



DUNGOG SHIRE COUNCIL

All Communications to be addressed to:

The General Manager
Dungog Shire Council
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Ref: 171/82/34; EF07/93 - '

20 October 2010

The Regional Manager
Department of Planning
PO Box 1226
NEWCASTLE NSW 2300
Attention: Mr Paul Maher



NSW GOVERNMENT
Department of Planning

26 OCT 2010

Received
Newcastle Office
Hunter Region

Dear Paul,

Re: PLANNING PROPOSAL No 17
CLAUSE AMENDMENT FOR SPLIT ZONED PROPERTIES

At its meeting of 21 September 2010, Council resolved to prepare an amendment to *Dungog Local Environmental Plan 2006* as follows:

1. Council resolve to prepare an amendment to Clause 28(4) of the *Dungog Local Environmental Plan 2006* to permit the subdivision of land with a split zoning Rural Lifestyle 1(l) & Rural 1(a) or Rural Enterprise 1(e) & Rural 1(a) subject to:
 - a. The applicant has demonstrated that the Rural Lifestyle 1(l) or Rural Enterprise 1(e) portion of the property is suitable for subdivision; and
 - b. Only one (1) lot to be created within the Rural 1(a) zone smaller than 60 hectares with one (1) existing dwelling house; or
 - c. In the event that the Rural 1(a) portion of the property is vacant, a building envelope is to be located in the Rural Lifestyle 1(l) or Rural Enterprise 1(e) zone so no additional dwellings entitlements are created on an undersized Rural 1(a) lot.
2. Pursuant to section 55 of the *Environmental Planning and Assessment Act 1979*, Council prepare a planning proposal explaining the intended effect of the proposed LEP and setting out the justification for making the proposed instrument.
3. Pursuant to section 56 of the *Environmental Planning and Assessment Act 1979*, Council forward the planning proposal to the Minister for Planning for a gateway determination.



Dungog Shire
Life as it should be...

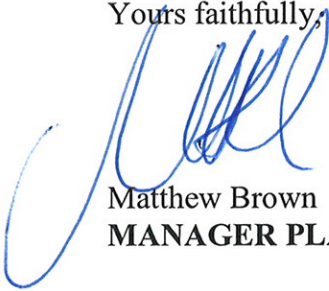
COUNCIL'S VISION:

A vibrant, united community, with a sustainable economy. An area where rural character, community safety, and lifestyle are preserved.

The planning proposal, respective Council report and adopted minutes are attached. It would be appreciated if the planning proposal could be accepted and referred to the LEP Review Panel for determination under the gateway process.

Should you require any further information, please do not hesitate to contact Kristy Cousins or the undersigned on (02) 4995 7777.

Yours faithfully,

A handwritten signature in blue ink, appearing to be 'Matthew Brown', written over the printed name.

Matthew Brown
MANAGER PLANNING