

# **RECORD OF DECISION**

## **THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL**

### **Members:**

John Roseth	Chair
Julie Savet-Ward	Member
Sue Francis	Member
Peter Fitzgerald	Member
Ben Keneally	Member

**Apology:** Nil

### **Business Item**

***ITEM 1 – 2012SYE009 – Botany Bay – 11/224 – Integrated Development Application for the redevelopment of the site for Bunnings Hardware & Building Supply Centre – 140-148 Denison Street and 49 Smith Street, Hillsdale***

- 1) Following the council's amended supplementary report (also published on this website on 22 October 2013), the Panel met on 6 November 2013. Councillor Keneally attended by conference telephone.
- 2) The Panel considered the recommendation of the amended supplementary report to refuse the application, as well as the applicant's submission giving reasons why the loading dock should remain in its existing location.
- 3) In the Panel's opinion, the principal and determinative issue of this application is its impact on nearby residents. The Panel notes that the application has been revised to raise the height of the wall screening the loading dock and providing a roof over it. The applicant's acoustic consultants have indicated that the noise from the loading dock will be "barely audible".
- 4) In the Panel's opinion, a higher acoustic wall and new roof will change the visual impact on nearby residents and therefore the amended application should be re-exhibited. However, the amended drawings that the applicant has submitted provide a poor indication of what is proposed as they do not show the surroundings of the site and would be difficult for a lay person to comprehend. The Panel requests the applicant to submit new amended drawings that show all surrounding residences and include sections showing the relationship of the proposal to them. The Panel also notes that the landscaping shown on the plans is not shown on the northern elevation.
- 5) The Panel requests
  - a) the applicant to provide new amended drawings (as described above) by 15 November 2013;
  - b) the council to re-exhibit these for 14 days as soon as possible after their receipt;
  - c) the council to arrange for an independent review of the applicant's acoustic report; and
  - d) the council's assessment officer to provide a summary of submissions following the re-exhibition.
- 6) Following receipt of the independent review and the summary of submission, the Panel will decide whether a public meeting is necessary before determining the application.

**Endorsed by**

Dr John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
6 November 2013

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