses defined to be agriculture in this Dictionary, for commercial purposes, but does not include: intensive plant agriculture, intensive livestock agriculture, or aquaculture.

extensive agriculture means:

(a) the production of crops or fodder (including irrigated pasture and fodder crops),
or

(b) the grazing of livestock, or

(c) bee keeping,

for commercial purposes, but does not include any of the following:

(d) animal boarding or training establishments,

(e) aquaculture,

(f) farm forestry,

(g) intensive livestock agriculture,

(h) intensive plant agriculture.

extractive industry means the winning or removal of extractive materials (otherwise than from a mine) by methods such as excavating, dredging, tunnelling or quarrying, including the storing, stockpiling or processing of extractive materials by methods such as recycling, washing, crushing, sawing or separating, but does not include turf farming.

forestry has the same meaning as forestry operations in the Forestry and National Park Estate Act 1998.

Note. The term is defined as follows:

forestry operations means:

(a) logging operations, namely, the cutting and removal of timber from land for the purpose of timber production, or

(b) forest products operations, namely, the harvesting of products of trees, shrubs and other vegetation (other than timber) that are of economic value, or

(c) on-going forest management operations, namely, activities relating to the management of land for timber production such as thinning, bush fire hazard reduction, bee-keeping, grazing and other silvicultural activities, or

(d) ancillary road construction, namely, the provision of roads and fire trails, and the maintenance of existing railways, to enable or assist in the above operations.

Intensive Livestock Agriculture means the keeping or breeding of livestock, poultry, or other birds, that are fed wholly or substantially on externally sourced feed, and includes operation of feed lots, piggeries, poultry farms or restricted dairies, but excludes operation of facilities for drought or similar emergency relief.

Intensive Plant Agriculture means the cultivation of irrigated crops (excluding irrigated pasture and fodder crops), horticulture, or turf farming for commercial purposes.

Rural industry means an industry that involves the handling, treating, production, processing or packing of animal or plant agricultural products, and includes:

- (a) agricultural produce industry, or*
- (b) livestock processing industry, or*
- (c) use of composting facilities and works (including to produce mushroom substrate), or*
- (d) use of sawmill or log processing works, or*
- (e) use of stock and sale yards, or*
- (f) the regular servicing or repairing of plant or equipment used for the purposes of a rural enterprise,*
undertaken for commercial purposes.

Viticulture means the cultivation of grapes for commercial purposes for use in the production of fresh or dried fruit or wine.

Abbreviations

ABARE = Australian Bureau of Agricultural and Resource Economics

ABS = Australian Bureau of Statistics

CMA = Catchment Management Authority

DECC = Department of Environment and Conservation

DNR = NSW Department of Natural Resources

DoP = NSW Department of Planning

DPI = NSW Department of Primary Industries

DSE = Dry Sheep Equivalent

ha = hectare

LEP = Local Environmental Plan

LGA = Local Government Area

YVC = Yass Valley Council

1 Introduction

In February 2004, Yass Valley Council was created by proclamation and incorporated the Yass Shire Council and adjoining parts of Gunning and Yarrowlumla.

At the same time, the NSW Department of Planning (DoP) has been introducing a number of planning reforms. Specifically, a new Standard Instrument (LEP template) has been introduced which all Council must use when preparing new LEPs.

With the need to prepare a new LEP consistent with the Standard Instrument and the need to incorporate the newly amalgamated areas, Council has been undertaking a strategic planning program to inform the development of a comprehensive LEP. The key projects are the Industrial Lands Study, which identifies new industrial land, and this study, the Non Urban Lands Study which develops strategic planning strategy for the rural areas of the Yass Valley LGA. The Study also provides recommendations for zoning, minimum lot sizes and other issues for the comprehensive LEP.

The study area includes all land currently zoned rural, rural residential, environmental protection and special uses in rural areas of the Yass Valley LGA.

The Study has been developed in consultation with Yass Valley Council, the Department of Planning, the Department of Primary Industries, the Department of Environment and Climate Change, the Department of Water and Energy and the Yass Valley. The Study identifies the economic, social, cultural and environmental characteristics of the Yass Valley LGA and provides a strategy that will guide the preparation of Local Environmental Plan and associated plans and policies for the rural areas that make reflect the attributes of the area and make best use of its resources.

This study has been prepared for Council by GHD Pty Ltd and Hassall & Associates (now incorporated into GHD).

1.1 Aims and objectives

The aim of the Non Urban Lands Study is to develop a strategy for the future land use planning for rural areas within the Yass Valley LGA.

Specifically, the Non Urban Lands Study will:

- examine the appropriateness of existing zonings and controls (both zone content and location) that apply to the rural areas of the Yass Valley;
- use a land capability assessment for non urban land to develop recommendations for zoning, minimum lot sizes and other LEP and DCP as required,
- identify the likely demands for the various rural land uses and provide an analysis of the economic, social and environmental sustainability issues related to these various rural land uses;

- identify the different agricultural and related land uses undertaken within the Yass Valley LGA and provide an assessment of the likely land characteristics required to provide viable undertakings, including area, locality, soil type and aspect where relevant;
- recommend zonings and LEP that will facilitate a range of viable and sustainable agriculture and other development compatible with the environment;
- engage the community/stakeholders in identifying where and how rural land development should be incorporated into the Shires land use patterns to enhance the environmental sustainability and generate economic development opportunities;
- develop the methodology for land suitability mapping for rural and rural residential development, based on ecological, environmental, economic and social constraints and opportunities, and undertake the mapping of new zones;
- assess the fragmentation of agricultural lands to date, including the issue of separate titles with no current building entitlements and provide potential incentive clauses or other zoning controls to achieve consolidation and/or improved land management or broader suitable uses.