

Planning proposal

Charlestown strategic economic centre

Summary	Details
Name of draft LEP:	Amendments to Lake Macquarie Local Environmental Plan (LMLEP) 2014 to support growth of the Charlestown strategic economic centre
Site or locality:	Various properties within the boundaries of Charlestown strategic economic centre as shown in Figure 1.
Land owner:	Various
Proponent:	Lake Macquarie City Council
Council reference:	F2020/00924/01
Date:	16 February 2023
Version:	2 – Exhibition
Author:	Joanne Dunkerley - Senior Strategic Planner
Attachments:	<ol style="list-style-type: none"> 1. Urban design analysis 2. Theoretical dwelling capacity supporting information

Version No.	Date	Summary of amendments
1	June 2022	Endorsement by Council
1.1	August 2022	Various updates to reflect preliminary advice from the Department of Planning and Environment
1.2	November 2022	Various updates to address comments from the Department of Planning and Environment
2	February 2023	Updates to address Gateway conditions

Part 1 – Objectives and intended outcomes

Objective

To amend the Lake Macquarie Local Environmental Plan 2014 to support growth of commercial, medical and residential development within the Charlestown strategic economic centre.

Intended outcomes

- Support the role of Charlestown as a regionally significant strategic centre providing housing, jobs and services for the region.
- Contribute to the growth of Charlestown by encouraging and supporting development activity in the commercial core and contribute to the diverse mixed-use nature of the surrounding area.
- Encourage and support the continued growth of medical and personal services cluster within the mixed use area.
- Facilitate housing supply and diversity by removing barriers to lot consolidation and redevelopment opportunities.
- Facilitate delivery of public domain improvements including active street frontages and pedestrian linkages.
- Contribute to the growth and liveability of Charlestown by providing well located public space.

Part 2 – Explanation of provisions

1. Amend the land use table to include the R4 High Density Residential Zone

Proposed land use table:

Zone R4 High Density Residential

1 Objectives of zone

- To provide for the housing needs of the community within a high density residential environment.
- To provide a variety of housing types within a high density residential environment.
- To enable other land uses that provide facilities or services to meet the day to day needs of residents.

2 Permitted without consent

Home occupations

3 Permitted with consent

Boarding houses; Building identification signs; Business identification signs; Car parks; Centre-based child care facilities; Community facilities; Early education and care facilities; Educational establishments; Emergency services facilities; Environmental protection works; Health services facilities; Home-based child care; Home businesses; Markets; Multi dwelling housing; Neighbourhood shops; Neighbourhood supermarkets; Oyster aquaculture; Places of public worship; Public administration buildings; Recreation areas; Residential care facilities; Residential flat buildings; Respite day care centres; Restaurants or cafes; Roads; Seniors housing; Serviced apartments; Shop top housing; Take-away food and drink premises; Tourist and visitor accommodation

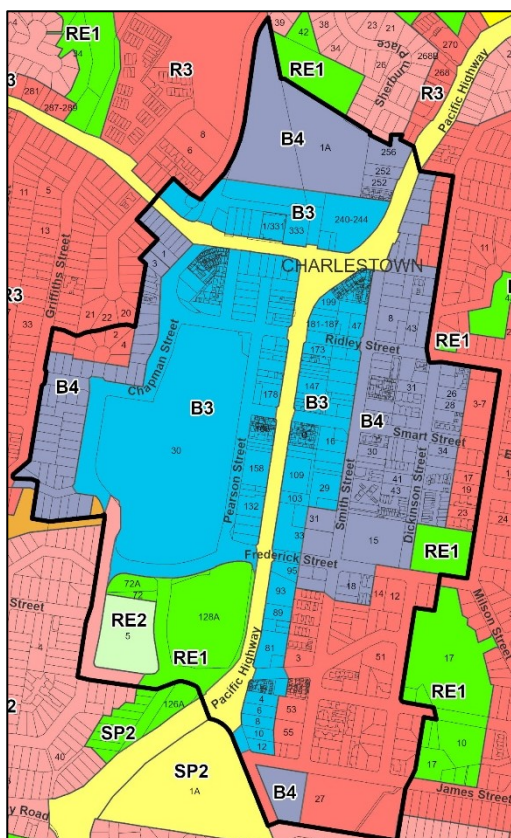
4 Prohibited

Pond-based aquaculture; Tank-based aquaculture; Any other development not specified in item 2 or 3

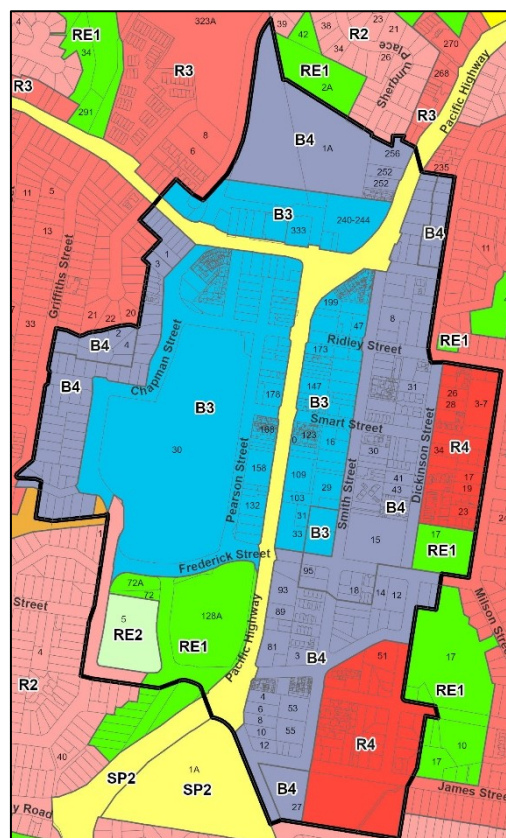
2. Amend the Land Use Zone Map to:

- (a) Remove split land use zones and apply consistent land use zones within each street block;
- (b) introduce the R4 High Density Residential zone

Existing Land Use Zone

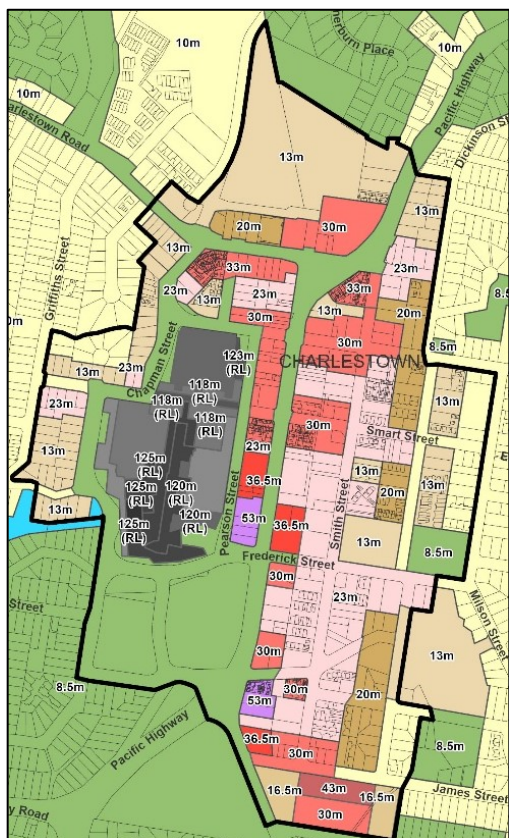


Proposed Land Use

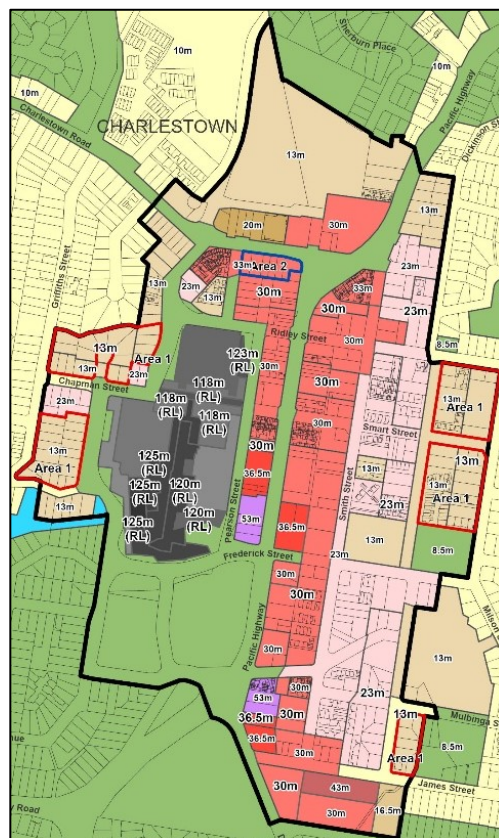


3. Amend the Height of Buildings Map to consolidate and simplify building heights within each street block.

Existing Height of Buildings



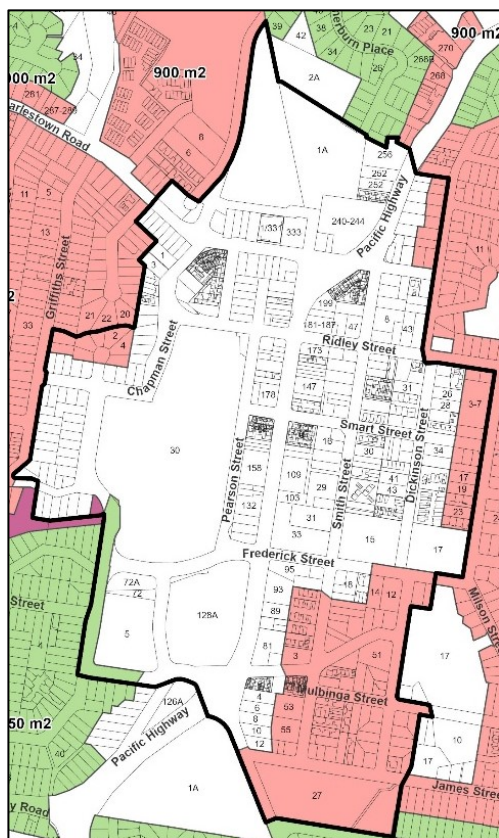
Proposed Height of Buildings



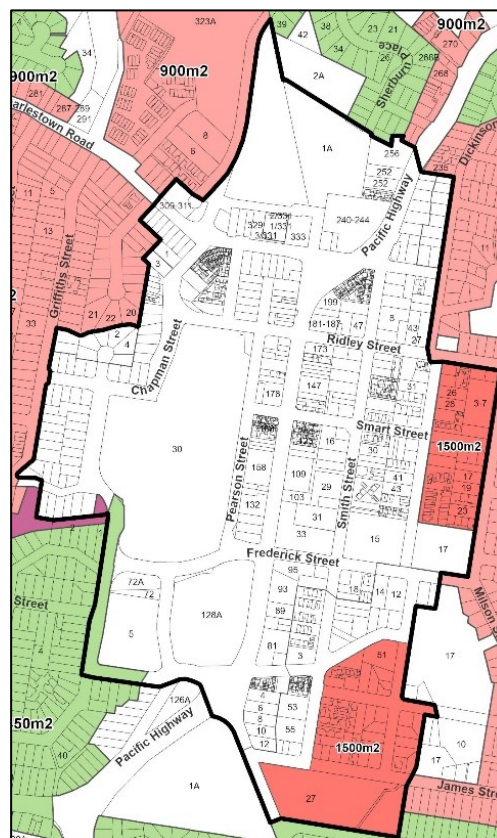
Urban design analysis of the proposed height of buildings changes are contained in Attachment 1.

4. Amend the Lot Size Map to include a minimum lot size for the R4 High Density Residential Zone.

Existing Minimum Lot Size

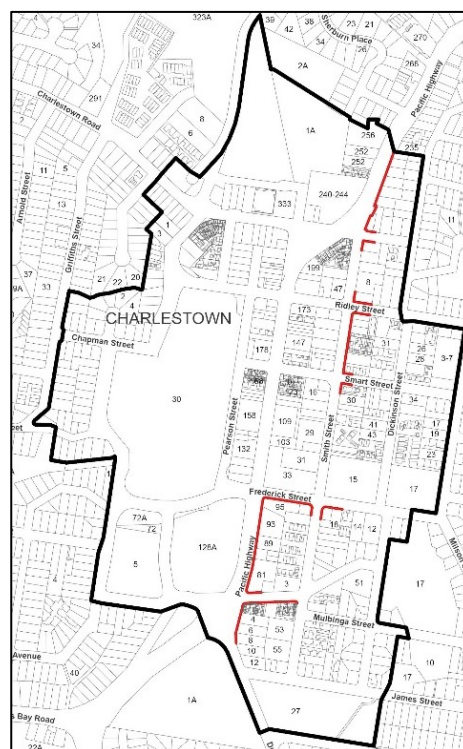


Proposed Minimum Lot Size



5. Amend Part 7 Additional Local Provisions to exclude the application of Clause 7.10 (6) to land zoned B4 Mixed Use within the Charlestown strategic economic centre boundary. Identify specific locations where active frontages are needed to support safe and vibrant pedestrian links, and where a concentration of businesses is encouraged by inserting an active frontage clause and map.
6. Include site-specific development incentive provisions to:
 - (i) Enable consent to be granted for the erection of a building with additional specified height where lots within Area 1 are amalgamated to achieve the specified lot size and frontage width.

The intent of this provision is to incentivise amalgamation of lots.



- (ii) Enable consent to be granted for the erection of a building with additional specified height in Area 2 where a through site link is provided.

The intent of this provision is to incentivise the provision of a key through site link.

It is not intended to exclude the application of Clause 4.6 to the areas subject to the bonus clause due to the significant topographical variation within the Charlestown strategic economic centre.

Example development incentive clause:

Exceptions to height of buildings

- (1) The objectives of this clause are as follows –
- (a) to encourage consolidation of certain land in the Charlestown city centre
 - (b) to encourage the provision of pedestrian walkways
- (2) The maximum height for a building in land in areas shown in Column 1 of the table to this subclause that is permitted by clause 4.3 is increased by the additional height specified in Column 2, if the land and the development meet the specifications shown in Column 3.

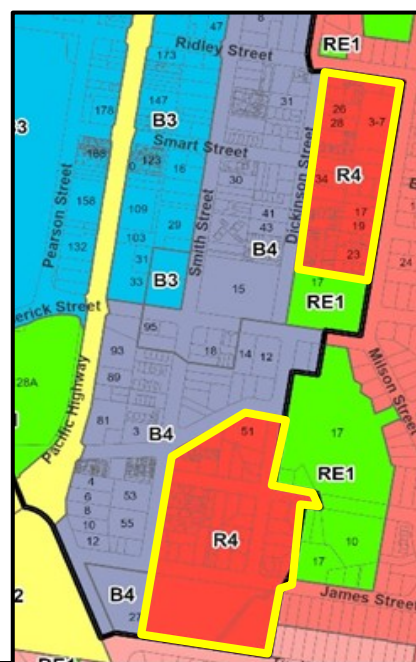
Column 1	Column 2	Column 3
Area identified on Height of Buildings Map	Additional building height	Specifications relating to the Area
Area 1	7 metres	The lot on which the building is sited has an area of at least 1600 square metres and a street frontage of at least 20 metres.
Area 2	10 metres	A pedestrian laneway of at least 6m width and open to the sky is provided between Pearson Street and Charlestown Road.

Part 3 – Justification of strategic and site-specific merit

No.	Question	Considerations
Section A – need for the planning proposal		
1	Is the planning proposal a result of an endorsed LSPS, strategic study or report?	<p>Yes, the planning proposal is a result of action 3.20 of the endorsed Lake Macquarie Local Strategic Planning Statement (LSPS) which states:</p> <p><i>“Report to Council for exhibition a review of the planning framework for Charlestown strategic economic centre”.</i></p> <p>Charlestown strategic economic centre is a significant housing, employment and service hub within the North East growth area. The LSPS vision is for the continued evolution and growth of the centre to support Planning Priority 2: <i>A city of prosperity – that attracts investment, creates jobs and fosters innovation.</i></p>
2.	Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?	<p>Yes, a planning proposal is the best means of achieving the objectives and intended outcomes. This planning proposal enables a holistic update of the land use zones and height of buildings development standard to enable the evolution and growth of Charlestown consistent with a regionally significant centre.</p> <p>Amendments to the development control plan for Charlestown are also proposed. However, changes to the DCP alone are not sufficient to meet the objectives and intended outcomes of this planning proposal.</p>
3	Will the planning proposal give effect to the objectives and actions of the applicable regional or district plan or strategy (including any exhibited draft plans or strategies)?	<p>Yes, the proposal will give effect to the objectives and actions of the draft Hunter Regional Plan and the Greater Newcastle Metropolitan Plan.</p> <p>Hunter Regional Plan 2041 (HRP 2041)</p> <p>The HRP 2041 builds on the previous plan and resets the regional plan priorities to ensure it continues to respond to the region’s needs for the next 20 years. The HRP 2041 contains nine objectives and identities strategies to achieve the objectives. A planning proposal must be consistent with an identified strategy or demonstrate how the relevant performance outcomes will be achieved. The objectives relevant to this planning proposal are:</p> <p><i>Objective 3: Create a 15-minute region made up of mixed, multi-modal, inclusive and vibrant local communities.</i></p> <p>Charlestown is a strategic centre being the primary activity destination providing the highest level of community, cultural, civic and commercial uses and services. The proposal is consistent with this objective as it will support the continued growth of Charlestown as a vibrant mixed-use centre. The list of permissible land uses in the R4 High Density Residential zone has been updated to include all of the uses identified in Strategy 3.1.</p>

No.	Question	Considerations
		<p>Charlestown strategic centre is located in a high profile convenient location supported by a walkable catchment consistent with Strategy 3.2. Council is continuing to improve pedestrian and active transport to and within the centre to contribute to it's growth as a liveable mixed use neighbourhood.</p> <p><i>Objective 4: An inter-connected and globally focused Hunter without car dependent communities</i></p> <p>This objective does not identify any strategies related to this planning proposal, however, the proposal aligns with the identified performance outcomes. The proposal enables increased density in a strategic centre that will support the efficient and viable operation of public transport services as well as improve access to walking and active transport.</p> <p><i>Objective 5: Plan for 'nimble neighbourhoods', diverse housing and sequenced development</i></p> <p>The planning proposal is inconsistent with Strategy 5.3 which states:</p> <p><i>Planning proposals will not prohibit the following housing typologies within residential zones that apply to urban core, general urban, inner suburban and general suburban contexts:</i></p> <ul style="list-style-type: none"> • <i>attached dwellings</i> • <i>boarding houses</i> • <i>dual occupancies</i> • <i>group homes</i> • <i>multi dwelling housing</i> • <i>secondary dwellings</i> • <i>semi-detached dwellings.</i> <p>This is because it is not proposed to include attached dwellings, dual occupancies, secondary dwellings or semi-detached dwellings as permissible uses in the proposed R4 High Density Residential zone. These uses are inconsistent with the objectives of that zone and the intent to achieve the desired 50 – 75 dwellings per hectare within this strategic centre.</p> <p>The planning proposal does however, align with the performance outcomes of this objective as the proposed building heights and zone changes will support redevelopment opportunities to:</p> <ul style="list-style-type: none"> • Make use of existing infrastructure and services by supporting more infill housing and businesses in a location that is well served by shops, services and community facilities and is served by key public bus routes. • Encourage more infill housing development within a walkable distance of employment, goods, services and infrastructure. • Enable a variety of housing types to provide choice. • Enable development density that supports local businesses and public transport services.

No.	Question	Considerations
Greater Newcastle Metropolitan Plan 2036 (GNMP 2036)		
<p>The planning proposal is consistent with the strategies and actions of the GNMP 2036. In particular the planning proposal gives effect to:</p> <ul style="list-style-type: none"> <i>Strategy 8 Address changing retail demand</i> – the extension of the B4 Mixed Use zone will support opportunities for diversification of the Charlestown strategic economic centre. <i>Strategy 16 Prioritise the delivery of infill housing opportunities within existing urban areas</i> – the proposal aims to unlock redevelopment capacity and support infill housing opportunities. 		
4 Is the planning proposal consistent with a council LSPS that has been endorsed by the Planning Secretary or GSC, or another endorsed local strategy or strategic plan	Yes, the planning proposal is consistent with the endorsed Lake Macquarie LSPS and the endorsed Housing Strategy.	<p>Lake Macquarie LSPS</p> <p>The Lake Macquarie planning goal of making Lake Macquarie City one of the most productive, adaptable, sustainable and liveable places in Australia is underpinned by growing our city's economic centres. In the north-east of the city, Charlestown strategic economic centre is identified as a focus for investment and intensification of housing, employment, transport, services and recreational opportunities. The planning proposal aims to support growth and intensification through the implementation of appropriate zones and development standards.</p> <p>Lake Macquarie Housing Strategy</p> <p>The Lake Macquarie Housing Strategy identifies the introduction of an R4 High Density Residential Zone as one way to better support housing supply and diversity. The Charlestown strategic economic centre is a suitable place to implement an R4 High Density Residential Zone because the desired building heights and forms are consistent with the objectives and uses of a high density residential zone.</p> <p>An R4 High Density Residential Zone is proposed towards the western edge of the Charlestown strategic economic centre in place of the existing R3 Medium Density Zone and some B4 Mixed Use Zone.</p>



No.	Question	Considerations
		<p>These areas are suitable for an R4 High Density zone because of their proximity to shops, services and public transport routes, and as a transition between the commercial / mixed use centre and the medium density zoned land located to the east of the centre.</p> <p>An R4 High Density Residential zone will more clearly signal to the community and developers the intent for this area, and differentiate it from the type of development expected within the surrounding R3 Medium Density Residential Zone.</p>

Section B – relationship to the strategic planning framework

5 Is the planning proposal consistent with any other applicable State and regional studies or strategies?	<p>The following State and regional strategies are applicable to the planning proposal:</p> <p>A 20-Year Economic Vision for Regional NSW</p> <p>The 20-Year Economic Vision for Regional NSW is the NSW Government's plan to drive sustainable, long-term economic growth in regional NSW. It is the roadmap to unlock significant economic potential in regional NSW.</p> <p>Charlestown is within the Lake Macquarie – Central Coast Function Economic Region and is classified as a 'Metro Satellite'. The State government focus for 'Metro Satellites' are:</p> <ul style="list-style-type: none"> • <i>Attract businesses and investment</i> • <i>Manage vital energy and water resources sustainably to ensure supply will meet long-term regional needs</i> • <i>Capture more of the domestic tourism market</i> • <i>Support resilience through more diversified economies, with the right infrastructure and mix of skills in the workforce for sustainable economies and communities</i> • <i>Make regional travel faster and easier between regional centres and metropolitan areas</i> <p>The planning proposal is consistent with the vision and focus of the NSW government 20-Year Economic Vision for Regional NSW. The changes aim to support redevelopment opportunities to support business and housing growth to create a resilient and vibrant centre.</p> <p>Hunter Regional Transport Plan</p> <p>The Hunter Regional Transport Plan details the actions the NSW Government will take to address the transport challenges in the Hunter Region. The planning proposal is consistent with the direction of the strategy by unlocking development potential to create more homes and jobs in an existing regionally significant strategic centre. In turn this will support improved public transport services.</p>
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No.	Question	Considerations
6	Is the planning proposal consistent with applicable SEPP's	<p>The following State Environmental Planning Policies are applicable to the planning proposal:</p> <p>SEPP (Housing) 2021</p> <p>The planning proposal is consistent with the principles of <i>SEPP (Housing) 2021</i> as the changes aim to unlock existing housing capacity in a well serviced strategic centre.</p> <p>SEPP 65 – Design Quality of Residential Apartment Development</p> <p>The planning proposal is consistent with the aims and objectives of the SEPP as the changes aim to support good quality residential apartment and mixed use development in a well serviced strategic centre.</p>
7	Is the planning proposal consistent with the applicable Ministerial Directions (section 9.1 Directions)?	<p>The following Ministerial Directions are applicable to the planning proposal:</p> <p>1.1 Implementation of Regional Plans</p> <p>The planning proposal is consistent with the Hunter Regional Plan 2036 and the draft Hunter Regional Plan 2041 as detailed in Part A of this planning proposal.</p> <p>1.3 Approval and Referral Requirements</p> <p>The planning proposal is consistent with this direction as it does not intend to include any provisions that require concurrence or referral of a Minister or public authority.</p> <p>1.4 Site Specific Provisions</p> <p>The planning proposal is consistent with this direction as it seeks to enable a more flexible approach to development in the B4 Mixed Use zone than currently permitted under Clause 7.10.</p> <p>The planning proposal seeks to amend Part 7 Additional Local Provisions to exclude the application of Clause 7.10 (6) to land zoned B4 Mixed Use within the Charlestown strategic economic centre boundary. Clause 7.10 'Residential development in certain business zones' requires new development in business zones to have commercial or medical uses on the ground floor.</p> <p>The requirement to have ground floor commercial or medical uses in every building in the B4 Mixed Use zone compels each new building to be 'mixed use'. However, the objectives of the zone aim to have a mix of compatible uses throughout the zone that complement the employment functions of the commercial core, rather than each building being mixed use.</p>

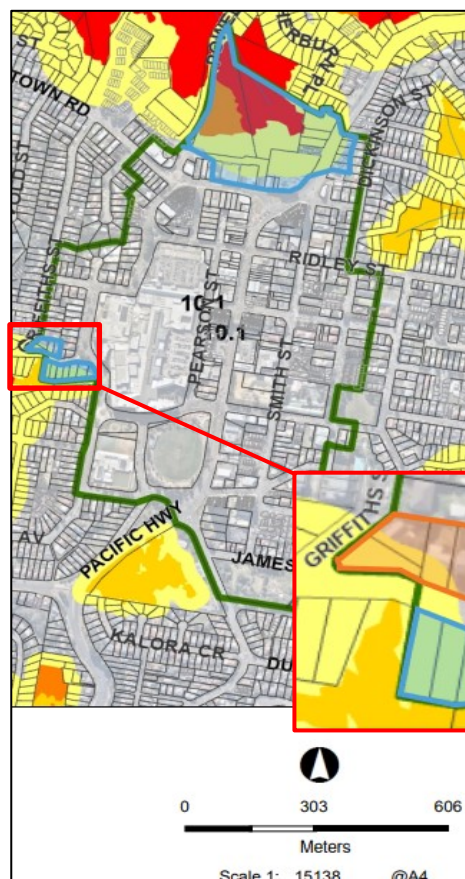
No.	Question	Considerations
		<p>The impact of Clause 7.10(6) has only been considered in the context of Charlestown strategic economic centre. The large B4 Mixed Use zone area within the Charlestown strategic economic centre provides good flexibility for the market to respond to changing business and residential needs. However, requiring all new buildings to have a ground floor commercial or medical use may result in vacant ground floor space and impact on achieving the desired vision for Charlestown to be a vibrant economic centre.</p> <p>Rather than requiring ground floor commercial or medical uses on every site, a more tailored approach is proposed by identifying locations where active frontages are needed to support safe and vibrant pedestrian links, and where a concentration of businesses is encouraged. This will be achieved by applying an active frontage clause to specific locations. An active frontage clause is not a 'restrictive site specific planning control' as it does not affect the permissible uses, development standards or impose requirements in addition to those that already apply in B4 Mixed Use zone.</p> <p>The B4 Mixed Use zone is applied in a variety of different contexts throughout the Lake Macquarie local government area. It is not proposed to remove Clause 7.10(6) more broadly because specific analysis of each B4 Mixed Use area is needed to determine if the objectives of the clause are being achieved, or determine suitable alternatives that suit each unique area.</p>

3.2 Heritage Conservation

Three existing heritage items are located within the boundary of the planning proposal area. Changes are not proposed to the land use zone or height of buildings for these items. The planning proposal is consistent with this direction.

No.	Question	Considerations
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4.3 Planning for Bushfire Protection



Two small areas on the edges of the Charlestown strategic economic centre are mapped as bushfire-prone land. These areas are outlined blue in the adjoining image. As such consultation with the NSW Rural Fire Service is required following Gateway determination.

No changes are proposed to land use zones or development standards for the properties mapped as bushfire-prone within the north of the Charlestown strategic economic centre.

In the south west of the Charlestown strategic economic centre a small number of properties are mapped as vegetation buffer.

No changes are proposed to land use zone or development standards for the properties on the southern side of Marie Street (blue outline).

The properties at 11 and 13 Marie Street and 48 Griffith Street are partially mapped and bushfire-prone (vegetation buffer) and 15 Marie Street is wholly mapped as bushfire-prone (vegetation buffer). No changes are proposed to the land use zones or base height for these properties. However, the height bonus clause is proposed to apply to the sites, which would enable increased density if the lots were consolidated to achieve the minimum bonus lot size.

A strategic bushfire assessment is not proposed as redevelopment of the four sites subject to the minor change can be undertaken in accordance with Planning for Bushfire Protection 2009, having regard to existing asset protection zones and access roads.






Consistency with this Direction will be determined after consultation with the NSW Rural Fire Service.

No.	Question	Considerations
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4.4 Remediation of Contaminated Land



Key – Potentially contaminated land

-  No change to existing zone
-  part B3 Commercial Core and Part B4 Mixed Use rezone wholly to B3 Commercial Core
-  B3 Commercial Core rezone to B4 Mixed Use
-  B3 Commercial Core to B4 Mixed Use
-  R3 Medium Density Residential to B4 Mixed Use

A number of sites within the Charlestown strategic economic centre are identified as potentially contaminated land. These sites are already developed for commercial and residential uses. The change of land use zones from R3 Medium Density Residential / B3 Commercial Core to B4 Mixed Use will enable a similar mix of land uses as is currently permitted.

As such the land is considered suitable in its current state (or will be suitable after remediation) for the purposes permissible under the B4 Mixed Use zone

Redevelopment of these sites is subject to compliance with *State Environmental Planning Policy (Resilience and Hazards) 2021*. A preliminary investigation is required to be submitted with any development application which will identify any remediation requirements prior to redevelopment.

Inconsistency with this Direction is of minor significance.

4.6 Mine Subsidence and Unstable Land

Charlestown is within a declared mine subsidence district. Initial consultation with Subsidence Advisory NSW indicated that they are not able to provide advice on the scale, density and type of development that is appropriate for the potential level of subsidence.

A Geotechnical desktop study was undertaken by Coffey (2006). This Study identifies that most of the Charlestown strategic economic centre is affected by mine workings and notes:

No.	Question	Considerations
		<p><i>“The risk of mine subsidence is not an absolute constraint to development as the risk can always be removed by means of grouting. However, in practical terms, the cost of such grouting and/or design for subsidence may render many proposed developments uneconomical.”</i></p> <p>As the majority of the Charlestown Economic Centre is affected by mine workings most sites will have some risk of subsidence unless the workings are fully grouted or fully collapsed. Ultimately, the level of acceptable risk is determined by Subsidence Advisory NSW.</p> <p>Subsidence Advisory NSW have indicated that they can only provide advice on geotechnical risk, grouting requirements and / or structural design requirements once a specific proposal and geotechnical assessment are lodged for their assessment. This creates a significant barrier to the growth of Charlestown envisaged through the Hunter Regional Plan, Greater Newcastle Metropolitan Plan and the Lake Macquarie LSPS.</p> <p>Further consultation will be undertaken with Subsidence Advisory NSW to determine consistency with this direction.</p> <p>5.1 Integrating Land Use and Transport</p> <p>The planning proposal is consistent with this direction. The proposed changes are intended to unlock development capacity within an existing strategic centre which will improve access to housing, jobs and services by walking, cycling and public transport. Increasing numbers of people living and working in this centre will in turn support the viability and efficiency of public transport services.</p> <p>6.1 Residential Zones</p> <p>The planning proposal is consistent with this direction. The proposal seeks to consolidate and simplify land use zones and height of buildings within each street block. This will support lot consolidation and redevelopment opportunities by reducing complexity associated with designing buildings on sites that have different zone objectives and development controls. Different forms of high density housing are permitted in the B3 Commercial Core, B4 Mixed Use and the proposed R4 High Density Residential Zone.</p> <p>The R4 High Density Residential Zone will more clearly signal to the community and developers the intent for this area, and differentiate from the type of development expected within the surrounding R3 Medium Density Residential Zone.</p> <p>Estimates of theoretical development capacity within the Charlestown strategic economic centre boundaries were previously prepared for the Development Contributions Plan Charlestown Contributions Catchment (2010). The background report identified a theoretical capacity of 6081</p>

No.	Question	Considerations
		<p>dwelling within the Charlestown 'town centre' (strategic economic centre) based on planning controls applicable at the time and which still apply. Attachment 2 provides an extract of the background report which details the methodology used to identify this capacity.</p> <p>Council's urban development program (UDP) identifies the pipeline for dwelling construction and shows dwelling completions tracking consistent with the low growth scenario projections identified in this study. The changes proposed in this planning proposal are intended to ensure that planning controls do not create barriers to redevelopment. Opportunities to realise the development potential are influenced by many factors outside of the planning controls. This includes uncertainty created by the unknown cost of grouting and structural design requirements, fragmented land ownership patterns, rising building costs and market conditions.</p> <p>It is difficult to accurately estimate the number of dwellings that this planning proposal could facilitate. Being an infill area, there are a diversity of existing lot sizes, building types and topographical constraints that will affect actual dwelling numbers. The variety of height and zone changes throughout the centre add further complexity to identifying potential dwelling numbers. If the Department is able to provide an appropriate methodology and criteria to estimate potential dwelling numbers in infill areas, analysis can be undertaken and the planning proposal updated with appropriate information</p>

7.1 Business and Industrial Zones

A relatively small area of B3 Commercial Core zone is proposed to be rezoned to B4 Mixed Use. This change is consistent with this direction as it will not reduce the total potential floor space area for employment uses and related public services, while enabling a mix of compatible uses that can support a vibrant and compact commercial core. The planning proposal is consistent with this direction.

The variety of height and zone changes proposed throughout this centre that has a diversity of existing lot sizes, building types and topographical constraints means it is difficult to accurately estimate the potential job numbers that the planning proposal could facilitate. Using the Departments advice of 1 job per 8 dwellings and using the theoretical dwelling capacity of 6081 additional dwellings the theoretical number of jobs facilitated by this proposal is **760**.

No.	Question	Considerations
Section C – environmental, social and environmental impact		
8	Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected because of the proposal?	The proposal relates to an existing highly developed urban area. There is no known critical habitat or threatened species, populations or ecological communities, or their habitats that will be affected by the planning proposal.
9	Are there any other likely environmental effects of the planning proposal and how are they proposed to be managed?	There are no other environmental effects than those already addressed in sections A and B of this planning proposal.
10	Has the planning proposal adequately addressed any social and economic effects?	<p>Although the additional height proposed throughout the centre will increase the theoretical development capacity, the changes are unlikely to significantly alter the actual development capacity. The aim of this proposal is to unlock this existing capacity and increase the pace of redevelopment by removing planning barriers to lot consolidation and redevelopment opportunities.</p> <p>The planning proposal will support economic development and diversification opportunities within the Charlestown strategic economic centre.</p>
Section D – Infrastructure (Local, State and Commonwealth)		
11	Is there adequate public infrastructure for the planning proposal?	<p>In 2015 Council undertook the following studies to inform the preparation of the Development Contributions Plan – Charlestown Contributions Catchment:</p> <ul style="list-style-type: none"> • Community Facilities and Services Study • Charlestown Recreation and Land Plan • Traffic and Transport Study

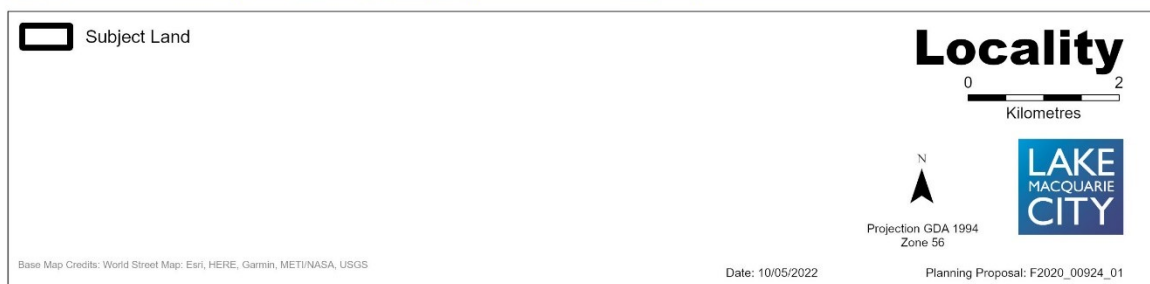
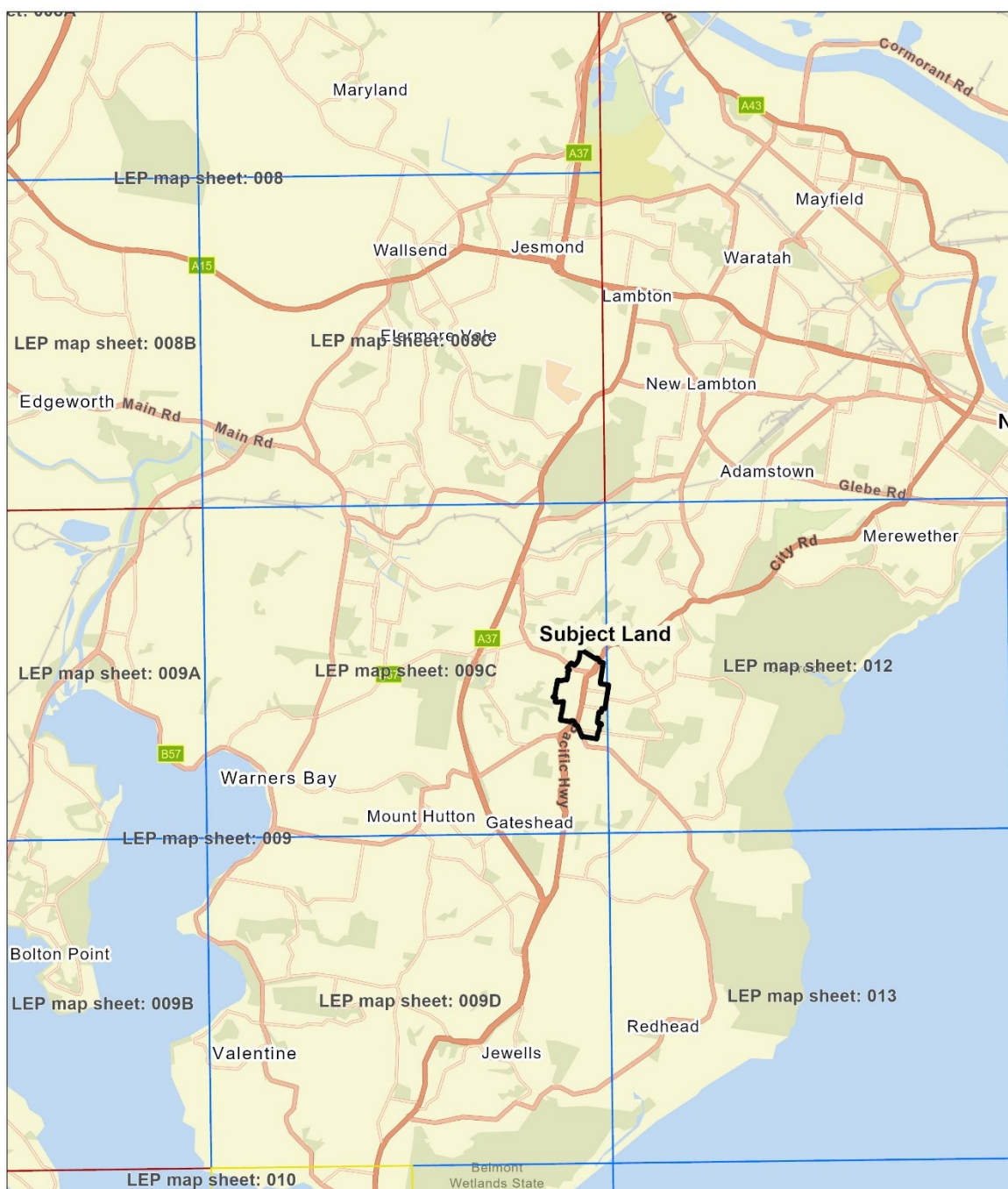
No.	Question	Considerations
		<p>These studies used demographic work and dwelling projections prepared in 2010 by Don Fox Planning. Within the Charlestown strategic economic centre, a theoretical development capacity of 6081 new homes was identified using the current land use zones and development standards. An extract from this report is provided in Attachment 2. The forecast identified 243 new dwellings to be constructed by 2020 under a low growth scenario. Population and dwelling projections have been tracking consistent with the low growth scenario identified through this study.</p> <p>Although the additional height proposed throughout the centre will increase the theoretical development capacity, the changes are unlikely to significantly alter the actual development capacity or the associated infrastructure needs. The aim of this proposal is to unlock this existing capacity by removing planning barriers to lot consolidation and redevelopment. This may open opportunities to increase growth in line with moderate growth scenarios which may bring forward the timing of planned infrastructure.</p>

Section E – State and Commonwealth interests

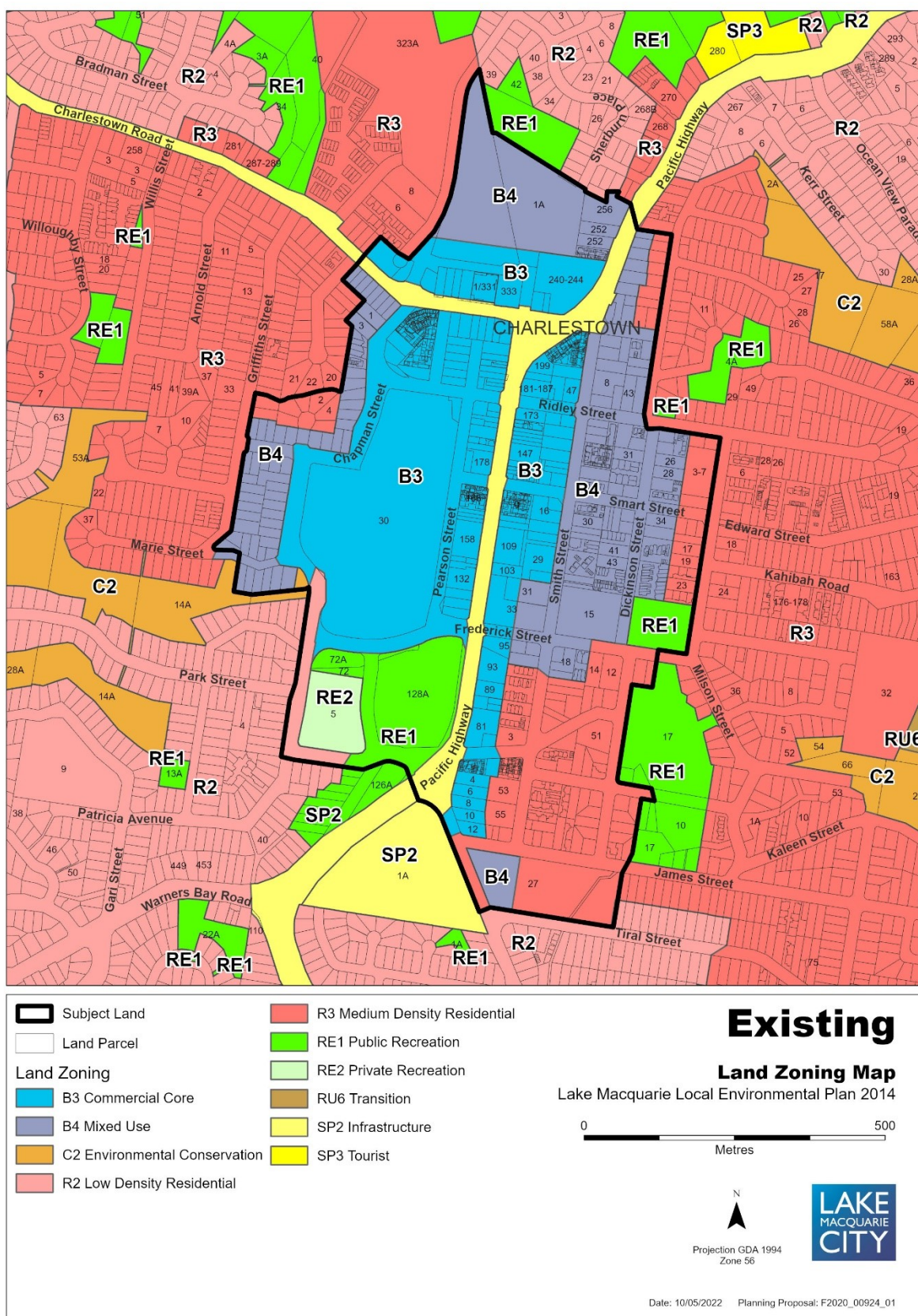
12 What are the views of state and federal authorities and government agencies consulted in order to inform the Gateway determination?	<p>Consultation with State and Commonwealth public authorities will occur in accordance with the Gateway determination. Council recommends consultation with the following authorities:</p> <ul style="list-style-type: none"> • Subsidence Advisory NSW • Transport for NSW • Hunter Water • School Infrastructure • NSW Health • NSW Rural Fire Service
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Part 4 – Mapping

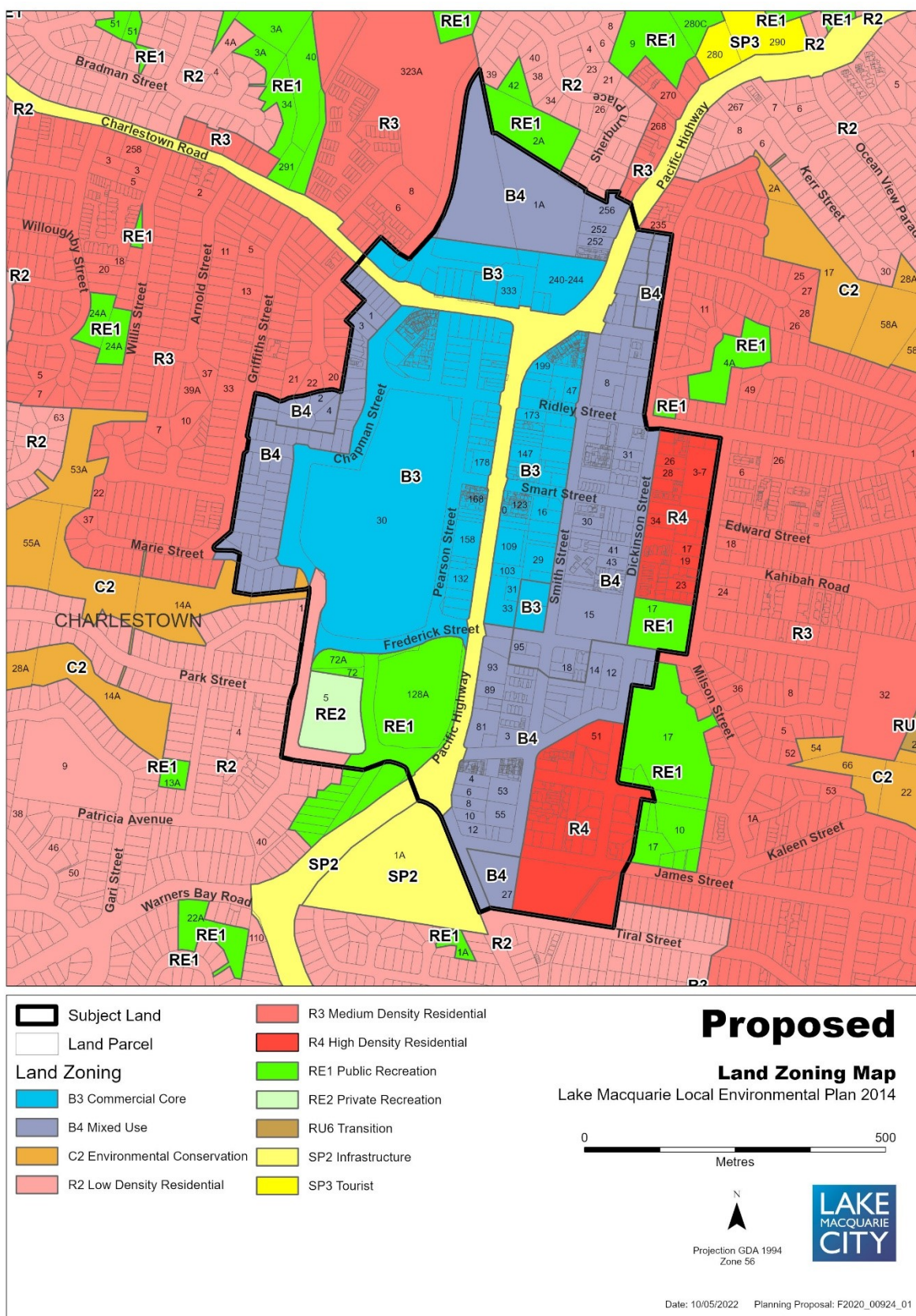
Map 1: Locality



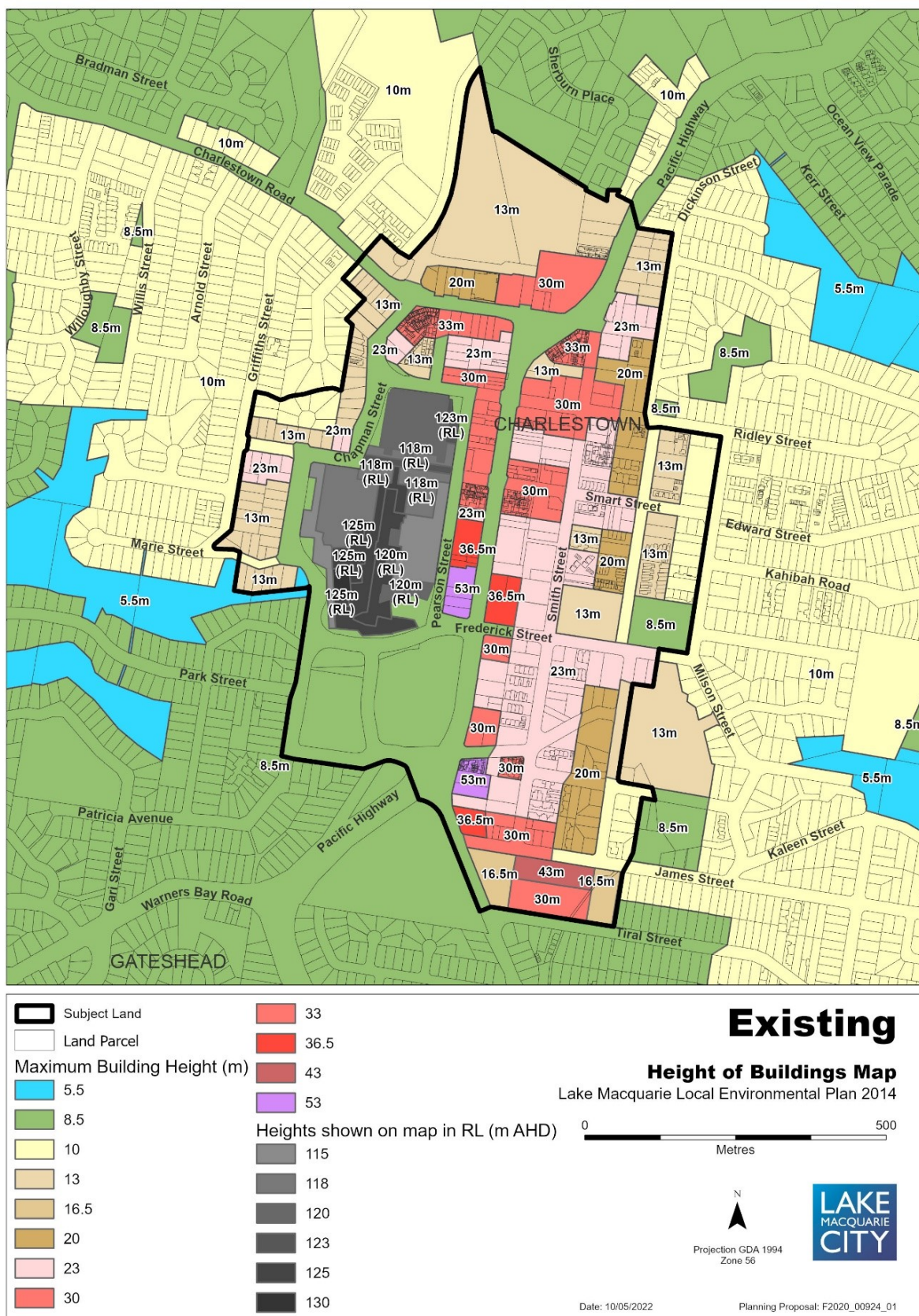
Map 2: Current zones



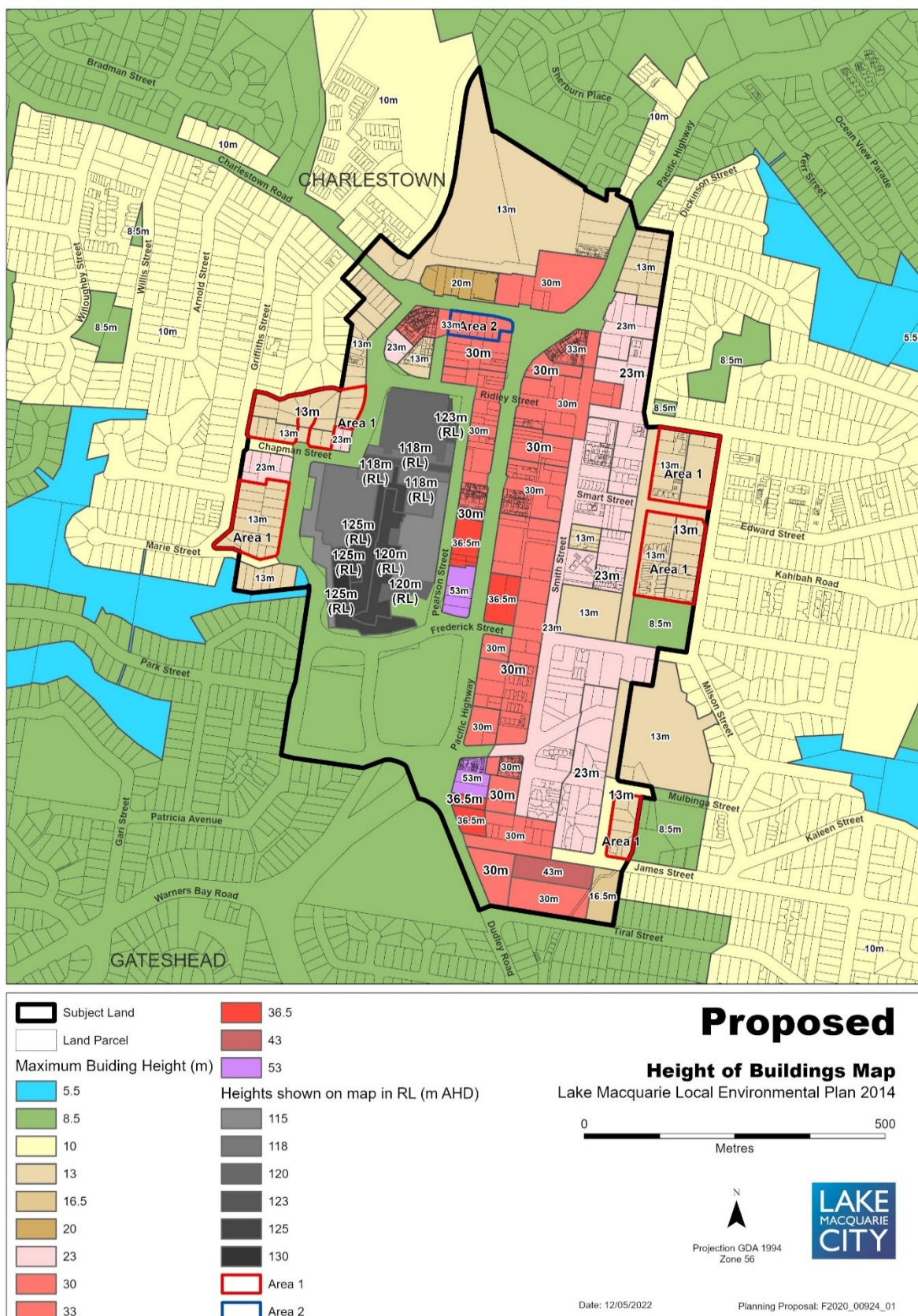
Map 3: Proposed zones



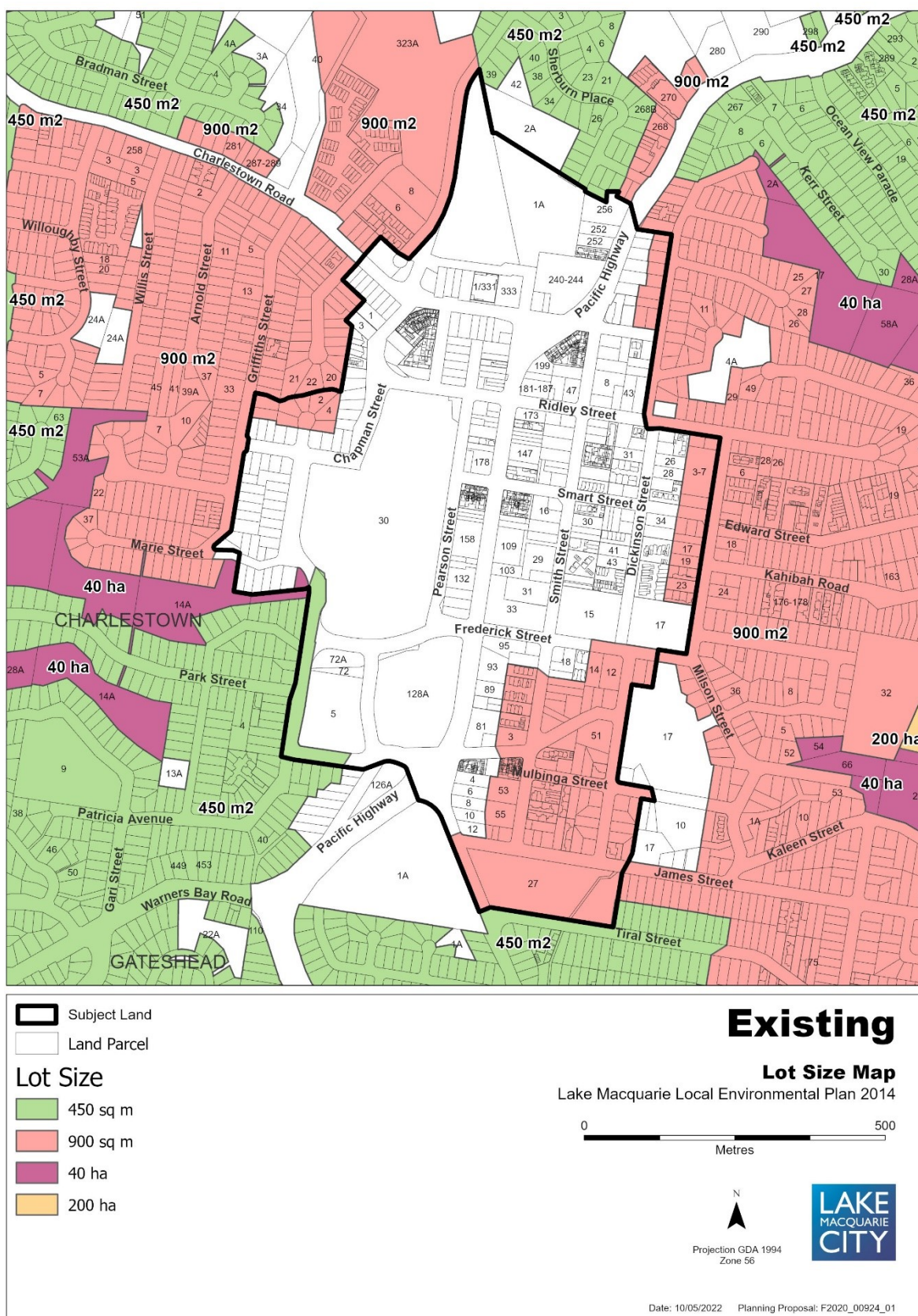
Map 4: Existing height of buildings



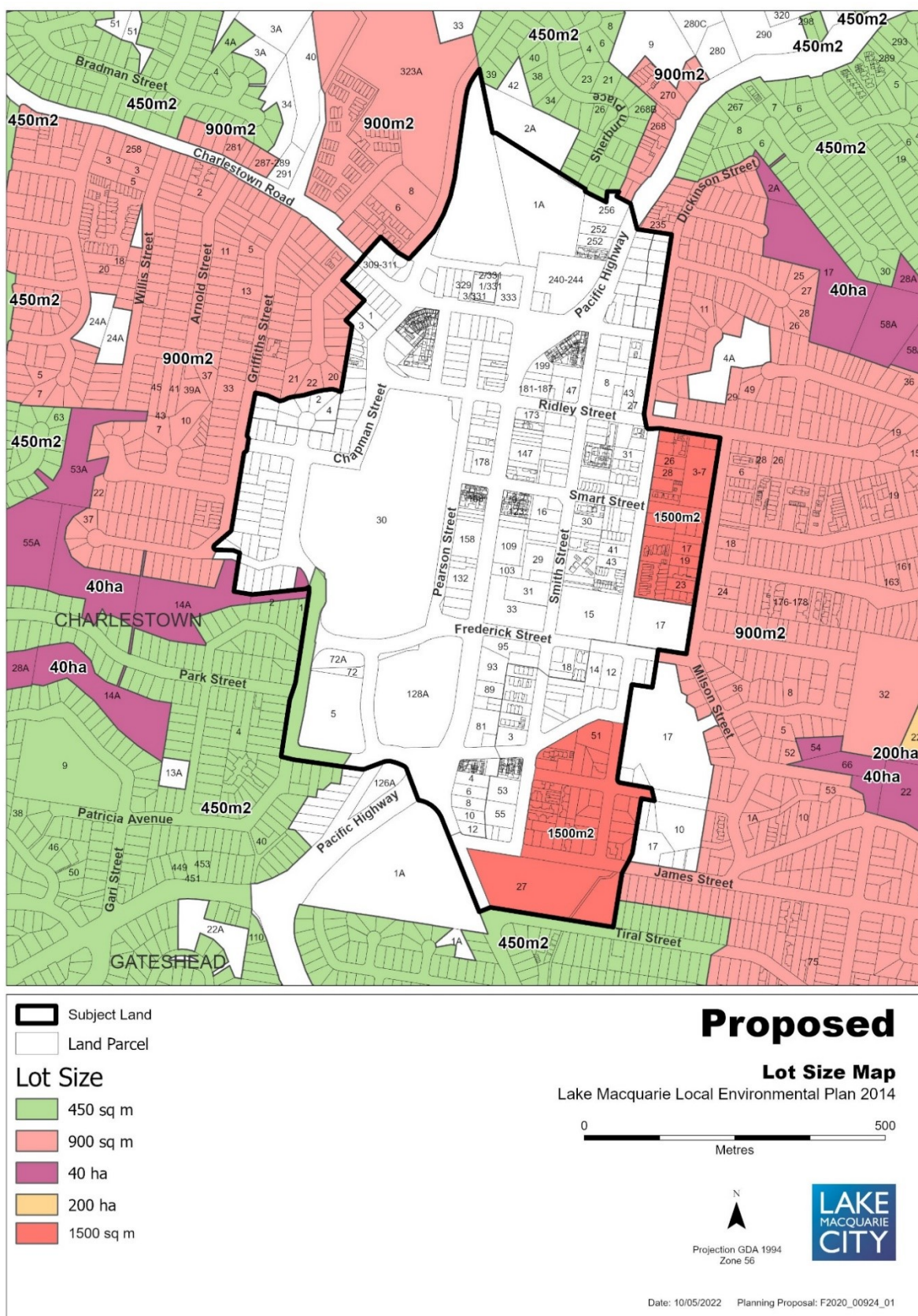
Map 5: Proposed height of buildings and development incentive clause



Map 6: Existing lot size



Map 7: Proposed lot size



Part 5 – Community Consultation

A range of stakeholders have been consulted throughout 2021 as part of the review of the planning controls for Charlestown strategic economic centre. Community feedback was sought via the Shape Lake Mac page between the 17 November 2020 and 15 January 2021. Forty-seven individual comments were posted to the social pinpoint map relating to Charlestown. Other engagement activities included:

- Meeting with the Ageing and Disability Advisory Panel, Youth Council and the Design Review Panel.
- A workshop with Year 10 students from St Mary's High School (Gateshead).
- Individual meetings with Dantia and various developers and local architects.

The planning proposal will be exhibited in accordance with the Lake Macquarie Community Participation Plan and the Gateway determination. It is recommended that the planning proposal be exhibited for 28 days.

Part 6 – Project Timeline

	Timeframe and / or date
Gateway determination	25 working days
Pre-exhibition	50 working days
Commencement and completion of public exhibition period	20 working days
Consideration of submissions	10 working days
Post-exhibition review and additional studies	10 working days
Post exhibition planning proposal consideration / preparation	55 working days
Submission to Department for finalisation (where applicable)	10 working days
Gazettal of LEP Amendment	45 working days

Attachment 1: Urban design analysis

Attachment 2: Theoretical dwelling capacity supporting information