

RECORD OF BRIEFING

HUNTER AND CENTRAL COAST REGIONAL PLANNING PANEL

BRIEFING DETAILS

| | |
|-----------------------------|---------------------------|
| BRIEFING DATE / TIME | Tuesday, 5 December 2023, |
| LOCATION | MS Teams videoconference |

BRIEFING MATTERS

- PPSHCC-185– Cessnock – 8/2023/64/1 – 178 Lang Street, Kurri Kurri 2327 – Woolworths Kurri Kurri
- Proposed Redevelopment of Existing Shopping Centre

PANEL MEMBERS

| | |
|---------------------------------|---|
| IN ATTENDANCE | Alison McCabe, (Chair), Tony McNamara, Roberta Ryan, Robert Bisley and David Crofts |
| APOLOGIES | Sue Page |
| DECLARATIONS OF INTEREST | None |

OTHER ATTENDEES

| | |
|---------------------------------|--------------------------------|
| COUNCIL ASSESSMENT STAFF | Janine Maher, Karen Forsyth |
| DEPARTMENT STAFF | Leanne Harris and Holly McCann |

KEY ISSUES DISCUSSED

- Council update and progress briefing.
- Since the last briefing the applicant has provided a response and additional information to Council's RFI.
- The offer and arrangements for the VPA are being progressed.
- A critical issue from the last Panel briefing was the timing and mechanism for the proposed road closure. Council now has clarity about the staging and timing of the demolition, new laneway construction, road closure and timing of the new building construction.
- Council intends to re-exhibit the amended DA, VPA and construction management plan plus the laneway closure application concurrently during Feb/March 2024.
- Overview of the VPA letter of offer and staging approach, Council endorsed and currently subject to legal drafting and review.
- Two- way circulation has been accepted for the laneway with no parking and no pedestrian access.
- The Panel identified the need to clarify the status of other 'laneways' between buildings and how the proposal fits with the Kurri Kurri Masterplan given the revised approach now being contemplated.

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- Applicant has undertaken their own consultation particularly in relation to CPTED and Social Impact Assessment. The Council needs to ensure that the development plans respond to the updated reports.
- The application requires comments from TfNSW and NSW Police
- All internal referrals received and largely satisfied.
- Requirement for 24-hour access to the car park needs to be clarified.
- Particular consideration should be given the design and visual interest of the Eastern elevation.
- The Council should consider pedestrian linkages generally in this locality e.g. between the proposed Woolworths and existing Aldi developments – as well as those anticipated by the Kurri Kurri Masterplan and establish how they are being provided in this development.
- Any report needs to address the justification and rationale for changes or departures from the Kurri Kurri Masterplan.

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