

**cw-CS9 Planning Proposal to Amend WLEP 2010 to Permit
Subdivision - Lot 103 DP 751271 15 Wattle Ridge Road,
Hill Top.**

Reference: PN 1581100, 5901

Responsible Officer: Group Manager Strategic and Assets

PURPOSE

The purpose of this report is to present to Council a submission to amend WLEP 2010 to permit subdivision of Lot 103 DP 751271, 15 Wattle Ridge Road, Hill Top. A Planning Proposal is required because the subject site contains an area of E3 Environmental Management zoned land of 6.7 hectares which is below the minimum lot size of 40 hectares which would permit subdivision through a Land Use Application. It is recommended that the Planning proposal be supported.

MN 249/13

MOTION moved by Cllr I M Scandrett and seconded by Cllr L A C Whipper:

1. **THAT** the Planning Proposal to subdivide Lot 100 DP 751271, 15 Wattle Ridge Road, Hill Top into one (1) lot of 16.6 hectares zoned RU4 Primary production Small Lots with a minimum lot size of 2 hectares, and one (1) lot of 8.6 hectares zoned part RU4 Primary Production Small Lots and part E3 Environmental Management with a minimum lot size of 4 hectares, be prepared and forwarded to the NSW Department of Planning and Infrastructure for a Gateway Determination under section 55 of the Environmental Planning and Assessment Act 1979.
2. **THAT** the applicant be advised of Council's decision made in 1 above.
3. **THAT** consideration of inserting a new clause into Wingecarribee Local Environmental Plan 2010 to permit subdivision of split lot zones without the need for a Planning Proposal be brought before the Local Planning Strategy Steering Committee Sunset Working Group.
4. **THAT** to protect the E3 portion on that an appropriate notation on the site be included through an 88B instrument.

In accordance with the Local Government Act (section 375A – Recording of voting on planning matters) Council must record the Councillor's vote in relation to this matter.