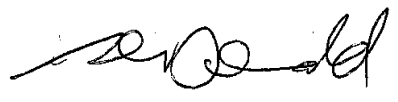


SYDNEY WEST JOINT REGIONAL PLANNING PANEL

Meeting held at Holroyd Council on Thursday 17 December 2015 at 6.00 pm		
Panel Members: Mary-Lynne Taylor (Chair), Stuart McDonald, Bruce McDonald, John Perry and Allan Ezzy		
Apologies: None		
Declarations of Interest: None		
Determination and Statement of Reasons		
2015SYW172 – Holroyd City Council, DA2013/450/2 , S96(2) modification seeking alternations 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, 1 Addlestone Road & 272-284 Merrylands Road, Merrylands.		
Date of determination: 17 December 2015		
Decision: The panel determined to approve the development application as described in Schedule 1 pursuant to section 80 of the <i>Environmental Planning and Assessment Act 1979</i> .		
Panel consideration: The panel considered: the matters listed at item 6, the material listed at item 7 and the matters observed at site inspections listed at item 8 in Schedule 1.		
Reasons for the panel decision: 1. The Panel is satisfied that the development to which consent as modified relates is substantially the same development as the development for which consent was originally granted. 2. The proposed development continues to adequately satisfy the relevant State Environmental Planning Policies including SEPP 65 - Design Quality of Residential Flat Development and associated Residential Flat Design Code, SEPP (Infrastructure) 2007 and SEPP 55 Remediation of Land. 3. The proposal adequately satisfies the provisions and objectives of Holroyd LEP 2013 and Holroyd DCP 2013. 4. The proposed development amendments will have no more significant adverse impacts on the natural or built environments including the amenity of nearby established dwellings or the performance of the local road network than would the development for which consent was originally granted. 5. In consideration of the above conclusions 1-4 above the Panel considers the proposed development is a suitable use of the site and approval of the proposal is in the public interest.		
Condition: Consent to the development application is granted subject to conditions specified in the Council Town Planning Report.		
Panel members:		
 Mary-Lynne Taylor (Chair)	 Stuart McDonald	 Bruce McDonald
 John Perry	 Allan Ezzy	

SYDNEY WEST JOINT REGIONAL PLANNING PANEL

SCHEDULE 1

1	JRPP Reference – 2015SYW172, LGA – Holroyd City Council, DA/2013/450/2
2	Proposed development: S96(2) modification seeking alternations 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.
3	Street address: 1 Addlestone Road & 272-284 Merrylands Road, Merrylands.
4	Applicant/Owner: NR Complex Pty Ltd
5	Type of Regional development: S96(2) modification seeking alterations and additions to an approved mixed use development.
6	Relevant mandatory considerations • Environmental planning instruments: ○ State Environmental Planning Policy (Building Sustainability Index: BASIX) 2004 ○ State Environmental Planning Policy No. 55 – Remediation of Land ○ State Environmental Planning Policy 65 – Design Quality of Residential Flat Development ○ State Environmental Planning Policy (Infrastructure) 2007 ○ Holroyd Local Environmental Plan 2013 • Draft environmental planning instruments: Nil • Development control plans: ○ Holroyd Development Control Plan 2013 • Planning agreements: Nil • Regulations: ○ Environmental Planning and Assessment Regulation 2000 • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality. • The suitability of the site for the development. • Any submissions made in accordance with the EPA Act or EPA Regulation. • The public interest.
7	Material considered by the panel: Council assessment report with recommended conditions, locality plan, architectural plans, statement of environmental effects and written submissions. Verbal submissions at the panel meeting: Nil
8	Meetings and site inspections by the panel: 17 December 2015 –Final Briefing Meeting.
9	Council recommendation: Approval
10	Conditions: Attached to council assessment report