



Contact: Amy Blakely
Phone: (02) 4904 2700
Fax: (02) 4904 2701
Email: Amy.Blakely@planning.nsw.gov.au
Postal: PO Box 1226, Newcastle NSW 2300

Our ref: PP_2010_UPHUN_001_00 (10/08650)
Your ref: OUT-1698/10

Mr Daryl Dutton
General Manager
Upper Hunter Shire Council
PO Box 208
SCONE NSW 2337

Dear Mr Dutton,

Re: Planning Proposal to rezone land at Clifflands Road, Scone

I am writing in response to your Council's letter dated 9 April 2010 requesting a Gateway Determination under section 56 of the Environmental Planning and Assessment Act 1979 ("EP&A Act") in respect of the planning proposal to amend the Scone Local Environmental Plan 1986 to rezone 8ha of land at Clifflands Road, Scone (Lot 610 DP 777251) from 1(i) Intensive Agriculture to 1(c) Rural Small Holdings.

As delegate of the Minister for Planning, I have now determined that the planning proposal should not proceed for the reasons outlined in the attached Gateway Determination.

Should you have any queries in regard to this matter, please contact Amy Blakely of the Regional Office of the Department on 02 4904 2700.

Yours sincerely,


10/5/10

Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal

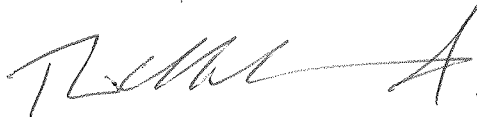
Gateway Determination

Planning Proposal (Department Ref: PP_2010_UPHUN_001_00): to rezone 8ha of land at Cliftlands Road, Scone (Lot 610 DP 777251) from 1(i) Intensive Agriculture to 1(c) Rural Small Holdings.

I, the Deputy Director General, Plan Making & Urban Renewal as delegate of the Minister for Planning, have determined under section 56(2) of the EP&A Act that an amendment to the Scone Local Environmental Plan 1986 to rezone 8ha of land at Cliftlands Road, Scone (Lot 610 DP 777251) from 1(i) Intensive Agriculture to 1(c) Rural Small Holdings should not proceed for the following reasons:

1. The proposal is inconsistent with the Upper Hunter Shire Land Use Strategy which was endorsed by the Director General of Planning in January 2010.
2. Endorsement of the proposal would weaken the intent of the Strategy and set an undesirable precedent.

Dated 10th day of May 2010.



Tom Gellibrand
Deputy Director General
Plan Making & Urban Renewal
Delegate of the Minister for Planning