

## Assessment Report and Recommendation

### SUMMARY

<b>Applicant</b>	Zhinar Architects.
<b>Owner</b>	Marque Eight Pty Ltd.
<b>Application No.</b>	DA-503/2017.
<b>Description of Land</b>	Lots 7-12 Section 2 DP 846, 2 Mark Street & 1A, 1 and 3 Marsden Street, Lidcombe.
<b>Proposed Development</b>	Demolition of existing structures, tree removal and construction of a ten storey mixed use development comprising a ground floor commercial tenancy and 153 residential units over four levels of basement car parking.
<b>Site Area</b>	2,441 Square metres.
<b>Zoning</b>	Zone B4 - Mixed Use.
<b>Disclosure of political donations and gifts</b>	Nil disclosure.
<b>Issues</b>	<ul style="list-style-type: none"> <li>- Height of the building.</li> <li>- Overshadowing to existing and recently approved buildings to the south on Marsden Street .</li> <li>- Non-compliances with SEPP 65 and Auburn DCP 2010.</li> <li>- Isolated lot to the immediate east.</li> </ul>

Further to the report for the SCCPP application No. 2017SWC144 for 2 Mark Street & 1A, 1 and 3 Marsden Street, Lidcombe, and the subsequent Panel meeting held on 30 August 2018. The SCCPP deferred the matter for the following reasons:

1. *Verification was required by an independent architect to verify that:*
  - *the submitted shadow studies were accurate, and*
  - *the example scheme given for 4 -14 Marsden Street generally ADG compliant, and*
  - *the impact on the proposed scheme requiring reduction of 42 apartments was generally valid, or a practical alternative design is possible with less reduction of floor space, and*
  - *the over height component and general form of the building will not cause notable further solar impacts.*

*When this information has been received and assessed, the Panel will consider whether another public determination meeting is necessary.*

Council has subsequently engaged a registered architect (Johannsen + Associates) to review the proposal and the following is provided including attachments.

1. To undertake a basic assessment of shadow analysis prepared by the applicant in the attached plans. Specifically, to verify that the modelled shadow projections over the previously approved RFB building at 4-14 Mark Street, the existing small scale RFB at 10-14 Marsden Street and the concept redeveloped RFB at 10-14 Marsden Street, Lidcombe are generally accurate,

As per the analysis below the modelling appears to be accurate based on our comparative shadow analysis with the ArchiCAD files provided. While this is only for 9am, 12 noon and 3pm, the shadows cast are within the required degree of accuracy needed to confirm validity of the tables and diagrams submitted with the DA to establish ADG compliance for the proposal. More detailed graphic analysis can be provided if necessary.

2. To verify that the submitted concept scheme for the redevelopment at 10-14 Marsden Street, Lidcombe is generally ADG compliant in terms of an approvable concept massing plan,

The concept envelope for 10-14 Marsden St does seem somewhat simplistic in terms of ADG compliance. The form and orientation of a building like this could be improved with some more design resolution, providing better solar access, articulation, unit layouts and provision for cross ventilation. There should also be allowance for the typical floor lobbies to have natural light and ventilation, and a slot in the street elevation could do that while creating some relief in that façade as well. If necessary a more ADG compliant approach could be provided to address these concerns, and with possibly an L shape that allows more east facing units .

3. To verify that approximately 42 residential units would need to be removed from the currently proposed building design in order to achieve no solar impact on the southern properties being the approved RFB building at 4-14 Mark Street, the existing small scale RFB at 10-14 Marsden Street and the concept redeveloped RFB at 10-14 Marsden Street, Lidcombe and that no practical design alternative would be available noting the height and floor space controls applying to the site.

From a comparative analysis of the solar diagrams and the floor plans, it does not appear that 42 units would need removal. With some replanning this number could be reduced to around 32 by stepping the envelope down towards Marsden St. and enable degrees of better solar access to both existing and projected built form on the south side opposite. Sketches attached show how this approach could be varied to achieve alternative options with less yield reduction, but would involve replanning and trimming of unit sizes.

It is noted in the ADG 3B-2 that for existing residential buildings that do not achieve the 70% target for units with 2 hrs of solar access, new development must not further diminish that solar access by more than 20%. Based on the analysis provided it would appear that the DA proposed does not result in that occurrence, with the impact being 14.3% less for 10-14 Marsden St. This could improve if more units faced east as suggested above.

4. To verify that the over height component of the proposed building does not cause any notable further solar impacts compared with a height compliant scheme.

The additional height (above the height limit) of roof terrace elements on the western part of the proposed building will not add any further to impacts of overshadowing on buildings, either existing or in future, on the south side Marsden St.

Council provided its independent planning assessment report on the DA for the consideration of the Panel on 14 June 2018. It also provided an amended report to the SCCPP on 30 August 2018 regarding the issues raised at the meeting of 14 June 2018. The recommendations are unchanged. The Panel is requested to determine the application based on these reports and the above comments from Johannsen + Associates.