

DATE OF DETERMINATION	16 November 2022
DATE OF PANEL DECISION	11 November 2022
DATE OF PANEL MEETING	10 November 2022
PANEL MEMBERS	Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Glenn Elmore, Ola Hamad
APOLOGIES	None
DECLARATIONS OF INTEREST	None

Papers circulated electronically on 2 November 2022.

MATTER DETERMINED

PPSSCC-362 – Cumberland – DA2022/0253 – 1A Marsden Street, Lidcombe

Demolition of existing structures and construction of a mixed-use development comprising of three (3) commercial tenancies, 84 co-living housing rooms, 100 residential units and three (3) levels of basement car parking pursuant to State Environmental Planning Policy (Housing) 2021.

PANEL CONSIDERATION AND DECISION

The panel considered: the matters listed at item 6, the material listed at item 7 and the material presented at meetings and briefings listed at item 8 in Schedule 1.

Development application

The panel determined to approve the development application pursuant to section 4.16 of the *Environmental Planning and Assessment Act 1979*.

The decision was unanimous.

REASONS FOR THE DECISION

The panel determined to approve the application for the reasons outlined in the council assessment report.

CONDITIONS

The development application was approved subject to the conditions in the council assessment report.

CONSIDERATION OF COMMUNITY VIEWS

In coming to its decision, the panel considered written submissions made during the public exhibition. The panel notes issues of concern from the 4 submissions including overshadowing, overlooking and traffic in the rear laneway.

- The panel considers that the assessment report and conditions have addressed the community concerns.

PANEL MEMBERS



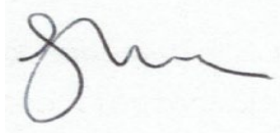
Abigail Goldberg (Chair)



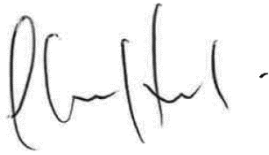
David Ryan



Roberta Ryan



Glenn Elmore



Ola Hamed

SCHEDULE 1		
1	PANEL REF – LGA – DA NO.	PPSSCC-362 – Cumberland – DA2022/0253
2	PROPOSED DEVELOPMENT	Demolition of existing structures and construction of a mixed use development comprising of three (3) commercial tenancies, 84 co-living housing rooms, 100 residential units and three (3) levels of basement car parking pursuant to State Environmental Planning Policy (Housing) 2021
3	STREET ADDRESS	1A Marsden Street, Lidcombe
4	APPLICANT/OWNER	Applicant: The Planning Hub Owner: Marque Eight Pty Limited
5	TYPE OF REGIONAL DEVELOPMENT	General development over \$30 million
6	RELEVANT MANDATORY CONSIDERATIONS	<ul style="list-style-type: none"> • Environmental planning instruments: <ul style="list-style-type: none"> ○ State Environmental Planning Policy (Planning Systems) 2021. ○ State Environmental Planning Policy (Biodiversity and Conservation) 2021. ○ State Environmental Planning Policy (Housing) 2021. ○ State Environmental Planning Policy (Resilience and Hazards) 2021. ○ State Environmental Planning Policy (Transport and Infrastructure) 2021. ○ Cumberland Local Environmental Plan 2021. • Draft environmental planning instruments: Nil • Development control plans: <ul style="list-style-type: none"> ○ Cumberland Development Control Plan 2021 • Planning agreements: Nil • Provisions of the Environmental Planning and Assessment Regulation 2000: Nil • Coastal zone management plan: Nil • The likely impacts of the development, including environmental impacts on the natural and built environment and social and economic impacts in the locality • The suitability of the site for the development • Any submissions made in accordance with the <i>Environmental Planning and Assessment Act 1979</i> or regulations • The public interest, including the principles of ecologically sustainable development
7	MATERIAL CONSIDERED BY THE PANEL	<ul style="list-style-type: none"> • Council assessment report: 21 October 2022 • Written submissions during public exhibition: 4 • Total number of unique submissions received by way of objection: 4
8	MEETINGS, BRIEFINGS AND SITE INSPECTIONS BY THE PANEL	<ul style="list-style-type: none"> • Kick Off Briefing: 7 July 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair) ○ <u>Council assessment staff</u>: Jai Shanker, Michael Lawani, Harley Pearman, Esra Calim ○ <u>Council's planning consultant</u>: Ali Hammoud • Final briefing to discuss council's recommendation: 10 November 2022 <ul style="list-style-type: none"> ○ <u>Panel members</u>: Abigail Goldberg (Chair), David Ryan, Roberta Ryan, Ola Hamad, Glenn Elmore ○ <u>Council assessment staff</u>: Jai Shanker, Michael Lawani, Harley Pearman, Esra Calim ○ <u>Council's planning consultant</u>: Ali Hammoud
9	COUNCIL RECOMMENDATION	Approval
10	DRAFT CONDITIONS	Attached to the council assessment report