



# Mixed Use Development at 1-3 Marsden Street & 2 Mark Street, Lidcombe – PPSSCC362 – DA2022/0253

Applicant – Marque Eight Pty Ltd  
Architect – Urbanlink  
Town Planner – The Planning Hub



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# Site Location and Context

- The development site is located on the eastern side of Mark Street, Lidcombe; the western side of the lot forms the Mark Street and Marsden Street intersection. The site is located within the Lidcombe Town Centre is zoned B4 Mixed Use under the provisions of the Cumberland Local Environmental Plan 2021.
- The site comprises 6 separate residential properties commonly known as 1A, 1 and 3 Marsden Street & 2 Mark Street, Lidcombe and are legally described as Lots 7, 8, 9, 10, 11 and 12, Section 2 DP 846. The site is generally rectangular in shape and has a total area of 2,441m<sup>2</sup>.

# Site Location and Context

- DA2017/503 was approved on 29 November 2017 for the demolition of existing structures, tree removal and construction of a ten-storey mixed use development comprising three ground floor commercial tenancies and 149 apartments units over four levels of basement car parking on the subject site.
- The Cumberland Local Environmental Plan (LEP) 2021 came into force in November 2021. The Cumberland LEP amended the controls for the Lidcombe Town Centre resulting in an increase in the maximum building height control for the subject site from 32m to 45m.
- The subject development application seeks to provide a development that is reflective of the new controls of the Cumberland Local Environmental Plan (LEP) 2021 and provide a development that achieves the intent of the new controls and the desired future character of the Lidcombe Town Centre.



# Site Location and Context



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# Proposed Development

The subject application proposes the demolition of existing structures, construction of a 14-storey mixed-use development comprising commercial units, co-living housing and residential apartments, basement car parking and associated works. Specifically, the development will comprise the following components:

- Provision of a three-level basement car parking comprising 162 car spaces;
- Ground floor level will comprise of three (3) commercial tenancies, two fronting Marsden Street and one fronting Mark Street and two office premises;
- Floors one to three comprise 84 co-living housing rooms, common room and associated communal open space area and common break out areas;
- Floors four to eleven will comprise 100 residential units; and
- Provision of communal open space on the ground floor, Level 1 and level 4.



# Proposed Development



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# Proposed Development



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# Project Context and Objectives

The vision for the site is to deliver a mixed-use development that provides housing choice and affordability for the existing and planned future community and additional commercial floorspace within the Lidcombe Town Centre.

The key aims of the project can be summarised as follows:

- Provision of a mixed-use development consistent with the objectives of the State Environmental Planning Policy No.65 – Design Quality of Residential Flat Development and State Environmental Planning Policy (Housing) 2021.
- Ensure that a high level of residential amenity and diversity in housing form is allowed for and achieved within the site.
- Provision of communal open space within the site to encourage the creation of a connected community.
- To provide a development that is consistent with the bulk, scale and design of development envisaged within the Lidcombe Town Centre.

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# Specialist Reports and Investigations

The proposed development is supported by the following specialist reports and investigations that demonstrate the suitability of the site and compatibility of the development with the vision for the Lidcombe Town Centre:

- Design Verification Statement
- Landscape Plans
- Stormwater Plans
- Traffic Report
- Acoustic Report
- Waste Management Plan
- Geotech Report
- Wind Impact Report
- Arborist Report
- Access Report
- Preliminary Site Investigation
- Legal Advice on the application of the Housing SEPP

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# Questions

