



# Property Report

150 GUNDY ROAD SCONE 2337



## Property Details

Address: 150 GUNDY ROAD SCONE 2337  
 Lot/Section 17/-/DP1196235 18/-/DP1196235 2/-/DP1169320  
 /Plan No:  
 Council: UPPER HUNTER SHIRE COUNCIL

## Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information.

Local Environmental Plans	Upper Hunter Local Environmental Plan 2013 (pub. 23-12-2013)
Land Zoning	R1 - General Residential: (pub. 23-12-2013) R5 - Large Lot Residential: (pub. 23-12-2013) RU1 - Primary Production: (pub. 23-12-2013) RU4 - Primary Production Small Lots: (pub. 23-12-2013)
Height Of Building	8.5 m
Floor Space Ratio	0.5:1
Minimum Lot Size	4 ha 40 ha 600 m <sup>2</sup>
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Obstacle Limitation Surface	265-270 270-280 280-290 290-300 310-320 320-330 330-340

This report provides general information only and does not replace a Section 10.7 Certificate (formerly Section 149)



Obstacle Limitation Surface	340-350
	350-360
	360-370
	370-380
	405.2

## Detailed planning information

### State Environmental Planning Policies which apply to this property

State Environmental Planning Policies can specify planning controls for certain areas and/or types of development. They can also identify the development assessment system that applies and the type of environmental assessment that is required.

- State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004: Land Application (pub. 25-6-2004)
- State Environmental Planning Policy (Concurrences and Consents) 2018: Land Application (pub. 21-12-2018)
- State Environmental Planning Policy (Educational Establishments and Child Care Facilities) 2017: Land Application (pub. 1-9-2017)
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008: Land Application (pub. 12-12-2008)
- State Environmental Planning Policy (Housing) 2021: Land Application (pub. 26-11-2021)
- State Environmental Planning Policy (Infrastructure) 2007: Land Application (pub. 21-12-2007)
- State Environmental Planning Policy (Mining, Petroleum Production and Extractive Industries) 2007: Land Application (pub. 16-2-2007)
- State Environmental Planning Policy (Primary Production and Rural Development) 2019: Land Application (pub. 28-2-2019)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Allowable Clearing Area (pub. 17-9-2021)
- State Environmental Planning Policy (Vegetation in Non-Rural Areas) 2017: Subject Land (pub. 25-8-2017)
- State Environmental Planning Policy No 33—Hazardous and Offensive Development: Land Application (pub. 13-3-1992)
- State Environmental Planning Policy No 50—Canal Estate Development: Land Application (pub. 10-11-1997)
- State Environmental Planning Policy No 55—Remediation of Land: Land Application (pub. 28-8-1998)
- State Environmental Planning Policy No 64—Advertising and Signage: Land Application (pub. 16-3-2001)
- State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development: Land Application (pub. 26-7-2002)

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## Other matters affecting the property

Information held in the Planning Database about other matters affecting the property appears below. The property may also be affected by additional planning controls not outlined in this report. Please speak to your council for more information

1.5 m Buffer around Classified Roads	Classified Road Adjacent
Bushfire Prone Land	Vegetation Buffer
	Vegetation Category
Local Aboriginal Land Council	WANARUAH
Regional Plan Boundary	Hunter

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