

**JOINT REGIONAL PLANNING PANEL
(Sydney West)**

JRPP No	2015SYW172
DA Number	DA 2013/450/2
Local Government Area	Holroyd
Proposed Development	S.96(2) modification seeking alterations and additions to an approved mixed use development comprising the reduction of 186sqm in commercial floor area, an increase of 6 residential units and an increase of 5 car parking spaces
Street Address	1 Addlestone Road & 272-284 Merrylands Road, Merrylands
Applicant/Owner	NR Complex Pty Ltd
Number of Submissions	One (1) submission
Regional Development Criteria (Schedule 4A of the Act)	Capital Investment Value (CIV) exceeds \$20 million
List of All Relevant s79C(1)(a) Matters	- List any relevant regulations: s79C(1)(a)(iv) eg. Regs 92, 93, 94, 94A, 288 - State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) - State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 (SEPP BASIX) - State Environmental Planning Policy 65 Design Quality of Residential Flat Development (SEPP 65) - State Environmental Planning Policy (Infrastructure) 2007 (SEPP Infrastructure) - Holroyd Local Environmental Plan 2013 (HLEP 2013) - Holroyd Development Control Plan 2013 (HDCP 2013) - Section 92 of the EP&A Regulation
List all documents submitted with this report for the panel's	- Assessment Report - Locality Plan - Architectural Plans

consideration	• Statement of Environmental Effects • Copies of Submissions received • Draft Conditions of Consent
Recommendation	Approval
Report by	Mark Stephenson, Senior Development Planner
Report date	December 2015