

**RECORD OF BRIEFING**

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

**BRIEFING DETAILS**

<b>BRIEFING DATE / TIME</b>	Tuesday, 6 June 2023, 11:30am and 12:15pm
<b>LOCATION</b>	MS Teams videoconference

**BRIEFING MATTER**

PPSHCC-185 – Cessnock Council – DA 8/2023/64/1 - 178 Lang St, Kurri Kurri - Woolworths Kurri Kurri - Proposed Redevelopment of Existing Shopping Centre

**PANEL MEMBERS**

<b>IN ATTENDANCE</b>	Roberta Ryan (Acting Chair) and Tony McNamara
<b>APOLOGIES</b>	Alison McCabe
<b>DECLARATIONS OF INTEREST</b>	

**OTHER ATTENDEES**

<b>COUNCIL ASSESSMENT STAFF</b>	Sue Page and Janine Maher
<b>DEPARTMENT STAFF</b>	Leanne Harris and Lisa Foley

**KEY ISSUES DISCUSSED**

- Post the initial kick off briefing Council has issued a detailed Request for Information (RFI), sought legal advice and met with the Applicant regarding the need for a Voluntary Planning Agreement to accompany the DA.
- The Applicant has verbally advised they are supportive of a VPA.
- Council expects that the VPA will be comprehensive and deal in detail with the current uncertainties surrounding the lane way including circulation, construction, timing and staging and the necessary Roads Act processes.
- Council provided an overview and status of internal and external referrals.
- Traffic circulation on the laneway i.e. two-way verses one-way is still to be resolved and the Council's RFI provides further opportunity for the Applicant to demonstrate how two-way circulation can be achieved.
- Council noted the need for re-notification once all documentation is received including full construction details so that existing businesses can understand likely impacts.
- One submission in objection was received from the initial notification, with a further 4 in support. Details have been provided to the Applicant. It is noted that the objection is detailed and raises valid planning issues that need to be addressed in the assessment.
- Council has limited resources in terms of in-house urban design expertise, noting reliance on the Kurri Kurri Masterplan. The need to encourage active street frontages, good urban design

**Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 |  
[www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)

outcomes and, pedestrian linkages, and the relationship between the development and the heritage item are recognised and yet to be assessed in detail.

- The loss of two public art murals needs to be addressed and resolved.
- The Council is seeking details of how the privately owned Plaza will operate and be maintained noting that this will remain in private ownership and Council does not want this land dedicated.
- The Social Impact Assessment (SIA) does not meet the Council's policy provisions in relation to consultation prior to the DA being lodged. The SIA will need to be further developed, link with and review the CPETD report, and ensure adequate consultation.

## **PANEL COMMENTS**

The Panel notes wide community support for this type of development.

The Panel considers however that the DA has been lodged prematurely. The Panel expect that the VPA needs to be significantly advanced together with a package of amended DA documentation to address the matters raised in the Council's RFI. Ideally the VPA process should have been initiated and progressed prior to the lodgement of the DA. Likewise, the minimum requirements for the Social Impact Assessment should have occurred. On this basis, the Panel encourages the DA to be withdrawn and re-lodged as a complete package to enable renotification and assessment to occur in a timely manner.

The Panel considers that urban design outcomes are paramount for this site and that a redesign is considered necessary, particularly for the Barton Street elevation. The layout, design, pedestrian movements, and interfaces with the streetscape and Plaza are fundamental and need to be carefully worked through. The Panel note that an urban design consultant may be necessary to assist Council in this space.

The Panel will wait to hear from Council regarding the Applicant's position in relation to the status of the application and schedule further briefings accordingly, noting that the Panel expects the current DA to be progressed for determination by the end of 2023 and may move to determine the application with the information on hand at that time.

## **TENTATIVE DETERMINATION DATE TBA**

### **Planning Panels Secretariat**

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | [www.planningportal.nsw.gov.au/planningpanels](http://www.planningportal.nsw.gov.au/planningpanels)