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Our reference: OUT-6/19



1 January 2019

General Manager  
Department of Planning & Environment  
PO Box 1226  
NEWCASTLE NSW 2300



Attention: Mr Trent Wink

Dear Sir

**Planning Proposal 1/2018 – Change Minimum Lot Size of Part Lot 17 DP 1196235, Gundy Road Scone from 4 hectares to 1 hectare**

Council, at its meeting held on 26 November 2018, considered a report in relation to a planning proposal to change the minimum lot size of land and rezone land at Part Lot 17 DP 1196235, Gundy Road Scone in the Upper Hunter Local Environmental Plan 2013.

Council subsequently resolved the following:

*That council:*

- a) *support the planning proposal to amend the Upper Hunter Local Environmental Plan 2013 to reduce the minimum lot size of Part Lot 17 DP 1196235, Gundy Road Scone (zoned R5 Large Lot Residential) from 4 hectares to 1 hectare.*
- b) *forward the planning proposal to the NSW Minister for Planning for a gateway determination pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979.*
- c) *not proceed to amend the Upper Hunter Local Environmental Plan 2013 to rezone part of Lot 17 DP 1196235 from RU1 Primary Production and RU4 Primary Production Small Lots to R5 Large Lot Residential.*

Please find enclosed the Council report and resolution together with the Planning Proposal for which a gateway determination is sought.

Should you require any further information or assistance in connection with this matter please contact Council's Environmental Services Department during normal office hours.

Yours faithfully

PAUL SMITH  
SENIOR ENVIRONMENTAL PLANNER