

Record of Kick-Off Briefing Hunter & Central Coast Regional Planning Panel

PANEL REFERENCE, DA NUMBER & ADDRESS	CESSNOCK - PPSHCC-185 DA 8/2023/64/1, 178 LANG STREET KURRI KURRI LOT 136 /DP869710
APPLICANT / OWNER	Marian Higgins
APPLICATION TYPE	Development Application
REGIONALLY SIGNIFICANT CRITERIA	Clause 3, Schedule 6 of the Planning Systems SEPP: CIV > \$5M - Council interest
KEY SEPP/LEP	<ul style="list-style-type: none"> State Environmental Planning Policy (Resilience and Hazards) 2021 State Environmental Planning Policy (Planning Systems) 2021 State Environmental Planning Policy (Transport and Infrastructure) 2021 Cessnock Local Environmental Plan 2011
CIV	\$21,968,952 (excluding GST)
BRIEFING DATE	4 April 2023

ATTENDEES

APPLICANT	Marian Higgins – Director, Higgins Planning, Gerry Incollingo – Managing Partner LCI Partners, Anthony Iannuzzi –JNA Advisory, James Phillips – Director, Weir Phillips, Michael Christian – landowner, Ben Pomroy – architect, Tim Rogers – traffic engineer
PANEL MEMBERS	Alison McCabe (Chair) and Roberta Ryan
COUNCIL OFFICER	Sue Page and Janine Maher
CASE MANAGER	Leanne Harris
PLANNING PANELS SECRETARIAT	Lisa Foley

Council is yet to undertake its full assessment of the application, so this record is not a final list of the issues they will need to consider in order to draft their recommendation.

The application is yet to be considered in detail by the Hunter & Central Coast Regional Planning Panel and therefore future comment will not be limited to the detail contained within.

DA LODGED: 21 February 2023

TENTATIVE PANEL BRIEFING DATE: 19 April 2023

TENTATIVE PANEL DETERMINATION DATE: October 2023

COUNCIL COMMENTS:

- The site is the existing Kingsway Plaza which is dissected by a public Laneway.
- The Applicant has been liaising with Council regarding the relocation of this and a proposed land-swap which is supported by a Council resolution from October 2022. However responsibility for consultation processes is not clear.
- An issue has arisen in that the existing lane provides for 2-way circulation, however Council's initial view is that one way movement is likely to be required because of the additional traffic.
- The applicant attended 2 pre-DA meetings in which the one way circulation and consultation with all affected land owners was requested. The DA as lodged does not reflect this advice.
- Council will need to understand sequencing, phasing and construction processes.
- The site is zoned B2 Local centre which supports this type of use.

APPLICANT PRESENTATION:

- Overview of the proposed development and relocation of the existing public road.
- Site area and context, surrounding road network, existing car parking and locally listed heritage items including adjacent Kurri Kurri hotel.
- Reference to the Council's adopted Kurri Kurri Town Centre Masterplan with changes proposed and justified in the application.
- Details including the areas involved of the proposed land-swap for the laneway.
- Applicant noted that two-way circulation is proposed in the DA but note Council's view regarding one way circulation.
- Internal / external traffic and pedestrian movements and changes of levels across the site.
- Options for public art discussed.

KEY PANEL ISSUES IDENTIFIED FOR CONSIDERATION

- This is a preliminary briefing and the Panel will seek to have further briefing/s with Council and the Applicant as required.
- A key aspect of this application will be the closure of the lane. The development cannot be approved over a public road and the closure and relocation of the road is usually a separate process. It can occur in parallel.
- Any change in the functioning of the lane that alters existing access arrangements to the properties off this lane will require detailed consultation with all affected property owners.
- The Panel suggest an early meeting with Council to resolve the required consultation for the road closure. Council's Planning Team must be involved in this process.
- The Panel will seek to understand the adopted Town Centre Masterplan and any differences being proposed and will be discussing this further with Council.
- The Panel noted that the Social Impact Assessment submitted with the DA doesn't include consultation and therefore doesn't meet Council's guidelines.

- The Panel indicated that further work was likely to be required to address CPTED which is important for a development of this type.
- The Panel will need to understand normal operating conditions including hours of operation, traffic and car parking, loading and unloading, presentation and fit within the street.
- The proposed separation to heritage item is seen as a positive.

The Panel will seek a further update with Council, specifically in relation to its responsibilities under the Roads Act and how these relate to the current DA and how processes for closure and opening of roads can occur as part of the DA process. If the DA proposes changes to the access arrangement and existing masterplans there needs to be clear and adequate community consultation of these matters.

The Panel will view the site and seek further briefings with the Applicant if required.

KEY ISSUES IN RELATION TO PUBLIC EXHIBITION

Exhibition dates: 6 March 2023 to 14 March 2023