

Paxton Colliery

53-63 Millfield Rd, Paxton, NSW 2325

Regional Planning Panel Presentation 13/07/22

Applicant - dmps

Developer - Cozzcorp



Proposal

The proposal is for a 2-lot boundary adjustment, construction of a dwelling house on proposed Lot 101 and the adaptive reuse of the colliery as an eco-tourist facility on proposed Lot 100.

The proposed eco-tourist facility will comprise 3 main buildings that are to be adaptively reused, as follows:

Bath House

- 9 x rooms each with ensuites, including 2 x accessible suites each with sitting rooms

Power House

- Bar, wine tasting and dining area

Fan House

- Wine tasting area and wine cellar

Winding Engine House

- Open preparation kitchen and associated dining area



Image courtesy of Carol Knott, from the Barry Howard Collection.
Source: University of Newcastle, Australia.

Context

Legend

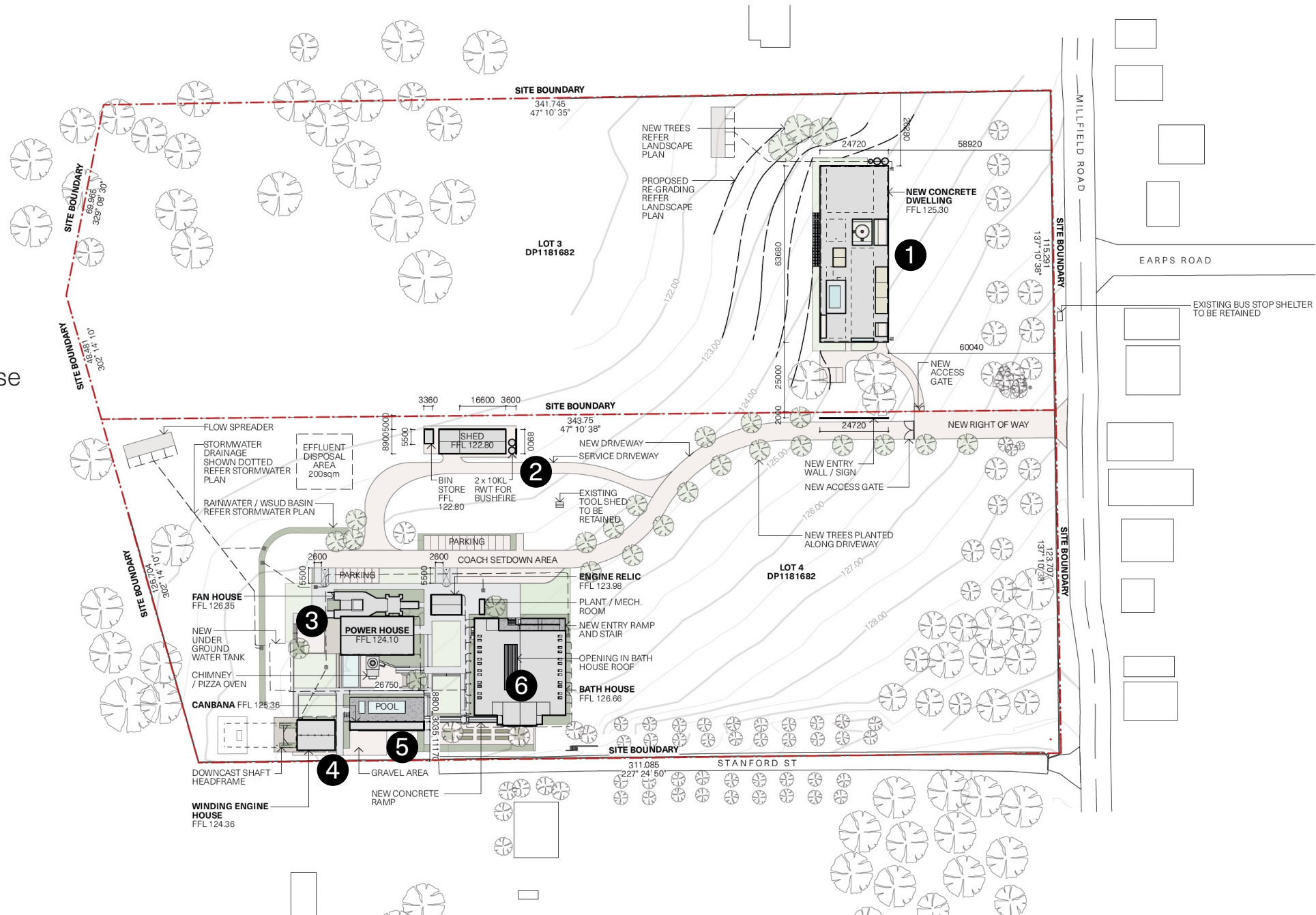
1. Existing heritage buildings
2. Neighbouring dwelling
3. Neighbouring shed
4. Existing vegetation along eastern boundary
5. Surrounding bushland
6. Location of neighbouring dwelling (not pictured)



Site plan

Legend

- 1. New dwelling
- 2. New shed
- 3. Power House / Fan House
- 4. Winding Engine House
- 5. New pool / cabana
- 6. Bath House





Reference image:
Ngununggula regional gallery

View facing south west of arrival experience and Bath House entry.

Specialist reports

- Geotechnical Investigation Report
- Bushfire Hazard Assessment
- Architectural Plans & Design Report & Landscape Plans
- Heritage Impact Statement & Heritage Interpretation Plan & Schedule of Conservation Works
- Structural Engineering Plans
- Stormwater Concept Plan
- BCA Assessment Report & Access Assessment Report
- Wastewater Management Report & Wastewater Design Report
- Traffic & Parking Impact Assessment
- Environmental Sustainability Report
- NCC Section J Assessment Report & Basix Certificate
- Waste Management Plan

Heritage

Endorsed Conservation Management Plan

The scale of the buildings, especially the Bath House and the Power House, lends itself to Commercial uses. The former Richmond Main Colliery at Kurri Kurri described in Section 11.1 above has been successfully adaptively reused for Commercial purposes. Potential commercial uses need to be balanced against the remoteness of the site to prepare a suitable business case for the use of the site.

Heritage Impact Statement

The site is close to the popular tourist destination of the Hunter Valley and the aim of the work is to provide high-end, boutique accommodation in an eco-tourist facility as a destination for groups and parties with high quality accommodation and dining services.

The proposed use is commercial, and the design approach has been to adaptively reuse suitable buildings with low key interventions to largely retain their external form and detail while providing for the necessary accommodation and support services to allow a critical mass of suitable accommodation for guests and staff.

We consider that the proposed use is appropriate in heritage terms and will allow the long-term conservation and maintenance of the place while inventively adapting the buildings, allowing public access and an appreciation of the heritage qualities of the place.

Cessnock Local Strategic Planning Statement

Planning Priority 25: Heritage-based tourism is facilitated and promoted.

Planning Priority 26: Nature-based and recreational tourism is facilitated and promoted.

Environmental sustainability

The applicant would accept the imposition of conditions of development consent which ensure compliance with the proposed strategies below:

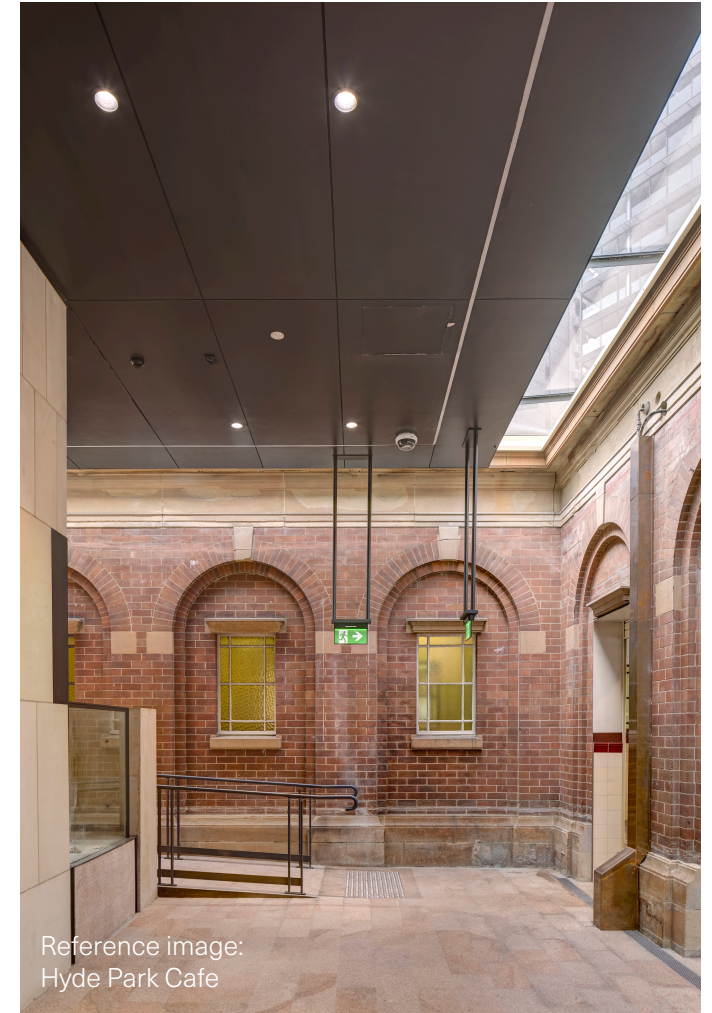
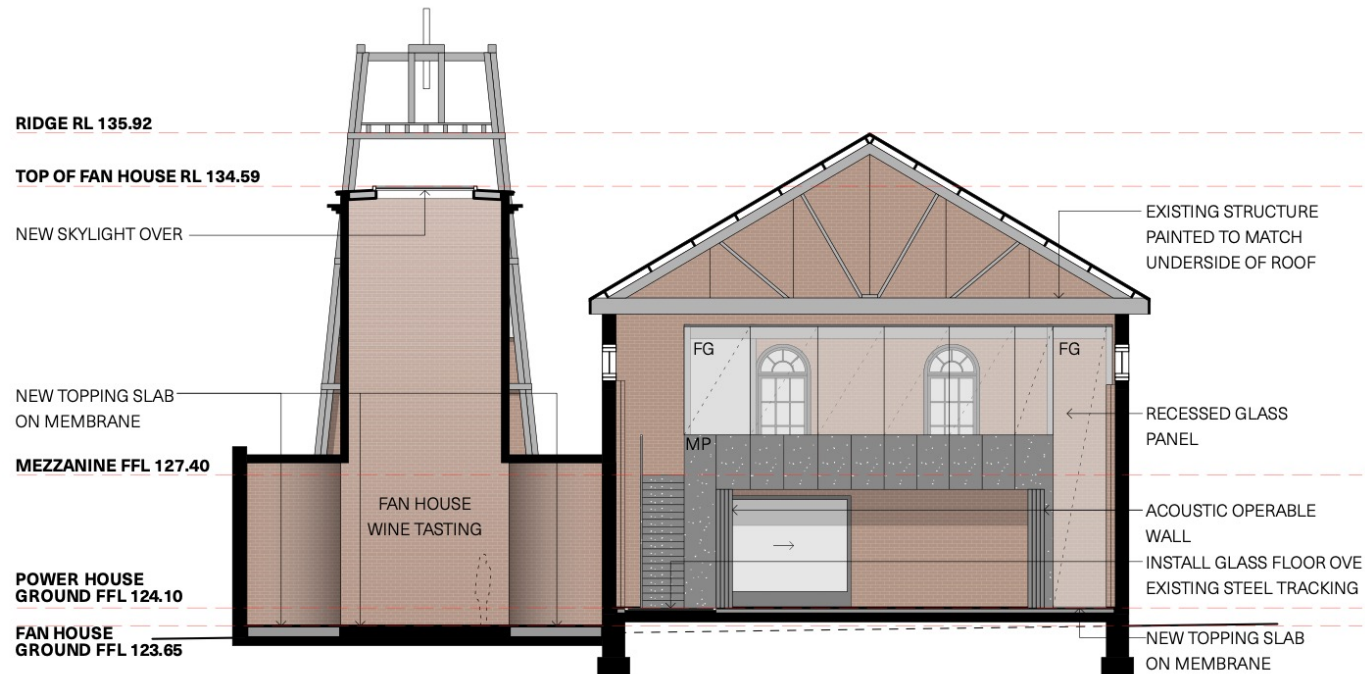
- Insulation upgrade to the envelope wall and roof for existing heritage buildings
- Use of zero or low pollutant paints, adhesives and finishes to improve indoor environment
- Lighting system upgrade – LED light fitting and control system
- Automatic self-closing door and distant air outlet from entry door to minimise conditioned air escape and inefficient AC usage
- New fixtures and fittings must be equal or better than the WELS rating for all taps, toilets and appliances
- Rainwater harvesting system is to be used and connected to all garden taps for landscape irrigation
- Provision of additional landscape and greenery to reduce heat island effect
- Ensure higher HVAC system efficiency and better controls based on heating and cooling setpoint temperatures
- Improve electrical appliances rating to 5 star rated appliance and replace any old and efficient systems
- Provision of light colour finish to all roofs with low solar reflectance index value
- Electric car and bus charging points.
- Participate in Greenpower program

Pre-lodgement meeting & community consultation

- Both formal and informal meetings concerning development of the site have been ongoing since 2019.
- A formal pre-lodgement meeting was held in October 2021.
- Post this meeting, informal discussions have continued with council officers and representatives.
- 2 submissions were received during the public exhibition period.

Issues for further consideration

- Resolution of detail design - junctions between new elements and heritage structure.
- We welcome feedback from Cessnock City Council and / or the Hunter and Central Coast Regional Planning Panel and are committed to working through any issues that may arise throughout the assessment process.





View facing west of new cabana and pool area adjacent to Power House.



View facing east of new private dwelling.