

## COUNCIL ASSESSMENT REPORT

<b>Panel Reference</b>	2017SWC144.
<b>DA Number</b>	503/2017.
<b>LGA</b>	Cumberland Council.
<b>Proposed Development</b>	Demolition of the existing structures, tree removal and construction of a ten storey mixed use development comprising one ground floor commercial tenancy and 149 residential units over four levels of basement car parking.
<b>Street Address</b>	Lot 7 to 12 in DP 846 being:-  2 Mark Street. 1A Marsden Street. 1 and 3 Marsden Street.
<b>Applicant/Owner</b>	Applicant - Zhinar Architects. Owner - Marque Eight Pty Ltd.
<b>Date of DA lodgement</b>	29 November 2017.
<b>Number of Submissions</b>	Nil.
<b>Recommendation</b>	Deferred Commencement Consent subject to conditions.
<b>Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011</b>	General Development that has a capital investment value of more than \$30 million.
<b>List of all relevant s4.15(1)(a) matters</b>	<p>1 - State Environmental Planning Policy 55 "Remediation of Land".</p> <p>2 - State Environmental Planning Policy 65 - Design Quality of Residential Apartment Development and associated Apartment Design Guide.</p> <p>3 - State Environmental Planning Policy "(Building Sustainability Index: BASIX) 2004.</p> <p>4 - State Environmental Planning Policy (State and Regional Development) 2011</p> <p>5 - State Environmental Planning Policy (Infrastructure) 2007.</p> <p>6 - Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005.</p> <p>7 - Auburn Local Environmental Plan 2010.</p> <p>8 - Auburn Development Control Plan 2010:-</p> <ul style="list-style-type: none"> <li>• Local Centres.</li> <li>• Residential Flat Buildings.</li> <li>• Parking and Loading.</li> <li>• Stormwater Drainage.</li> <li>• Waste.</li> <li>• Access and Mobility.</li> </ul>
<b>List all documents submitted with this report for the Panel's consideration</b>	<ul style="list-style-type: none"> <li>• Architectural plans.</li> <li>• clause 4.6 variation for the height of the building.</li> </ul>
<b>Report prepared by</b>	Nicole Lennon of Planik.
<b>Report date</b>	Thursday 31 May 2018.

**Summary of s4.15 matters**

Have all recommendations in relation to relevant s4.15 matters been summarised in the Executive Summary of the assessment report? **Yes**

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**Legislative clauses requiring consent authority satisfaction**

Have relevant clauses in all applicable environmental planning instruments where the consent authority must be satisfied about a particular matter been listed, and relevant recommendations summarized, in the Executive Summary of the assessment report?  
*e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP* **Yes**

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**Clause 4.6 Exceptions to development standards**

If a written request for a contravention to a development standard (clause 4.6 of the LEP) has been received, has it been attached to the assessment report? **Yes**

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**Special Infrastructure Contributions**

Does the DA require Special Infrastructure Contributions conditions (S7.24)? **Not**  
*Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions* **Applicable**

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**Conditions**

Have draft conditions been provided to the applicant for comment? **Yes**  
*Note: in order to reduce delays in determinations, the Panel prefer that draft conditions, notwithstanding Council's recommendation, be provided to the applicant to enable any comments to be considered as part of the assessment report*