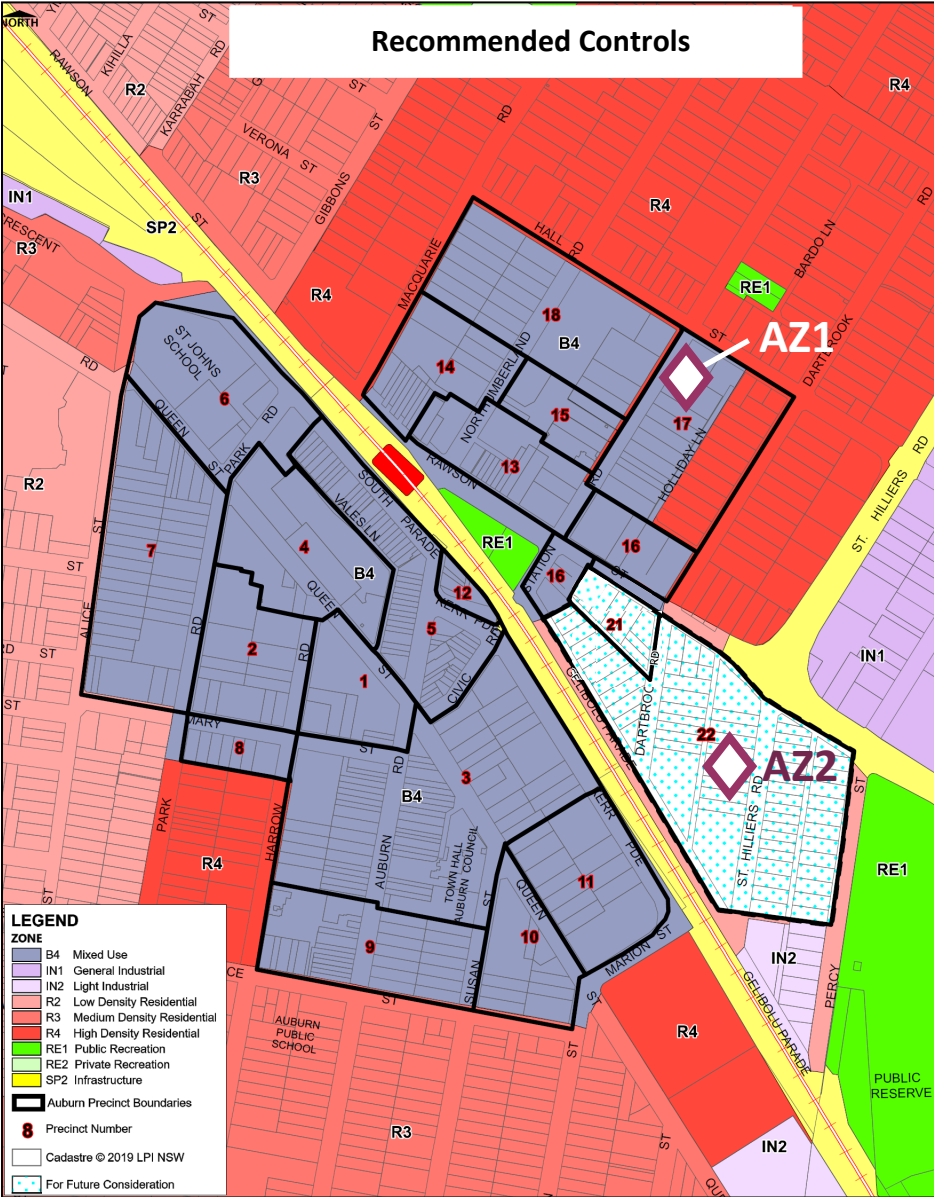
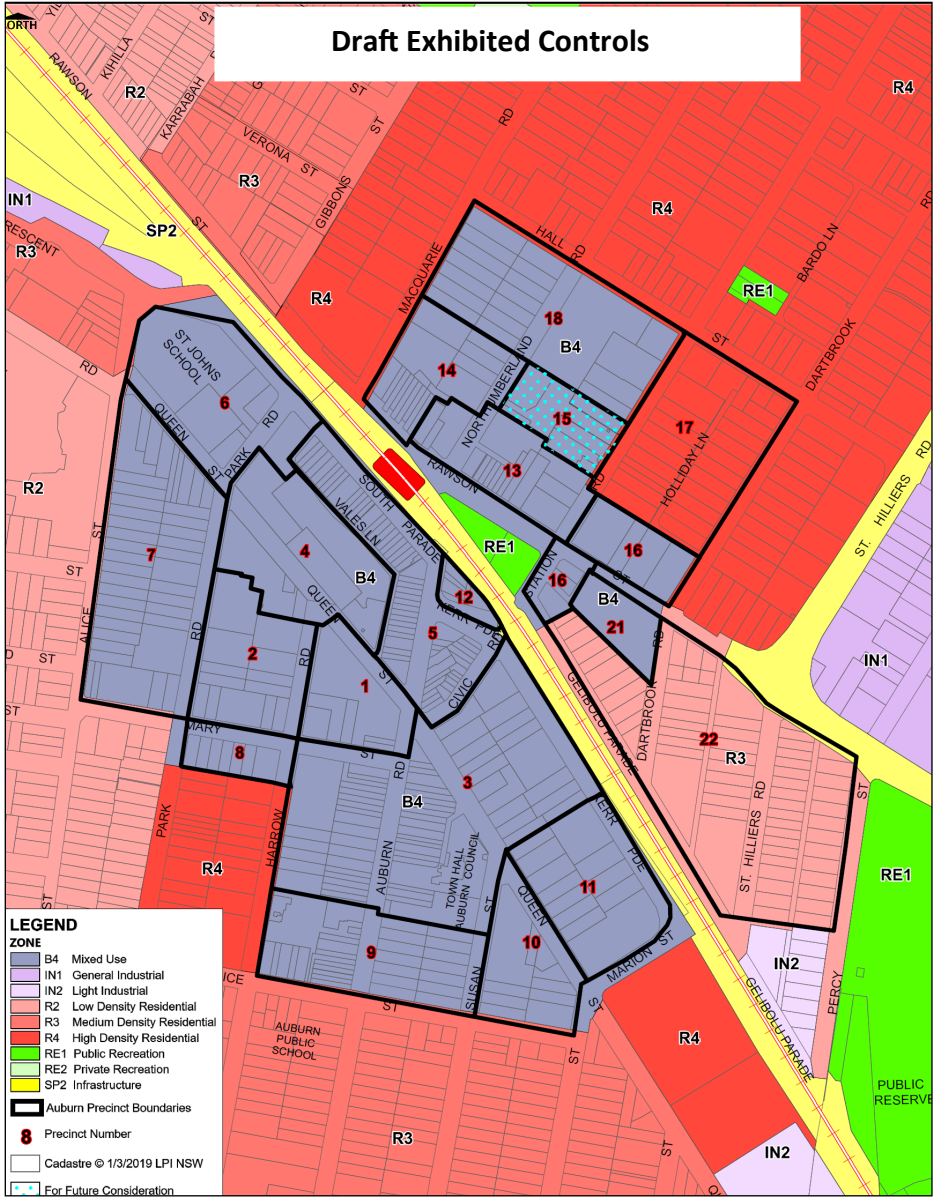
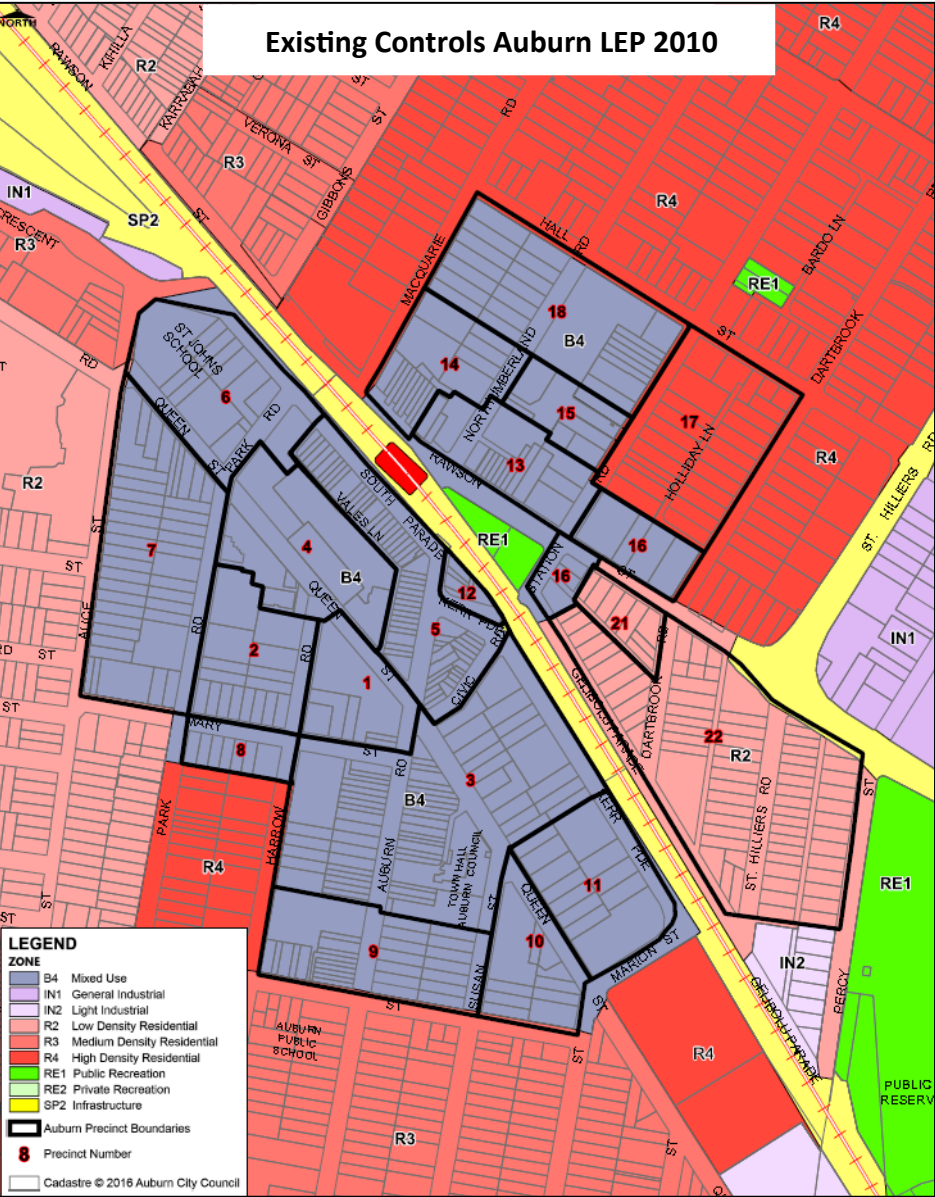
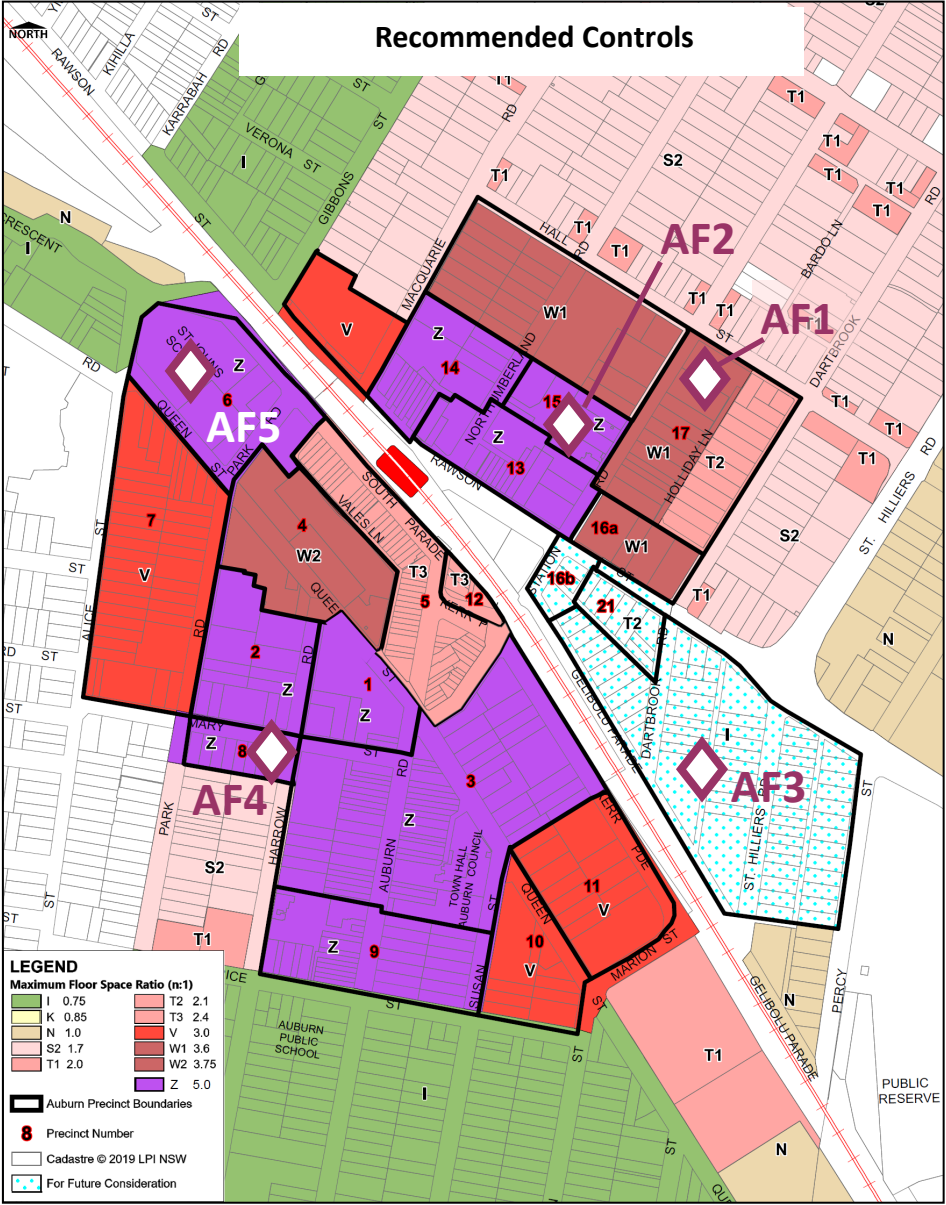
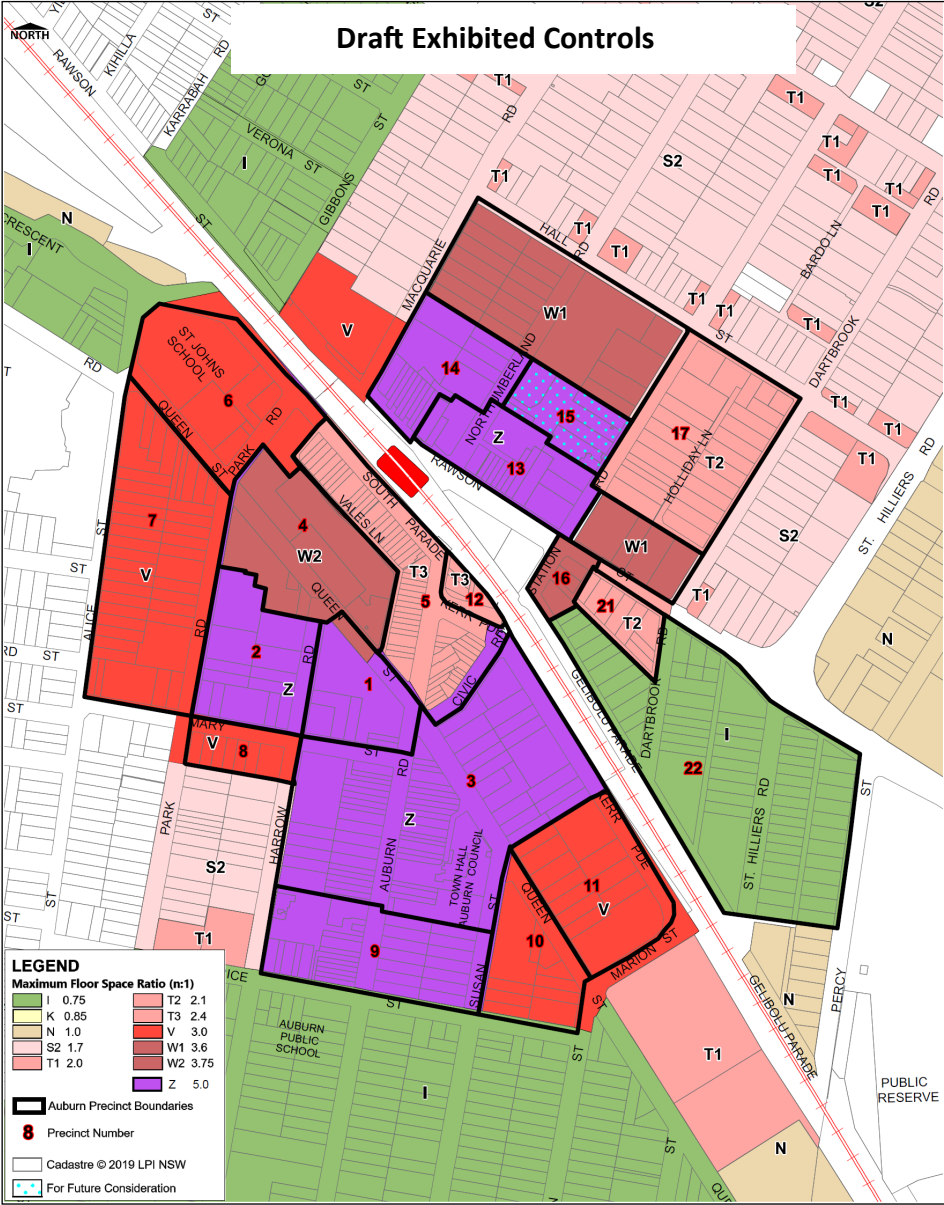
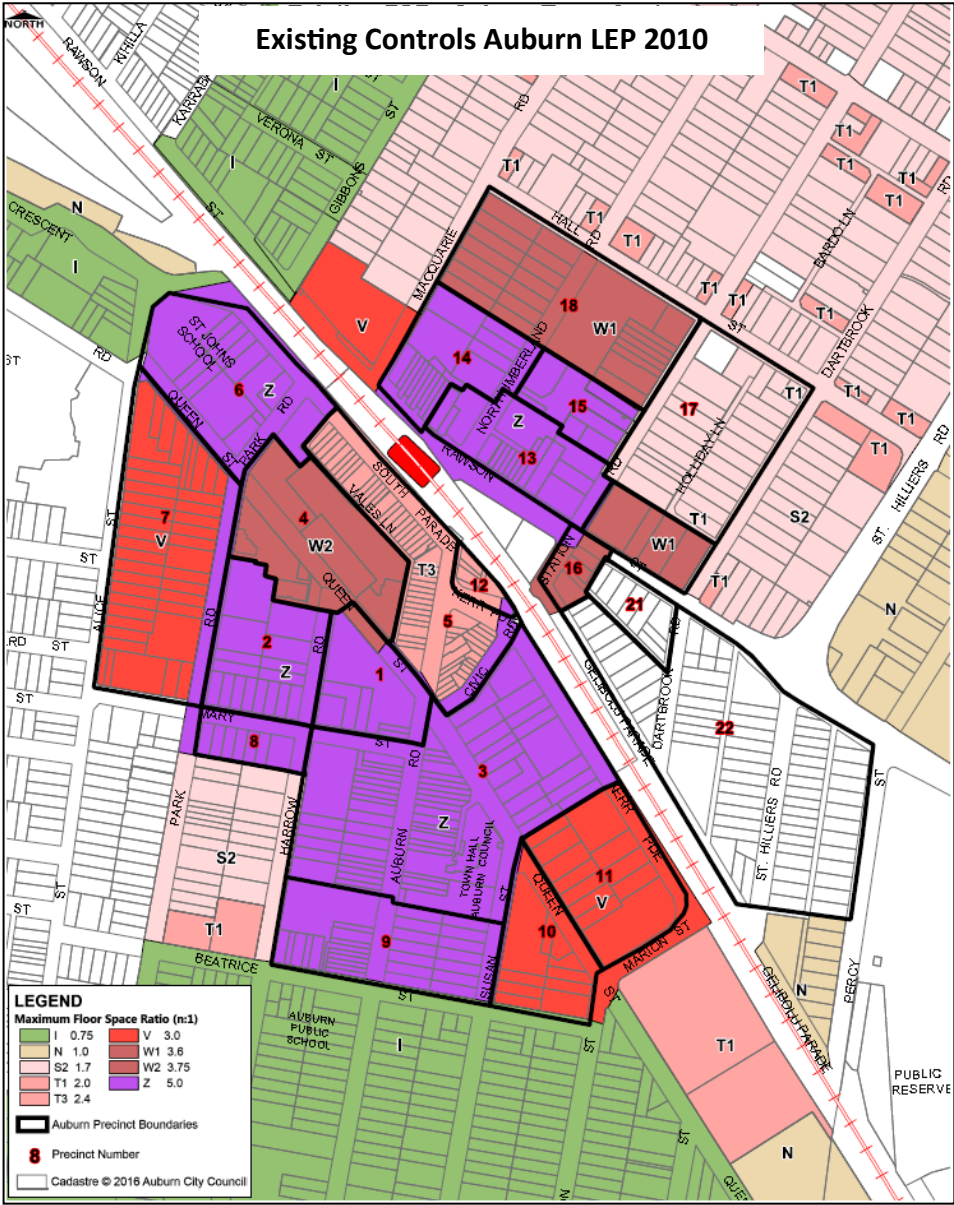



AUBURN TOWN CENTRE - ZONING



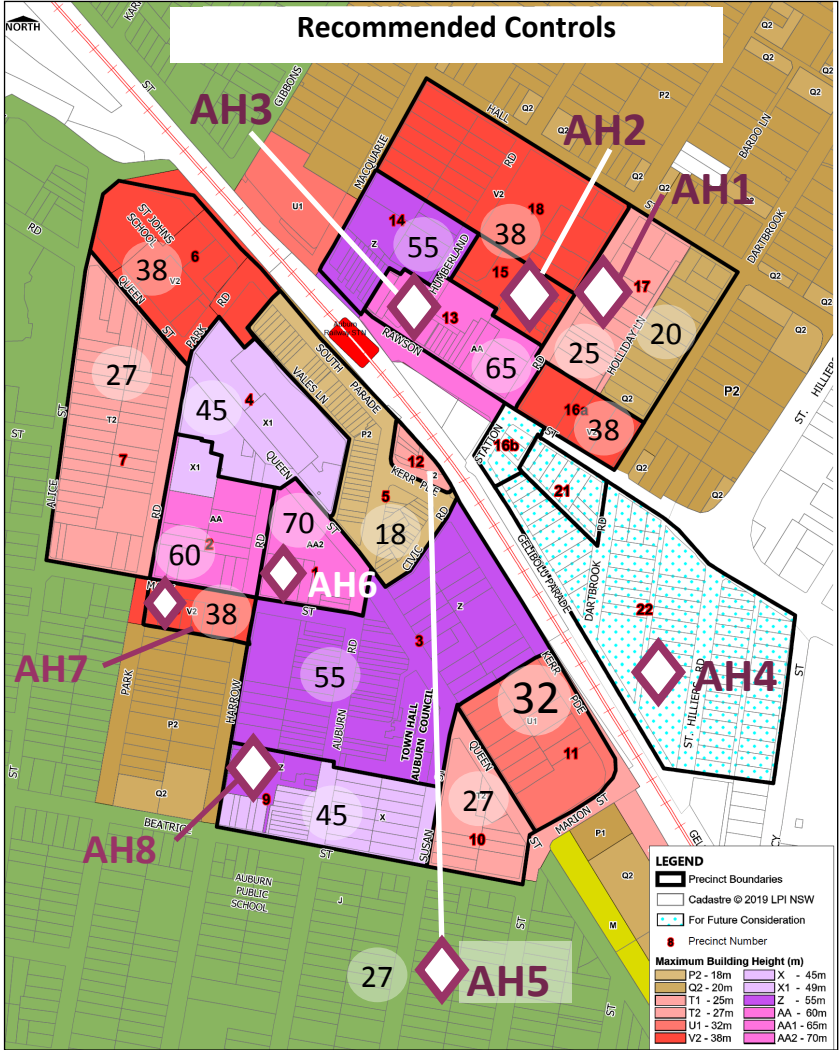
◇ recommended change to zoning post-exhibition

AUBURN TOWN CENTRE - FSR



 recommended change to FSR post-exhibition

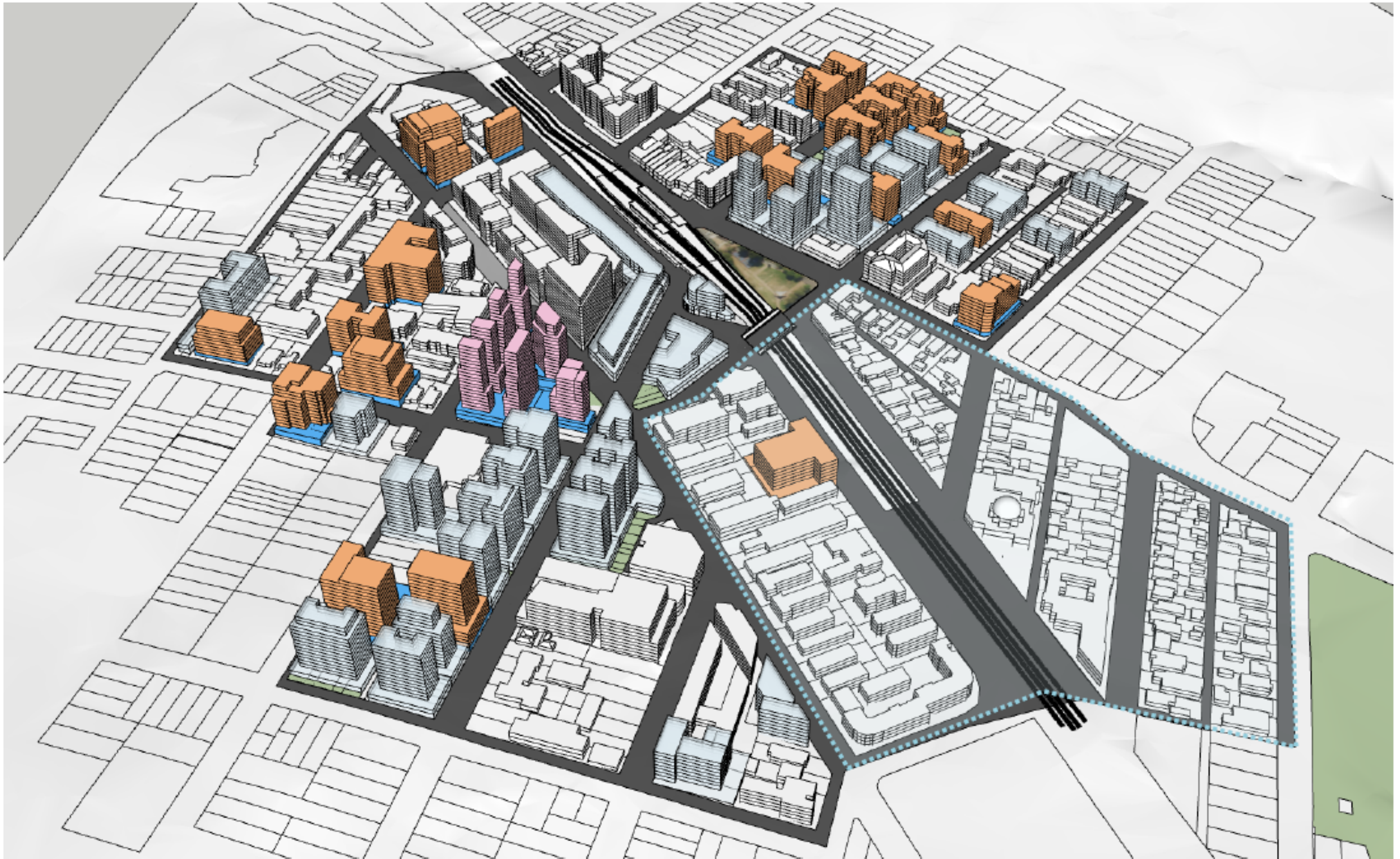
AUBURN TOWN CENTRE - BUILDING HEIGHT




◇ recommended change to Height post-exhibition

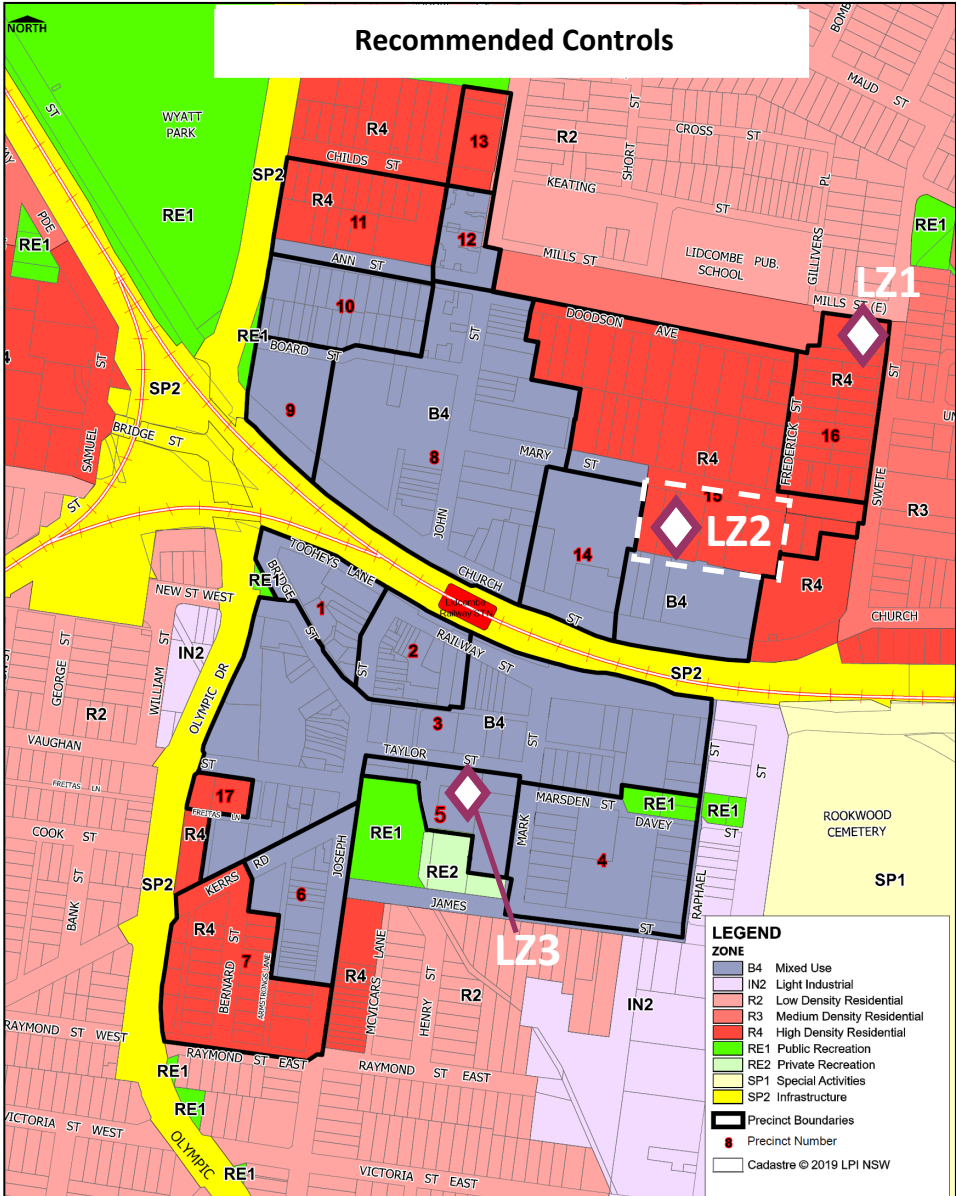
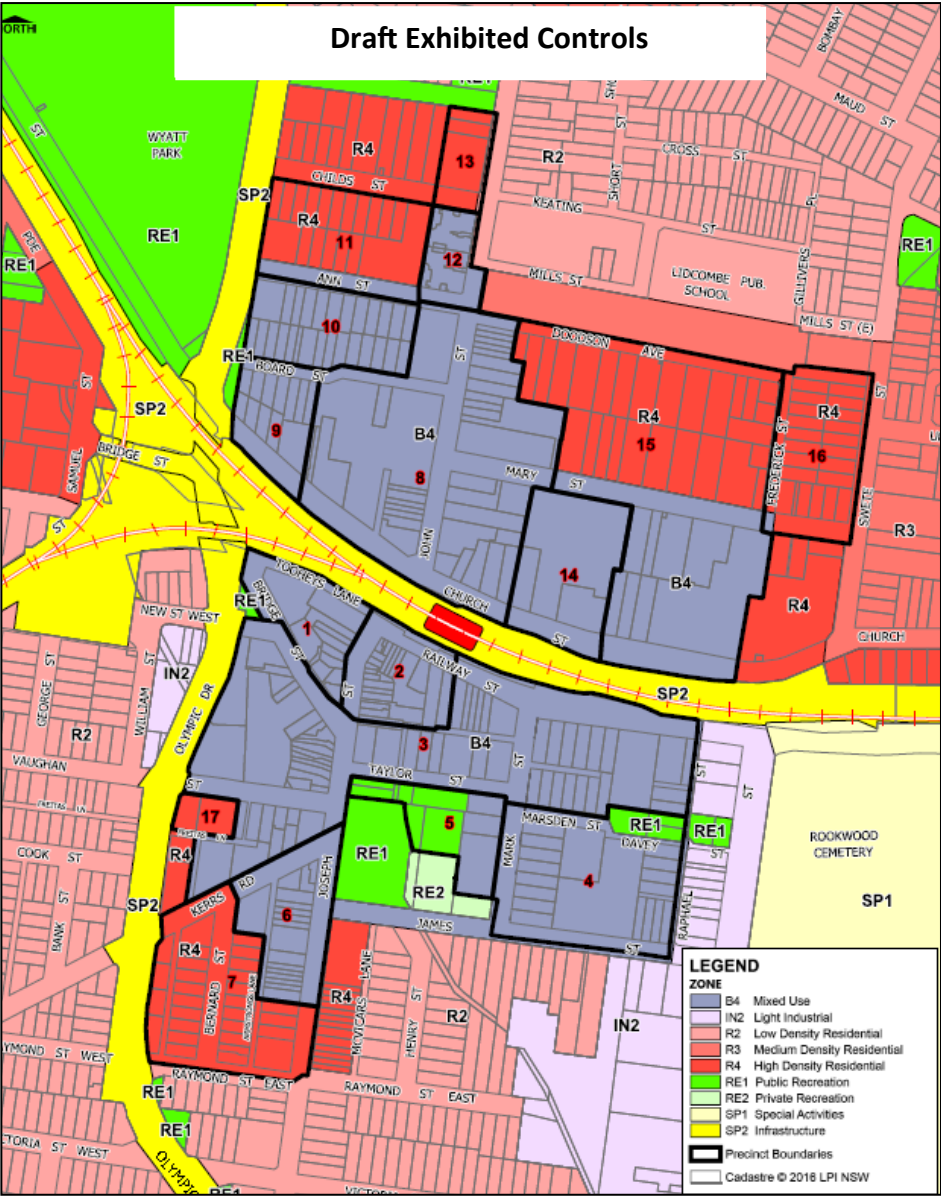
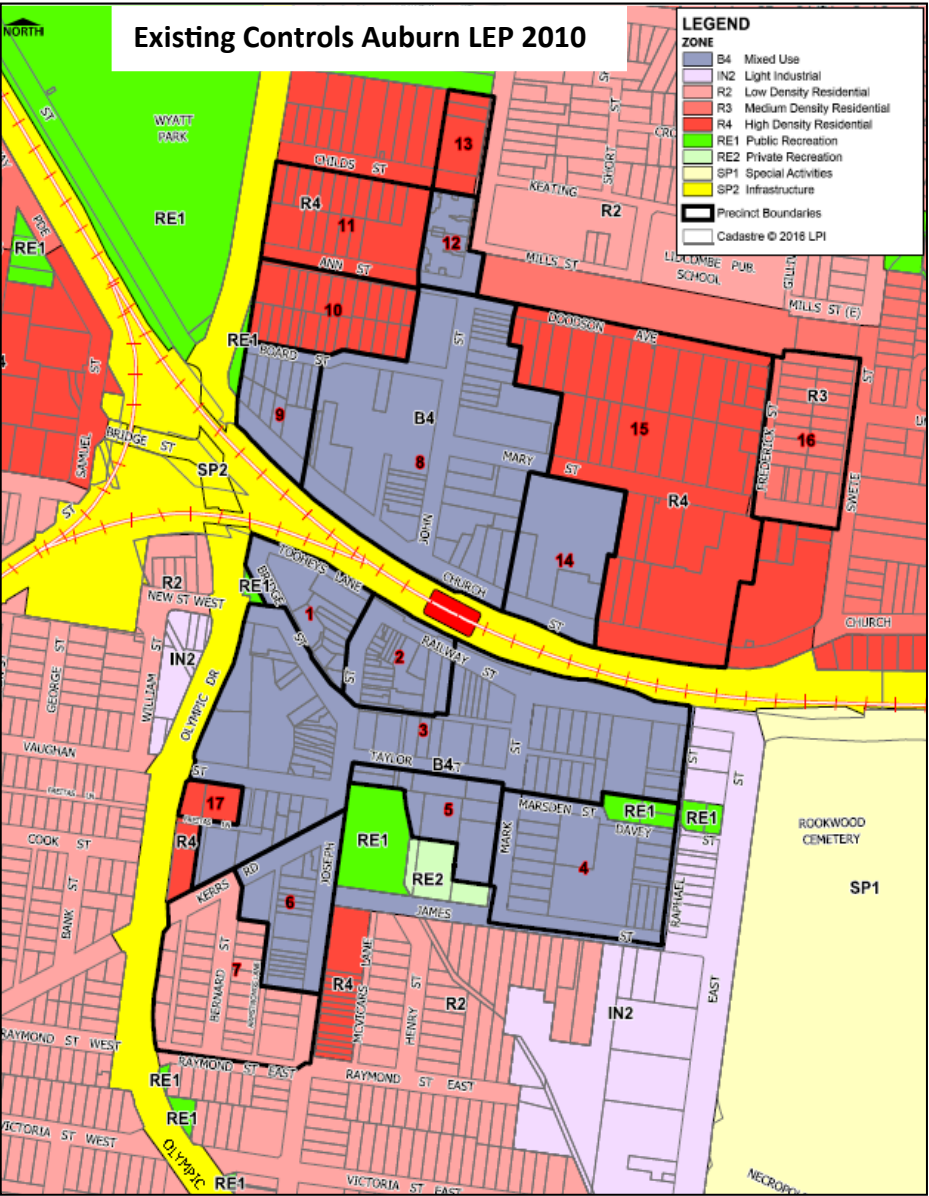
Height in metres	Approximate number of storeys	Height in metres	Approximate number of storeys
9	2 - 3	45	13 - 14
20	5 - 6	50	15 - 16
25	6 - 7	55	16 - 17
29	8 - 9	60	18 - 19
36	10 - 11	65	20
38	11 - 12	70	21

AUBURN TOWN CENTRE - INDICATIVE VIEW



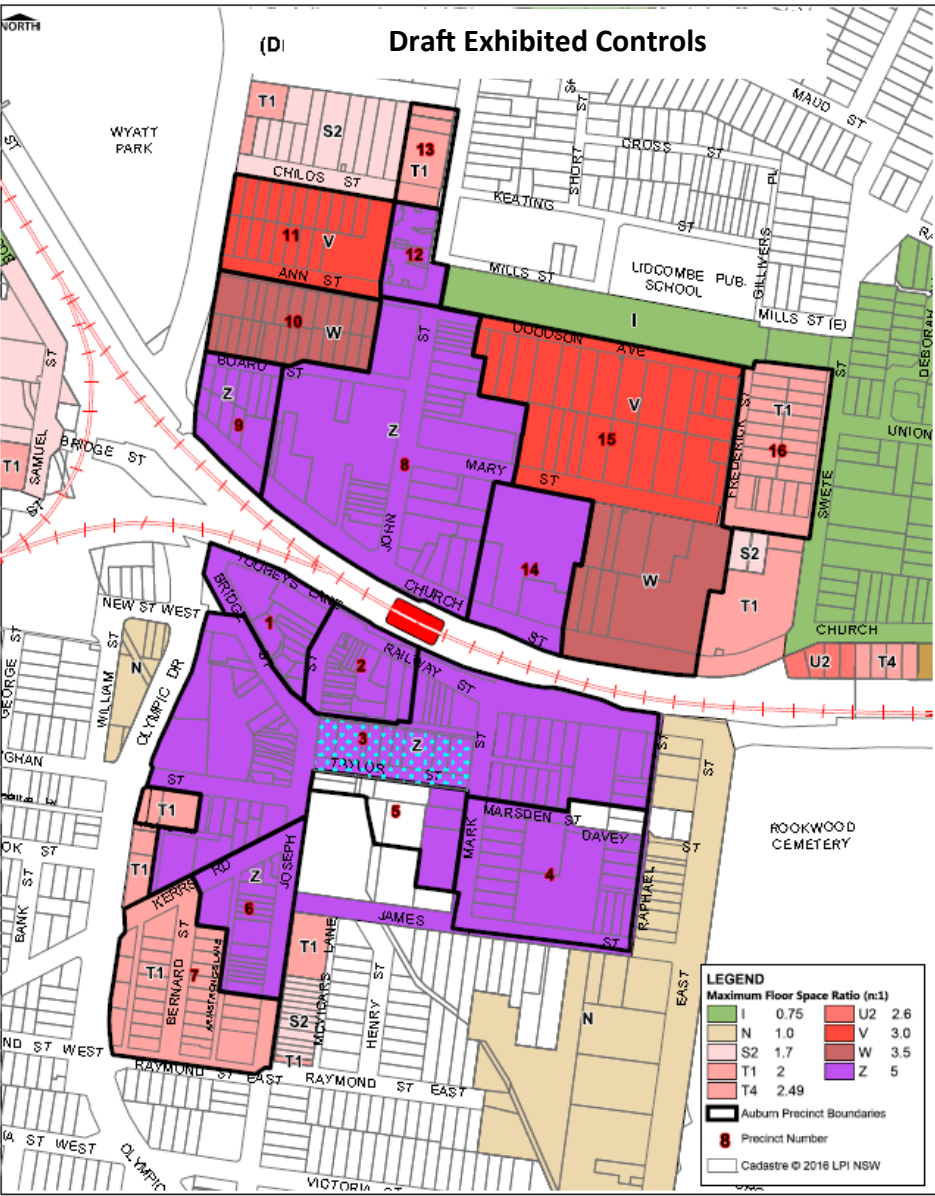
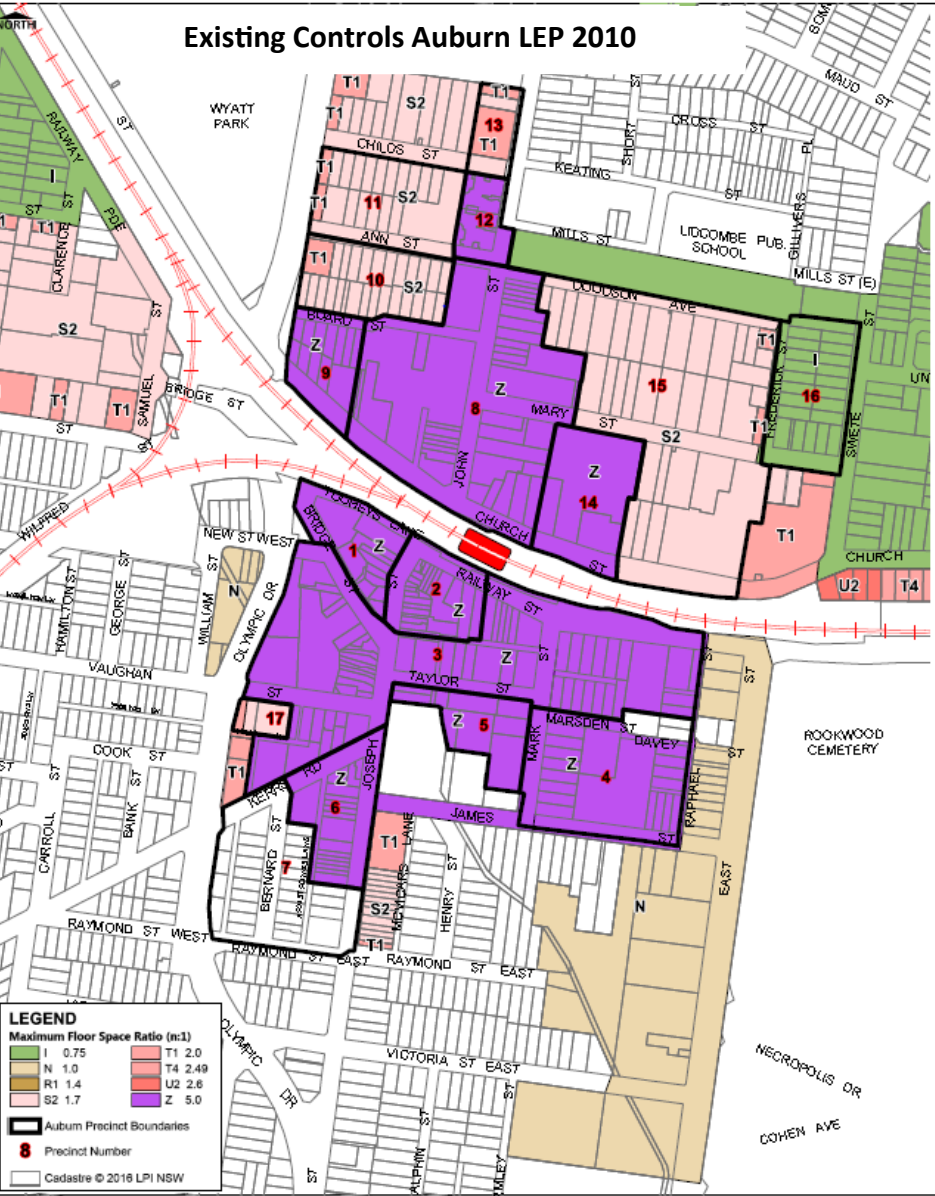
 Areas that require further review

LIDCOMBE TOWN CENTRE - ZONING

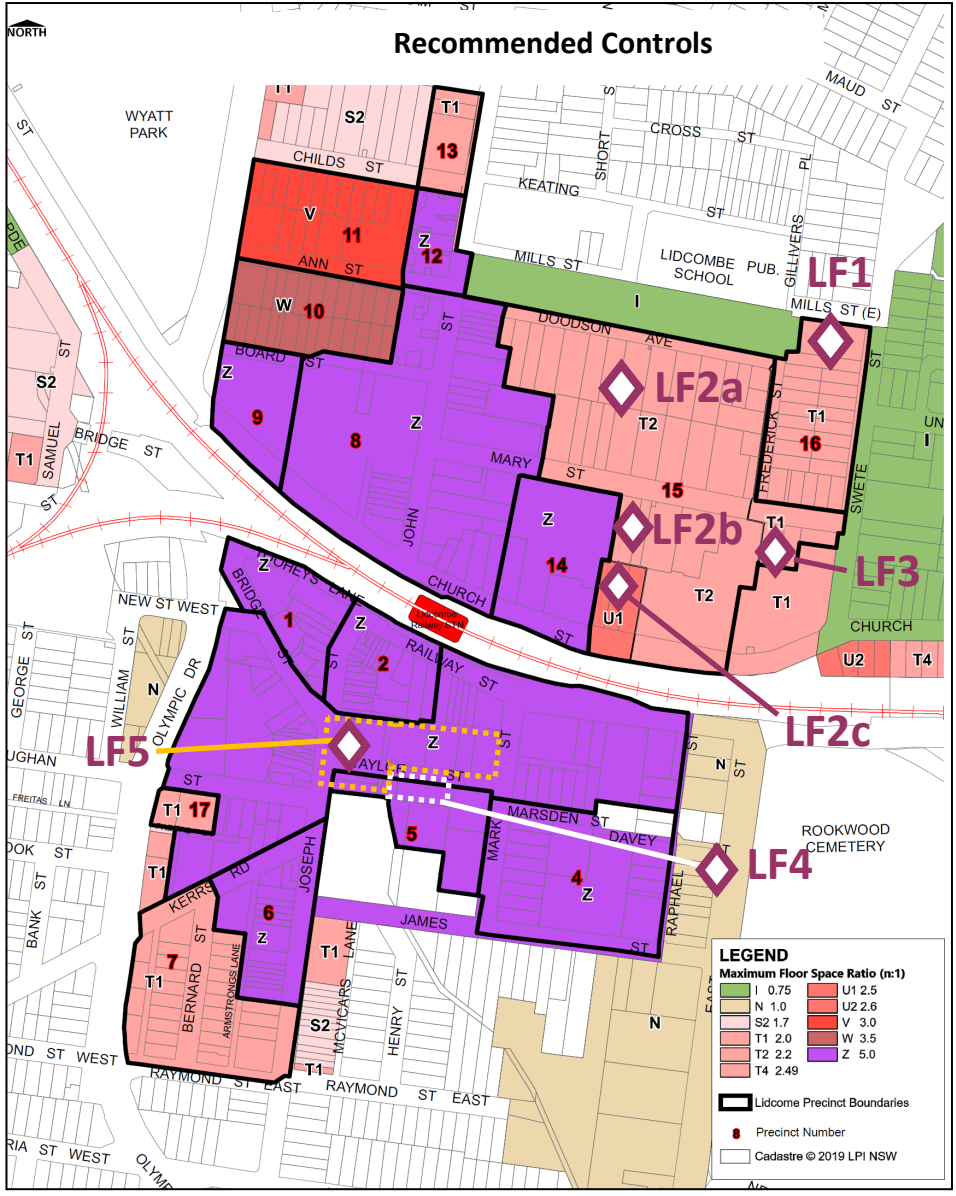


◇ recommended change to zoning post-exhibition

LIDCOMBE TOWN CENTRE - FSR

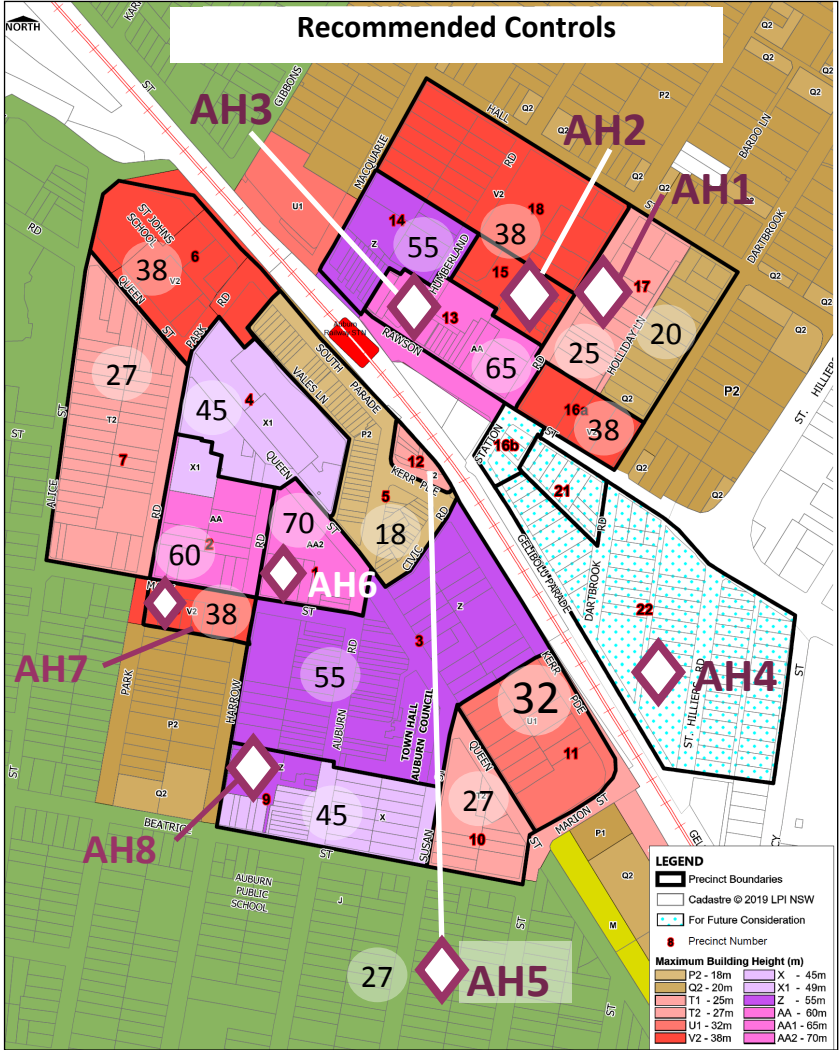


Council to investigate a reduction in FSR for this part of precinct 3



◇ recommended change to FSR post-exhibition

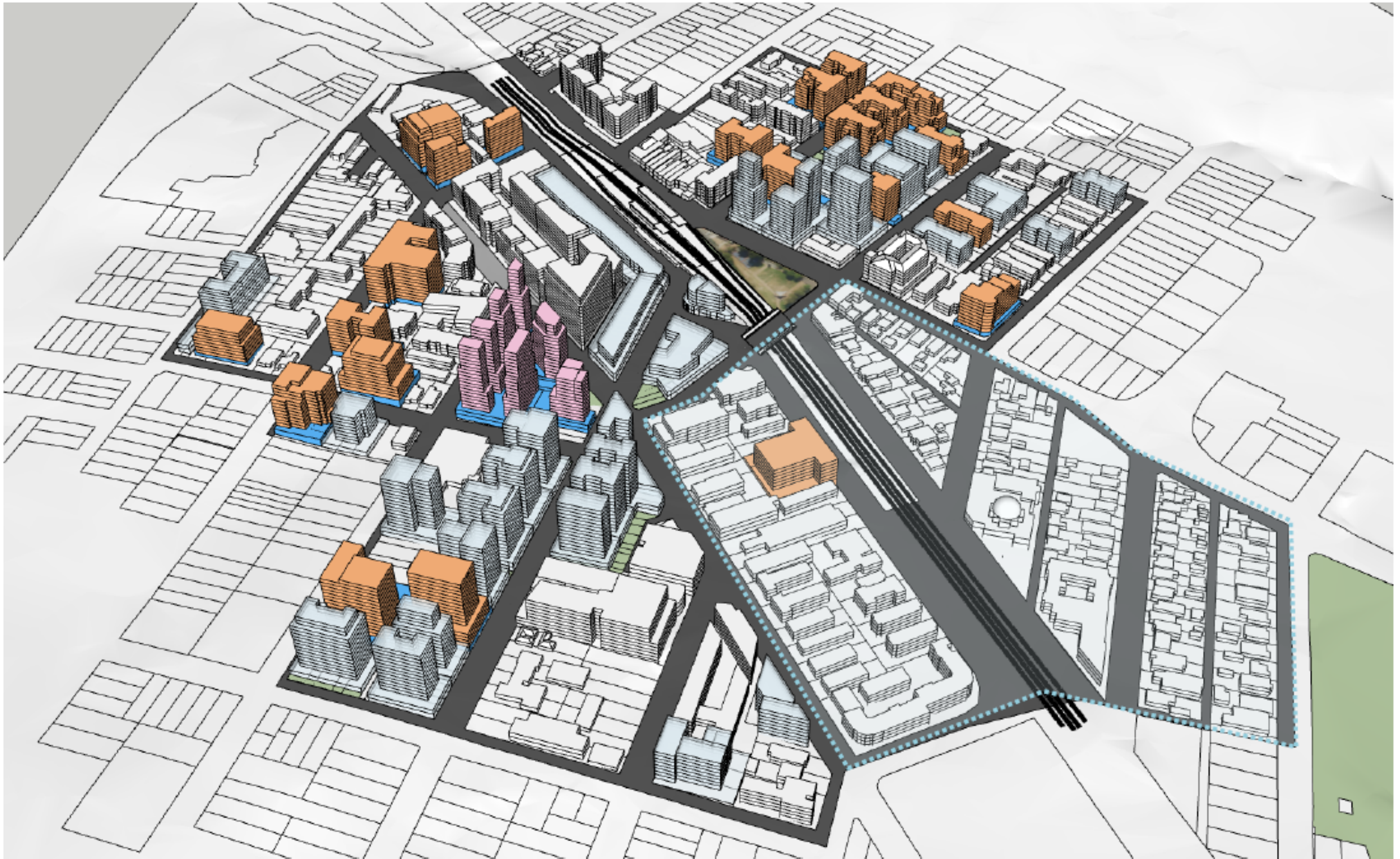
AUBURN TOWN CENTRE - BUILDING HEIGHT




◇ recommended change to Height post-exhibition

Height in metres	Approximate number of storeys	Height in metres	Approximate number of storeys
9	2 -3	45	13 -14
20	5 -6	50	15 - 16
25	6 -7	55	16 - 17
29	8 -9	60	18 -19
36	10 -11	65	20
38	11 -12	70	21

AUBURN TOWN CENTRE - INDICATIVE VIEW



 Areas that require further review

AUBURN TOWN CENTRE

Map ref	Location	Recommendation	Rationale
1. Auburn Town Centre - Zoning			
AZ1	Precinct 17 Station Road/Hall Street/Holliday Lane	<i>Recommendation: B4 Mixed Use (west of Holliday Lane only)</i> - currently R4 High Density Residential - exhibited as R4 High Density Residential	Both sides of Station Road will be able to have mixed use development, reflecting this street's central location within Auburn Town Centre and its role as one of the key northern entry points to the centre.
AZ2	Precinct 21 and Precinct 22 Rawson Street, Percy Street, Gellibolu Parade	<i>Recommendation: for further consideration</i> - currently R2 Low Density Residential - exhibited as R3 Medium Density Residential	The capacity of this precinct is potentially constrained by traffic access and the objective of maintaining significant view lines to the Gallipoli mosque. A view line analysis of this precinct has been completed and a draft traffic study is currently being reviewed by the RMS, both of which will be reported to Council shortly for consideration.
2. Auburn Town Centre - FSR			
AF1	Precinct 17 Station Road/Hall Street/Holliday Lane	<i>Recommendation: 3.6:1 (west of Holliday Lane only)</i> - currently 1.7:1, 2:1 on corner lots - exhibited as 2.1:1	An FSR of 3.6:1 continues the FSR on the western side of Station Road to the eastern side of the road, whilst still maintaining a transition to the lower FSR of 2.1:1 on the eastern side of Holliday Lane. As Station Road is one of the main entry points to the town centre from the north, and this block is close to the town centre core, a slightly higher density fronting both sides of Station Road is considered appropriate.
AF2	Precinct 15 Mid-block between Northumberland and Station Roads	<i>Recommendation: 5:1 (retain existing FSR)</i> - currently 5:1 - exhibited as 5:1 with a recommendation to defer consideration	This precinct is predominantly Council-owned land. At the time of public exhibition, the former Auburn City Council had not made a decision on the future of this land. No direction from Council has since arisen, thus retaining the existing FSR of 5:1 is recommended.
AF3	Precinct 16b, 21 and 22 16b south east of Station Road - Rawson Street 21 Rawson Street, Dartbrook Road, laneways 22 Rawson and Percy Streets, Gellibolu Parade	<i>Recommendation: for further consideration</i> - currently 3.6:1 (16b), no FSR (Precincts 21 and 22 - R2 zone) - exhibited as 3.6:1 (16b), 2.1:1 (Precinct 21), and 0.75:1 (Precinct 22). [0.75:1 is the standard FSR control for the R3 zone under Auburn LEP 2010]	As per zone comment for these precincts.

Map ref	Location	Recommendation	Rationale
Auburn Town Centre – FSR (continued)			
AF4	Precinct 8 lots zoned B4 fronting southern side of Mary St	<i>Recommendation: 5:1 (retain existing FSR)</i> - currently 5:1 - exhibited as 3:1	This precinct was exhibited with a proposed FSR of 3:1 with the view to creating a better transition in scale to the land zoned R4 High Density Residential immediately to the south. Retention of the existing 5:1 FSR control is recommended as reductions in FSR are usually only considered in extenuating circumstances, and in this case, smaller lots sizes will contribute to a transition in scale, together with detailed assessment at the development application stage.
AF5	Precinct 6 South Parade, Alice Street, Queen Street and Park Road	<i>Recommendation: 5:1 (retain existing FSR)</i> - currently 5:1 - exhibited as 3:1	This precinct was exhibited with a proposed FSR of 3:1 with the view to creating a better transition in scale to the R3 zoned land to the west and the lower scale development to the east along South Parade. Retention of the existing 5:1 FSR control is recommended as reductions in FSR are usually only considered in extenuating circumstances, and the existing school at the north western end of this precinct provides a transition in scale to the lower density development further west. A transition in scale to South Parade on the eastern side is not considered critical due to the predominance of business uses which are considered less sensitive to variations in scale on adjoining land. In addition, development within this precinct has since proceeded under the current planning controls.
3. Auburn Town Centre - Height			
AH1	Precinct 17 Station Road/Hall Street/Holliday Lane	<i>Recommendation: 25m</i> - currently 18m/20m corners - exhibited as 20m	A minor increase in maximum building height is recommended commensurate with the recommended minor increase in FSR.
AH2	Precinct 15 Mid-block between Northumberland and Station Roads	<i>Recommendation: 38m (retain existing height)</i> - currently 38m - exhibited as 38m with a recommendation to defer consideration	As above. No direction from Council has arisen in the intervening period which would require a review of the existing maximum building height control, thus retaining the existing height of 38m is recommended.

Map ref	Location	Recommendation	Rationale
Auburn Town Centre – Height (continued)			
AH3	Precinct 13 northern side of Rawson Street and west of Station Road	<i>Recommendation: 65m</i> - currently 38m - exhibited as 55m	In response to submissions received, a number of sites in the core of both centres were reviewed and a modest increase in height over what was exhibited is recommended for these sites. This additional height will assist in achieving better design outcomes with the existing 5:1 FSR, which is considered relatively high for town centres of this scale.
AH4	Precinct 16b, 21 and 22 16b south east of Station Road - Rawson Street 21 Rawson Street, Dartbrook Road, laneways 22 Rawson and Percy Streets, Gellibolu Parade	<i>Recommendation: for further consideration</i> - currently 32m (Precinct 16b), 9m (Precincts 21, 22) - exhibited as 38m (Precinct 16b), 20m (Precinct 21), 9m Precinct 22)	As per zoning comment for these precincts.
AH5	Precinct 12 Station Road, Kerr Parade, Auburn Road	<i>Recommendation: 27m</i> - currently 18m - exhibited as 18m	This site is constrained in terms of access and topography. No change to FSR is recommended, however additional height in this location will assist in achieving better design outcomes, given these constraints.
AH6	Precinct 1 Auburn Road, Mary Street, Park Road, Queen Street	<i>Recommendation: 70m</i> - currently 49m - exhibited as 60m	In response to submissions received, a number of sites in the core of both centres were reviewed and a modest increase in height over what was exhibited is recommended for these sites. This additional height will assist in achieving better design outcomes with the existing 5:1 FSR, which is considered high for town centres of this scale. This site is the key site in Auburn Town Centre on the southern side of the station. Modelling indicates that a maximum building height of 70 metres together with the existing FSR of 5:1 will result in a design outcome that meets the SEPP 65 Apartment Design Guide requirements, delivers public open space of a useable size as identified in Council's DCP, and will minimise adverse impacts on the public domain of Auburn Road or Queen Street.

Map ref	Location	Recommendation	Rationale
Auburn Town Centre – Height (continued)			
AH7	Precinct 8 lots fronting southern side of Mary Street	<i>Recommendation: 38m (retain existing height)</i> - currently 38m - exhibited as 32m	It is recommended that the existing FSR be retained, and as such, it is recommended that the existing height of 38 metres also be retained.
AH8	Precinct 9 small part: 93 - 105 Auburn Rd/118 Harrow Rd	<i>Recommendation: 55m</i> - currently 36m - exhibited as 45m	The Land and Environment Court recently approved a development application at 93 - 105 Auburn Rd/118 Harrow Rd Auburn with a height of 56.7m. A height of 55m is recommended for this site, to reflect this determination.

LIDCOMBE TOWN CENTRE

Map ref	Location	Recommendation	Rationale
4. Lidcombe Town Centre – Zoning			
LZ1	Precinct 16 small extension to include the lot immediately south of Mills Street (known as 16b)	<i>Recommendation: R4 High Density Residential</i> - currently R3 Medium Density Residential - exhibited as R3 Medium Density Residential	In response to a submission received, it is recommended that the adjacent R4 zone be extended to the southern side of Mills Street, to include the last remaining allotment.
LZ2	Precinct 15 Part 15b1 only – south of and fronting Mary Street	<i>Recommendation: R4 High Density Residential</i> - currently R4 High Density Residential - exhibited as B4 Mixed Use	This land was exhibited as B4 Mixed Use due to its proximity to Lidcombe Station, however in response to submissions received, including concerns raised by the nearby school, it is recommended that the current R4 zone be retained.
LZ3	Precinct 5 5c (eastern part) between Taylor Street and Remembrance Park	<i>Recommendation: B4 Mixed Use (retain existing)</i> - currently B4 Mixed Use - 5c eastern part exhibited RE1 Public Recreation, (remainder of 5c was exhibited as B4)	This site is adjacent to Remembrance Park. It was exhibited as RE1 Public Recreation, however in response to a submission from the landowner it is recommended that the current zoning be retained. If Council is able to negotiate the expansion of Remembrance Park in the future, then the zoning can be adjusted at that time.
5. Lidcombe Town Centre – FSR			
LF1	Precinct 16 16b small extension to include the lot immediately south of Mills Street	<i>Recommendation: 2:1 (adjacent FSR)</i> - currently 0.75:1 - exhibited as 0.75:1	In response to a submission received, and the above recommendation to extend the adjacent R4 zone to the southern side of Mills Street, it is also recommended that adjacent FSR of 2:1 be extended to include this last remaining allotment.
LF2a LF2b LF2c	Precinct 15 part 15a north of Mary Street and part 15b1, 15b2, and 15c south of Mary Street	<i>Recommendation: 2.2:1 (for part 15a, part 15b1 and 15b2); 2.5:1 (part 15c)</i> - currently all 1.7:1 - exhibited as 3:1 (part 15a) and 3.5:1 (part 15b1, 15b2, and 15c)	In response to submissions received, including from the adjacent school, a lower FSR of 2.2:1 is recommended for most of Precinct 15, with 2.5:1 recommended for part 15c. This recommended FSR, whilst lower than the FSR exhibited, is higher than the current FSR of 1.7:1, recognising this precinct's proximity to Lidcombe Station and central location within Lidcombe Town Centre.
LF3	Precinct 15 east 31 and 33 Mary Street	<i>Recommendation: 2:1 (adjacent FSR)</i> - currently 1.7:1 - exhibited as 1.7:1	As exhibited, these two lots are a small isolated parcel with an FSR lower than surrounding land in all directions. In response to a submission, it is recommended that the adjacent FSR of 2:1 be extended to these two lots.

Map ref	Location	Recommendation	Rationale
Lidcombe Town Centre – FSR (continued)			
LF4	Precinct 5 5c (eastern part only) - land fronting Taylor Street	<i>Recommendation: 5:1 (retain existing FSR)</i> - currently 5:1 - exhibited as “Council to consider a reduction in FSR for this part of precinct 3”.	As noted above, if in the future Council negotiates an expansion of Remembrance Park, then the LEP controls can be adjusted at that time. Retention of the existing controls is recommended.
LF5	Precinct 5 (part) and Precinct 3 (3c eastern part) around Taylor Street	<i>Recommendation: 5:1 (retain existing FSR)</i> - currently 5:1 - exhibited as 5:1 with a notation “Council to investigate a reduction in FSR for this part of Precinct 3”	Options for a reduction in FSR in this area were investigated, and whilst the precinct has some constraints in terms of access, heritage and location to the north of Remembrance Park, it is recommended that the existing FSR of 5:1 be retained. Design outcomes will be assessed at the development application stage, and managed through the application of appropriate DCP controls.
6. Lidcombe Town Centre – Height			
LH1	Precinct 16 16b extension of Precinct 16 - Mills and Swete Street, allotment immediately south of Mills Street	<i>Recommendation: 20m</i> - currently 9m - exhibited 9m	Recommended extension of Precinct 16 to include last remaining lot south of Mills Street. In response to a submission received, and the above recommendation to extend the adjacent R4 zone and adjacent FSR of 2:1 to the southern side of Mills Street, it is also recommended that adjacent maximum building height control of 20 metres also be extended to include this last remaining allotment.
LH2a LH2b LH2c	Precinct 15 15a: Doodson Avenue, and Frederick and Mary Streets; 15b1: mid-block, south of Mary Street, between Mary and Church Streets; and 15b2: mid-block, fronting Church Street 15c: mid-block, fronting Church Street, east of precinct 14	<i>Recommendation: 29m (part 15a, 15b1 and 15b2); 36m (part 15c)</i> - currently 18m - exhibited as 32m (part 15a) and 38m (part 15b1, 15b2, and 15c)	In response to submissions received, including from the adjacent school, a lower height of 29m than the exhibited heights of 32 and 38 metres is recommended, proportionate to the recommended FSR of 2.2:1. 29 metres is higher than the existing 18 metre maximum building height limit, recognising this precinct’s proximity to Lidcombe Station and central location within Lidcombe Town Centre, whilst responding to concerns raised during exhibition.

Map ref	Location	Recommendation	Rationale
Lidcombe Town Centre – Height			
LH3	Precinct 14 small mid-block precinct between Church Street and Mary Street	<i>Recommendation: 38m</i> - currently 32m - exhibited as 55m	In response to submissions received, including from the nearby school, a lower height of 38m is recommended. Whilst lower than the 50 metre height exhibited, the recommended 38 metre maximum building height is a small increase on the current 36 metre height control.
LH4	Precinct 8 part 8a between Mary Street and Doodson Avenue, east of John Street [Note: part 8c west of Joseph Street/ south of Board Street addressed below]	<i>Recommendation: 38m (part 8a)</i> - currently 36m - exhibited as 50m (no change to height for part 8b)	A lower maximum building height (38 metres) than the exhibited 50 metres is recommended in response to concerns raised by the nearby primary schools relating to overshadowing of school grounds. The recommended 38 metres is a small increase on the existing 36 metre maximum building height control.
LH5	Precinct 8 (part 8c) and Precinct 9 (Dooleys site)	<i>Recommendation: 70m</i> - currently 60m (Precinct 9) and 36m (Precinct 8, part 8c) - exhibited as 60m.	This is the key site on the northern side of the rail line, and a small increase in height (to a maximum of 70 metres) is recommended (from the 60 metres exhibited). This height together with the large footprint of this site should result in very strong design outcomes with the existing 5:1 FSR.
LH6	Precinct 1 Bridge Road, Tooheys Lane, Joseph Street	<i>Recommendation: 70m</i> - currently 36m - exhibited as 60m	This is the key precinct on the southern side of the rail line. A small increase in height is recommended following review of the exhibited planning controls, to correspond to the 5:1 FSR in this core of centre location.
LH7	Precinct 2 land fronting Railway Street between Joseph Street and the station	<i>Recommendation: 65m</i> - currently 32m - exhibited as 55m	Small proportionate increase in height is recommended. This will maintain the transition in height from the centre core to the periphery, and is considered appropriate given this part of the precinct's location directly opposite Lidcombe station.

Map ref	Location	Recommendation	Rationale
Lidcombe Town Centre – Height			
LH8a LH8b LH8c LH8d	Precinct 3 3a: fronting Railway Street between the station and Mark Street; 3b: Railway, Raphael, Davey-Marsden and Mark Streets; 3c: east of Joseph Street and around Taylor Street; and 3d: Bridge, Joseph and Vaughan Streets	<i>Recommendation:</i> <i>part 3a: 60m</i> <i>part 3b: 50m</i> <i>part 3c 38m</i> <i>part 3d 65m</i> - currently 32m (part 3a, 3b and 3c) and 36m (part 3d) - exhibited as 55m (part 3a and 3d); 45m (part 3b); and “38m + to be determined” (part 3c).	A small, proportional increase in height is recommended for parts a, b and d of this precinct to facilitate a transition in heights down from the core to the centre to the periphery. Part c is a more constrained area of this precinct, being immediately north of Remembrance Park and including a heritage item (former Lidcombe Post Office), and a small height increase is recommended to again facilitate improved design outcomes with the recommended existing 5:1 FSR control.
LH9	Precinct 5 Between Taylor Street and Remembrance Park	<i>Recommendation: 32m (retain existing height)</i> - currently 32m - exhibited as “no height; to be determined”	The exhibition of this area with no height control was directly related to the exhibited RE1 Public Recreation control. In response to submission and discussions with the landowner, it is recommended that the existing height control for this area be retained. Retaining the existing controls would not prevent a revision of these controls in the future should Council be able to negotiate an expansion of the park.
LH10	Precinct 7 Kerrs Road, Joseph Street, Raymond Street East	<i>Recommendation: 25m</i> - currently 9m - exhibited as 20m	Minor increase in height (maximum height of 25 metres) is recommended over what was exhibited (20 metres) to encourage better design outcomes.