Kingsway Plaza Redevelopment

Consultation Outcomes Report

174-178 Lang Street Kurri Kurri

31 August 2023





ACKNOWLEDGEMENT OF COUNTRY

We are in the Country of the Awabakal and Worimi peoples. We recognise their connection to the land and water of this beautiful and vibrant place. We pay our respects to the Traditional Owners of the land on which we work and pay our respects to Elders past, present and emerging.

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COMMONLY USED ACRONYMS AND TERMS

ACRONYMS/TERMS	DESCRIPTION
Council	Cessnock City Council
DA	Development application
DPIE	NSW Department of Planning, Infrastructure and Environment
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
FTE	Full-time equivalent
На	Hectares
IAIA	International Association for Impact Assessment
НССРР	Hunter and Central Coast Planning Panel
Km	Kilometres
LEP	Local Environment Plan
LGA	Local Government Area
NSW	New South Wales
SEE	Statement of Environmental Effects



EXECUTIVE SUMMARY

Mara Consulting was engaged by the proponent to conduct community consultation to support the development application for the Kingsway Plaza redevelopment proposal. This report summarises the feedback gathered through the consultation process.

Cessnock City Council (Council) requested as a part of the RFI in May 2021, consultation should be undertaken given the "the applicant did not undertake consultation prior to lodgement of the development application". Subsequently, Mara was commissioned to conduct consultation to meet this request, which occurred between July 2023 and August 2023. The proponent also conducted consultation to support the application, particularly with key stakeholders (tenants, adjacent property owners).

The primary aim of conducting the consultation was two-fold. Establish a dialogue with residents, directly impacted neighbours, and the surrounding community; and secondly, to understand issues and concerns to inform the revision of the development to satisfied Council's request, particularly:

- details of any community engagement undertaken and feedback received
- community engagement methodology and findings
- community engagement took place in accordance with Council's requirements.

Additionally, Council's Social Impact Guidelines state:

"Individuals and groups who could be affected by a proposed development include:

- A. Those who live or work near the development.
- B. Those who will hear, smell or see the development or its impacts.
- C. Those who have an interest in or are likely to be affected by the development, but may not live in close proximity (for example: traditional owners, service providers, local committees and community groups).
- D. Those who may normally use the land/space where the development is to be located."

To respond to the RFI, and Council's SIA Guidelines, engagement was planned to hear and confirm the issues and concerns from those potentially impacted by the development. This was to make sure all issues were understood by proponent.

Furthermore, the engagement sought to understand concerns, issues and impacts resulting from the proposal and demonstrate how those concerns were addressed in the revised proposal. If concerns could not be addressed, reporting why this was not possible was included. Further details are provided in Table 6 and Table 7.

Stakeholders were included in the consultation plan based on their geographic proximity to the project as well as potential impacts identified as part of the development application (including potential noise, traffic and transport, visual impacts of the proposed development). Stakeholders consulted included approximately 350 landowners, residents, businesses who live up to 300 m of the proposed development, key stakeholders such as government agencies and authorities, Council and the Hunter Central Coast Regional Planning panel, and anyone interested in the proposal.



As of 23 August 2023, more than 650 people had visited the project website seeking information about the project. Additionally, an in-person drop-in session was held with approximately 44 people attending. Interested stakeholders were reached via email, letterbox deliveries, phone calls and door knocking providing project updates and invitations to engagement events. Further detail is included in Table 4 and Table 5.

As such, the engagement and communication activities were designed to satisfy Council's request for consultation with the local community and those immediately affected by the proposed development. Issues and concerns have been identified and considered in the preparation of the revised proposal.



1. Introduction

This consultation outcomes report has been prepared by Mara Consulting (Mara) on behalf of Higgins Planning to provide an overview of the consultation activities carried out to support the resubmission of the development application (DA) reference DA 8/2023/64/1 for the proposed Kingsway Plaza Redevelopment, Kurri Kurri.

The focus of this report is consultation that occurred as a result of the request for information from Cessnock City Council and the Hunter Central Coast Planning Panel (HCCPP). Mara was engaged in June 2023 to conduct community consultation.

Consultation activities post lodgement included:

- proponent-led one-on-one key stakeholder meetings
- establishment of project email address for enquiries and feedback
- letterbox drops to nearby businesses and neighbours
- emails to and meetings with Council and Councillors
- emails to and meetings with key stakeholders
- emails including project information, how to provide feedback and an invitation to attend the drop-in session
- webpage with project information, how to provide feedback, survey link and event details
- drop-in information session
- survey.

This report summarises communication and consultation activities undertaken in relation to the redevelopment proposal. It includes key issues and opportunities raised by the local community, stakeholders, and public authorities as well as a summary of feedback and how it informed the changes to the revised DA submission.

The engagement approach for the project has been guided by the International Association for Public Participation (IAP2) spectrum of public participation, delivered at an 'inform' and 'consult' level. In determining the approach to the communication and consultation, the Department of Planning, Industry and Environment's *Undertaking Engagement Guidelines July 2021*, were considered.

The following report outlines the feedback received.



Overview

The Statement of Environmental Effects (SEE) and accompanying Development Application (DA) submitted to Cessnock City Council (Council) outlines the proposal to redevelop the existing shopping centre located at 174-178 Lang Street, Kurri Kurri. The proposal includes:

- 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 buildings with two specialty shops and new Woolworths supermarket store usage and fit out, including:
 - o mezzanine offices, plant room and plant deck
 - car parking
 - "Direct to Boot" bays and storage
 - o signage , publicly accessible plaza, and public art space
 - loading facilities
 - o landscaping.

During a preliminary assessment meeting with Council on 5 May 2023, Council officers raised a number of areas where more work was required. Subsequently, Council requested as a part of the Request for Information dated 7 May 2023, consultation should be undertaken given the "applicant did not undertake consultation prior to lodgement of the development application and therefore the Social Impact Assessment does not meet Council Guidelines". Council requested:

- targeted consultation with all affected property owners
- adequate community consultation, including those affected by road closure/opening during construction.

While there is no prescriptive standard in Council's policies regarding the level of consultation, Mara has used the "Undertaking Engagement: Guidelines for State Significant Projects (October 2022)" (Guideline) as the framework for the approach to consultation.

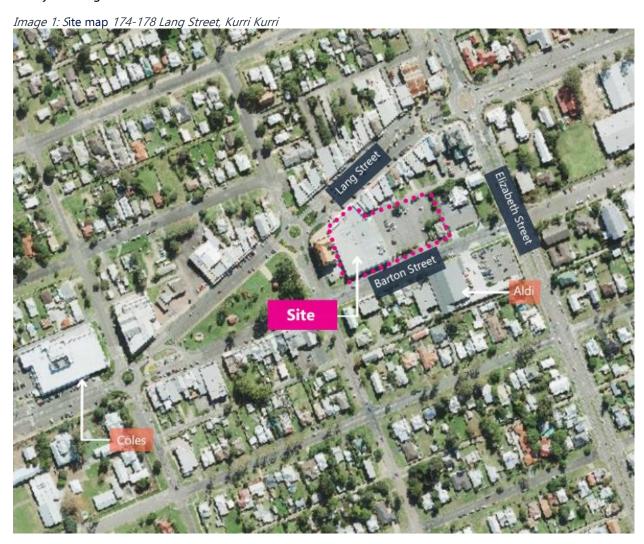
This consultation outcomes report summarises the consultation undertaken between 30 June 2023 and 5 August 2023.

The consultation process was designed to give the community and stakeholders an opportunity to express their concerns, for the Proponent to consider design changes based on feedback prior to submission of the updated DA.



Project location

The site is known as Kingsway Plaza Shopping Centre, at 174-174 Lang Street, Kurri Kurri, 2327, located within the Cessnock Local Government Area (LGA). The site is legally described as Lot 136 on DP 869710 and sits on approximately 3,200 square metres of existing retail floor space and car parking for 92 vehicles. The site fronts the Lang Street, while the carpark entrance is off Barton Street. The eastern Lang Street boundary adjoins retail properties, and the western boundary adjoins a hotel. There is also an existing laneway which hugs the carpark, exiting onto Victoria Street. The site is surrounded by single and two (2) storey buildings of residential and business and retail uses.





2. Consultation process

Approach

The consultation plan was designed to respond to Council's request for further consultation, specifically:

- provide clear and concise information about the project and its impacts
- implement activities that encourage and facilitate participation
- how matters raised (particularly the direct impacts) are addressed under any amendments made to the proposal.

Consultation objectives

The aim of the consultation is described in **Table 1** and summarises the activities undertaken to provide stakeholders and the community genuine opportunities to participate in the project.

Table 1: Consultation objectives

Objective	How this was done
Identify key stakeholders for the proposal and their respective requirements	Stakeholder mapping was conducted to understand and inform when and how consultation would occur. A range of tools were used to encourage participation, including face-to-face, online and printed. A 300 m radius was used for letterboxing to inform stakeholders of engagement activities.
Make the community and stakeholders aware of the project	Preparation of project information including developing a project specific website, images and maps, fact sheets, emails, letterbox drop, door knocks, emails, phone calls. Stakeholder meetings were also held with Councillors.
Distribute information to residents, stakeholders, neighbours, local businesses, impacted stakeholders, and broader community	Distribution of project information via one-on-one meetings, letterbox drops and mail outs, online consultation platform web pages, phone calls, online and in person community consultation sessions, emails.
Identify and define potential issues and opportunities arising from the proposed development	Use feedback provided through the various feedback channels to identify and define potential issues and update project information, fact sheets, and FAQs. Feedback was used to inform changes to the design.
Provide an opportunity for the community and stakeholders to provide feedback	Gathered feedback via project-based contact channels including email address and mailbox, online surveys, community drop-in session, phone calls, meetings.



Stakeholder identification and engagement

Stakeholders were included in the consultation plan based on their geographic proximity to the project as well as potential impacts identified as part of the development application (including potential noise, traffic and transport, visual impacts of the proposed development). Stakeholders consulted during the post-lodgement engagement included:

- approximately 350 landowners, residents, businesses who live up to 300 m of the proposed development
- key stakeholders such as government agencies and authorities, Council, and the Hunter Central Coast Regional Planning panel
- anyone who had previously registered for communication updates about the project.

Summary of consultation activities

The consultation was live between 3 July 2023 to 5 August 2023 to ensure people had sufficient time to provide feedback, raise issues and concerns. A range of channels were established to provide stakeholders with an opportunity to give feedback or get in contact at any point during the consultation. It is anticipated there will be an additional formal exhibition period once Higgins Planning has revised the development proposal and responded to the request for information.

Table 2: Contact channels used

Mara communication channel	Details
Project information email	projects@maraconsulting.com.au
Project website	https://www.maraconsulting.com.au/kingswayplaza
Facebook	https://fb.watch/mBrQIeT4LB/
LinkedIn	https://www.linkedin.com/feed/update/urn:li:activity:7081526067722653696



The consultation process has provided opportunities for stakeholders and members of the community to learn about the project and for the proponent to capture and respond to the matters being raised. Table 3 provides a description of the consultation tools and materials that were developed.

Table 3: Consultation tools

Tools	Description	Stakeholder groups
Community information session		
Website	Provided project information to community and stakeholders and gathered feedback on issues, and opportunities regarding the project. The site went live on 3 July 2023 and still hosts project information.	All stakeholders
Contact mechanisms	A variety of contact mechanisms were established including project email, dedicated post box and website. Contact details were included on all project-related communication materials.	All stakeholders
Communications (emails, factsheets, frequently asked questions)	Distribution of project information to community and stakeholders via letterbox drops, email distribution, web pages.	All stakeholders
Briefings	Briefings/forums with key agency and government stakeholders to seek feedback on a specific issue or range of issues. Both online and in-person.	Cessnock City Council, Joint Regional Planning Panel (JRPP), Local MPs UDIA and RDA.
Meetings	Meetings with key agency and council stakeholders to seek feedback on the proposal. Meeting dates are included in Table 5: Summary of post-lodgement consultation to meet Council's RFI.	Cessnock City Council, JRPP
Survey	Online survey to give the community the opportunity to raise issues, concerns or opportunities.	All interested stakeholders
Feedback form	A formal way for attendees to the drop-in session to provide feedback on the process as well as raise concerns or opportunities.	Attendees to the drop-in session.



Table 4 summaries the approximate numbers of stakeholders engaged through the post-lodgement activities.

Table 4: Contact statistics between 3 July and 23 August 2023

Activity	Number of contacts
Website visitors	560 (as of 23/08/2023)
Emails (in and out) 50	
Community in-person drop-in sessions at Kingsway Plaza 1	
Attendance to community drop-in sessions	44
Letterbox drop (properties) within 300 m of project site	~350
Phone calls	26
Survey	65 responses

How and when consultation occurred

Consultation occurred in two distinct phases; pre-lodgement, post lodgement reintroduction of the project with stakeholders to understand concerns and key issues. As a result of phase 3 engagement, the masterplan was further revised post consultation prior to resubmitting to Council for consideration. Refer to Table 5 for further detail about the consultation.

1. Pre-lodgement - xxxxxx

Higgins Planning conducted consultation with relevant stakeholders and community representatives, existing residents of , and neighbours to identify issues to inform the social impact assessment and the DA. Other activities included:

- Phone calls with neighbouring properties
- Meetings with businesses, residents and written communications as a follow-up
- Pre DA meetings with Cessnock City Council
- Meetings with Hunter & Central Coast Regional Planning Panel.

For details, refer to Higgin Planning's Social Impact Assessment and SEE.

2. Post lodgement – 3 July 2023 to 5 August 2023

The focus of this phase was to provide information to businesses, residents, directly impacted stakeholders and the broader community about the Kingsway Plaza and encourage feedback on the project, identify issues and opportunities.

Table 5: Summary of post-lodgement consultation to meet Council's RFI

DATE	CONSULTATION EVENT	STAKEHOLDERS	DESCRIPTION
19/10/22	Emails	Tenants	Meeting with tenants about the proposed development
03/03/23			and managing construction impacts.
14/03/23			
15/03/23			



DATE	CONSULTATION	STAKEHOLDERS	DESCRIPTION
04/04/23	EVENT Meeting	Hunter & Central Coast Regional	Overview of the proposed development application including key issues for consideration.
05/05/23	Meeting	Planning Panel Cessnock City Council	Meeting to discuss Development Proposed Redevelopment of Existing Shopping Centre. Issues raised: Voluntary Planning Agreement Phasing of development Construction and traffic management plan Laneway circulation/traffic Barton Street Plaza Public art Adjoining heritage building Demolition/earthworks
06/06/23	Online meeting	Hunter & Central Coast Regional Planning Panel	 CPTED Assessment SIA/Community consultation Update on proposed development application including key issues for consideration. Issues raised: Voluntary Planning Agreement Traffic circulation and laneway Pedestrian linkages Murals to be replaced Land dedication SIA does not meet Council's policy. CPTED report to be updated. Consultation is required.
09/06/23	Email	Towns with Heart	Feedback sought from President of Towns With Heart, responsible for the murals around Kurri Kurri, to understand what a suitable replacement would be for the murals to be demolished as part of the development application.
28/06/23 to 03/07/23	Phone calls	Local MPs and Councillors	Rang to introduce the project and advise consultation was open. A follow up email provided with project information.
28/06/23 to 03/07/23	Phone calls	Local businesses	Rang to introduce the project and advise consultation was open. A follow up email provided with project information.
03/07/23	Emails	Local businesses	Emailed project information with link to survey and website, as well as invitation to drop-in session.
03/07/23	Survey	All stakeholders	Online survey to gather feedback on the proposal. Sixty- five people completed the survey, with an overwhelming level of support
06/07/23	Door knock	Local businesses	Door knocked approximately 100 businesses around the development providing project information and inviting to drop-in session



DATE	CONSULTATION EVENT	STAKEHOLDERS	DESCRIPTION
06/07/23	Letterboxed	Local businesses and residents	Mail delivery to approximately 350 residents and businesses within 300 m of the proposed development advertising information sessions and how to make a submission or provide feedback.
07/07/23	Meeting	Cessnock City Councillors	Meeting to discuss the proposal and answer questions.
08/08/23	Email	Councillor Sander	Follow up on telephone conversation in relation to future leasing opportunities at Kingsway Plaza.
13/08/23	Drop-in session	All interested stakeholders	Forty-four people attended the drop-in session at Kingsway Plaza. Architectural drawings, renders and floorplans were available. Attendees asked questions and talked with the project team. Feedback forms were available.



3. Feedback

During the consultation process, stakeholders identified a range of concerns regarding the project. Although feedback has differed based on individual stakeholder interests, several consistent issues emerged.

Summary of feedback and issues raised

Table 6: Summary of issues and responses provides a summary of these issues and opportunities as raised by the stakeholder, together with a response and or/reference to where these issues are addressed in this development application. The themes and issues are not presented in priority order. It is, however, noted that the most raised issues by stakeholders related to proximity, local character, and traffic.

Table 6: Summary of issues and responses

ISSUE	HOW ADDRESSED
Council provided a DA request for information (RFI) which covered issues for consideration by the proponent.	A detailed response to the RFI will be provided to Council outlining how each item is being addressed by Higgins Planning. Please refer to the RFI document and technical responses from the broader project team.
What will happen to the existing tenants?	Existing leases have come to an end and are currently running are month to month. The existing tenants are welcome to make contact with the current leasing agents to provide their expression of interest to be future tenants.
What is the construction timeframe?	The process involves gaining development consent, preparing tender documents, tendering the project and appointing a principal contractor (builder), principal contractor preparing construction certificate documents an various supporting application under Roads Act and Local Government Act, demolition commencing, laneway being extended, laneway extension land being handed over to Council for a public road, existing laneway being closed, construction commencing on new building and associated works, construction process being concluded and occupation certificates being issued, Woolworths fit out being completed and store opening. (Please adjust as necessary and advise how many months for each step in the process upon receipt of Development Consent – thanks, Marian)
Will there be other shops apart from Woolworths?	Yes, the original and amended drawings include Tenancy 1 (Spec T1) – 350m2 on upper level and unchanged in amended DA (no specific tenant known at this stage, Tenancy 2 (Spec T2) – 100m2 (no specific tenant known at this stage) on lower level and unchanged in amended DA, and Tenancy 3 (Spec T3) - existing pharmacy tenancy space reduced due to extended laneway to 200m2 on upper level fronting Lang Street.



Will there be toilets?	An accessible water closet has always been labelled on the lower ground level "Acc WC" and is shown on the Amended Drawings lower ground level DA10.
How many carparks will there be?	In total there will be 177 car parking spaces: 146 lower level 31 upper level.
When will it be built?	Construction is expected to begin with 6 months of approval and subject to market conditions.
How will cars get into the development?	As detailed in the Amended Drawings Access into the site is proposed from the extended laneway and Barton Street for vehicles
Questions were raised about traffic management and concerns about traffic impacts through construction.	If the Development Application is approved, a traffic management and safety plan will be developed. Traffic engineers have, completed a traffic study and report as part of the Development Application and updated as part of the RFI process. The traffic management advice is reflected in the revised masterplan.
Will the murals be replaced?	Yes. The project team has been working with Towns with Heart to identify an appropriate location for a new mural. The developer will consult with Towns with Heart to design a new mural.
What security cameras and lighting will be in place?	Woolworths will have CCTV coverage for their entry and internal areas. There will be provision for coverage of the ground floor lobby and car park to be monitored back to the Woolworths base system. The basement and public areas will be lit in accordance with Australian Standards.
Council raised concerns that there was insufficient consultation prior	In June 2023, Mara Consulting was engaged to support the request for further consultation. This report outlines the activities to consult and gather feedback to inform the revised development proposal.



Survey

A survey was open to the community between 3 July and 5 August 2023. A total of 65 responses were received during this time. Survey responses identified the following:

- the majority of respondents were aware of the project (97 per cent)
- on balance respondents were supportive of the proposal, with 85 per cent very supportive of the redevelopment
- most respondents agreed the project was important to the local economy (95 per cent)
- respondents indicated the develop would have a positive impact on:
 - o how the site is currently used (46 per cent)
 - o the way people travel around the area (55 per cent)
 - the way that people might use new connections through the site, linking them to the surrounding community (77 per cent)
 - o access to services and jobs (88 per cent)
 - o sense of community (77 per cent)
 - how Kingsway Plaza redevelopment project will integrate with the surrounding community (79 per cent)
 - the way that people might use new connections through the site, linking them to the surrounding community (77 per cent)
 - health and wellbeing (73 per cent)
 - o what people list most about living in the area (79 per cent)
 - o built form the look and feeling of buildings (78 per cent)
 - o visual impact, views and sightlines (70 per cent)
 - o road transport and traffic in the area (39 per cent)
 - o economic investment in the area (90 per cent)
 - o construction jobs and business opportunities (88 per cent)
 - ongoing jobs and business opportunities through operation (95 per cent)
- respondents indicated a neutral position in relation to:
 - o Aboriginal cultural heritage (70 per cent)
 - o European heritage (64 per cent)
 - o noise (53 per cent)
 - dust through construction (48 per cent)
 - natural environment (48 per cent)
- respondents indicated the develop would have a native impact on:
 - Noise, dust through construction, visual impact, traffic, habitat, and environment.
- participants indicated providing feedback (91 per cent) was important and they had the ability to participate (73 per cent)
- on balance **96 per cent** of respondents believe the Kingsway Paza redevelopment will be positive for Kurri Kurri and the region.



What respondents said

- "Coles and Aldi are the only major retail stores in Kurri. Coles is heavily congested all the time now
 with all the new sub divisions in place and planned. Woolies will create more opportunities for
 locals choosing where they shop"
- "It will bring jobs, and more important provide people with a reason to visit our Main Street. It will bring passing tourists to our Main Street and that can only be a positive for the surrounding retailers"
- "Will create jobs and boost the local economy, as well as provide competition to the other two supermarkets in the area."
- "It's a major building that is not being utilised in the centre of town. Something needs to be put there to create that hub that used to exist."
- "Local jobs will be amazing and it will be good for smaller business as I feel it will bring more
 people into Kurri. eg Instead of Heddon Greta people travelling into Maitland or Abermain people
 travelling to Cessnock to do there shopping at Woolworths"
- "It will provide many much needed employment opportunities and much needed competition for shopping".

Summary of changes based on consultation

The follow table outlines the evolution of the masterplan based on the feedback gathered from stakeholders.

Table 7: Evolution of the masterplan for

ORIGINAL PROPOSAL (DA SUBMITTAL)

The original design included:

- 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 buildings with two specialty shops and new Woolworths supermarket store usage and fit out, including:
 - o mezzanine offices, plant room and plant deck
 - o car parking
 - "Direct to Boot" bays and storage
 - o signage, publicly accessible plaza, and public art space
 - loading facilities
 - o landscaping.



LANEWAY CHANGES AND IMPROVEMENTS

- Laneway widened to 5.5m width to promote a 2-way movement in a low-speed environment (width is 5.5m for full length except in locations where there are existing encroachments as shown in the attached detailed survey). The locations of the encroachments in the existing laneway include:
 - o rear of café buildings on Lot 24 DP 544418 and Lot A DP 373375
 - o guard rail into roadway on Lots 8 and 9 Section 20 DP 758590
 - o rear of building at northern end of laneway on Lot 5 Section 20 DP 758590
- Extended laneway heading south with widened corner turn movement for suitable swept paths.
- Laneway design change with wider turn at Plaza junction.
- New pedestrian crossing design (levels and ramping grades all as per previous DA).
- Site Staging Plan with Stage 1 demolition works to existing Kingsway Plaza building with retention / make good of existing retail building T3 fronting Lang Street, Stage 2a construction of extended laneway and handover from landowner to Council while maintaining existing laneway, Stage 2b closure of existing laneway and handover from Council to landowner, Stage 3 construction of new retail building over lower level car parking area.
- Area of proposed closed section of laneway reduced from as originally submitted 459m2 to 454m2, area of extended laneway increased from as originally submitted 578m2 to 647m2.

Council advised via email dated 2 August 2023 following a number of meetings with the applicant's traffic engineer:

"Council is satisfied with the existing laneway remaining two-way, notwithstanding the non-compliance with the width. This is on the basis that the laneway currently operates in a two-way manner, and is a very low speed environment."

DESIGN CHANGES TO BUILDINGS

- Adjustments to lower-level carpark design to suit amended laneway boundary set out.
- Adjustments to the car parking layout including:
 - Lower ground level reduced from originally submitted 147 spaces (inclusive of 113 spaces, 3 disabled parking spaces, 6 direct to boot bays, 25 on-street parking spaces and 7 trolley bays to 146 (inclusive of 115 spaces, 2 disabled parking spaces, 6 direct to boot bays, 25 on-street parking spaces and 7 trolley bays) in the amended architectural drawings.
 - At-grade upper level maintained at from originally submitted 33 spaces (inclusive of 32 spaces plus 1 disabled space) to 31 spaces (inclusive of 29 spaces plus 2 disabled spaces) in amended drawings.
- As a result of the widening of the laneway, the trading floor of the proposed supermarket was reduced along the western boundary by 300mm. The Gross Floor Area (GFA) of the supermarket reduced from original submitted 3,399m² to 3,375m².
- The overall GFA reduced from original submitted 4,621m² to 4,607m².



- The northern setback for the speciality retail T1 to the front of the supermarket has an increased setback from the laneway from 1m to 1.3m with the inclusion of shop front glazing integrated to better address the laneway.
- Egress stair from lower-level car parking level to plaza location adjusted.

PUBLIC DOMAIN WORKS - LANG STREET PLAZA

- Plaza area is now defined on 4 sides with planter boxes at the corner pushed back to define the southern edge of the plaza
- Council's preferred paving (bluestone) has been integrated into the scheme, with the new planter box assisting to define the edge of the new and old paving until the rest of the area is reconstructed
- The pavement through the corner will be made consistent with the roadway given the anticipated traffic demands. To assist slowing traffic and defining the pedestrian spaces, bollards edge the roadway and a wider wombat style crossing integrated along the main pedestrian desire line
- Large deep soil tree planting integrated into the plaza
- The edge of the brick planter supporting the tree forms a long seating edge
- Street furniture integrated into the plaza (lighting and waste receptacles).

BARTON STREET

- The proposed public domain plan from council has been integrated into the street with a line of street trees interspersed among the 90-degree parking to provide street tree canopy
- Wider paved areas are shown at the main entry to the retail carpark and lift, along with the speciality retail
- The pergola structure has been extended over the basement carpark ramp areas to assist in defining the edge of the plaza space and screen downward views to the carpark from the hotel.

BUILDING FAÇADE

Several key changes have been made to the building design

- Main roof pitch has been reorientated to lower the façade height along Barton Street by 1-2m. This reduced the bulk as presenting to the street and to the new laneway to the north
- Oxide panels have been extended around and above the brick datum to break up the length of the Barton elevation
- The roof planes of the mezzanine area have been expressed in the external façade to break up the silhouette of the main façade
- The roof line to the lift has been pitched to break up the silhouette of the building
- Planter boxes have been extended along the length of the upper level at-grade carpark edge to Barton street to create a longer green presentation to the street.



4. Outcomes report summary

This outcomes report is a summary of the activities completed and feedback received through the consultation program to support the post-lodgement response to the request for information and to build on consultation completed prior to lodging the development application for the Kingsway Plaza Redevelopment.

Council requested as a part of the RFI in May 2021, consultation should be undertaken given the "the applicant did not undertake consultation prior to lodgement of the development application". Subsequently, Mara was commissioned to conduct consultation to meet this request, which occurred between July 2023 and August 2023. The proponent also conducted consultation to support the application, particularly with key stakeholders (tenants, adjacent property owners).

In the RFI, Council requested that targeted consultation with all affected property owners as well as adequate community consultation. This report seeks to provide a formal response to the RFI highlighting issues that have been raised in the submissions, including how the matters raised have been addressed in the amended proposal.

The intention of the engagement was to address community concerns about the proposal and specifically the amount of feedback received during the consultation. The process was not to seek consensus on the proposal, but rather provide sufficient opportunity for the community to participate in the project. A range of communication methods were used to promote participation and three rounds of consultation were conducted.

Stakeholders were included in the consultation based on their geographic proximity to the project as well as potential impacts identified as part of the development application (including potential noise, traffic and transport, visual impacts of the proposed development). Stakeholders consulted included approximately 350 businesses and residents, businesses who live within 300 m of the proposed development.

As of 25 August 2023, more than 560 people had visited the project website seeking information about the project. Additionally, 44 people attended the drop-in session at Kingsway Plaza. Promotion of the engagement events were via phone calls, a letterbox drop, door knocking, emails providing a project overview and information about how to participate.

Additionally, feedback received from participants indicated that overall, 71% of participants were very satisfied with the consultation process, while the remainder were somewhat satisfied. Over 95 per cent of participants indicated they had their questions answered, indicating that there were very high levels of satisfaction with the engagement.

It is understood there will be a further exhibition period proposal giving the community another opportunity to formally make a submission or provide feedback. Council is responsible for notifying surrounding neighbours and will advertise the exhibition period. Community members will have the ability to make a formal submission on the proposal to Council and will be considered as part of the determination by the Panel.



The project team will continue to provide information to the community and stakeholders about ongoing activities including project updates at key stages.

This outcomes report concludes that while a small number of potential impacts have been raised by the community, with mitigation and management, ongoing residual impacts are manageable. Feedback gathered through the consultation was overwhelmingly in support of the redevelopment of the Kingsway Plaza.



Appendices

Appendix A – Factsheet

Appendix B – Sample community information session

Appendix C – Feedback form

Appendix D – Sample of website



Appendix A - Factsheet



ABOUT

Have your say

The Kingsway Plaza in Lang Street Kurri Kurri is proposed to be redeveloped. The community is invited to provide feedback on the proposed development.

The proposal is to create a new shopping centre with three specialty shops and a Woolworths supermarket. The centre will include undercover car parking for approximately 154 vehicles, over two levels.

The image below shows an extended and relocated laneway that will connect Barton Street and Victoria Street.

The laneway will also connect to Lang Street via a pedestrian plaza.

The proposed develop will also include a lift to Barton Street, travelators, signage, a new mural and landscaping around the site.



Image: Artist impression of proposed development.







FREQUENTLY ASKED QUESTIONS

What is the proposal?

The project is a retail development includes a Woolworths supermarket, three retail stores, parking, road works, signage, landscaping and a new mural.

Will there be any local job opportunities?

The proposed development is likely to create approximately 16 full-time jobs through construction. Additionally, there will be approximately 150 retail jobs created once operational.

What are the hours of operation?

The proposed hours of trade include:

- Woolworths supermarket Monday to Sunday 6am to 12am (midnight)
- Specialty shops (general)
 Mondays to Sunday
 9am to 6pm
- Loading dock
 Monday to Sunday
 5am to 12am.

What impacts will there be?

During construction there will be temporary disruptions to traffic and pedestrian access. There will be some noise and vibration associated with the work and mitigation measures will be used to reduce impacts. Updates will be provided to the community through construction phase.

Have your say

Will there be any benefits for the community from the proposal?

The additional 150 retail jobs are estimated to be an additional \$6.8 million in salaries and wages for the local economy as a direct result of the proposal. Additionally, the new buildings will improve the amenity of the area, and the pedestrian access, connecting Lang Street with the development and laneway. The proposal includes three retail spaces for businesses in addition to the supermarket.

How can I provide feedback on the proposal?

We are currently seeking community feedback on the proposed development. To get involved:

- Visit maraconsulting.com.au
- Take the survey using the QR code below
- Email <u>projects@maraconsulting.com.au</u>
 - Attend the drop-in session to ask questions and give feedback. When: Thursday 13 July 2023 Time: 3:00pm till 6:00pm Where: Kingsway Plaza

This feedback will be used to inform a Development Application (DA) for submission to Cessnock Council.

JOIN THE CONVERSATION

Feedback gathered through the consultation will be included in a report as part of the Development Application (DA) for the proposed project and submitted to Cessnock City Council for assessment. Mara Consulting is conducting the consultation on behalf of the developer.

Visit the drop-in session to find out more:

When: Thursday 13 July 2023 Time: 3:00pm till 6:00pm Where: Kingsway Plaza



GET IN TOUCH

W: maraconsulting.com.au E: projects@maraconsulting.com.au TAKE THE DIT





Appendix B - Sample Drop-in session information







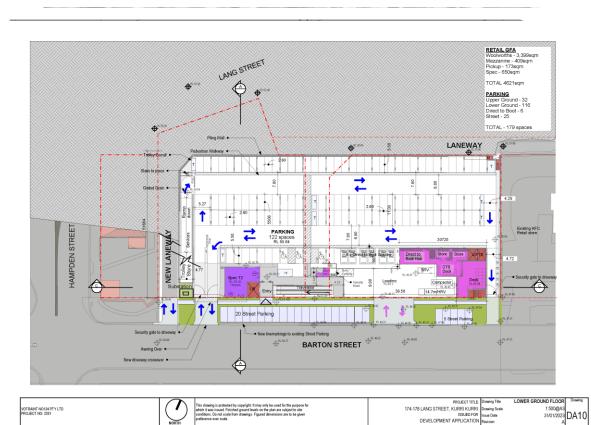






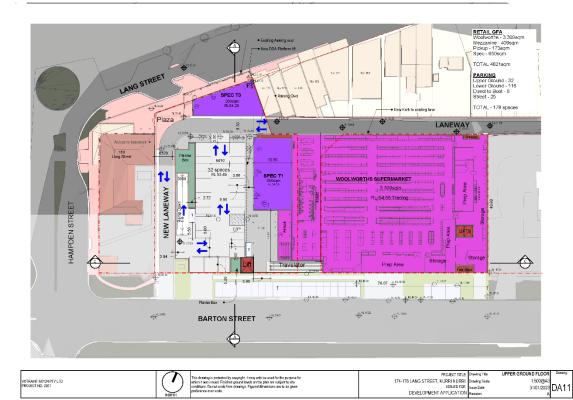


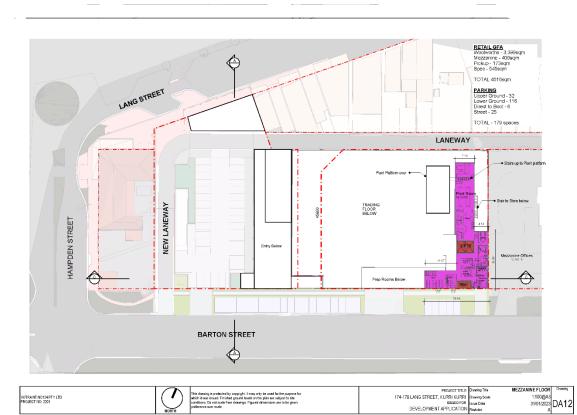




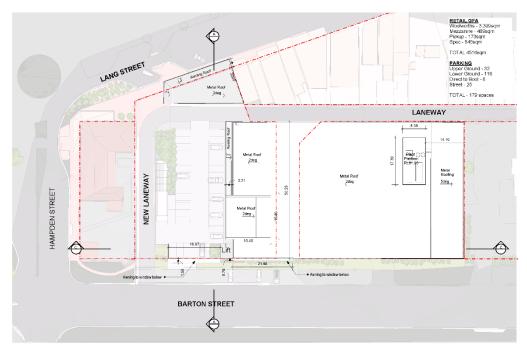
DEVELOPMENT APPLICATION





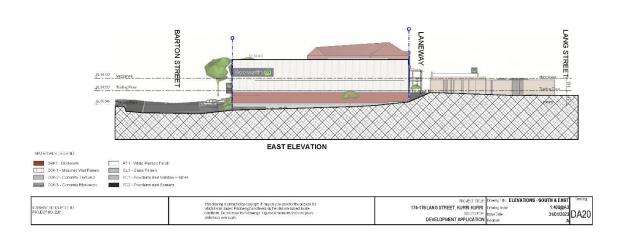




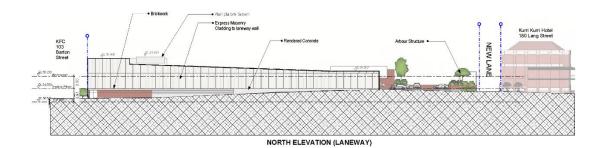


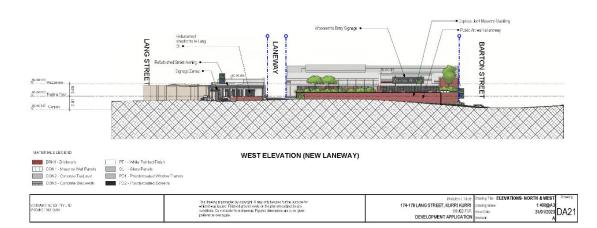


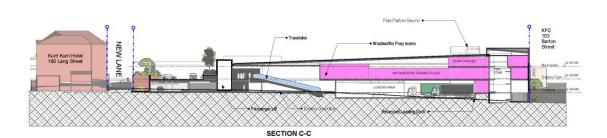


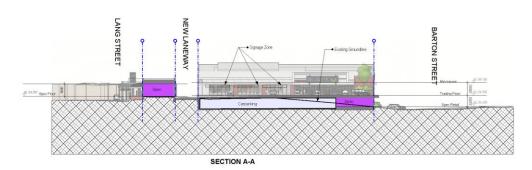












VOTRAINT NO 124 PTY LTD PROJECT NO 2201	This drawing is professed by copyright it may only be used for the purpose for which if was count of finishing ground severe on the plan was object to pile conductor. On at scale from deswings. Figured dimensions are to be given preference over scale.	PROJECT TITLE: 174-178 LANG STREET, KURRI KURRI SSLED FOR DEVELOPMENT APPLICATION	Issue Date	SECTIONS - AA & CC 1:400@A3 31/01/2023 DA22
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Appendix C – Feedback form

Kingsway Plaza Redevelopment proposal

Feedback form 13 July 2023

Thank you for attending our community event. We welcome your feedback and input into the Kingsway Plaza redevelopment proposal. Feedback gathered through the consultation will be included in a report as part of the Development Application (DA) for the proposed project and submitted to Cessnock City Council for assessment.

General feedback						
1. Overall, how satisfied are you with the level of information about the Kingsway Plaza redevelopment proposal?						
Dissatisfied	Somewhat dissatisfied	Neither	Somewhat satisfied	Very satisfie	d Not sure or	
Please read the following statements and indicate your level of agreement.						
2. The information about Kingsway Plaza redevelopment proposal presented today, have answered my questions.						
Strongly disagree	Disagree	Neither	Agree	Strongly agree	Not sure or NA	
3.1 had the opportunity to express concerns and ask questions of the project team.						
Strongly disagree	Disagree	Neither	Agree	Strongly agree	Not sure or NA	
4. A new supermarket and updated retail offerings are needed in the area.						
Strongly disagree	Disagree	Neither	Agree	Strongly agree	Not sure or NA	
5. On balance, the pro	oposal will benefit th	ne community.				
Strongly disagree	Disagree	Neither	Agree	Strongly agree	Not sure or NA	
6. Did you find the information session useful?						
Yes	□ No	Why?				
7. Other comments						
PTO >>>						
Get in touch					MARA	
	aconsulting.com.au araconsulting.com		a		SUBA CONSULTINS	



Feedback form

Do you have any feedback on the proposed redevelopment proposal? Add pages as required. Be as specific as you can.						
Name						
Phone						
Email						
Would you like to receive project information? Yes No						
Is a follow up from today's event required? Yes No Please specify						

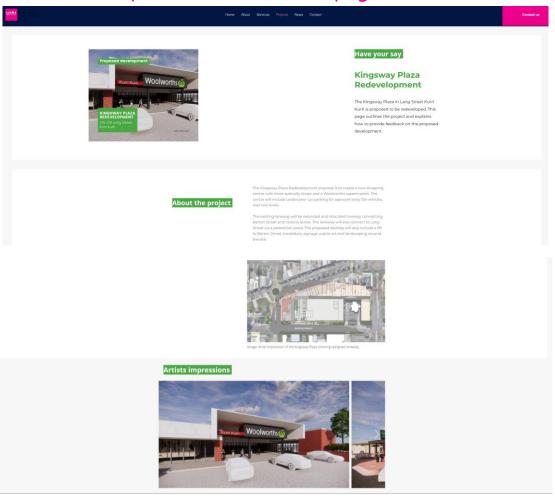
Get in touch

- projects@maraconsulting.com.au https://www.maraconsulting.com.au/kingswayplaza





Appendix D - Sample of website (home page)



Frequently Asked Questions





Takes the surround product of the future between th

Creating vibrant communities through powerful conversations

