



Moving Toward 2040

**Dungog Shire Local Strategic Planning
Statement**



ACKNOWLEDGEMENT OF COUNTRY

Dungog Shire Council acknowledges the Aboriginal and Torres Strait Islander Peoples as the traditional custodians of this land. We respect the Elders past, present and future.

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Mayors Message

The Local Strategic Planning Statement (LSPS) will provide a long-term vision for the future of the Dungog LGA, setting out clear planning priorities based on themes identified by the community. These priorities will guide land use and development across the Shire for the next 20 years to ensure we maintain vibrant communities, biodiversity rich areas and protect viable agricultural lands, whilst operating within the resourcing limitations of Council.

The Local Strategic Planning Statement provides an opportunity for a holistic approach to land use, driven by the needs and aspirations of the local community. This will be a valuable tool in maintaining and enhancing what we already love about the Dungog Shire.

The LSPS will guide well placed sustainable growth, promote the agricultural sector and local economy, I look forward to seeing positive change in the Shire based on the vision of the local community.



Mayor John Connors

About This Plan

The Local Strategic Planning Statement (LSPS) sets out how the Dungog Local Government Area (LGA) will move forward with land use planning over the next 20 years economically, socially and environmentally in a way that delivers on the community's vision.

Policy Context

The LSPS has been prepared in accordance with Section 3.9 of the *Environmental Planning & Assessment Act 1979* (EP&A Act) and the Department of Planning Industry and Environments (DPIE) '*Local Strategic Planning Statements – Guideline for Councils*'. Under the EP&A Act the LSPS is required to be reviewed every 7 years. Notwithstanding this statutory requirement, the Dungog Shire LSPS is not a static document and will be reviewed to align with the Integrated Planning & Reporting Framework and the progression of the Rural Lands Strategy. This will ensure the relevance of actions and maintain a clear line of sight with the Hunter Regional Plan 2036 (HRP 2036).

Strategic Context

The LSPS sits within the centre of the strategic planning hierarchy for the Hunter Region. The LSPS presents a clear line of sight between the HRP 2036 directions and the community's vision by providing a framework for the delivery of these actions through land use planning.



The Strategic Planning Framework

Hunter Regional Plan 2036

The Hunter Regional Plan 2036 (HRP 2036) sets out the regional strategic framework to guide land use in the Hunter. The HRP is driven by an overarching Vision, Goals, Directions and Actions for implementation. The four key goals are:

The leading regional economy in Australia
A biodiversity rich natural environment

Thriving communities
Greater housing choice and jobs

Key HRP 2036 priorities for Dungog are:

- Support the growth and diversification of the agricultural sector
- Protect the water supply
- Expand on the tourism sector by leveraging its strengths including fresh produce and nature tourism



Dungog Shire Council Community Strategic Plan 2030

The Dungog Shire Community Strategic Plan 2030 (CSP) was developed with extensive community consultation in 2018. The CSP comprises 7 themes that informed the planning priorities of the LSPS and these are:

- Natural environment**
- Local economy**
- Community and culture**
- Dungog Shire Council governance and finance**
- Rural and urban development**
- Recreation and open space**
- Public infrastructure and services**

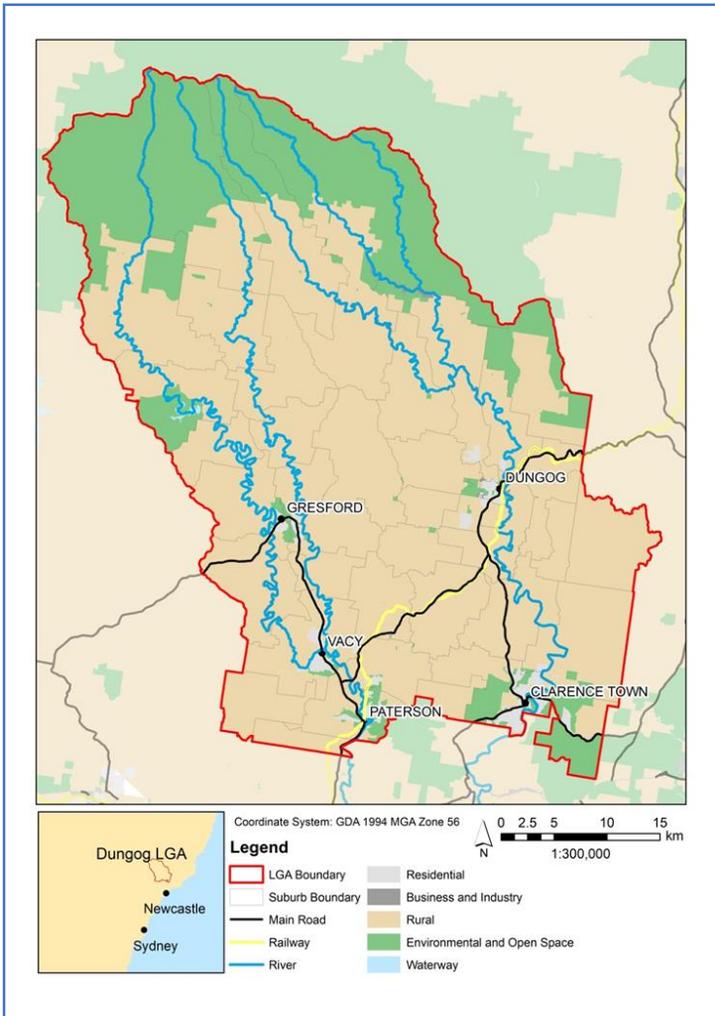


Local Character Areas

The LSPS acknowledges the distinct character and community values of each village through the Local Character Area section of the LSPS. This section addresses local character and provides specific planning principles for these areas. These Local Character Areas are:



Our Shire



The Dungog LGA is well situated in the Hunter Region.

The LGA is centrally located sharing boundaries with Port Stephens, Maitland City, Singleton, MidCoast and Upper Hunter Council areas.



Good proximity to the Newcastle Airport and Port of Newcastle as well as the provision of six railway stations. The rail line services both passengers and freight.



The LGA has a high level of connectivity by way of road to adjoining local and regional centres. There are however, some capacity issues with limitations for larger freight loads, due to the road and timber bridge network across the LGA.



Population of 9,346 in 2018 of which 5,678 were of working age and 3,885 persons were employed.



77.2% internet access from dwellings



Local events, arts and recreation programs, and cinema



Viticulture & market gardens & fresh produce at local & regional markets



1 hospital at Dungog



1,065 businesses



224,999 ha of diverse and rich landscape



Household size 2.5 persons across 2,357 homes



40,099 ha protected areas



\$71.4 Value Add
\$124.7 Exports
\$151.3 Output
Agriculture, Fishing, Forestry

Moving Toward 2040

Moving Toward 2040, is about planning for the future and ensuring that economic and residential growth is balanced and sustainable. The LSPS will set the 20-year strategic community vision for the LGA to deliver change and capitalise on the distinctive features of the LGA such as the rural landscape, scenic amenity, agricultural industry, rich heritage and proximity to local urban centres.

Opportunities

Diversity in housing choice. Sustainable, well place, serviced development unaffected by environmental constraints to bring new residents

Environmental, rural and heritage based tourism opportunities

Ensuring no compromise to liveability – growing the resident population to grow the local economy

Rich Natural Environment

Biodiversity

Proximity to neighbouring local centres

These challenges represent opportunities to strengthen existing economic drivers and explore new opportunities for economic growth in agriculture, tourism and retail activity



Rural Amenity & Lifestyle

Rich Heritage

Vibrant Communities

Challenges

High level of economic leakage due to residents working, shopping and engaging in neighbouring LGA's

Challenges to growth in the agricultural industry & impacts of climate change

Limited options for overnight visitors

The LGA struggles to provide a strong local economy & employment base

The opportunities for the Dungog LGA well outweigh the challenges



Our Vision for the Future.....

Dungog Shire has a **vibrant** united community, with a **sustainable** economy. It is an area where **rural** character, community **safety** and lifestyle are preserved



Themes

A Thriving New Economy

Building on the strengths of agribusiness and industry while promoting growth in tourism will provide the opportunity for a more sustainable thriving local economy. The LGA currently suffers from extensive economic leakage to neighbouring LGAs which impacts both on existing businesses and the prospect of future investment.

Infrastructure Supporting Growth

Infrastructure supporting growth is about improving shortfalls in infrastructure and ensuring agriculture and industry can be supported, whilst improving accessibility throughout the LGA for visitors and residents. Supporting growth in residential development and rural residential development is key to the future of the LGA.

A Sustainable Environment

Sustaining and conserving the natural environment is paramount to the future of the LGA both for its residents, visitors, and flora and fauna. The LGA is placed at the base of the Barrington Tops National Park and has extensive areas of state forest, two significant dams and three significant tributaries. Land Use planning for the future must focus on being sustainable and well managed.

A Place To Grow

A place to grow is about the liveability of the Dungog LGA. Liveability is the culmination of a variety of characteristics which contribute to the quality of life for the residents. These characteristics include land use, transport, servicing and social infrastructure, cultural and archaeological heritage, the natural environment, high quality public domain and well planned sustainable growth. It is integral that future growth accommodates for the changing demographics in the LGA, provides diversity and affordability in housing and is well serviced.

Themes > Planning Priorities

A thriving new economy

PP 1: Protect & enhance local important agricultural land

PP 2: Promote diversification & innovation of agriculture

PP 3: Encourage new industry and economic development

PP 4: Growth in tourism

Infrastructure supporting growth

PP 1: Improve key transport routes

PP 2: Improve tourism infrastructure

PP 3: Protect regional water security and quality

A sustainable environment

PP 1: Protect & enhance areas of ecological significance

PP 2: Building resilience to the impacts of climate change

PP 3: Protect water security and improve water quality

A place to grow

PP 1: Connection to place

PP 2: A healthy community

PP 3: Sustainable and diverse housing choice



Implementation Timeframes for actions

Under each theme are a set of priority priorities which are delivered by actions. These actions have specified timeframes for delivery being immediate, short, medium, long and ongoing

Immediate	Short	Medium	Long	Ongoing
0-2 years	3-5 years	5-10 years	10+	Will continue for the life of the statement

Agriculture

Tourism

Retail
Commercial
Industry

A Thriving New Economy

Planning Priority 1 | Protect and Enhance Locally Important Agricultural Land

Agriculture, Forestry and Fishing is the largest contributor across all economic sectors, being the largest generator of employment, regional exports and overall output. In 2006, 55% of the LGA was categorised as farming land, with 104,536Ha being utilised for grazing. The proportion of agricultural lands utilised for grazing has increased over time as there has been changes to the beef, dairy and poultry industry.

Economically, in 2014 the agricultural sector represented \$99.519 million in total output for the LGA. This has increased over time to a total output of \$151.312 million in 2019 representing a \$51.7million increase in total output, with livestock, grains and other agriculture being the largest sub sector. In order for the LGA to grow and maintain a sustainable local economy there must be a focus on strengthening the existing agricultural sector and supporting its growth for the future.

Despite having three significant tributaries flow throughout the LGA and into the Hunter River, the supply of alluvial river flats for agricultural use is limited. Much of the LGA is within the drinking catchment, highly vegetated, flood affected, of poor quality soil or is rugged land. These constraints place further importance on identifying most suitable in the Shire for agricultural production and ensuring they are protected.

Planning principles

- 1 Support and promote growth in agricultural industries
- 2 Maintain and improve access to resources for agriculture
- 3 Prevent land use conflict
- 4 Acknowledge and maintain rural character
- 5 Ensure protection of agricultural land through planning controls

Link to other plans

Hunter Regional Plan 2036
 Direction: 5, 10, 13
 Dungog Shire Community Strategic Plan 2030
 Rural Lands Strategy Brief

Actions	Timeframe
1. Undertake the Rural Lands Strategy to: <ul style="list-style-type: none"> – Utilise the Agricultural Land Mapping completed by DPIE in conjunction with further rural studies to identify and classify important agricultural lands – Identify opportunities for agricultural precincts based on land capability, accessibility and connection to infrastructure – Review the planning controls related to BSAL (Biophysical Strategic Agricultural Land Use) including minimum lot size and permissible land uses 	Immediate
2. Implement the strategies in the Regional Weeds Action plan	Ongoing

Planning Priority 2 | Promote Diversification and innovation of agriculture

Agriculture across the state is facing an array of challenges that will impact upon the viability of existing and future agribusiness. To plan for sustainable agriculture requires a level of innovation and diversification. This will allow existing enterprises to grow by becoming resilient and adaptable whilst encouraging new opportunities for further growth. Land use conflict, land fragmentation, increasing land prices and market conditions are all factors that challenge agribusiness in the LGA.

Traditionally to upscale would generally require the acquisition of additional land, to allow for an increase in livestock or cropping land, however due to the relatively high cost of land, new ways should be encourage and facilitated to diversify existing agribusiness to upscale production and profitability.

Planning Principles

- 1** Encourage innovation in agricultural industries to promote growth
- 2** Promote agribusiness for a sustainable local economy
- 3** Upscale agribusiness through diversification

Link to other plans

- Hunter Regional Plan 2036 Directions: 5,10
- Dungog Shire Community Strategic Plan 2030
- Rural Lands Strategy Brief

Actions	Timeframe
<p>1.Undertake the Rural Lands Strategy to:</p> <ul style="list-style-type: none"> - Investigate opportunities for innovation and diversification of agribusiness and possible complementary industries - Review planning controls with regard to permissible uses in the RU1 Primary Production zone, minimum lot size provisions and utilising the RU4 Small Lot Primary Production zone - Review the supply chain and transport infrastructure for agriculture and industry and identify opportunities for innovation and diversification. 	<p>Immediate</p>



Planning Priority 3 | Encourage New Industry and Economic Development

The location of the LGA is both a benefit and a disadvantage in regards to economic development and employment. The LGA experiences a high level of economic leakage through much of the population living in the LGA and working in a neighbouring LGA or vice versa. Proximity to adjoining local centres in Singleton, Maitland, Port Stephens and Newcastle, where there is more opportunity for employment and the provision of all necessary services, contributes to this high level of economic leakage. Promoting opportunities for economic development and supporting the growth of local business to drive local employment and spending in the LGA is integral to reducing economic leakage and providing necessary services for residents. Another challenge is for those who run agricultural businesses that also need to rely on off farm employment to supplement the income generated from agriculture.

Planning Principles

- 1 A sustainable economy
- 2 Diversity in employment opportunities
- 3 Ease of access to services and goods
- 4 Be competitive with neighbouring LGAs
- 5 Grow local capacity to attract and retain employment
- 6 Explore opportunities for industry and commercial business

Links to other plans

Hunter Regional Plan 2036
 Directions: 5, 6, 7, 8, 12, 23, 24, 25
 Rural Lands Strategy Brief
 Upper Hunter Regional Land Use Plan
 Dungog Land Use Strategy 2010

Actions	Timeframe
3. Undertake Employment Lands Study to: <ul style="list-style-type: none"> – Review supply and demand for commercial and industrial land – Opportunities for growth in these areas and appropriate locations 	Short
4. Investigate opportunities for economic growth: <ul style="list-style-type: none"> – In emerging technologies and industries based on land capability as identified in the Rural Lands Strategy – Identify areas of strength with regard to the provision of telecommunication services and provide strategies to leverage off these – For investment in renewable energy for Council and the LGA generally – For exporting and growth in the region by leveraging off the connections to the Newcastle Airport and Port of Newcastle. – Develop a strategy and guideline for local business for economic growth and exporting opportunities. 	Immediate
5. Review the Dungog Local Environmental Plan: <ul style="list-style-type: none"> – Review planning controls for home based business and small business 	Immediate
6. Work with DPIE to review the Upper Hunter Strategic Land Use Plan	Short

Planning Priority 4 | Growth in Tourism

With careful consideration, innovation and diversification there is opportunity to increase visitation across the local centres, natural areas and rural areas. The LGA is located at the base of the Barrington Tops National Park, has extensive areas of State forest, multiple waterways and waterbodies such the Chichester Dam and Lostock Dam. All of which present opportunity for visitors to engage with the natural environment and act as destinations for visitors within the LGA.

Throughout the year, the LGA hosts a variety of events and festivals including markets in Dungog, Clarence Town and Gresford. Other key events include agricultural events, Rodeos, the Gresford Billy Cart Derby, Polo Tournament, Pedal Fest, Paterson Car and Bike Show, Clarence Town River Country Hoedown, Sculpture on the Farm and the Dungog Festival. Priorities include promoting existing events and encouraging new ones, as well encouraging more overnight stays with an increased variety of accommodation options and various activities. Economically, tourism is a significant contributor across all sectors, currently representing \$37 million in total output for the LGA, with a value add of \$16.75 million, which represents 4.8% of all industries and is the fourth largest industry for employment in the LGA.

Planning Principles

- 1 Increase the perception of the Dungog LGA as a tourist destination and develop a brand for the Shire
- 2 Promote and support a variety of tourist accommodation types
- 3 Increase overnight visitation and daily visits
- 4 Explore opportunities for Eco Tourism, Rural Tourism, Agritourism and Food and Events Based Tourism

Link to other plans

- Hunter Regional Plan 2036 Directions: 5.7, 6.1, 9.1, 9.2, 9.5, 10.4
 Dungog Shire Council Delivery Program 2018-2022
 Rural Lands Strategy Brief

Actions	Timeframe
7. Review Development Control Plan: – Develop a Tourism chapter and include temporary events	Immediate
5. Review Dungog Local Environmental Plan: – Insert Clause for Temporary Events – Undertake review of permissible tourism uses in environmental and rural zones	Immediate
8. Review of the Dungog Shire Visitor Economy 2015-2018 Report and collaborate with Dungog Regional Tourism and local stakeholders in creating a Destination Management Plan	Immediate
9. Develop a strategy for local tourism operators to help support business growth	Immediate
10. Work with Dungog Regional Tourism, Hunter Joint Organisation, MidCoast, Upper Hunter and Singleton Council, National Parks and Wildlife Services and NSW State Forest to investigate inter – regional and connected tourism opportunities and increase access and connectivity to Barrington Tops National Park, Columbey National Park & State Forests	Short

Freight
road &
rail

Visitor &
resident
transport

Water
security
&
servicing

Infrastructure Supporting Growth

Planning Priority 1 | Improve Key Transport Routes

The LGA is bordered by Maitland, Singleton, Upper Hunter, Mid Coast and Port Stephens council areas, of which Maitland, Singleton and Port Stephens are frequented by those living and working in the LGA. Maintaining and increasing the capacity of key routes in and out of the Shire to service centres in adjoining LGAs is essential to the economic and residential growth of the LGA. Challenges to improving transport infrastructure include availability of funding, the number of timber bridges, capacity of the road network to allow freight, frequency of the train timetable and Council bearing the financial responsibility for all roads within the LGA. Focusing on improving key transport routes will allow for safe movement in and around the LGA, raise the attractiveness for businesses, visitors and possible homeowners to invest whilst improving the viability of existing industry in the LGA.

Planning Principles

- 1** Safe and functional key transport routes
- 2** Increase inter – regional travel & travel to key markets
- 3** Work towards improving infrastructure shortfalls
- 4** Strengthen connectivity and access for agricultural and economic precincts



Link to other plans

- Hunter Regional Plan 2036 Directions: 4, 26
- Dungog Land Use Strategy 2010
- Rural Lands Strategy Brief



Actions	Timeframes
11. Identify opportunities to leverage off recent and planned infrastructure upgrades and funding such as the upgrade to the existing Clarence Town Bridge and the construction of the new two (2) lane bridge at Clarence Town	Ongoing
12. Advocate with Transport for NSW for improved public transport and resolve any outstanding capacity issues	Ongoing
13. Review the Dungog Shire Access Routes Development Study	Medium
14. Investigate primary and secondary industry and freight routes to the Port of Newcastle and Newcastle Airport including supply chain routes and identify shortfalls	Immediate
15. Review Section 7.11 plans to address any shortfalls and identify requirements for additional infrastructure	Medium
16. Review key transport routes and the supply chain for the agricultural industry and identify possible funding opportunities for any shortfalls	Immediate

Planning Priority 2 | Improve Environmental Tourism Infrastructure

Tourism is a way in which the LGA can leverage off its environmental strengths with connections to the Barrington Tops National Park, Columbey National Park, State Forest, Chichester and Lostock Dams and rural areas as well as local heritage and character. Growth in tourism needs to be supported and is possible with adequate infrastructure, to assist in wayfinding, providing accommodation, access and connectivity and general recreational facilities. The opportunity to improve tourism infrastructure across the LGA can also have benefits across neighbouring LGAs to strengthen the links and promote cross LGA tourism.

Planning Principles

- 1 Promote inter-regional tourist routes
- 2 Leverage off the proximity to the Barrington Tops National Park, Columbey National Park & State Forest
- 3 Encourage transient tourism through the LGA
- 4 Promote local heritage

Link to other plans

- Hunter Regional Plan 2036 Direction: 6, 9, 18
 Dungog Shire Operational Plan
 Dungog Shire Council Delivery Program 2018 - 2022

Actions	Timeframes
17. Enhance inter- regional tourism through better connected infrastructure in roads, train network and possible tourism routes across adjoining LGAs	Medium
18. Advocate for improved signage and infrastructure in National Parks	Short
19. Work with relevant local stakeholder groups to investigate opportunities for tourism signage as part of the marketing and signage plan including heritage interpretation and heritage route	Short
20. Review tourism infrastructure such as picnic facilities, amenities, camping facilities, signage and mapping across the LGA to identify any shortfalls	Short
21. Investigate opportunities for walking trails, mountain bike trails and cycling routes across the LGA while preserving and leveraging of those already established by working with local stakeholder groups	Short
22. Work with Dungog Regional Tourism and local stakeholders, to investigate opportunities for events, routes and tracks for visitor activities such as 4WD and motorbike touring to promote the LGA.	Short – Medium



Planning Priority 3 | Protect Regional Water Security & Quality

The Dungog LGA contains three significant waterways, being the Allyn River, Paterson River and the Williams River as well as two significant water bodies, Lostock Dam a Water NSW asset and Chichester Dam a Hunter Water asset. Hunter Water is the water authority for the LGA which utilises much of the land area as a catchment for drinking water for the Chichester Dam and the Williams River, as these are significant contributors to the water supply for the Lower Hunter. The Chichester Dam is the second largest drinking supply in the Hunter and the Williams River is fed into Grahamstown Dam, located in the Port Stephens Shire. As a result, the Dungog LGA plays a key role and has a responsibility to maintain water quality and ensure water security for the broader Hunter Region. This role does come with a cost to the LGA as this has impacts on certain development types and agricultural land uses. Development and land use can be limited on those lands defined as drinking water catchment.

Planning Principles

1 Protect the quality of potable water for the Lower Hunter

Link to other plans

Hunter Regional Plan 2036 Directions: 5,15
Rural Lands Strategy Brief
Dungog Shire Delivery Program 2018-2022

Actions	Timeframe
23. Work with Department of Planning Industry and Environment to finalise and implement the Greater Hunter Regional Water Strategy	Short - Medium
24. Work with Hunter Water to ensure planning controls are appropriate in the drinking water catchments to protect source water quality	Short



Flora &
fauna

Resilience

Water
quality

A

Sustainable Environment

Planning Priority 1 | Protect & enhance areas of ecological significance

The Barrington to Port Stephens Biodiversity Corridor runs from the Barrington Tops National Park in the north to the Karuah National Park in the south. Protecting and building this corridor is vital for maintain habitat of both flora and fauna.



Planning Principles

- 1** Identify and classify lands of ecological significance
- 2** Increase connection too and scale of biodiversity corridors
- 3** Manage development near ecological significant lands though planning controls
- 4** Enhancement of Riparian Corridors
- 5** Appropriate applications of Environmental zonings

Links to other plans

Hunter Regional Plan 2036
 Directions: 14, 18
 Rural Lands Strategy Brief

Actions	Timeframe
<p>25. Undertake an Environmental Lands Study to:</p> <ul style="list-style-type: none"> - Review the application of existing Environmental zones - Identify areas of local ecological significance and corridors as well as potential connections to regional biodiversity corridors identified in the Hunter Regional Plan 	Immediate
<p>26. Review Planning Controls to:</p> <ul style="list-style-type: none"> - Minimise land use conflict between environmental lands, agricultural lands and residential lands - Ensure appropriate zoning of riparian corridors - Ensure appropriate protection for low order drainage lines 	Immediate
<p>27. Prepare a Biodiversity chapter for the Development Control Plan</p>	Immediate
<p>28. Advocate for the development of the Hunter Regional Conservation Plan with the Department of Planning Industry and Environment and Upper Hunter Councils</p>	Short
<p>29. Develop a Council guideline for the responsible management of land</p>	Medium

Planning Priority 2 | Build resilience to the impacts of climate change

The impacts of climate change are worsening and the vulnerability of the natural environment and the community of the LGA is increasing. As longer periods of drought are experienced, longer bushfire seasons, increased flooding, higher temperatures and weather changes, it is integral that resilience to these impacts is strengthened for the community and the natural environment.

Planning Principles

- 1 Protect agriculture through hazard management
- 2 Ensure new development responds to the impacts of climate change
- 3 Increase community preparedness to natural hazards
- 4 Ensure highly constrained lands are appropriately zoned and permissible uses managed
- 5 Limit the opportunities for impacts of hazards

Links to other plans

Hunter Regional Plan 2036 Directions:
15, 16, 17
Rural Lands Strategy Brief
Dungog Shire Council Delivery Program
2018-2022



Actions	Timeframe
30. Review environmental constraints mapping for bushfire, flooding and vegetation to identify any gaps	Short
31. Continued refinement of risk hazard management plans with regard to bushfire risk with emphasis on local centres and villages	Short
32. Work with the Department of Planning Industry and Environment and the Hunter Joint Organisation to utilise climate change projections to formulate an approach to mitigating the risks of climate change and natural hazards with consideration to the impacts on flood mapping	Short - Medium
33. Amend planning controls in response to flood mapping	Short
34. Explore a partnership with adjoining Councils to prepare the Paterson Flood Plain Risk Management Plan	Medium
35. Work with Hunter Water as a key stakeholder in adapting and building resilience to climate change	Ongoing

Planning Priority 3 | Protect Water Security and Improve Water Quality

The protection of water security and quality within the LGA for use by residents and business is key to supporting growth across all sectors and ensuring water supply for the future. Monitoring the impacts of agricultural land use and development in the water catchment will ensure that water quality is not affected. The eco systems of the natural water ways support an array of wildlife and aquatic species, which rely on sustaining good water quality as well as the farms that rely on the flow of local rivers for supplying water for agriculture. As the impacts of drought worsen the protection of water quality and ensuring water security is needed for a sustainable future.

Planning Principles

- 1 Enhance waterways and riparian corridors
- 2 Ensure water security for the local community and industry
- 3 Maintain water quality for the wellbeing of the waterways ecosystem and native wildlife

Link to other plans

Hunter Regional Plan 2036
Directions: 5, 15

Actions	Timeframe
36. Review planning controls for the W1 Natural Waterway Zoning with regard to aquaculture	Immediate
37. Update planning controls for resource land in response Locally Important Agricultural Lands Mapping to ensure protection of agriculture and water supply	Immediate



Cultural
Heritage

Community
facilities

Housing choice

A Place to Grow

Planning Priority 1 | Connection to Place & Heritage

Connection to place is both physical and intrinsic. Archaeological, environmental, built and Aboriginal heritage all play a role in establishing a sense of place. A physical or intrinsic connection through heritage helps to foster belonging and enrichment of an area. There are 148 local heritage items listed in the Dungog LEP, spread throughout the LGA. These items provide insight into the past and provide charm and character to a place as their presence tells a story. Conservation and preservation of all heritage is important, as is its interpretation, which allows understanding and connection. Also spread across the local centres and villages are museums that showcase local heritage, school of arts and community halls that act as nodes for community activities all of which contributes to a sense of belonging. These often have volunteers and can offer varying employment opportunities and opportunities for locals to connect with visitors.

Planning Principles

- 1 Protect places of Cultural Heritage Significance
- 2 Protect areas of archaeological and environmental significance
- 3 Provide opportunities for engagement and connection to place
- 4 Increase opportunities for community engagement and participation



Links to other plans

Hunter Regional Plan 2036 Directions: 19, 27
Dungog Shire Operational Plan 2019-2020



Actions	Timeframe
39. Partner with the Local Aboriginal Land Councils, the Department of Planning Industry & Environment's Biodiversity and Conservation Division and Heritage NSW to prepare an Aboriginal Heritage Study	Short
40. Undertake a review of the Heritage Study Review 2014 and prepare a Heritage Interpretation Strategy	Medium
41. Investigate and promote opportunities for Heritage Grants	Ongoing
42. Undertake stakeholder engagement to plan for improvements to local and village centres that aligns with <i>Better Placed</i> the NSW Government Architects integrated design policy	Short

Planning Priority 2 | A Healthy Community

A well planned built environment fosters a healthy community, through open space and recreation, connectivity to services, accessibility and good amenity through urban design. Not only is it the built environment that is contributory to a healthy community but also the provision of services available, such as health care and allied services, and the transparency and trust within local governance.

Planning Principles

- 1 Provide opportunities for recreation and play
- 2 Encourage community participation
- 3 Ensure transparency and good governance
- 4 Enhance public domain and accessibility

Links to other plans

Hunter Regional Plan 2036 Directions:
8, 17
Dungog Community Strategic Plan
2030
Rural Lands Strategy brief

Actions	Timeframe
43. Continue to advocate for the provision of high quality open spaces in new residential subdivisions, aged care and seniors housing that are accessible and well connected by utilising planning controls in the DCP	Ongoing
44. Develop a Recreation and Open Space Strategy including accessibility of bike paths and walking paths to align with <i>Better Placed</i> the NSW Government Architects integrated design policy for the built environment	Medium
45. Make available the Rural Lands Strategy Rural Issues Paper for review	Immediate
46. Review planning controls for allied health services adjoining the hospital precinct in Dungog	Immediate
47. Review the provision of shade structures on Council assets and explore possible funding opportunities for any identified shortfalls	Short



Planning Priority 3 | Sustainable and diverse housing choice

To manage the needs of the community for housing, growth needs to be well planned, sustainable, compact, diverse and affordable. In 2016, it was projected that the LGA would experience a population increase of 200 residents by 2036. The LGA has surpassed this projection already with the population in 2018 at 9,346, which in 2 years represents an increase of 245 people. This indicates that future growth at this moderate rate may continue as pressures in metropolitan centres such as Sydney increase. To manage growth sustainably and accommodate a range of demographics, particular the ageing population, there must be a diverse range of housing that is well planned, to minimise urban sprawl and align with existing infrastructure.

Planning Principles

- 1 Balance development and promote sustainability to maintain rural amenity
- 2 Focus developments in proximity to existing infrastructure and services
- 3 Provide a variety of housing choice through infill development
- 4 Sustainable release and monitoring of R5 Large lot Residential Lands



Links to other plans

Hunter Regional Plan 2036
 Directions: 20, 21, 22,23,25,26
 Rural Lands Strategy Brief



Actions	Timeframe
48. Review lands zoned R1 General Residential and investigate opportunities for aged care facilities, seniors living and housing diversity	Immediate
49. Review dwelling entitlements and permissibility of rural workers dwellings on RU1 Primary Production land	Immediate
50. Undertake a review and update the Local Area Plans to align with <i>Better Placed</i> the NSW Government Architects integrated design policy for the built environment and include character statements	Immediate
51. Prepare a Subdivision chapter for the DCP	Immediate
52. Review the RU5 Village and R5 Large Lot Residential uptake and supply	Immediate
53. Establish a dwelling and land monitoring register and provide updates to DPE.	Ongoing



Local Character Areas

Local Character Areas

The Dungog LGA is characterised by five unique villages. For the purpose of the LSPS these villages have been identified as *local character areas* and have been discussed separately, in order to acknowledge their unique character and particular community aspirations. Given the population and size of the local character areas there are many of the key issues and aspirations that are relevant across all areas and the LGA. For this reason, the local character area section of the LSPS provides planning principles only, as many key issues are covered in the actions listed in the general area of the LSPS.

Key outcomes of community consultation:

- Housing diversity for ageing in place
- Sustainable and well planned development
- Retain rural lifestyle and amenity
- Protect viable agricultural lands
- Increase opportunities for tourism
- Increased recreational use and access to rivers
- Aged care facilities and opportunities to downsize
- Varying lot sizes surrounding villages
- Provision of community and sporting facilities
- Increase connectivity through walking and cycling connections
- Improve key transport routes



Paterson



East Gresford



Dungog



Vacy

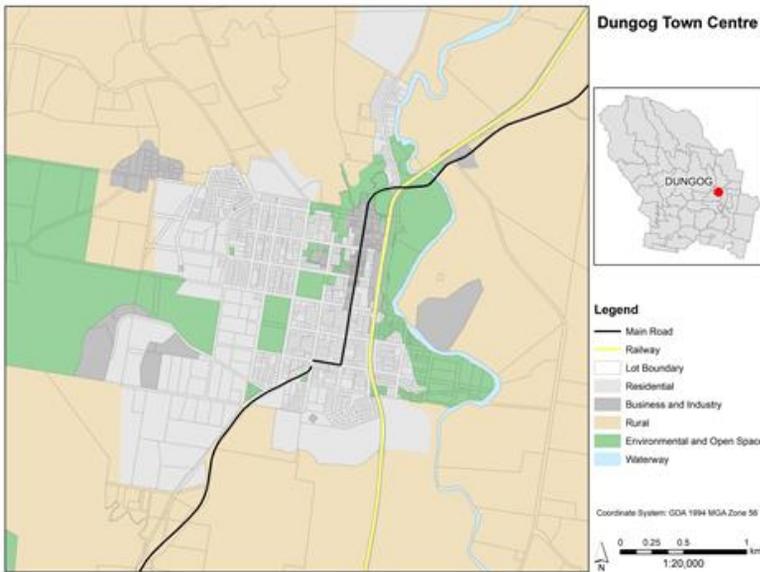


Dungog

Dungog is the largest local centre of the LGA and is located on the Williams River and surrounded by undulating hills. Dungog comprises areas of commercial, industrial and residential lands with an extensive range of services available for the local and wider community. There is a range of sporting and recreational facilities and local clubs, pub and cafes, as well as the local hospital. The railway station is located within walking distance of the main street whilst the local centre as a whole benefits from proximity to Maitland, Raymond Terrace and the MidCoast LGA.



| Land use mapping



As seen in the map the Dungog local centre is the largest in the LGA and has a distinctive grid pattern. Large Lot rural residential development is less prominent around Dungog whilst the Williams River and rail line are key features to the East. Dungog also has small pockets of industrial land as well as areas of open space such as the Dungog Common, sporting fields, reserves and parks.

| Community Values

River

Rail

Services

Accessible

Recreation

Character

We asked the local community of Dungog what they **valued** about their local centre – here's a few key values

Lifestyle

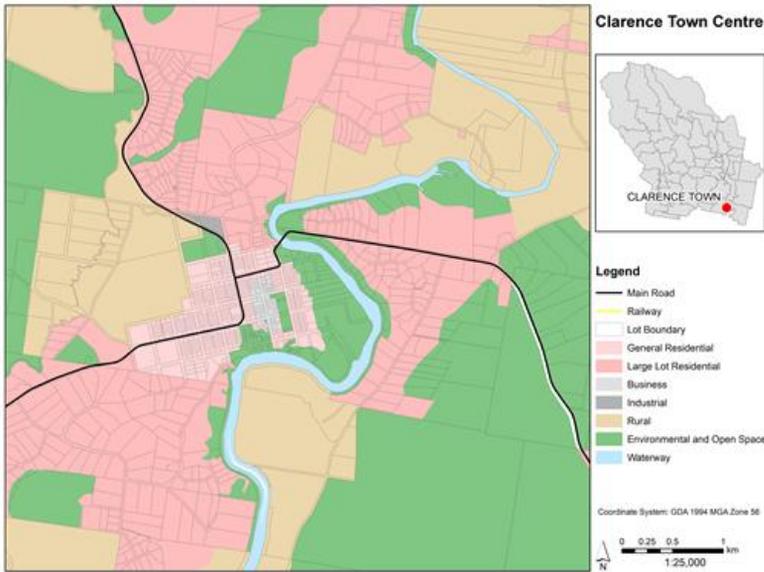
Farmland

Clarence Town

Clarence Town is the largest urban centre in the LGA outside of the local centre of Dungog. Established in 1832, Clarence Town is the third oldest town in the Hunter after Newcastle and Maitland. In the early days of Clarence Town, the Williams River was a key transport route, however now the river is enjoyed by residents and visitors for recreation. Clarence Town benefits from good proximity to Newcastle, Maitland and Raymond Terrace and as a result is regarded as a growth area for large lot residential development. Access to the river and proximity to centres are all of benefit to Clarence Town however, much like the other villages, Clarence town is constrained and impacted by the threat of bushfire due to significant areas of vegetation surrounding the town centre.



| Land use mapping



Clarence Town has experienced growth, with large lot rural residential development on the periphery to the north, east and south, which has been shaped by environmental constraints. This growth is associated with the proximity of Clarence Town to neighbouring regional centres and areas of employment. The centre of Clarence Town comprises an area of business zoned lands surrounded by residential development.

| Community Values

Country lifestyle

Proximity

River

Serenity

Rural lifestyle

Community

We asked the local community of Clarence Town what they **valued** about their Local Centre – here's a few key values

Open space

Rolling hills



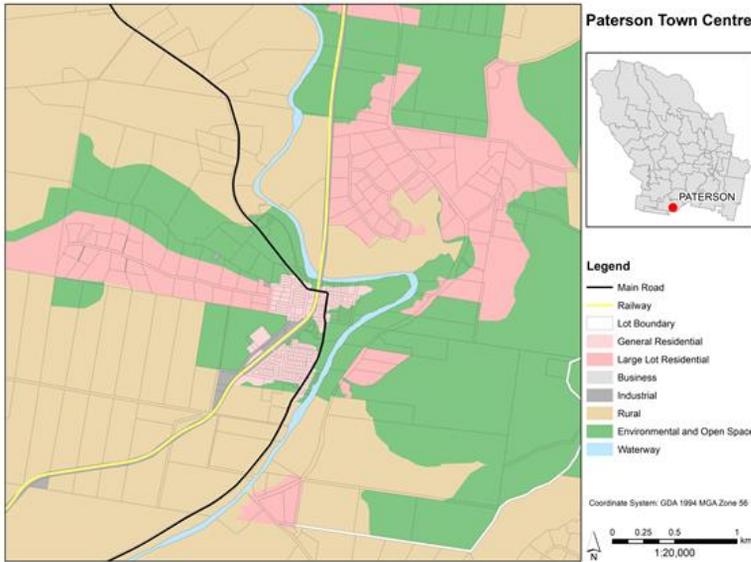
Paterson is the largest of the villages within the LGA and benefits from proximity to Maitland, Raymond Terrace and Newcastle. Like Clarence Town, Paterson grew around the river which was used for transport and now for recreation. As one of the early European settlements in NSW the village has a rich history valued by residents and visitors alike. The prominent economic driver in the area is agricultural and rural industry. The Paterson River runs to the east of the Paterson village and is a key asset as well as the river flats that surround the river, which are prime agricultural lands. The village of Paterson comprises a variety of commercial services for the local community as well as sporting facilities, parkland area by the river and boat ramp. The parkland area adjoining the river is highly valued as well as the opportunity for improved connection to the village centre from across the river and from nearby residential developments by walking and cycling



Paterson



| Land use mapping



The village area of Paterson has a fine urban grain and is predominately located adjoining the main route through the village. The rail line is also a key feature of the village. As seen in the land use map there is a significant area of large lot residential land surrounding the village which is adjoined by opens space and green areas.

| Community Values

Heritage

Character

Park

Pretty
country
town

Proximity

Peaceful

We asked the local community of Paterson what they **valued** about their village – here’s a few key values

Rural

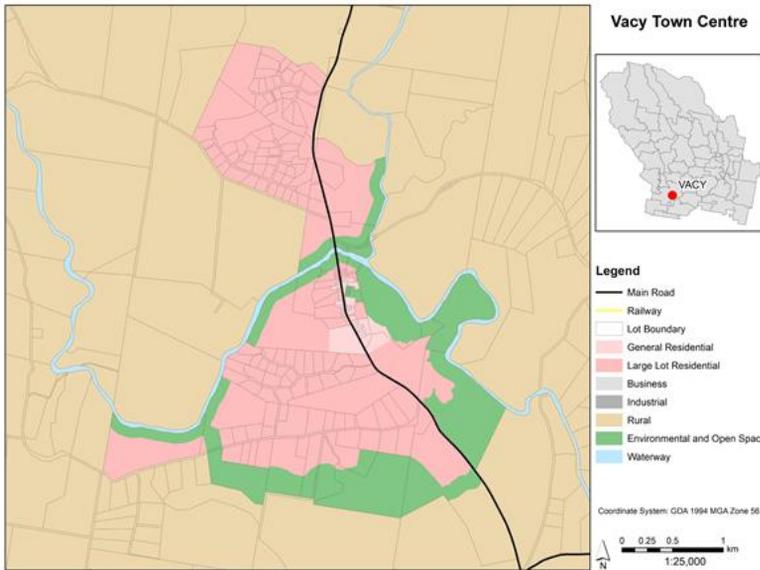
Nature

Vacy

Vacy is a village located at the junction of the Paterson and Allyn Rivers, and benefits from proximity to Maitland, Raymond Terrace and Singleton. Vacy comprises a smaller village residential settlement as well as general store, pub, sporting facilities, school and Community Arts Centre. There has been moderate expansion into large lot rural residential allotments surrounding the village area. Opportunities for increased services, walkability, recreational services and connection to the river should be improved.



| Land use mapping



The village of Vacy is centred around the junction of the two rivers and is distributed in a north – south orientation along the main route through the village. Large lot rural residential development is the predominate land use in the village, as the village area is quite centralised.

| Community Values

Events

Rural
Amenity

Proximity

Agriculture

Quiet

Heritage

We asked the local community of Vacy what they **valued** about their village – here's a few key values

Open space

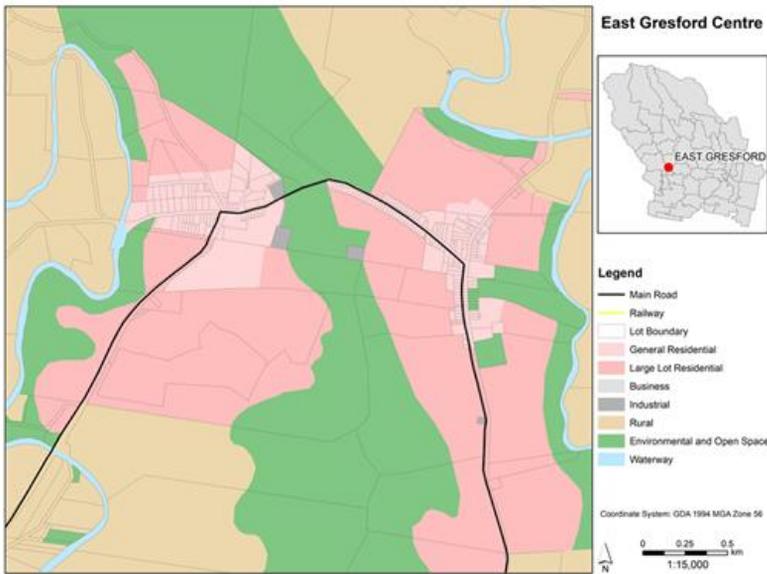
Community

Gresford | East Gresford

The villages of Gresford and East Gresford are two of the smaller villages within the LGA, situated between the Paterson and Allyn Rivers. Notwithstanding the more northern location of the villages, they experience good proximity to Maitland and Singleton. This area has a variety of land uses such as agriculture and viticulture. The villages comprise a range of local services such as schools, grocery stores, post office, pub and the East Gresford Show Ground which is home to many events throughout the year and provides for camping.



| Land use mapping



The map of Gresford and East Gresford indicates the distribution of village residential area at the centre surrounded by a proportion of large lot rural residential land. The environmental area between the two villages has been applied to maintain scenic amenity and rural character. The villages are located between the Paterson River to the West and the Allyn River to the East.

| Community Values

Country lifestyle

Quiet location

Community

Local wildlife

Heritage

Rural environment

We asked the local community of **Gresford | East Gresford** what they valued about their villages – here's a few key values

Maintain it

River

Planning Principles for the Character Areas

- 1** Promote and facilitate recreational use and access to the rivers
- 2** Encourage varying lot sizes in large lot rural residential development ensuring rural amenity and character is maintained and without impact to prime agricultural lands
- 3** Investigate and encourage varying lot sizes around villages and local centres for agricultural land uses, which will enable sustainable agricultural and rural industries
- 4** Investigate opportunities for improvements to recreation facilities and undertake those already planned
- 5** Investigate opportunities for establishing and improving communal areas, community gardens and community facilities
- 6** Promote and enhance local heritage
- 7** Review the R1 General Residential zone and investigate opportunities for infill development to provide for ageing in place, seniors living and diverse housing.
- 8** Advocate for upgrades to train stations and improvements to timetables as well as increased public transport to those villages not serviced by train
- 9** Advocate Hunter Water for increased servicing in those locations appropriate for growth
- 10** Explore opportunities for public art across the local centres and villages
- 11** Explore opportunities for temporary events through utilisation of underutilised shop fronts and tourism opportunities
- 12** Promote and support existing and future tourism through camping areas and areas for tourist accommodation
- 13** Investigate opportunities for connectivity of cycleways and walking paths between local centres, villages and residential development
- 14** Develop a sense of entry and exit into each village and local centre

Implementation & Monitoring

Council is required under the *Local Government Act 1993* to utilise the Integrated Planning and Reporting Framework to report on the implementation of the LSPS and is required under the *Environmental Planning and Assessment Act 1979* to identify how these actions will be implemented and monitored.

Monitoring & Review

The LSPS will be regularly reviewed to align with the review of the Community Strategic Plan as per Section 402 of the *Local Government Act 1993*. The review of the CSP and the LSPS will align. The actions identified under each of the four themes of the LSPS will be implemented through the Delivery Plan and the Operational Plan of Council.

To monitor the implementation of the LSPS actions, Council will prepare a report on the actions completed based on the relevant timeframes identified in the LSPS. This report will be before Council twelve (12) months following the adoption of this document.

Dungog Local Environmental Plan

The Dungog Local Environmental Plan (LEP), is the statutory environmental planning instrument that shapes development through principle development standards, land use tables and provisions. To carry out the actions of this LEP, much reference is made to LEP amendments that will take place such as the introduction of new land zonings, new minimum lot size provisions, amendments to the land use tables and the addition of miscellaneous provisions, in order to enable and regulate some development.

Dungog Development Control Plan

The Dungog DCP, unlike the Dungog LEP is not a statutory document, but is however a requirement under the EP&A Act 1979. The DCP provides detailed and specific controls for guiding development. Many of the actions listed will be in the form of the creation of or amendment to existing DCP chapters in order to provide specific guidance in a relevant matter.

Contribution Plans

Under the EPA & A Act, Council has the ability to collect revenue in order to fund identified infrastructure for the benefit of the community. In identifying gaps and requirements for further infrastructure, some actions will require review and amendment to the current Contributions Plan adopted by Council.

Actions and Responsibilities

A Thriving New Economy

Actions	Timeframe	Responsibility
Planning Priority 1 Protect & enhance viable agricultural land		
1. Undertake the Rural Lands Strategy to: <ul style="list-style-type: none"> – Utilise the Agricultural Land Mapping completed by DPIE in conjunction with further rural studies to identify and classify important agricultural lands – Identify opportunities for agricultural precincts based on land capability, accessibility and connection to infrastructure – Review the planning controls related to BSAL (Biophysical Strategic Agricultural Land Use) including minimum lot size and permissible land uses 	Immediate	Strategic Planning (Rural Lands Strategy)
2. Implement the strategies in the Regional Weeds Action plan	Ongoing	Manager Environmental Services
Planning Priority 2 Promote diversification and innovation of agriculture		
1. Undertake the Rural Lands Strategy to: <ul style="list-style-type: none"> - Investigate opportunities for innovation and diversification of agribusiness and possible complementary industries - Review planning controls with regard to permissible uses in the RU1 Primary Production zone, minimum lot size provisions and utilising the RU4 Small Lot Primary Production zone - Review the supply chain and transport infrastructure for agriculture and industry and identify opportunities for innovation and diversification. 	Immediate	Strategic Planning (Rural Lands Strategy)
Planning Priority 3 Encourage new industry and economic development		
3. Undertake Employment Lands Study to: <ul style="list-style-type: none"> – Review supply and demand for commercial and industrial land – Opportunities for growth in these areas and appropriate locations 	Short	Strategic Planning Manager Business Investment & Strategy
4. Investigate opportunities for economic growth: <ul style="list-style-type: none"> – In emerging technologies and industries based on land capability as identified in the Rural Lands Strategy – Identify areas of strength with regard to the provision of telecommunication services and provide strategies to leverage off these – For investment in renewable energy for Council and the LGA generally – For exporting and growth in the region by leveraging off the connections to the Newcastle Airport and Port of Newcastle. – Develop a strategy and guideline for local business for economic growth and exporting opportunities. 	Immediate	Strategic Planning (Rural Lands Strategy) Manager Business Investment & Strategy

<p>5. Review the Dungog Local Environmental Plan:</p> <ul style="list-style-type: none"> – Review planning controls for home based business and small business 	Immediate	Strategic Planning
<p>6. Work with DPIE to review the Upper Hunter Strategic Land Use Plan</p>	Short	Strategic Planning
Planning Priority 4 Growth in Tourism		
<p>7. Review Development Control Plan:</p> <ul style="list-style-type: none"> – Develop a Tourism chapter and include temporary events 	Immediate	Strategic Planning
<p>5. Review Dungog Local Environmental Plan:</p> <ul style="list-style-type: none"> – Insert Clause for Temporary Events – Undertake review of permissible tourism uses in environmental and rural zones 	Immediate	Strategic Planning
<p>8. Review of the Dungog Shire Visitor Economy 2015-2018 Report and collaborate with Dungog Regional Tourism and local stakeholders in creating a Destination Management Plan</p>	Immediate	<p>Manager Business Investment & Strategy</p> <p>Strategic Planning (Rural Lands Strategy)</p> <p>Mayor and Councillors</p>
<p>9. Develop a strategy for local tourism operators to help support business growth</p>	Immediate	Manager Business Investment & Strategy
<p>10. Work with Dungog Regional Tourism, Hunter Joint Organisation, MidCoast, Upper Hunter and Singleton Council, National Parks and Wildlife Services and NSW State Forest to investigate inter – regional and connected tourism opportunities and increase access and connectivity to Barrington Tops National Park, Columbe National Park & State Forests</p>	Short	Manager Business Investment & Strategy

Infrastructure Supporting Growth

Planning Priority 1 Improve key transport routes		
11. Identify opportunities to leverage off recent and planned infrastructure upgrades and funding such as the upgrade to the existing Clarence Town Bridge and the construction of the new two (2) lane bridge at Clarence Town	Ongoing	Executive Manager Assets & Infrastructure
12. Advocate with Transport for NSW for improved public transport and resolve any outstanding capacity issues	Ongoing	Manager Business Investment & Strategy Mayor & Councillors
13. Review the Dungog Shire Access Routes Development Study	Medium	Executive Manager Assets & Infrastructure
14. Investigate primary and secondary industry and freight routes to the Port of Newcastle and Newcastle Airport including supply chain routes and identify shortfalls	Immediate	Strategic Planning (Rural Lands Strategy)
15. Review Section 7.11 plans to address any shortfalls and identify requirements for additional infrastructure	Medium	Strategic Planning Executive Manager Assets & Infrastructure
16. Review key transport routes and the supply chain for the agricultural industry and identify possible funding opportunities for any shortfalls	Immediate	Strategic Planning (Rural Lands Strategy)

Planning Priority 2 Improve Tourism Infrastructure		
17. Enhance inter- regional tourism through better connected infrastructure in roads, train network and possible tourism routes across adjoining LGAs	Medium	Manager Business Strategy & Investment Mayor & Councillors
18. Advocate for improved signage and infrastructure in National Parks	Short	Mayor & Councillors Manager Business, Investment & Strategy
19. Work with relevant local stakeholder groups to investigate opportunities for tourism signage as part of the marketing and signage plan including heritage interpretation and heritage route	Short	Manager Business, Investment & Strategy Strategic Planning
20. Review tourism infrastructure such as picnic facilities, amenities, camping facilities, signage and mapping across the LGA to identify any shortfalls	Short	Manager Business, Investment & Strategy Executive Manager Assets & Infrastructure
21. Investigate opportunities for walking trails, mountain bike trails and cycling routes across the LGA while preserving and leveraging of those already established by working with local stakeholder groups	Short	Manager Business, Investment & Strategy
22. Work with Dungog Regional Tourism and local stakeholders, to investigate opportunities for events, routes and tracks for visitor activities such as 4WD and motorbike touring to promote the LGA.	Short - Medium	Manger Business, Investment & Strategy
Planning Priority 3 Protect regional water security & quality		
23. Work with Department of Planning Industry and Environment to finalise and implement the Greater Hunter Regional Water Strategy	Short - Medium	Manager Environmental Services
24. Work with Hunter Water to ensure planning controls are appropriate in the drinking water catchments to protect source water quality	Short	Strategic Planning Manager Environmental Services

A Sustainable Environment

Planning Priority 1 Protect and enhance areas of ecological significance		
25. Undertake an Environmental Lands Study to: <ul style="list-style-type: none"> - Review the application of existing Environmental zones - Identify areas of local ecological significance and corridors as well as potential connections to regional biodiversity corridors identified in the Hunter Regional Plan 	Immediate	Strategic Planning (Rural Lands Strategy)
26. Review Planning Controls to: <ul style="list-style-type: none"> - Minimise land use conflict between environmental lands, agricultural lands and residential lands - Ensure appropriate zoning of riparian corridors - Ensure appropriate protection for low order drainage lines 	Immediate	Strategic Planning (Rural Lands Strategy)
27. Prepare a Biodiversity chapter for the Development Control Plan	Immediate	Strategic Planning
28. Advocate for the development of the Hunter Regional Conservation Plan with the Department of Planning Industry and Environment and Upper Hunter Councils	Short	Strategic Planning
29. Develop a Council guideline for the responsible management of land	Medium	Manager Environmental Services Mayor & Councillors
Planning Priority 2 Build resilience to the impacts of climate change		
30. Review environmental constraints mapping for bushfire, flooding and vegetation to identify any gaps	Short	Strategic Planning (Rural Lands Strategy)
31. Continued refinement of risk hazard management plans with regard to bushfire risk with emphasis on local centres and villages	Short	Executive Manager Assets & Infrastructure
32. Work with the Department of Planning Industry and Environment and the Hunter Joint Organisation to utilise climate change projections to formulate an approach to mitigating the risks of climate change and natural hazards with consideration to the impacts on flood mapping	Short - Medium	Manager Environmental Services Strategic Planning Mayor & Councillors
33. Amend planning controls in response to flood mapping	Short	Strategic Planning
34. Explore a partnership with adjoining Councils to prepare the Paterson Flood Plain Risk Management Plan	Medium	Manager Environmental Services
35. Work with Hunter Water as a key stakeholder in adapting and building resilience to climate change	Ongoing	Executive Manager Assets & Infrastructure

Planning Priority 3: Protect water security and improve water quality		
36. Review planning controls for the W1 Natural Waterway Zoning with regard to aquaculture	Short	Strategic Planning
37. Update planning controls for resource land in response to DPIE and Important Agricultural Lands Mapping to ensure protection of agriculture and water supply	Short	Strategic Planning

A Place To Grow

Planning Priority 1 Connection to place and Heritage		
39. Partner with the Local Aboriginal Land Council the Department of Planning Industry & Environment's Biodiversity and Conservation Division and Heritage NSW to prepare an Aboriginal Heritage Study	Immediate	Strategic Planning Manager Business, Investment & Strategy
40. Undertake a review of the Heritage Study Review 2014 and prepare a Heritage Interpretation Strategy	Medium	Strategic Planning
41. Investigate and promote opportunities for Heritage Grants	Ongoing	Manager Planning
42. Undertake stakeholder engagement to plan for improvements to local and village centres that aligns with <i>Better Placed</i> the NSW Government Architects integrated design policy	Short	Strategic Planning Mayor and Councillors
Planning Priority 2 A healthy community		
43. Continue to advocate for the provision of high-quality open spaces in new residential subdivisions, aged care and seniors housing that are accessible and well connected by utilising planning controls in the DCP	Ongoing	Manager Planning Strategic Planning
44. Develop a Recreation and Open Space Strategy including accessibility of bike paths and walking paths to align with <i>Better Placed</i> the NSW Government Architects integrated design policy for the built environment	Medium	Strategic Planning Executive Manager Assets & Infrastructure Community Projects Officer
45. Make available the Rural Lands Strategy Rural Issues Paper for review	Immediate	Strategic Planning
46. Review planning controls for allied health services adjoining the hospital precinct in Dungog	Immediate	Strategic Planning
47. Review the provision of shade structures on Council assets and explore possible funding opportunities for any identified shortfalls	Short	Executive Manager Assets & Infrastructure Community Projects Officer

Planning Priority 3 Sustainable and diverse housing choice		
48. Review lands zoned R1 General Residential and investigate opportunities for aged care facilities, seniors living and housing diversity	Immediate	Strategic Planning
49. Review dwelling entitlements and permissibility of rural workers dwellings on RU1 Primary Production land	Immediate	Strategic Planning (Rural Lands Strategy)
50. Undertake a review and update the Local Area Plans to align with <i>Better Placed</i> the NSW Government Architects integrated design policy for the built environment and include character statements	Immediate	Strategic Planning
51. Prepare a Subdivision chapter for the DCP	Immediate	Strategic Planning Executive Manager Assets & Infrastructure Manager of Planning Manager Environmental Services
52. Review the RU5 Village and R5 Large Lot Residential uptake and supply	Immediate	Strategic Planning (Rural Lands Strategy)
53. Establish a dwelling and land monitoring register and provide updates to DPIE.	Ongoing	Manager of Planning Strategic Planning

