

Developer: LCI Partners and current owners

Proposal: Redevelopment of Kingsway Plaza Shopping Centre at 178 Lang Street, Kurri Kurri and relocate Council unnamed laneway:

demolition of existing structures and site works,
part road closure, relocation, and extension of existing laneway road with associated subdivision,
alterations and additions to the Lang Street existing pharmacy building,
construction of a new commercial building with two specialty shops and a new Woolworths supermarket store usage and fit out,
including:
mezzanine offices, plant room and plant deck,
car parking,
“Direct to Boot” bays,
signage and public art space,
loading facilities, and
landscaping.

Developer and Land owners representative – Gerry Incollingo Managing Partner LCI Partners

Development Manager – Anthony Iannuzzi Director JNA Advisory

Architect – Ben Pomeroy Registered Architect

Traffic Engineer – Tim Rogers Director CBRK

Heritage Architect – James Phillips Director Weir Phillips

Planner – Marian Higgins Director Higgins Planning

Aerial Context of Site and Cadastral Context



Figure 1: Aerial image of existing site (site shown outlined in red and yellow shading)

Source: NSW SiX



Figure 2: Cadastral Information (Kingsway Plaza Site Lot 136 as outlined in red and shaded yellow and section of unnamed laneway to be closed outlined in purple)

Source: NSW SiX

Site Area: Lot 136 – 6,168m² Area Laneway: 459m²
Existing 2 level 3,200m² retail / commercial building, 92 parking spaces.
Frontages to Lang St, unnamed laneway and Barton St.
Kurri Kurri Hotel Heritage item to south-west boundary.
KFC to north-east boundary.

CLEP land zoning: B2 Local Centre

CLEP heritage map



Figure 3: CLEP Land Zoning Map extract (Lot 136 site outlined in yellow dashed lines)
Source: NSW ePlanning

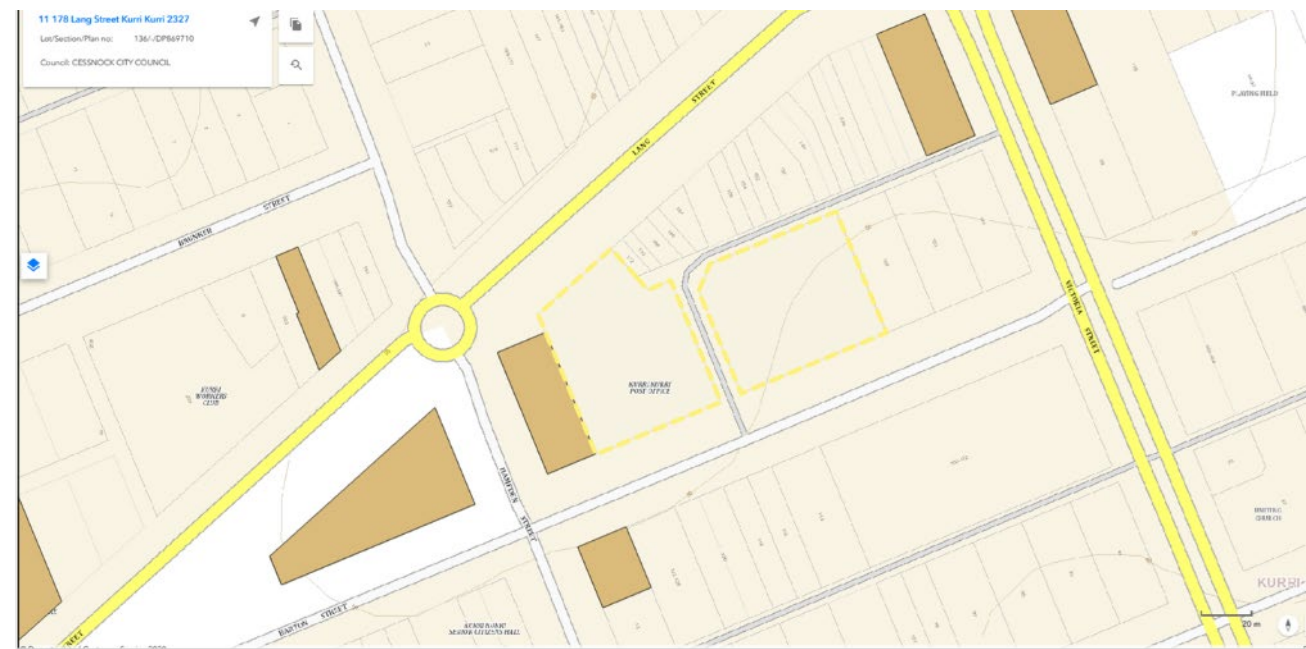


Figure 4: CLEP Heritage Map extract (Lot 136 site outlined in yellow dashed lines and Kurri Kurri Hotel identified as heritage item to the south-west)
Source: NSW ePlanning

Existing

Site Analysis

Opportunities

1. Existing Pedestrian Links
2. Rear Loading/Parking Areas
3. Heritage Buildings
4. Vehicular Access Points
5. Retail Active Frontage
6. Existing Substation to be removed
7. Existing Residential
8. Existing Trees to be removed



Proposed Site Plan – land swap

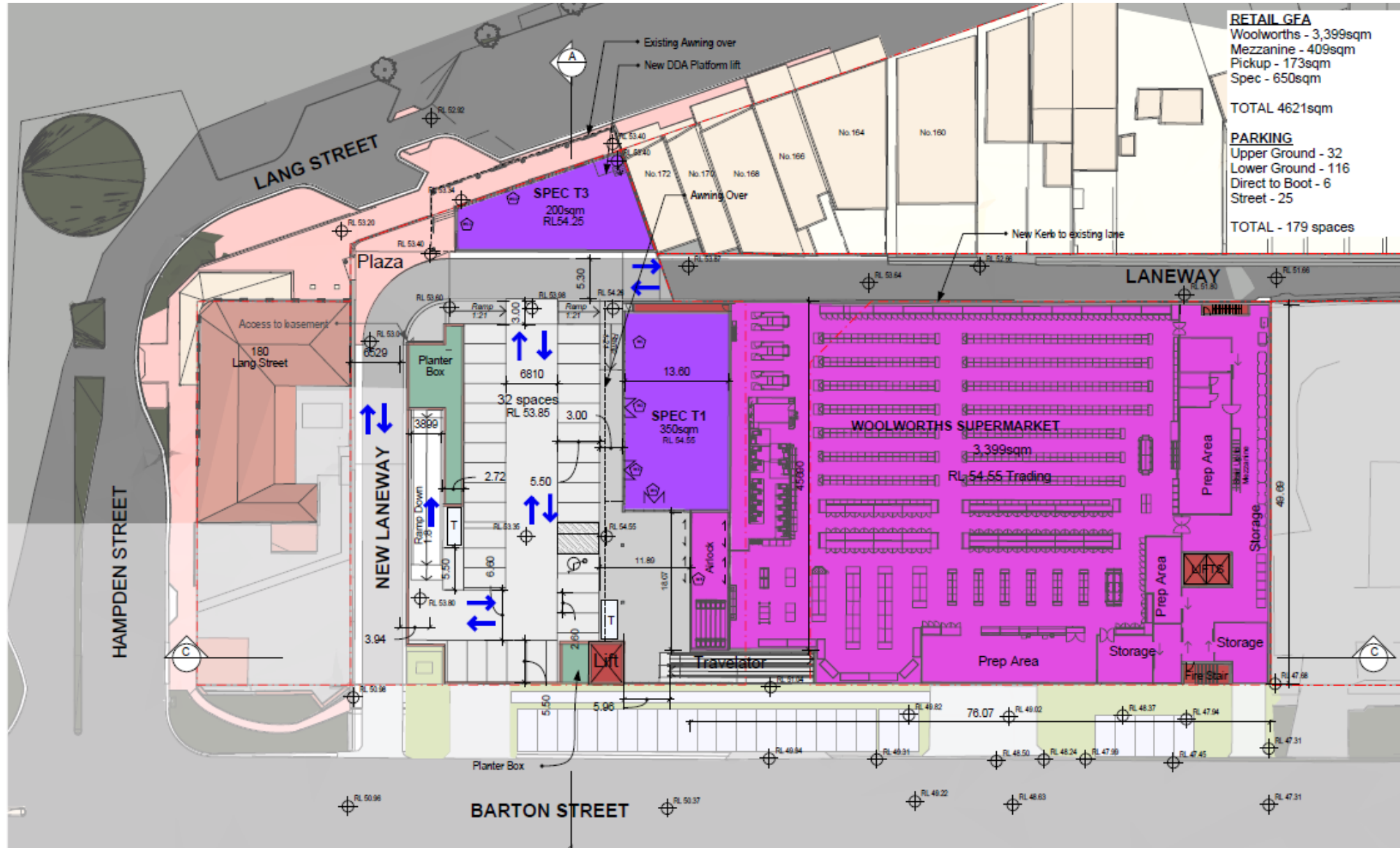


RETAIL GFA
Woolworths - 3,399sqm
Mezzanine - 409sqm
Pickup - 173sqm
Spec - 650sqm
TOTAL 4621sqm

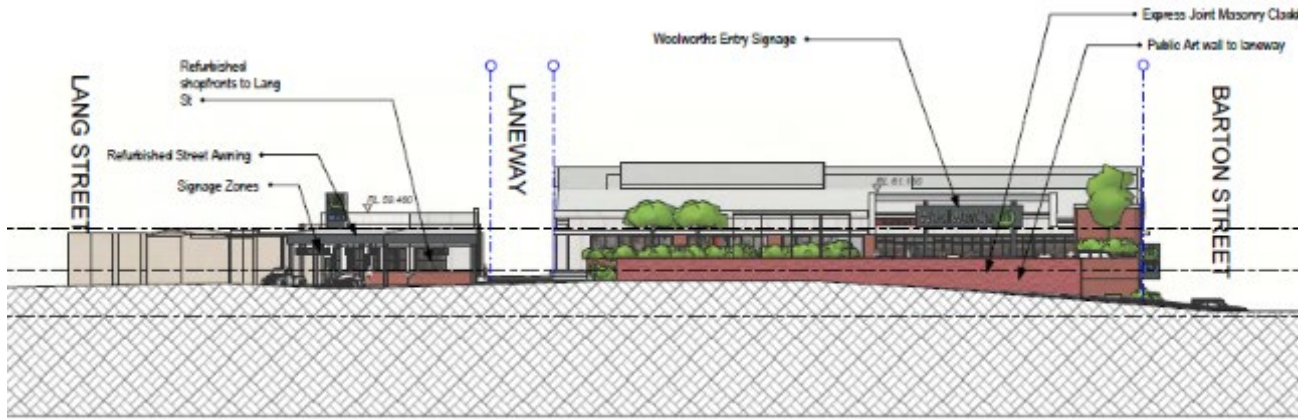
PARKING
Upper Ground - 32
Lower Ground - 116
Direct to Boot - 6
Street - 25
TOTAL - 179 spaces

Site Plan Details:
- **Streets:** LANG STREET, HAMPDEN STREET, BARTON STREET, NEW LANEWAY, LANEWAY.
- **Building Features:** Piling Wall, Pedestrian Walkway, Trolley Corral, Stairs to plaza, Grated Drain, Ramp down, Trolley Store, Substation, Entry, Travelator, Spec Loading, Specialty Waste, Loading, Compactor, DTB Dock, Dock, Store, Direct to Boot Hub, Direct to Boot Spaces, SRV, 14.7m³HRV.
- **Parking:** 122 spaces (RL 50.64), 20 Street Parking, 5 Street Parking.
- **Other:** Existing KFC Retail store, Security gate to driveway, New linemarkings to existing Street Parking, New driveway crossover, Awning Over.
- **Dimensions and Elevations:** Various dimensions (e.g., 5.27, 2.60, 7.80, 6.80, 4.29, 4.72, 4.77, 4.82, 4.83, 4.731) and elevations (e.g., RL 52.30, RL 53.40, RL 53.94, RL 51.96, RL 50.64, RL 50.73, RL 50.20, RL 50.40, RL 49.30, RL 49.31, RL 49.32, RL 49.33, RL 49.34, RL 49.35, RL 49.36, RL 49.37, RL 49.38, RL 49.39, RL 49.40, RL 49.41, RL 49.42, RL 49.43, RL 49.44, RL 49.45, RL 49.46, RL 49.47, RL 49.48, RL 49.49, RL 49.50, RL 49.51, RL 49.52, RL 49.53, RL 49.54, RL 49.55, RL 49.56, RL 49.57, RL 49.58, RL 49.59, RL 49.60, RL 49.61, RL 49.62, RL 49.63, RL 49.64, RL 49.65, RL 49.66, RL 49.67, RL 49.68, RL 49.69, RL 49.70, RL 49.71, RL 49.72, RL 49.73, RL 49.74, RL 49.75, RL 49.76, RL 49.77, RL 49.78, RL 49.79, RL 49.80, RL 49.81, RL 49.82, RL 49.83, RL 49.84, RL 49.85, RL 49.86, RL 49.87, RL 49.88, RL 49.89, RL 49.90, RL 49.91, RL 49.92, RL 49.93, RL 49.94, RL 49.95, RL 49.96, RL 49.97, RL 49.98, RL 49.99, RL 50.00, RL 50.01, RL 50.02, RL 50.03, RL 50.04, RL 50.05, RL 50.06, RL 50.07, RL 50.08, RL 50.09, RL 50.10, RL 50.11, RL 50.12, RL 50.13, RL 50.14, RL 50.15, RL 50.16, RL 50.17, RL 50.18, RL 50.19, RL 50.20, RL 50.21, RL 50.22, RL 50.23, RL 50.24, RL 50.25, RL 50.26, RL 50.27, RL 50.28, RL 50.29, RL 50.30, RL 50.31, RL 50.32, RL 50.33, RL 50.34, RL 50.35, RL 50.36, RL 50.37, RL 50.38, RL 50.39, RL 50.40, RL 50.41, RL 50.42, RL 50.43, RL 50.44, RL 50.45, RL 50.46, RL 50.47, RL 50.48, RL 50.49, RL 50.50, RL 50.51, RL 50.52, RL 50.53, RL 50.54, RL 50.55, RL 50.56, RL 50.57, RL 50.58, RL 50.59, RL 50.60, RL 50.61, RL 50.62, RL 50.63, RL 50.64, RL 50.65, RL 50.66, RL 50.67, RL 50.68, RL 50.69, RL 50.70, RL 50.71, RL 50.72, RL 50.73, RL 50.74, RL 50.75, RL 50.76, RL 50.77, RL 50.78, RL 50.79, RL 50.80, RL 50.81, RL 50.82, RL 50.83, RL 50.84, RL 50.85, RL 50.86, RL 50.87, RL 50.88, RL 50.89, RL 50.90, RL 50.91, RL 50.92, RL 50.93, RL 50.94, RL 50.95, RL 50.96, RL 50.97, RL 50.98, RL 50.99, RL 51.00, RL 51.01, RL 51.02, RL 51.03, RL 51.04, RL 51.05, RL 51.06, RL 51.07, RL 51.08, RL 51.09, RL 51.10, RL 51.11, RL 51.12, RL 51.13, RL 51.14, RL 51.15, RL 51.16, RL 51.17, RL 51.18, RL 51.19, RL 51.20, RL 51.21, RL 51.22, RL 51.23, RL 51.24, RL 51.25, RL 51.26, RL 51.27, RL 51.28, RL 51.29, RL 51.30, RL 51.31, RL 51.32, RL 51.33, RL 51.34, RL 51.35, RL 51.36, RL 51.37, RL 51.38, RL 51.39, RL 51.40, RL 51.41, RL 51.42, RL 51.43, RL 51.44, RL 51.45, RL 51.46, RL 51.47, RL 51.48, RL 51.49, RL 51.50, RL 51.51, RL 51.52, RL 51.53, RL 51.54, RL 51.55, RL 51.56, RL 51.57, RL 51.58, RL 51.59, RL 51.60, RL 51.61, RL 51.62, RL 51.63, RL 51.64, RL 51.65, RL 51.66, RL 51.67, RL 51.68, RL 51.69, RL 51.70, RL 51.71, RL 51.72, RL 51.73, RL 51.74, RL 51.75, RL 51.76, RL 51.77, RL 51.78, RL 51.79, RL 51.80, RL 51.81, RL 51.82, RL 51.83, RL 51.84, RL 51.85, RL 51.86, RL 51.87, RL 51.88, RL 51.89, RL 51.90, RL 51.91, RL 51.92, RL 51.93, RL 51.94, RL 51.95, RL 51.96, RL 51.97, RL 51.98, RL 51.99, RL 52.00, RL 52.01, RL 52.02, RL 52.03, RL 52.04, RL 52.05, RL 52.06, RL 52.07, RL 52.08, RL 52.09, RL 52.10, RL 52.11, RL 52.12, RL 52.13, RL 52.14, RL 52.15, RL 52.16, RL 52.17, RL 52.18, RL 52.19, RL 52.20, RL 52.21, RL 52.22, RL 52.23, RL 52.24, RL 52.25, RL 52.26, RL 52.27, RL 52.28, RL 52.29, RL 52.30, RL 52.31, RL 52.32, RL 52.33, RL 52.34, RL 52.35, RL 52.36, RL 52.37, RL 52.38, RL 52.39, RL 52.40, RL 52.41, RL 52.42, RL 52.43, RL 52.44, RL 52.45, RL 52.46, RL 52.47, RL 52.48, RL 52.49, RL 52.50, RL 52.51, RL 52.52, RL 52.53, RL 52.54, RL 52.55, RL 52.56, RL 52.57, RL 52.58, RL 52.59, RL 52.60, RL 52.61, RL 52.62, RL 52.63, RL 52.64, RL 52.65, RL 52.66, RL 52.67, RL 52.68, RL 52.69, RL 52.70, RL 52.71, RL 52.72, RL 52.73, RL 52.74, RL 52.75, RL 52.76, RL 52.77, RL 52.78, RL 52.79, RL 52.80, RL 52.81, RL 52.82, RL 52.83, RL 52.84, RL 52.85, RL 52.86, RL 52.87, RL 52.88, RL 52.89, RL 52.90, RL 52.91, RL 52.92, RL 52.93, RL 52.94, RL 52.95, RL 52.96, RL 52.97, RL 52.98, RL 52.99, RL 53.00, RL 53.01, RL 53.02, RL 53.03, RL 53.04, RL 53.05, RL 53.06, RL 53.07, RL 53.08, RL 53.09, RL 53.10, RL 53.11, RL 53.12, RL 53.13, RL 53.14, RL 53.15, RL 53.16, RL 53.17, RL 53.18, RL 53.19, RL 53.20, RL 53.21, RL 53.22, RL 53.23, RL 53.24, RL 53.25, RL 53.26, RL 53.27, RL 53.28, RL 53.29, RL 53.30, RL 53.31, RL 53.32, RL 53.33, RL 53.34, RL 53.35, RL 53.36, RL 53.37, RL 53.38, RL 53.39, RL 53.40, RL 53.41, RL 53.42, RL 53.43, RL 53.44, RL 53.45, RL 53.46, RL 53.47, RL 53.48, RL 53.49, RL 53.50, RL 53.51, RL 53.52, RL 53.53, RL 53.54, RL 53.55, RL 53.56, RL 53.57

Proposal – Upper Ground Floor

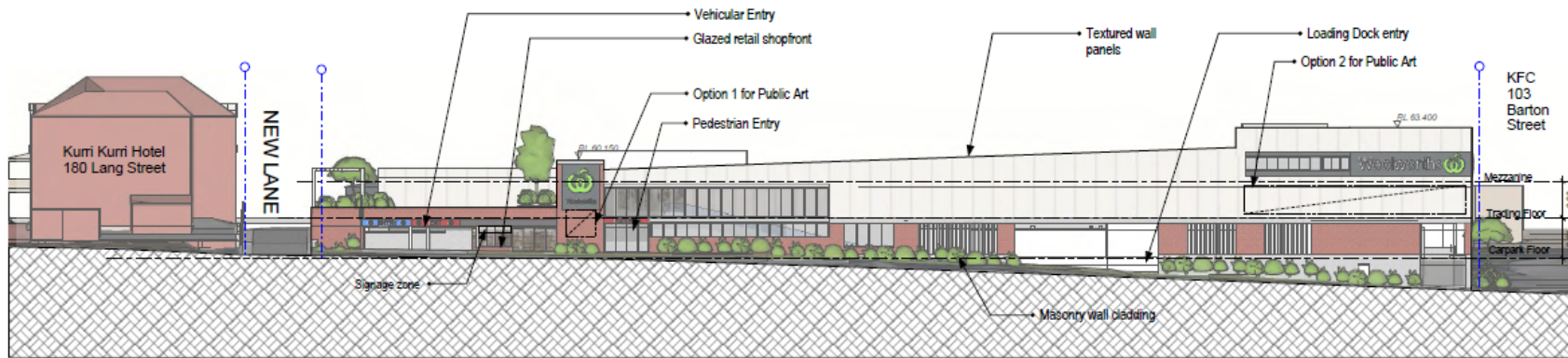


Existing Lang Street elevation and proposed elevation



WEST ELEVATION (NEW LANEWAY)

Existing Barton Street elevation and proposed elevation



SOUTH ELEVATION (BARTON STREET)

Specialist reports and investigations

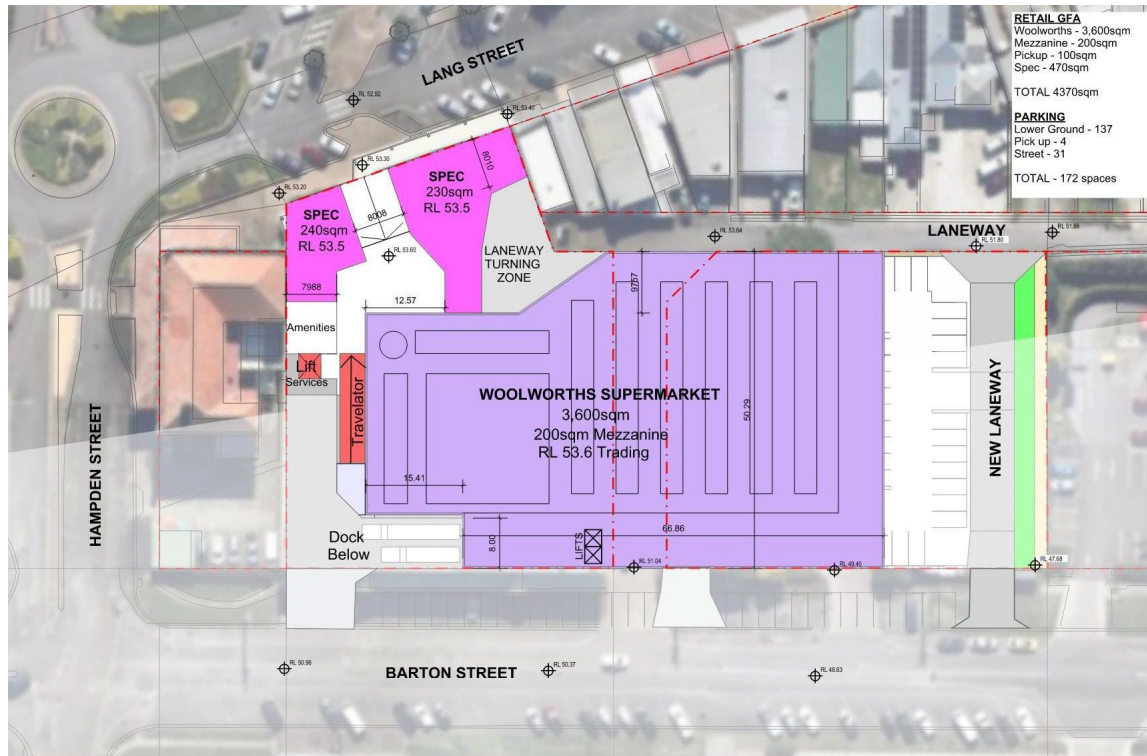
Table 1: Specialists Documents and Appendix References

Appendix Reference	Document	Responsible Author
Appendix A	Site Survey	SDG Pty Ltd
Appendix B	Architectural Drawings, Site Analysis Plan, Demolition Plan, Notification Plan, and Signage Drawings	B. Pomroy
Appendix C	Landscape Architectural Plan	B. Pomroy
Appendix D	QS CIV Cost Letter	Xmirus Pty Ltd
Appendix E	Traffic Impact Assessment Report	Colston Budd Rogers and Kafes
Appendix F	Access Report and Access Design Certification	Access Australia
Appendix G	Waste Management Plans	Waste Audit & Consulting Services (Aust) Pty Ltd
Appendix H	NCC Section J Report	Efficient Living
Appendix I	Engineering Drawings, including concept civil design for new extension of unnamed laneway, stormwater concept design and sedimentation and erosion control plans.	Metiri Consultants Pty Ltd
Appendix J	Acoustic Report	Reverb Acoustics
Appendix K	Preliminary & Detailed Site Investigation	Qualtest Laboratory (NSW) Pty Ltd
Appendix L	Heritage Impact Statement	Weir Phillips
Appendix M	Crime Prevention Through Environmental Design (CPTED) Report	The Design Partnership
Appendix N	Acid Sulfate Soils Assessment and Soil Salinity Assessment Report	Qualtest Laboratory (NSW) Pty Ltd
Appendix O	2 nd Pre-lodgement Meeting Notes	Cessnock City Council
Appendix P	Hunter Water Approval	Hunter Water
Appendix Q	Social Impact Assessment	Judith Stubbs & Associates
Appendix R	BCA Statement and Fire Engineer's Letter	MBC and Fire Engineering Professionals Pty Ltd
Appendix S	Urban Design and Site Analysis Report	B. Pomroy

Consultation with Council prior to lodgement

15 June 2022 1st Pre-lodgement – design involved closure of unnamed laneway, relocate to eastern boundary and “turning head”

16 November 2022 2nd Pre-lodgement – amended relocate unnamed laneway through site



Issues for further consideration

- Location of public art installation
- Timing of assessment