

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-362
DA Number	DA2022/0253
LGA	Cumberland City Council
Proposed Development	Demolition of existing structures and construction of a 14-storey mixed use development comprising four (4) commercial tenancies on the ground floor level, 83 co-living housing rooms, 100 residential units and three (3) levels of basement car parking pursuant to State Environmental Planning Policy (Housing) 2021,
Street Address	1A, 1 & 3 Marsden Street, Lidcombe and 2 Mark Street, Lidcombe.
Applicant/Owner	Marque Eight Pty Ltd
Date of DA lodgement	24 May 2022
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> • Four. • Four.
Recommendation	Approval, Deferred Commencement
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	Schedule 7 (Subclause 2) - Development that has a capital investment value of more than \$30 million.
List of all relevant s4.15(1)(a) matters	State Environmental Planning Policy (Planning Systems) 2021. Schedule 6 - Clause 2. State Environmental Planning Policy (Biodiversity and Conservation) 2021. Chapter 2 Vegetation in Non Rural Areas. Chapter 10 Sydney Harbour Catchment. State Environmental Planning Policy (Housing) 2021. Chapter 3 Diverse Housing, Part 3 Co-Living Housing State Environmental Planning Policy (Resilience and Hazards) 2021. Chapter 4 Remediation of Land. State Environmental Planning Policy (Transport and Infrastructure) 2021. Chapter 2 Infrastructure. Cumberland Local Environmental Plan 2021. Cumberland Development Control Plan 2021.
List all documents submitted with this report for the Panel's consideration	Planning officer's assessment report. Attachment 1 - Draft Notice of Determination. Attachment 2 - Architectural Plans. Attachment 3 - Stormwater/Engineering Plans. Attachment 4 - Redacted Submissions Received. Attachment 5 - SEPP 65 & ADG Assessment. Attachment 6 - SEPP Housing Assessment. Attachment 7 - Cumberland LEP Assessment. Attachment 8 - Cumberland DCP Assessment. Attachment 9 - Cumberland Design Excellence Panel Meeting Minutes. Attachment 10 - Applicant's Design Excellence Panel Response. Attachment 11 - Applicant's waste management plan.
Clause 4.6 requests	No Clause 4.6 request required.
Summary of key submissions	Accuracy of shadow diagrams. Overshadowing. The plans show a Marsden Lane which is currently David Place. Traffic in David Place. What is the purpose of the co-living spaces? Visual privacy. Acoustic privacy. External lighting and light pollution. Demolition noise. Views from balcony of neighbouring development. Compatibility with area. Impact on prices for existing residents. Construction safety and damage caused by vibration.
Report prepared by	PLANZONE
Report date	21 October 2022

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

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?

Yes

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?

Not applicable

Special Infrastructure Contributions

Does the DA require Special Infrastructure Contributions conditions (S7.24)?

Note: Certain DAs in the Western Sydney Growth Areas Special Contributions Area may require specific Special Infrastructure Contributions (SIC) conditions

No

Conditions

Have draft conditions been provided to the applicant for comment?

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

Yes