

JOINT REGIONAL PLANNING PANEL (East)

JRPP No	2015SYE057
DA Number	201500168
Local Government Area	Marrickville
Proposed Development	To demolish existing improvements and Torrens title subdivision of the site into 2 allotments and construct and fit out a 13,350sqm Masters Home Improvement store including vehicle access, loading, car parking and landscaping on Lot 1 and construct 10 industrial units varying from 348sqm to 635sqm including vehicle access, loading, car parking and landscaping on Lot 2.
Street Address	74 Edinburgh Road, Marrickville
Applicant/Owner	Hydrox Nominees
Number of Submissions	13 submissions
Regional Development Criteria (Schedule 4A of the Act)	<p>The development has an approximate capital investment value of \$32,703,000.</p> <p>Clause 3 in Schedule 4A of the Environmental Planning & Assessment Act 1979 (EP&A Act 1979) provides that general development with a capital investment value of more than \$20 million must be determined by the relevant Joint Regional Planning Panel, pursuant to the provisions of Section 23G (4) and Clause 21 of State Environmental Planning Policy (State and Regional Development) 2011.</p>
List of All Relevant s79C(1)(a) Matters	<p>The following State and Local government legislative framework applies to the development:</p> <ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy (Infrastructure) 2007 • State Environmental Planning Policy 64 (Advertising and Signage) • Marrickville Local Environmental Plan 2011; • Marrickville Development Control Plan 2011; and • Marrickville Section 94/94A Contributions Plan 2014.
List all documents submitted with this report for the panel's consideration	<p>Architectural Plans Landscape Plans Subdivision Plans Statement of Environmental Effects Acoustic Assessment Arboricultural Impact Assessment Detailed Site Investigation (Contamination) Hazardous Materials Survey Report Access Report</p>

	Traffic and Transport Report Flood Impact Study Energy Efficiency Report Acid Sulphate Soils Assessment and Management Plan BCA report Waste Management Plan
Recommendation	Deferred commencement approval
Report by	Ruba Osman
Report date	1 October 2015