

BRIEFING DETAILS

BRIEFING DATE / TIME	Monday, 28 July 2025, 11:30am to 12:53pm
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	Justin Doyle (Chair), David Kitto, Natasha Harras
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> <p>Romola Hollywood and Mick Fell declared a conflict of interest due to commentary on social media regarding the proposal and Blue Mountains City Council</p>

OTHER ATTENDEES

COUNCIL ASSESSMENT STAFF	Addison Boykin, Alex Williams
APPLICANT	Jonathon Matthews, David Puelo, Daniel Terry, Peter Wayne, Robert Wayne
PLANNING PANELS SECRETARIAT	Tim Mahoney, Rachael Harlock

KEY ISSUES DISCUSSED

- The Applicant lodged amended plans on the Portal on 24 July.

Planning Panels Secretariat

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- Council advised it had not yet had a chance to fully review the plans, however based on an initial review, Council considers the plans go a long way to addressing many of the issues that were previously outstanding.
- Based on a preliminary review of the amended plans, Council identified two key outstanding concerns / areas of improvement sought by the Council:
 - further improvements to / widening of the pedestrian link within the site with associated requirement for removal of 3 roof-top parking spaces; and
 - further consideration of the pedestrian crossing / footpath design / intersection treatment outside the main entry on Raymond Road to improve pedestrian experience and safety.
- Council also flagged it will be looking carefully at a number of issues, which it had not yet had a chance to review in detail given the plans had just been submitted. These include:
 - the impact of the design on any ability to relocate intrusive hotel elements in the future;
 - the adequacy of the proposed planters and likely future success of the proposed plantings; and
 - the proposed covered seating areas on Macquarie Road.
- The Panel also acknowledges that the amended plans represent a material improvement and address many of the issues previously discussed on site.
- The Panel would like to see any remaining issues resolved as quickly as possible so that the application can proceed to determination.

Next Steps

- The Panel Chair requested that:
 - If possible, Council's Urban Design consultant meet with the Project Design team within the next week to explore if there could be an agreed way forward / agreed design solution to Council's key outstanding concerns.
 - Council officers report back to the Panel Chair by Wednesday 6 August to advise on the likely way forward, including whether outstanding matters could be dealt with through recommended conditions or if amended plans are expected.
- The Panel Chair will then determine if a date for a determination can be set.