

10 July 2013

Katrine O'Flaherty
Department of Planning and Infrastructure
PO Box 1226
Newcastle NSW 2300



PNC001582



NSW GOVERNMENT
Department of Planning

16 JUL 2013

Received
Newcastle Office
Hunter Region

Dear Katrine

Subject: Planning Proposal – Charlton Christian College – 43 Fassifern Road, Fassifern

I advise that on Monday 8th July 2013, Council resolved to support the preparation of a Local Environment Plan (LEP) amendment to rezone the Charlton Christian College site and to request a Gateway determination from the Department of Planning and Infrastructure.

The objective of the planning proposal is to rezone 43 Fassifern Road, Fassifern from 10 Investigation to residential and conservation to allow for the continued operation and expansion of Charlton Christian College and the conservation of the western corridor. A small area of the adjoining railway corridor will be rezoned from 10 Investigation to allow the continued railway use.

The planning proposal seeks to amend the Lake Macquarie LEP 2004 to rezone:

- The Charlton Christian College site from 10 Investigation to 2(1) Residential and 7(2) Conservation (Secondary).
- Rezone part of the railway corridor from 10 Investigation to 5 Infrastructure and 7(2) Conservation (Secondary).

Alternatively, the proposal seeks to amend the draft Lake Macquarie LEP 2013 to rezone:

- The Charlton Christian College site from RU6 Transition to R2 Low Density Residential and E2 Environmental Conservation.
- Rezone part of the railway corridor from RU6 Transition to SP2 Railway and E2 Environmental Conservation.

Council requests the use of delegations in respect of the plan making function under section 59 of the EP&A Act 1979. The planning proposal includes in Attachment 1 the evaluation criteria for the delegation of plan making functions.

Council requests a Gateway determination for this planning proposal. The planning proposal, Council report and supporting studies are attached. Should you require further information, please contact me on 4921 0470 (Wednesday to Friday).

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Our Ref: RZ/6/2013 Your Ref:

Yours faithfully

Angel Troke.

Angel Troke

Strategic Landuse Planner
Integrated Planning Department