



2 Biripi Way | PO Box 482
Taree NSW 2430

23 July 2024

Ref: HBC2024/0362

Enquiries: Samuel Davis

Dear Sir/ Madam,

Subject: Request for Dwelling Entitlement Information
Application No: HBC2024/0362
Property Address: 750 Coomba Road WHOOTA NSW 2428
Legal Description: Lot 6 DP 245928

I refer to your Dwelling Entitlement Information request for the above property on 12 July 2024. The subject lot, pursuant to Great Lakes Local Environmental Plan 2014, is split-zoned C2 – Environmental Conservation, C3 – Environmental Management.

A search of Council's records indicates that the subject land was created under a former environmental planning instrument and as such satisfies the criteria of Clause 4.2A (3)(c) of Great Lakes Local Environmental Plan 2014.

Accordingly, the land does have a dwelling entitlement and Council may consider a development application for the erection of a dwelling on the land, subject to normal assessment processes including bushfire, access, flooding, effluent disposal issues as are relevant to each application.

Should you have any further enquiries regarding this matter, please contact Samuel Davis, Student Planner on 02 7955 7777 during normal business hours, Monday to Friday.

Yours faithfully,

Craig Wilkinson
Senior Development Planner