

## JOINT REGIONAL PLANNING PANEL (Sydney West)

JRPP No	2013SYW102
DA Number	DA 2013/450/1
Local Government Area	Holroyd
Proposed Development	Demolition of existing structures; consolidation of 6 lots into 1 lot; construction of a 9 storey mixed commercial/residential development over 2 levels of basement parking and a 2 storey commercial building, accommodating (8) commercial suites with a total gross leaseable floor area of 2229sqm, 146 dwellings, 246 parking spaces and strata subdivision into 154 lots.
Street Address	Lot 8 Sec 1 DP 752, Lot 1A DP 315369, Lot 2A DP 315369, Lot 3A DP 315369, Lot 42 DP 1005784 and Lot 41 DP 1005784 1 Addlestone Road, 272 Merrylands Road, 274 Merrylands Road, 276 Merrylands Road, 280 Merrylands Road and 282-284 Merrylands Road, Merrylands
Applicant/Owner	NR Complex Pty Ltd
Number of Submissions	3
Regional Development Criteria (Schedule 4A of the Act)	Exceeds \$20m CIV
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> <li>• List all of the relevant environmental planning instruments: s79C(1)(a)(i)</li> <li>• List any proposed instrument that is or has been the subject of public consultation under the Act and that has been notified to the consent authority: s79C(1)(a)(ii)</li> <li>• List any relevant development control plan: s79C(1)(a)(iii)</li> <li>• List any relevant planning agreement that has been entered into under section 93F, or any draft planning agreement that a developer has offered to enter into under section 93F: s79C(1)(a)(iv)</li> <li>• List any coastal zone management plan: s79C(1)(a)(v)</li> <li>• List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288</li> </ul>
List all documents submitted with this report for the panel's consideration	AT-A Site Locality Plan AT-B Architectural Plans AT-C Statement of Environmental Effects (incl. Annexure 1: Clause 4.6 Variation) AT-D Design Verification Statement AT-E Traffic Report AT-F Acoustic Report

	AT-G Submissions AT-H Draft Conditions of Consent
Recommendation	Approval – Deferred Commencement
Report by	Mark Stephenson

**Assessment Report and Recommendation Cover Sheet**

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