

## 2 INTRODUCTION

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### 2.1 Overview

This Situation Analysis has been prepared for Dungog Shire Council (DSC) to provide background information to support the preparation of a Land Use Strategy. This Strategy will inform future preparation of either a new Local Environmental Plan (or plans) for the Dungog Local Government Area (LGA) or substantial amendment to Council's existing environmental planning instrument, Dungog LEP 2006.

The document provides a demographic profile, an economic, social and environmental analysis, and reflects this information in key land use planning issues and concerns. In particular, it establishes strategic priorities and actions to be considered in the preparation of future local environmental plans.

Sections 3-7 establishes the planning context through a general description of the LGA, rivers and water catchments, regional administration boundaries, and the local and state planning policy context.

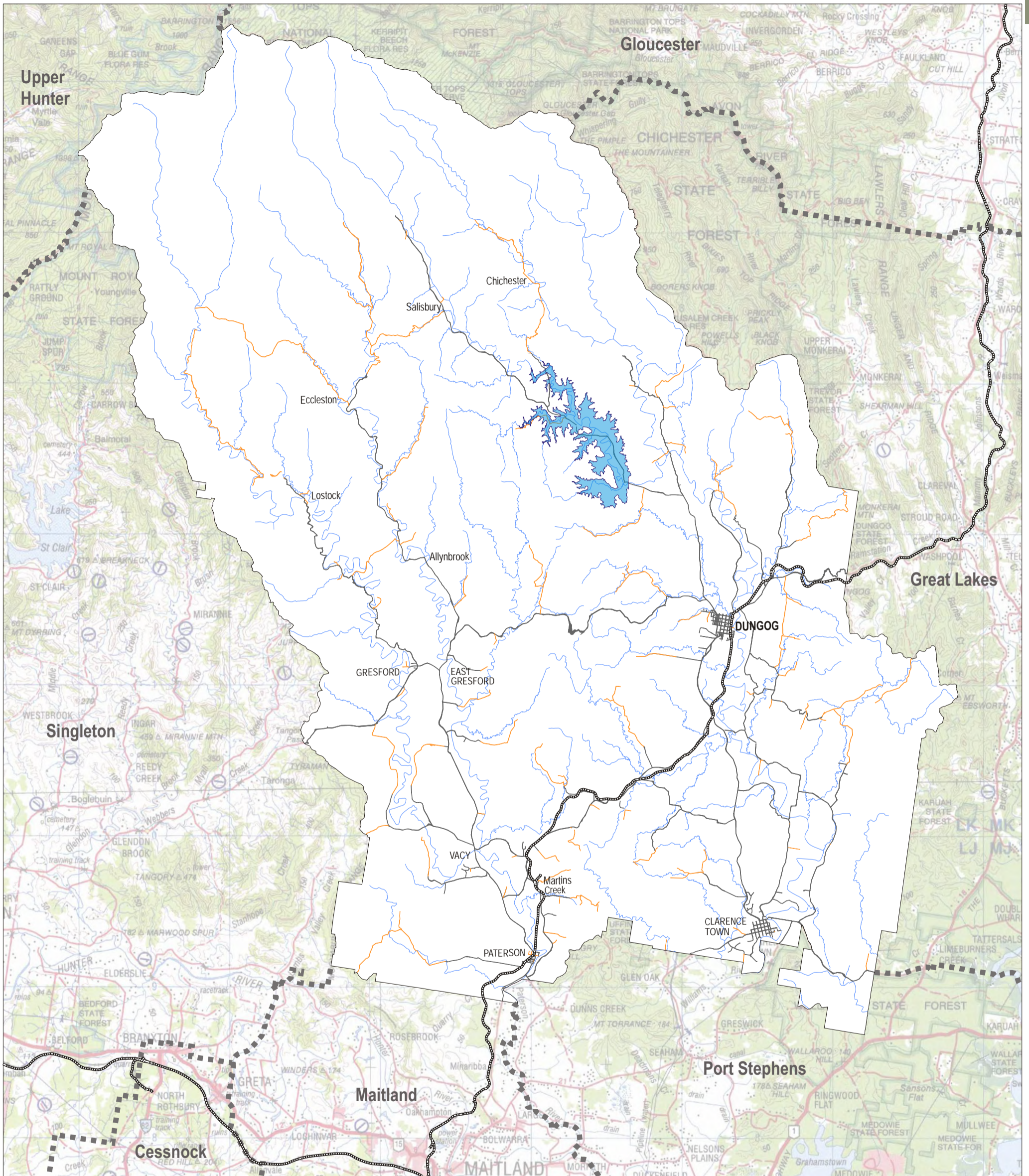
Section 8 provides a profile of the LGA covering a variety of subjects including demographics and development trends, infrastructure and settlement structure, biodiversity and land and water issues.

Section 9 provides a summary of regional constraints and opportunities, and identifies potential key land use planning issues.

Section 10 reviews the various planning options arising out of the Situation Analysis.

Map 2.1 below presents a Dungog LGA location map, its borders and connections to adjoining LGA's, population centres and river systems.





**DISCLAIMER:**

This map has been produced to assist individuals in determining land details within Dungog Shire Council, the information contained is made in good faith but on the basis that Council or its staff are not liable (whether by reason of negligence, lack of care or otherwise) to any person for any damage or loss whatsoever which has occurred or may occur in relation to that person taking or not taking (as the case may be) action in respect of representation, statement or advice referred to above.

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This map has been prepared for Dungog Shire Council for the purposes of the Tillegra Dam Situation Analysis and should be read in conjunction with the report.



**LEGEND**

- PROPOSED TILLEGRA DAM
- RIVERS / CREEKS
- ROADS - SEALED / UNSEALED

**Location**





## 2.2 Methodology for Compiling Situation Analysis

The methodology used to develop the Situation Analysis is outlined below.

### 1. Data collection and analysis

Data for the Situation Analysis has been sourced from a variety of government agencies and published sources including; the Australian Bureau of Statistics; Department of Primary Industries; Rural Lands Protection Board; Railcorp; Hunter New England Health; Department of Environment and Climate Change; and Hunter and Central Rivers Catchment Authority. Dungog Shire Council documents were also utilised where available, and included consideration of *Dungog Local Environmental Plan 2006*; Local Area Plans; Section 94 Plans; Dungog Shire Community Profile; Social and Community Plan; and other relevant documents. In general, mapping information has been provided by Dungog Shire Council.

The presented data describes the existing situation within the LGA, including demographics and the state of the environment. The data is then discussed under a variety of headings which are relevant to the preparation of the Development Strategy and a future LEP. Where possible, this information has been provided in map form for presentation and interpretation purposes.

Additional studies were also commissioned for the purpose of local interpretation. These included a desk top analysis of economic and social issues and a detailed tourism study. Additional work on land availability was undertaken for the Dungog Township.

During the development of the Situation Analysis a number of formal and informal consultations were undertaken. Community workshops were held in Dungog, Clarence Town, Vacy, Paterson, and Gresford. Additional special interest consultations were held in Dungog. Many individuals, nominated in consultation with Council, were also contacted for informal discussion.

### 2. Identification and consideration of issues

The collection and analysis of data has resulted in the preliminary identification of potential land use issues within the LGA. These issues will undergo further refinement and expansion following consultation with Council and various State and Commonwealth government agencies.

Within the Situation Analysis, issues are generally grouped under the headings of Infrastructure and Settlement, Biodiversity and Natural Ecosystems, Land and Water, Design Issues and Planning Administration. It is proposed that these headings will be replicated in the structure of the Development Strategy.

### 3. Consideration and evaluation of aims and objectives and planning options

The discussion of potential key issues considers aims, objectives and planning options that are relevant for inclusion in the Development Strategy and LEP provisions. A review of Dungog LEP 2006 indicates that all of the existing LEP aims and objectives are still valid.

Key issues arising from the Situation Analysis are examined in Sections 9 and 10 and have been reflected in the executive summary.