



PNC001688

From: "Matthew Hill" <mphil@lakemac.nsw.gov.au>
To: "Katrine O'Flaherty" <Katrine.O'Flaherty@planning.nsw.gov.au>
Date: 25/10/2013 9:21 AM
Subject: Planning Proposal - Removal of Acquisition from Local Road Corridor, Belmont
Attachments: Aerial and Diagram of Proposed Abandonment of Future Road Corridor between Valentine and Belmont.PDF; Meeting Action Item - 13SP082 - Proposed Abandonment of Future Road Corridor Between Valentine and Belmont ~ 23 September 2013.DOC; Report - 13SP082 - Proposed Abandonment of Future Road Corridor Between Valentine and Belmont - Ordinary ~ 23 September 2013.DOC; Planning Proposal - Abandonment of Valentine to Belmont Road Corridor - 24 October 2013.DOC

Katrine,

Council resolved to abandon a local road corridor located between Valentine and Belmont at its Ordinary Meeting of 23 September 2013. I have attached a Planning Proposal which proposes to remove the acquisition identification from the subject land and rezone a portion of the road corridor as necessary. The proposal outlines the amendments that would be required for Lake Macquarie Local Environmental Plan 2004 (LMLEP 2004) and draft Lake Macquarie Local Environmental Plan 2013 (draft LMLEP 2013) as follows:

LMLEP 2004 – The Planning Proposal seeks to remove the acquisition identification applying to the land and to rezone the subject land within 14 Halyard Way from 5 Infrastructure Zone and 6(1) Open Space Zone to 7(2) Conservation (Secondary) Zone. The rezoning is required for land zoned 6(1) Open Space Zone as this zone cannot apply to the land without it being in public ownership. Land zoned 5 Infrastructure Zone is proposed to be rezoned as the land owner has indicated an interest in pursuing Seniors Housing on the site. In order to maintain development rights pursuant to clause 7.13 of draft LMLEP 2013, the land must be zoned 7(2) Conservation (Secondary) Zone immediately prior to the implementation of the new LEP. Land within 10 Hill Street and 35 Macquarie Drive would maintain a 5 Infrastructure Zone until draft LMLEP 2013 is implemented, at which time the R2 Low Density Residential zone will apply.

Draft LMLEP 2013 – If draft LMLEP 2013 is implemented prior to this amendment being finalised, the Planning Proposal seeks to remove the acquisition identification applying to the land and seeks to rezone a small portion of the subject land currently zoned RE1 Public Recreation to E2 Environmental Protection, as land cannot be zoned RE1 without being in public ownership. The remainder of the subject land would retain the zones currently applicable under draft LMLEP 2013. If the proposal amends draft LMLEP 2013 rather than LMLEP 2004, the owner of 14 Halyard Way not being able to make application for Seniors Housing pursuant to clause 7.13 of draft LMLEP 2013.

Please do not hesitate to contact me if you require further information.

Thanks

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