

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 31 March 2025, 11:30am to 12:30pm
LOCATION	MS teams

BRIEFING MATTER(S)

PPSSWC-510 – Blue Mountains – X/1578/2024 – 8-12 Raymond Road, Springwood - Demolition of selected structures, construction of retail development comprising a supermarket (with Direct-to-Boot) and retail tenancy, lower ground and rooftop parking, vehicular and pedestrian access, associated landscaping, minor alterations to external areas of existing heritage hotel.

PANEL MEMBERS

IN ATTENDANCE	David Kitto (Acting Chair), Natasha Harras, Justin Doyle, Romola Hollywood, Mick Fell
APOLOGIES	Nil
DECLARATIONS OF INTEREST	<p>Louise Camenzuli declared a conflict as her firm represents Fabcot Pty Ltd on other matters.</p> <p>Justin Doyle is currently providing legal advice to a private client on an unrelated project where Rod Simpson (the Council's consultant) was also engaged in his professional capacity as an urban designer. Anyone with concerns about this was invited to raise them with the Panel Secretariat.</p>

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Alex Williams, Addison Boykin, Alex Williams, Gemma Bennett, Rod Simpson (independent urban designer)
APPLICANT	Jonathan Joseph, Jonathon Matthews, Tim Rogers, Kerime Danis, David Puelo, Wesley Dose, Daniel Terry, Peter Wayne, Robert Wayne
PLANNING PANELS SECRETARIAT	Sharon Edwards

KEY ISSUES DISCUSSED

- Woolworths made a short presentation on the proposal explaining its design approach.

Matters in dispute

- The Panel Chair noted the long history of the proposal, including the previous application which was withdrawn by Woolworths, and expressed concern that despite extensive discussions between Woolworths and the Council over several years there were still significant differences the two parties and Council was strongly opposed to the proposal in its current form.
- In summary the changes sought by Council are:

Planning Panels Secretariat

- improving the integration of the proposal with the Oriental hotel, Macquarie Road heritage conservation area, Springwood shopping centre and adjoining civic precinct, including the theatre and community hub
- improving pedestrian connectivity to the proposed supermarket, both through the site from Macquarie Road and along Raymond Road which has significant constraints due to the lack of a suitable pedestrian path on the western side of the road and significant vegetation adjacent to the Oriental hotel
- potentially shifting all parking, loading and service access to David Road
- reducing the impacts of the supermarket on the Oriental hotel, which has local heritage significance
- improving the building form and external appearance of the proposal.
- The Panel noted that Council:
 - had recently commissioned Rod Simpson to prepare an independent review of the urban design of the proposal, which identified key principles for evaluating the design of the proposal and included conceptual sketches of alternatives to the design of the current proposal that could potentially address these principles in a better way
 - is now willing to contribute residue publicly owned portions of vacant land adjacent to the development to improve the design of the proposal, including
 - allowing shared use of the existing driveway off David Road to the theatre and community hub
 - the transfer of Council land in the Raymond Road reserve
 - the placement of the proposed substation on Council land in the David Road reserve behind the community hub.

Design meeting

- Given these recent developments, the Panel thought there would be considerable merit in:
 - Woolworths and its designers meeting with Rod Simpson within the next 2 weeks to investigate whether any changes could be agreed to the design of the current proposal to address Council's concerns
 - report back to the Panel on the outcomes of the meeting before the end of April.
- The Panel will then convene a meeting with all parties in Springwood at the end of April to inspect the site, discuss any outstanding issues and set a date for the determination of the application.

Planning Panels Secretariat

4PSQ 12 Darcy Street, Parramatta NSW 2150 | Locked Bag 5022, Parramatta NSW 2124 | T 02 8217 2060 | www.planningportal.nsw.gov.au/planningpanels