

DATE OF DEFERRAL	20 October 2025
DATE OF PANEL MEETING	13 October 2025
PANEL MEMBERS	Justin Doyle (Chair), Natasha Harras, David Kitto
APOLOGIES	None
DECLARATIONS OF INTEREST	All Councillors have declared a conflict due to commentary within media regarding the proposal and Blue Mountains City Council

Public meeting held by videoconference on 13 October 2025, opened at 1:30pm and closed at 4pm.

MATTER DEFERRED

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.

REASONS FOR DEFERRAL

The Panel considered the matters listed at item 6, the material listed at item 7 and the matters raised at the public meeting, briefings and site inspection listed at item 8 in Schedule 1.

This Record of Deferral has been amended to delete a table that summarised the comments of speakers at the public meeting on 13 October 2025. The summary table was removed in response to complaints made by a number of the speakers who were concerned that their comments had not been accurately summarised. While the summary was not intended to be a comprehensive record of all matters raised by the speakers it has been removed given these concerns. It is noted that the inclusion of this summary is not standard practice for Records of Deferral and the meeting was recorded and the official published audio recording of the meeting provides a complete record of the meeting.

After also hearing from the Council staff and the representatives of the Applicant, the Panel agreed to defer the determination of the matter to enable additional time for discussions between the Panel members, for the Applicant and Council to consult on the disputed conditions, and the provision of additional information including a response to the concerns of the owners of 17 Raymond Avenue in relation to acoustic and lightspill impacts.

The Applicant was allowed 7 days to supply the supplementary information.

The Panel will then determine the DA with reference to the supplementary information, likely by electronic determination.

The decision to defer the matter was unanimous.

ACTIONS

To allow for the progression of the Development Application to determination, the Panel directed that:

1. The Applicant and Council are to confer to agree on the draft conditions.
2. The Applicant is to submit to Council by Monday 20 October an update to its response to the conditions including a tracked changes version of any proposed amended condition informed by

that conferral. A copy of any updated conditions or proposal relating to 17 Raymond Avenue ought to be forwarded to the owner of 17 Raymond Avenue by Council.

3. Council is to upload a Memo to the Panel by Monday 27 October containing a table outlining any conditions that remain unagreed, with Council's reasons for the condition in one column and the Applicants requested version and justification in an adjoining column.
4. The Panel will then urgently either convene a final Determination Briefing or determine the matter by circulation of papers.

PANEL MEMBERS	
Justin Doyle (Chair) 	Natasha Harras 
David Kitto 	

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSWC-510 – Blue Mountains – X/1578/2024
2	PROPOSED DEVELOPMENT	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.
3	STREET ADDRESS	8-12 Raymond Road, Springwood
4	APPLICANT/OWNER	Applicant: Woolworths/Fabcot Pty Ltd Owner: J P Benson Pty Ltd/Springwood Oriental Pty Ltd
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	• Environmental planning instruments: ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021 ○ State Environmental Planning Policy (Resilience and Hazards) 2021 ○ State Environmental Planning Policy (Planning Systems) 2021 ○ State Environmental Planning Policy (Sustainable Buildings) 2022 ○ State Environmental Planning Policy (Transport and Infrastructure) 2021 ○ State Environmental Planning Policy (Industry and Employment) 2021 ○ Blue Mountains Local Environmental Plan 2015 • Draft environmental planning instruments: Nil • Development control plans: ○ Blue Mountains Development Control Plan 2015 • Planning agreements: Nil • Provisions of the <i>Environmental Planning and Assessment Regulation 2021</i>: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	• Council assessment report: 19 September 2025 • Clause 4.6 variation request: Height of Building • Written submissions during public exhibition: 412 • Verbal submissions at the public meeting: ○ Simon Mundy, Clare McNamara, Helen Yoxall, Laurie Facer, Mary Schulha, Cameron Davie, Margo Adelson, Celia McGregor, Michael Fero, Adam Pallister, Robyn Gordon, Helen Johannsen, Christopher Bryett, Martina Feros, Jessica Colusso, Robert Johnson obo Springwood Residents Group ○ Council assessment officer – Addison Boykin, Alex Williams, Rod Simpson ○ On behalf of the applicant – Jonathon Mathews, Wesley Dose, Pater Wayne, Robert Wayne, Jeff Mead, Jonathan Joseph, Tim Rogers, David Puleo • Total number of unique submissions received by way of objection: 212

8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	• Briefing: 31 March 2025 ○ <u>Panel members</u>: David Kitto (Acting Chair), Natasha Harras, Justin Doyle, Romola Hollywood, Mick Fell ○ <u>Council assessment staff</u>: Addison Boykin, Alex Williams, Gemma Bennett, Rod Simpson (independent urban designer) ○ <u>Applicant representatives</u>: Jonathan Joseph, Jonathon Matthews, Tim Rogers, Kerime Danis, David Puelo, Wesley Dose, Daniel Terry, Peter Wayne, Robert Wayne • Site inspection: 12 May 2025 ○ <u>Panel members</u>: Justin Doyle (Chair), Natasha Harras, Romola Hollywood, Mick Fell ○ <u>Council assessment staff</u>: Gemma Bennet, Addison Boykin, Alex Williams, Christo Aitken ○ <u>Applicant representatives</u>: Jonathan Matthews, Jonathan Joseph, Jeff Mead, Tim Rogers, Kerime Danis, Tony Pratt, Wesley Dose, David Puleo • Briefing: 28 July 2025 ○ <u>Panel members</u>: Justin Doyle (Chair), David Kitto, Natasha Harras ○ <u>Council assessment staff</u>: Addison Boykin, Alex Williams ○ <u>Applicant representatives</u>: Jonathon Matthews, David Puelo, Daniel Terry, Peter Wayne, Robert Wayne • Briefing to discuss council's recommendation: 13 October 2025 ○ <u>Panel members</u>: Justin Doyle (Chair), Natasha Harras, David Kitto ○ <u>Council assessment staff</u>: Addison Boykin, Alex Williams, Rod Simpson (independent urban designer)
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report