



14 November 2013

General Manager
City of Botany Bay City Council
PO Box 331
MASCOT NSW 1460

Attention: Chris Mackey

**140-148 DENISON STREET & 25-29 SMITH STREET, HILLSDALE
PROPOSED DEMOLITION, SUBDIVISION & BUNNINGS WAREHOUSE
DEVELOPMENT (DA 11/224)
RESPONSE TO RESOLUTION OF THE SYDNEY EAST JRPP**

Dear Chris,

I refer to the above application and the resolution of the Sydney East Joint Regional Planning Panel on 6 November 2013, reproduced in part below:

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.

Appended to this letter are revised and additional plans which respond to the Panel's request. The plans specifically intended to respond to the 6 November 2013 resolution were:

- Drawing No 025 Amd No A, dated 11.11.13 (new Architectural site context plan)
- Drawing No 1820 LP-01 Revision G, dated 13/11/13 (updated Landscape site plan)
- Drawing No 1820 LP-02.1 Revision A, dated 13/11/13 (updated Landscape section & elevations)
- Drawing No 1820 LP-02.1 Revision A, dated 13/11/13 (updated Landscape section & elevations)

The intent of the above plans is to improve understanding of the development site location, the extent of the development proposal, as viewed in context of the

surrounding neighbourhood and from the vantage points of residential neighbours.

I note that in response to the JRPP's resolution of 4 September 2013 several of the architectural plans have recently been modified (ie Drawing No's 031, 101, 120, 121 and 130). Additionally 2 of the architectural plans (Drawing No's 030 and 100), which depict the basement layout, have not been modified for some time and were not effected by the proposed enclosure of the Goods Inwards area above. In the interests of providing a complete and consolidated list of architectural, landscape, and plan of subdivision, applicable to this development, the following table summarises the current plans:

Architectural Plans			
John R Brogan & Assoc.	Site Context	Proj 1218 Drg No 025	11.11.13 Amd No A
John R Brogan & Assoc.	Site Plan / Undercroft Parking Level	Proj 1218 Drg No 030	10.05.12 Amd No C
John R Brogan & Assoc.	Site Plan / Roof Plan	Proj 1218 Drg No 031	19.09.13 Amd No G
John R Brogan & Assoc.	Floor plan undercroft car park level	Proj 1218 Drg No 100	10.05.12 Amd No C
John R Brogan & Assoc.	Floor plan Warehouse Level	Proj 1218 Drg No 101	19.09.13 Amd No G
John R Brogan & Assoc.	Sections 1/2	Proj 1218 Drg No 120	19.09.13 Amd No F
John R Brogan & Assoc.	Sections 2/2	Proj 1218 Drg No 121	18.09.13 Amd No F
John R Brogan & Assoc.	Elevations	Proj 1218 Drg No 130	18.09.13 Amd No F
John R Brogan & Assoc.	Nursery Fence Detail	Proj 1218 Drg No 140	10.05.12 Amd No A
John R Brogan & Assoc.	Nursery Fence Detail	Proj 1218 Drg No 141	10.05.12 Amd No A
Subdivision Plans			
Landpartners	Proposed Subdivision of Lot A in DP 24380, Lot 1, 2 & 3 in DP 373787, Lot B in DP 323369, Lot A in DP 436195, & various lots in DP 22617 along Smith Street & Denison Street, Hillsdale	Plan No. 72445.003	26.10.12 Issue E
Landscape Plan			
John Lock & Associates	Landscape Plan	Drg No 1820 LP-01	13.11.13 Revision G
John Lock & Associates	Sections/Elevations-sheet 1	Drg No 1820 LP-02.1	13.11.13 Revision A
John Lock & Associates	Sections/Elevations-sheet 2	Drg No 1820 LP-02.1	13.11.13 Revision A

I have attached 4 copies of the above Architectural and Landscape Plans and Plan of Subdivision as consolidated "sets" for exhibition &/or determination purposes.

We trust these amended / new plans provide the Panel and the community a clearer view of the subject proposal.

Please contact me on 9846 7334 or 0413 098 609 if you wish to discuss any matter raised in this submission.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Drew', with a long horizontal flourish extending to the right.

Philip Drew
Development Approvals Manager
Bunnings Group Ltd