

RECORD OF ASSESSMENT BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

BRIEFING DATE / TIME	Wednesday, 20 September 2023, 9:30am – 10.45am
LOCATION	MS Teams Teleconference

BRIEFING MATTER(S)

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

PANEL MEMBERS

IN ATTENDANCE	Alison McCabe (Chair), Tony McNamara, Roberta Ryan, Stephen Leathley
APOLOGIES	Robert Bisley and Janine Maher
DECLARATIONS OF INTEREST	Councillors Anne Sander, Jay Suvaal, Anthony Burke and Karen Jackson have a conflict of duties / interest given the Council interest in the project

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Sue Page, Marc Hope and Ian Rush
APPLICANT	Marian Higgins, Tim Roger, Gerry Incollingo and Anthony Iannuzzi
OTHER	Leanne Harris and Holly McCann

KEY ISSUES DISCUSSED**COUNCIL:**

- The Council provided an overview and history of the DA to date, noting the Panel has been briefed twice on the DA and had concerns that it may have been lodged prematurely.
- There have been ongoing discussions regarding the required two-way circulation for the laneway.
- Applicant has delayed responding to the RFI. Package has recently been provided.
- There are new and amended plans to address urban design issues and an offer for a VPA.
- Council understands that the road closure process is still in the early stages.
- Council will review and respond to the VPA offer following this briefing.
- Road closure only in the early stages
- Council confirmed that an up-to-date survey has been provided and will be referred to property to assist with the road closure.

Planning Panels Secretariat

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APPLICANT:

- Council issued a RFI in May.
- Negotiations over the laneway have been recently resolved. This has resulted in changes to the plans to reduce the floorspace, renegotiation with the proposed tenant.
- There has been significant consultation with current properties that benefit from the use of the lane.
- Intend to meet with the Council next week regarding the VPA offer and Deed and would be hopeful of offer being accepted
- Applicant is of the view that the road closure is not significant and should not delay the DA. The new lane will be provided before the old one needs to be closed.

PANEL:

At this stage the Panel need to understand two key things in relation to this application:

1. The Council acceptance or otherwise of the VPA together with a level of certainty surrounding it which would include Council resolutions and exhibition processes.
2. When the road closure is going to happen, its relationship to the DA and how long this is going to take.

The Panel note the statutory processes surrounding road closures and the Council's role rather than the applicant including the need for Council resolutions and exhibition etc.

The Council is to provide the Panel with an outline (ideally a flowchart) and timeframes of both of these processes from here, indicating how they can run in parallel to the DA.

Once there is an understanding of the likely timeframes and Council's initial position regarding both these issues, the Panel can seek a further briefing on the merit issues associated with the DA if required.

The Panel reiterate their previous concerns that the application has been lodged prematurely. The Panel are seeking to have a clear understanding of the expected timeframes. If there is to be further significant delay the Panel again suggest the DA be withdrawn or be brought to the Panel for determination with the information currently at hand.