

COUNCIL ASSESSMENT REPORT

Panel Reference	PPSSCC-679
DA Number	DA2025/0095
LGA	Cumberland City Council
Proposed Development	Demolition of existing structures and construction of a mixed-use development comprising of 6 commercial tenancies, 101 co-living rooms and 305 boarding rooms and 3 levels of basement car parking pursuant to State Environmental Planning Policy (Housing) 2021
Street Address	2 Mark Street, 1A, 1 and 3 Marsden Street LIDCOMBE
Applicant/Owner	Marque Eight Pty Ltd C/- The Planning Hub / Marque Eight Pty Ltd
Date of DA lodgement	9 April 2025
Total number of Submissions Number of Unique Objections	<ul style="list-style-type: none"> • 10 • 9
Recommendation	Approval
Regional Development Criteria (Schedule 7 of the SEPP (State and Regional Development) 2011	The application is referred to the Panel as the development is identified as being Regionally Significant Development with a capital investment value of greater than \$30 million
List of all relevant s4.15(1)(a) matters	<ul style="list-style-type: none"> • State Environmental Planning Policy (Planning System) 2021; • State Environmental Planning Policy (Resilience and Hazards) 2021; • State Environmental Planning Policy (Housing) 2021; • State Environmental Planning Policy (Transport and Infrastructure) 2021; • State Environmental Planning Policy (Biodiversity and Conservation) 2021; • State Environmental Planning Policy (Sustainable Buildings) 2022; • Cumberland Local Environmental Plan 2021; and • Cumberland Development Control Plan 2021.
List all documents submitted with this report for the Panel's consideration	<p>Draft Notice of Determination Architectural Plans Landscape Plans Submissions Redacted Clause 4.6 Variation Request – Height of Building Clause 4.6 Variation Request – Communal open space – Boarding house Clause 4.6 Variation Request – Communal open space – Co-living housing Appendix A State Environmental Planning Policies Appendix B Cumberland LEP 2021 Assessment Appendix C Cumberland DCP 2021 Assessment Design Excellence Panel minutes Response to Cumberland DEP minutes Plan of Management - Co-living Plan of Management - Boarding House</p>
Clause 4.6 requests	<ul style="list-style-type: none"> • Clause 4.3 of the Cumberland Local Environmental Plan 2021, Chapter 2, Part 2, Division 2, Section 24(2)(h)(i) of the State Environmental Planning Policy (Housing) 2021 and Chapter 3, Part 3, Section 68(2)(d)(i) of the State Environmental Planning Policy (Housing) 2021 • The development standard the clause 4.6 application relates height of Building and communal open space to the boarding house and co-living housing • E1 Local Centre
Summary of key submissions	<ul style="list-style-type: none"> • Traffic and parking concerns • Construction distraction • Loss of privacy and sunlight • Local Infrastructure no ready • Overdevelopment • Excessive height • Poorly communicated and deadline to oppose application
Report prepared by	Haroula Michael - Executive Planner
Report date	24 November 2025

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

e.g. Clause 7 of SEPP 55 - Remediation of Land, Clause 4.6(4) of the relevant LEP

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

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

Not applicable

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