

# MINUTES OF THE SYDNEY EAST JOINT REGIONAL PLANNING PANEL MEETING HELD AT CHRISTIES CONFERENCE CENTRE THURSDAY 14 AUGUST 2014 AT 12.00PM

## PRESENT:

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

## IN ATTENDANCE

|                |                    |
|----------------|--------------------|
| Chris Mackey   | Botany Bay Council |
| Rodger Dowsett | Botany Bay Council |

## APOLOGY: NIL

1. The meeting commenced at 12.05pm.

## 2. Declarations of Interest -

Nil

## 3. Business Items

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

## 4. Public Submission -

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Anh Tran          | Addressed the panel <b>against</b> the item                           |
| Ross Salter       | Addressed the panel <b>against</b> the item                           |
| Steve Haigh       | Addressed the panel <b>against</b> the item                           |
| Nina Koutrouzas   | Addressed the panel <b>against</b> the item                           |
| Hywel Lewis-Jones | Addressed the panel <b>against</b> the item                           |
| Stephen Cooper    | Addressed the panel on behalf of council as their acoustic consultant |
| Philip Drew       | Addressed the panel on behalf of the applicant                        |
| Brian Clarke      | Addressed the panel on behalf of the applicant                        |

## 5. Business Item Recommendations

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

1. The Panel resolves unanimously to defer the determination of the application until the Final Report on the Quantitative Risk Assessment by Scott Lister is published. Provided that that

Report finds that the risk posed by the proposal on this site is within acceptable limits, and subject to Paragraph 2 below, the Panel is minded to approve the application. The Panel is aware that a Draft Report is to be published in the next few days for consultation with Botany Council and the community; however, the Panel believes that it can rely only on the findings of a Final Report rather than a Draft Report, which might be changed as a result of consultation.

2. As concerns the other aspects of the proposal, the Panel is in favour of approving the application subject to the following:
  - a. The acoustic roofing is to be extended to continue along the entire 5m high acoustic wall on the eastern boundary;
  - b. A condition is added requiring the dedication of the open space offered by the applicant;
  - c. A condition is added specifying the hours of operation;
  - d. A condition is added limiting the number of trucks to four per hour and the number of forklifts operating to four per hour, as indicated by the applicant in the application;
  - e. A condition is added to require that no goods are stored externally on the northern side of the building;
  - f. The two conditions agreed to by the two acoustic consultants in their joint report are added to the conditions;
  - g. The conditions be reviewed generally for consistency, clarity and avoidance of repetition;
  - h. A condition is added requiring that the forklifts use “broadband” alerts rather than traditional beeps.
  - i. The condition requiring traffic calming devices is expressed to require the installation of these devices before the Occupation Certificate.
3. Once the Final Report on the Quantitative Risk Assessment is published, the Panel requests a supplementary report from the council assessment officer as well as revised conditions. The Panel will then determine the application by electronic means unless it considers that another public meeting is required.

The meeting concluded at 2.05pm.

Endorsed by



John Roseth  
Chair, Sydney East  
Joint Regional Planning Panel  
14 August 2014