

MEETING DETAILS

MEETING DATE / TIME	Monday, 23 July 2018 – 1.15pm to 2.30pm
LOCATION	Blue Mountains City Council

BRIEFING MATTER(S)

2018SWT004 – Blue Mountains - DAX/163/2018

Description - Place of Worship

Address - 119 Cliff Drive and 34 Violet Street Katoomba

PANEL MEMBERS

IN ATTENDANCE	Justin Doyle (Chair), Bruce McDonald, Nicole Gurran, Mick Fell and Chris Van der Kley
APOLOGIES	Nil
DECLARATIONS OF INTEREST	Nil

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex Williams, Brian Mercer
OTHER	Suzie Jattan – Panel Secretariat

KEY ISSUES DISCUSSED:

1. Given the location of this site adjacent to a world heritage area and within a tourist destination with high local, regional and state importance the scenic and ecological impacts of the development warrant close attention.
2. The visual impact statement should take into account the degree of vegetation removed necessitated by the proposal, and views to the development from significant vantage points in the locality, and should take into account the high value of the scenic presentation of the site within the wider area. The non-compliance with the LEP height and site coverage standards will be relevant in that regard.
3. Significant issues arise in relation to the bushfire risk to the property, and the ecological impacts of tree removal necessary to mitigate that risk, taking into account Planning for Bushfire Protection and the position of the Rural Fire Service. The proposal for significant volume of visitor attendance and overnight accommodation on the site must be allowed for in consideration of the evacuation.

4. The staff reported that the ecological value of vegetation on the site is high with scheduled vegetation communities present. Some further work may be required to more definitively identify the communities present. Information as to the distribution of vulnerable and threatened fauna on the site is likely to be required.
5. Traffic impacts from the proposed development upon the local road system arising from increased vehicular movements and parking require attention.
6. The Panel is also interested generally to consider the Applicant's response to the letter from the Council dated 22 June 2018.