



Planning & Infrastructure

Contact: Meredith McIntyre
Phone: 02 6229 7912
Email: Meredith.mcintyre@planning.nsw.gov.au □

Mr Jason Gordon
General Manager
Wingecarribee Shire Council
PO Box 141
Moss Vale NSW 2577

Your ref: 5901/31
Our ref: 13/18040-1

Attention: Susan Stannard

Dear Mr Gordon

Subject: Planning Proposal for Lot 15, DP 751271, Wattle Ridge Rd, Hill Top

I refer to Council's letter to the Department dated 29 October 2013 submitting the above planning proposal under section 55 of the *Environmental Planning and Assessment Act 1979* to amend the Wingecarribee Local Environmental Plan 2010 by varying the minimum lot size of the E3 Environmental Management zoned part of the subject land.

As discussed with Susan Stannard, I believe the most appropriate and quickest course of action to enable this matter to proceed is to deal with it as a variation to the development standard using clause 4.6 of the LEP. It is noted that whilst Council has supported the applicant's request to enable subdivision of the site that is affected by two different lot sizes, Council's planning proposal would have the effect of granting an additional allotment to the 9 that the applicant is potentially able to subdivide. I understand this is not Council's intention and therefore encourage Council to review this matter. I also note that in this instance, Council's planning proposal lacked appropriate detail and would encourage Council to more thoroughly review any future planning proposals prior to submitting them for Gateway Determinations.

I note Council has resolved to consider inserting an appropriate clause into the LEP that would enable other lots in the Shire affected by multiple zones to be able to be subdivided without the need for a planning proposal. I have attached two recent examples of such clauses that may provide some guidance to Council on this matter.

Should you require any further information or like to discuss further, please do not hesitate to contact Meredith McIntyre on 6229 7912.

Yours sincerely

Brett Whitworth
Regional Director
Southern Region

6 November 2013

WINGECARRIBEE SHIRE COUNCIL	
Classification:	MAILING
Doc. No.	
File No.	5901/31
- 8 NOV 2013	
OFFICER	ACTION REQUIRED
S. Stannard	✓