

Monica Gibson - Fwd: Belmont Sportsman's Club

From: Susan Blake
To: James Shelton; Monica Gibson
Date: 6/19/2012 2:04 PM
Subject: Fwd: Belmont Sportsman's Club
Attachments: draftamend65_sheet2.jpg; draftamend65_zoneSLEP.jpg; draftamend65_sheet1.jpg; Aerial ~ Belmont Sportsman s Club site provided to the Department of Planning and Infrastructure to support rezoning 6(1) to 6(2).PDF

FYI - happy to discuss in light of other drafted email.

Cheers

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>>> "Hannah Benson" <hbenson@lakemac.nsw.gov.au> 19/06/2012 12:13 pm >>>
 Hello Susan,

Thanks for your phone call yesterday about the zoning of the Belmont Sportsman's Club site. As you mentioned, the Department of Planning and Infrastructure (DOPI) have requested Council to update the Land Reservation Acquisition Map of the draft LM LEP 2012 prior to exhibition to show any privately owned land that is zoned public recreation as land to be acquired by Council. The intent of this direction is that all land zoned RE1 Public Recreation would become publicly owned land.

The subject allotment, Lot 20 DP 1046905, is currently zoned 6(1) Open Space (approximately 0.25 hectares) and 6(2) Tourism and Recreation (approximately 1.75 hectares) under LM LEP 2004. Although the allotment has a split zoning, it is entirely in the private ownership of the Belmont Sportsman's Club. However, Council will be required to add an acquisition layer to the 6(1) Open Space land as a result of the direction from DOPI.

Please find attached a PDF document, containing historical zoning maps, Deposited Plans and aerial photos, which demonstrates Council's intent for the Belmont Sportsman's Club site to be used for private rather than public recreational purposes. The attached PDF demonstrates that 6(1) Open Space zoned land is an anomaly that results from changes to allotment boundaries and planning instruments over time.

I think that the best way to keep the Planning Proposal moving, while addressing the issues arising from the 6(1) zoning, is to update the Planning Proposal to include a rezoning of land from 6(1) to 6(2). The rezoning would correct the historical zoning anomaly and reflect the private recreation use of the site.

Following exhibition of the Planning Proposal, the matter will be reported back to Council seeking a resolution to proceed with gazettal of the draft LEP Amendment and rezoning. At this time, Council would be informed of the rezoning being added to the Planning Proposal. At the Committee Meeting on 12 June 2012, Council resolved to proceed with an LEP Amendment to permit senior's housing on part of the Belmont Sportsman's Club site. The proposed rezoning would enable this resolution to be carried out unimpeded by any future acquisition layers within the draft LM LEP 2012. Including the rezoning in the Planning Proposal, is therefore consistent with Council's resolution.

I have attached the draft rezoning maps that would be included in the amended Planning Proposal. I will update the Planning Proposal to include the rezoning with any other comments that you may have - please let me know what these are?

Regards,

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