

JOINT REGIONAL PLANNING PANEL (Sydney West Central)

JRPP No	JRPP No. 2017SWC069
DA Number	2017/203
Local Government Area	Cumberland Council
Proposed Development	Demolition of existing structures, consolidation of 8 lots into 1 lot and construction of a 4 storey residential flat building comprising 78 units under Affordable Rental Housing SEPP 2009 above basement parking accommodating 68 car parking spaces
Street Address	11-19 Centenary Road, Merrylands
Applicant/Owner	Amelie Housing C/- Hawes & Swan Planning
Number of Submissions	One (1) submission1 received
Regional Development Criteria (Schedule 4A of the Act)	The proposal has a capital investment value of more than \$20M and the consent authority is the Joint Regional Planning Panel.
List of All Relevant s79C(1)(a) Matters	<ul style="list-style-type: none"> • State Environmental Planning Policy No. 55 – Remediation of Land • State Environmental Planning Policy No. 65 – Design Quality of Residential Apartment Development • State Environmental Planning Policy (BASIX) 2004 • State Environmental Planning Policy (State and Regional Development) 2011 • 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 consideration	AT-1 Development Application Plans AT-2 Applicant's clause 4.6 request for variation AT-3 Assessment of compliance with Affordable Rental Housing SEPP AT-4 Assessment of compliance with SEPP 65 Apartment Design Guide AT-5 Assessment of compliance with Holroyd LEP 2013 AT-6 Assessment of compliance with Holroyd DCP 2013 AT-7 Public Submissions AT-8 Proposed Conditions of Consent
Recommendation	That the Development Application be approved subject to conditions as outlined in Attachment "8" of this report.
Report by	Paul Anzellotti, Senior Development Planner Cumberland Council

Assessment Report and Recommendation Cover Sheet
