



27 May 2020

via e-mail

Contact: Emma Brown  
Our Ref: 18/2020/1  
Your Ref:

Dear Sir/Madam

**PLANNING PROPOSAL - 8 KERLEW STREET AND 39 PINCHEN STREET, NULKABA**

Cessnock City Council is progressing the subject Planning Proposal. The objective of the Proposal is to amend the *Cessnock Local Environmental Plan 2011* (LEP 2011) to accommodate the following:

1. Rezone part of property from R5 Large Lot Residential to RU5 Village and amend the minimum lot size from 2,000m<sup>2</sup> to 750m<sup>2</sup>.

Council endorsed to forward the Planning Proposal to the Department of Planning, Industry and Environment (DPIE) for a 'Gateway determination'.

On 20 May 2020, Council determined:

**That Council forwards the Planning Proposal to the Department of Planning, Industry and Environment seeking a 'Gateway determination'.**

The Planning Proposal seeks to rezone part of Lot 1552 DP 1046610 and part of Lot 32 DP 1253404 from R5 Large Lot Residential Zone to RU5 Village Zone, and amend the associated LEP Minimum Lot Size Map from 2,000m<sup>2</sup> to 750m<sup>2</sup>.

Presently, the RU5 Village zoned portion of the site has development approval to create residential allotments of between 898m<sup>2</sup> and 1,135m<sup>2</sup>. The Planning Proposal will remove the split zoning currently imposed on the site to achieve a consistent zoning and minimum lot size across the entire site. This will ensure consistency with the predominant and approved subdivision pattern of the site and Nulkaba Village.

Following issue of gateway determination, Council will undertake consultation with public authorities and the community as determined by the Department of Planning, Industry and Environment Gateway determination.

A copy of the Planning Proposal, supporting documentation are attached to your email.

It is requested that your comments are received by **27 July 2020** to meet processing timeframes. Please advise if you are unable to meet this timeframe. Council would

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appreciate a response stating your comments or that you have no objections regarding the Proposal.

If you require any further information please do not hesitate to contact me on telephone 02 4993 4342 or via [emma.brown@cessnock.nsw.gov.au](mailto:emma.brown@cessnock.nsw.gov.au).

Yours faithfully

Emma Brown  
Senior Strategic Planning Officer

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