

MINUTES OF THE SYDNEY WEST REGION JOINT REGIONAL PLANNING PANEL MEETING HELD AT BLUE MOUNTAIN CITY COUNCIL ON THURSDAY, 17 NOVEMBER 2011 AT 4.30 PM

PRESENT:

Mary-Lynne Taylor	Chair
Paul Mitchell	Panel Member
Bruce McDonald	Panel Member

IN ATTENDANCE

Will Langevad	Manager, Development and Planning Services, BMCC
Byron Tully	Principal Planner, Development Planning, BMCC
Rochelle Mackay	Principal Environmental Health and Building Surveyor, BMCC
George Saad	Applicant
Drenka Andjelic	Project Manager for applicant
Ashkan Mostaghim	Project Architect for applicant
Karl Berzins	Consultant Planner for resident

APOLOGIES: NONE

1. **The meeting commenced at 4:45pm**

2. **Declarations of Interest** - None

3. **Business Items**

*ITEM 1 - 2011SYW079 - Blue Mountains - XM/773/2009/A - Hydro Majestic Hotel -
Adds & Alts, 52-88 Great Western Highway, MEDLOW BATH 2780*

4. **Statement of change** – At request of the Chair Mary-Lynne Taylor, Will Langavad outlined late changes to the application regarding deletion of seagull intersection and support for left and right turns from site.

5. **Public Submission** – Karl Berzins on behalf of specifically resident at 2 Station St Medlow Bath and other unspecified residents. Raised three points relating to uncertainty of final recommendation in report, noise rebound and Black Ice (safety). Supported left and right turns from site. Requested direction sign on site and Local Traffic Sign (on service road).

6. **Response to Public Submission** – Will Langevad confirmed that report recommends right and left turn from site, advised that direction sign on site was supportable but Local Traffic sign required approval of Local Traffic Committee.

7. **Applicant Submission** – Drenka Andjelic on behalf of applicant. Objection to the terms of 4 conditions being Condition 32A (Belgravia Wing), Condition 40(K) accessibility

Conference rooms level 0, Condition 39 (Accessible and adaptable rooms), and Condition 96 ancillary operation.

8. **Response to Applicant Submission** – Will Langevad advised Belgravia work consistent with elements of original application (noted inconsistent reference in original GSA application). Rochelle Mackay advised that proposed Condition 40(k) allows alternative solutions identified as well as other options and avoids potential need for further modification. Will Langevad advised that accessible rooms required under Condition 30 well under LEP 2005 requirement and use of Performance Standard appropriate. Will Langevad advised of revised wording for Condition 96 to allows further capacity if Coach utilised.

9. **The Panel's Decision**

2011SYW079 - Blue Mountains - XM/773/2009/A - Hydro Majestic Hotel - Adds & Alts, 52-88 Great Western Highway, MEDLOW BATH 2780.

The Panel unanimously approves the application for the reasons given in the council town planning report and subject to the conditions attached thereto amended as follows:

- 10.1 Condition 8a (Roads and Traffic Authority conditions) delete the requirement for car parking to be to Council's satisfaction as it is advisory in character.
- 10.1 Condition 11 (Traffic, parking and access requirements), point c be amended by deleting "Coach" and insert "Vehicle" in reference to the Coach Management Plan
- 10.2 Condition 11 (Traffic, parking and access requirements), Insert new point i to read:
"Signs are to be erected onsite at each exit encouraging a "Right Hand Turn" from the site for vehicles travelling towards Sydney".
- 10.3 Condition 13 (Site Stormwater System) in relation to 1 in 20 year ARI, delete "greatest" and insert "greater".
- 10.5 Condition 40 (Access and Sanitary Facilities for People with a Disability) insert after Plan
"or a better performing alternative"
- 10.4 Condition 96 (Ancillary Operation), Insert following the last dot point *"The above maximum capacity refers to attendees at conferences and functions arriving by private vehicle. Additional attendees may be accommodated provided the operator can demonstrate that these attendees have arrived by Coach".*

Meeting concluded 5:47pm

Endorsed by

Mary-Lynne Taylor
Chair, Sydney West Region
Joint Regional Planning Panel
Date: 30 November 2011