

SUMMARY OF GENERAL SUBMISSIONS

Overall view/ Number of submissions	Submission issue	Response
<p>Object to Process</p> <p>(raised in 4 submissions)</p>	<p>Object that:</p> <ul style="list-style-type: none"> consultation was not reasonable - only the residents of affected sites were notified, rather than the wider communities, such as Berala and Regents Park the documents are complex and quite technical making it hard to understand the local paper does not go out to all residents notification was 'hidden' in the Council advertisement more effort should be made to engage residents for whom English is not their first language an extension of time should be granted and discussions held with the wider community. <p>Consultation is not adequate:</p> <ul style="list-style-type: none"> define what each zone means identify heights by storeys, not just in metres slimmer buildings with space and low rise around them can be appealing, but floor space ratios are resulting in 'fat' buildings occupying the entire street frontage. disappointed that Lidcombe materials were not on display at the Auburn workshop developer driven DAs negate and fragment planning process the town centre boundaries should be discussed with the community and agreed boundaries adhered to most residents have limited time for this project – it is requested that our thoughts are filed as they come to mind, and collated from comments on previous DAs, rather than 	<p>Noted and addressed below. Minor changes recommended</p> <p>The draft Strategy was exhibited from Tuesday 7 February 2017 to Wednesday 8 March 2017. Notification of exhibitions in local newspapers is consistently in the Council notices section, alongside details of development applications and other Council projects on public exhibition.</p> <p>Exhibition material was available on Council's website, at Council offices and local libraries. Individual notification letters were sent to an area well beyond the two town centres (as far as Cardigan St in Auburn and Nottinghill Rd in Lidcombe).</p> <p>The letters included basic information on the proposal in 5 languages other than English (widely spoken in this part of Cumberland). Two evening information workshops were held, (one per centre), where staff were available to answer questions and explain the proposed changes.</p> <p>The zones are defined in the Auburn Local Environmental Plan (LEP), however a brief explanation can be included in the Council report and final documents to provide more context. A table can be added to provide a guide to the relationship between building height and number of storeys, noting that it will not be definitive, as it varies according to the mix of uses.</p> <p>The Strategy seeks to improve the relationship between height and FSR in Auburn and Lidcombe town centres, with the primary objective of improving building designs, including slimmer buildings which have a better relationship to the street.</p> <p>The Lidcombe materials were available at the Auburn workshop and vice versa.</p> <p>There are a number of steps and future opportunities for</p>

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Object to Process (continued)	<p>providing a timeframe in which to respond to a specific strategic project.</p> <ul style="list-style-type: none"> • Council and the community should identify pinnacle sites, then Council should buy the land, prepare an ideal DA then sell it to a developer who agrees to the DA limits. 	<p>consultation and public comment. If Council resolves to proceed with the Strategy, formal public consultation will be required (post-Gateway) as part of the process to amend the Local Environment Plan (LEP).</p> <p>The boundaries of the study area primarily follow the existing town centre boundaries which largely align with the boundaries of the B4 Mixed Use zones in both centres.</p> <p>The purchase of land by Council is a policy decision to be made at the appropriate time</p>
	Council is requested to ask the local paper why residents across the Lidcombe/Auburn area are not receiving the Auburn Review.	Whilst not directly related to this study, the Auburn Review was contacted and advised that their distribution area covers all of Auburn and Lidcombe to the southern end of Botanica.
Object to timing and decision making (raised in 3 Submissions)	<p>Object to timing of the draft Strategy:</p> <ul style="list-style-type: none"> • it should only be introduced after a Council is elected. An appointed administrator should not make significant decisions of this type. • significant doubts about any long term planning associated with the former Auburn City Council - the inquiry should run its course before decisions are made. • it is noted that the JBA study was commissioned and completed during the time of the compromised Auburn City Council. 	<p>Noted and addressed below. No change recommended.</p> <p>Whilst the draft Strategy was exhibited while Cumberland Council was under Administration, any decisions about the study recommendations will be made by the elected Councillors. The Public Inquiry has now been completed.</p> <p>The JBA Study was a preliminary background study. Whilst aspects of this study have been used to inform the draft Strategy, a significant amount of additional work has also been undertaken in the preparation of the Strategy.</p> <p>The draft Strategy was also considered by the Cumberland Independent Hearing and Assessment Panel (IHAP) in November 2016 which recommended further changes. The draft Strategy was then reported to Council for consideration prior to public exhibition.</p>

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<p>Support for heights</p> <p>(10 form letters and 2 submissions)</p>	<p><i>Form letters:</i> Support the draft Strategy:</p> <ul style="list-style-type: none"> • recognises need for growth in centres • maximises FSR without compromising efficient design principles or modifying additional land use zones • eliminates need for 'spot rezoning' in the centres • Will help the town centres meet design and population growth needs. <p><i>Submissions:</i> Support the draft Strategy, as our work on various projects in these centres over the last 5 years has led our architects to recognise the need for increased permitted heights to better achieve key urban design and SEPP 65 objectives.</p> <p>To grow, Auburn needs to change the building height restrictions. We need more bridges across rail lines any better road structures to support the increased population.</p>	<p>Support noted.</p>
<p>Object to heights</p> <p>(raised in 6 submissions)</p>	<p>Object to proposed heights:</p> <ul style="list-style-type: none"> • Lidcombe is already unattractive, and higher, more crowded buildings will have a detrimental effect. • Lidcombe and Auburn are aesthetically worse than 10 years ago with the new buildings. Draft Strategy does nothing to add a Coles (long promised by Council) or other facilities. No additional height should be given. • no reason why high rise zones should be close to the station. Spreading them over the suburb makes more sense to avoid causing trouble to locals living near the station. • unhealthier for occupants - the higher you work or live in a building, the less likely you are to go to the street for a walk and the healthier you are. These developments will simply warehouse workers near a station to shuttle them on an overcrowded service to the city. • draft Strategy will encourage development and may 	<p>Noted and addressed below. Some decreases in building heights are recommended.</p> <p>Development for high rise residential must comply with SEPP 65 and the Apartment Design Guide (ADG). In Auburn and Lidcombe town centres, however, the mismatch between existing FSRs and heights results in blocky, shorter buildings. Increasing heights will allow for better building design.</p> <p>Whilst the draft Strategy cannot specifically facilitate a supermarket, there are a number of sites which are sufficient in size to accommodate a supermarket.</p> <p>Location of taller buildings close to stations maximises the proportion of the population able to walk to public transport and other services, reducing reliance on the car and providing health benefits.</p>

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Object to heights (continued)	<p>increase density – no evidence of ‘density well done’</p> <ul style="list-style-type: none"> shopping streetscape in both centres should be maintained at 2 storeys many residents prefer a maximum of 5 storeys in Auburn high rise (3+ storeys) should be limited to 500m walk from station Auburn should have an umbrella skyline from the roof of Auburn Primary School, the Baptist Church tower and roof of Auburn Central B4 and R4 zones should have subzones with different heights: 6 storeys, 12 storeys (general town centre limit) developers should be required to buy the airspace over adjoining properties to prevent rows of 12 storey buildings. 	<p>Some decreases in building heights are recommended in response to issues raised in submissions; however, not to the extent sought in this submission. The existing heights permitted under the current planning controls for both centres allow more than five storeys. Given the relatively high FSRs in both centres, reducing the height would adversely impact on building design outcomes.</p> <p>The heights recommended seek to create a transition in building height, stepping down from the core of each centre to lower scale building heights towards the edge of the centres.</p>
Object to heights <u>and</u> density (Petition with 39 signatures) <i>Note: Some petition signatories also sent individual submissions</i>	<p>Object to increasing heights in Lidcombe Town Centre, due to:</p> <ul style="list-style-type: none"> insufficient school capacity inadequate parking lack of Infrastructure to support so many more residents. <p>To address density and bulky buildings the FSR should be reduced.</p> <p>No further large scale developments should be approved in Lidcombe until the above issues are addressed.</p>	<p>Noted and addressed below. No change recommended.</p> <p>Council continues to advocate for and work collaboratively with the NSW government in terms of public school infrastructure and capacity.</p> <p>Reducing FSRs requires extenuating circumstances. The Strategy seeks to improve the relationship between height and FSR controls to achieve better building designs in these centres.</p> <p>Each new development must incorporate an appropriate amount of parking. Council's planning controls set out the required rates for each type of development.</p>
Support for Strategy (raised in 1 submission) (continued)	<p>On behalf of 2 owners (precinct 15), this submission endorses the methodology and recommendation of the draft strategy, and that it is worthy of informing a Draft LEP for Lidcombe centre.</p> <p>A DCP should be prepared providing design criteria to reflect the objectives of the Lidcombe town centre and to ensure high quality urban renewal of the town centre.</p>	<p>Support noted.</p>

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Object to Strategy (raised in 1 submission)	<p>The proposal is purely to provide affordable housing, but there is already a considerable amount of affordable housing already in Auburn and Lidcombe.</p> <p>It is also a “cash grab” for rates, given the loss of income through amalgamations, without regard to the amenity of residents.</p>	<p>Noted and addressed below. No change recommended.</p> <p>The draft Strategy does not specifically facilitate the provision of affordable housing. Council has, however, since adopted an <i>Interim Affordable Housing Policy</i> and a <i>Planning Agreements Policy and Guideline</i> which seek to facilitate affordable housing across Cumberland.</p> <p>The Strategy provides for a minor increase in dwelling numbers, and as such, there will be only be a limited increase in rates income, mostly as a result of the increased commercial components to support the economic growth of the town centres.</p>
Object to dwelling mix (raised in 1 submission)	<p>New apartment developments consist mainly of 2 bedroom flats, despite the fact that this area has one of the highest birth rates in the country. This means the handful of 3 bedroom units are ridiculously expensive to rent.</p> <p>Before encouraging new development, I want to see evidence that Council can reverse this situation so most new units are 3 bedrooms.</p>	<p>Noted.</p> <p>Council's current planning controls encourage a mix of unit sizes. The mix of unit sizes is influenced by market demand and development feasibility.</p>
Concerns about lack of business diversity and convenience (raised in 1 submission)	<p>Increasing density is sold as a way to enliven a suburb and increase services. But this has not been the case in Lidcombe. 30 years ago, with a much smaller population, we had 3 medium sized supermarkets, butchers, a fruit shop, various doctors and small businesses. All but one butcher have gone. Basic groceries are not available in walking distance, so residents drive to Auburn, Chullora or Bankstown to shop.</p> <p>Change can be a good thing, but we need positives. One would be more diversity in the types of shops, reflecting the multicultural population.</p>	<p>Noted.</p> <p>Whilst Council would like to see a mixed of shops and other day to day services in each town centre, Council cannot control the type of shops. There are a number of sites within Lidcombe town centre which are the subject of current or likely future planning proposals which will hopefully result in an increased mix of shops and other services in the near future.</p> <p>Council's planning controls supports a range of land uses in the town centre; however, the mix of shops is influenced by external factors.</p>

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Object to and concern about impact on schools (raised in 4 submissions)	<p>Concerned about the cumulative increases in traffic generation should additional development occur within the vicinity of local Catholic Schools (St John's Primary, Trinity College and St Joachim's Primary) and the impact on pedestrian and student safety.</p> <p>Concerned about the bulky appearance of buildings, and the potential for overlooking and overshadowing of school sites.</p>	<p>Noted. A reduction in height and FSR controls for land near the primary schools in Lidcombe is recommended.</p> <p>The Strategy proposes minimal change to densities within the town centres. In response to comments received during exhibition, a reduction in heights and some FSRs near the two primary schools in Lidcombe is proposed. The land surrounding St John's Primary and Trinity College in Auburn is largely developed already, and no changes to the existing controls are proposed.</p> <p>The potential for overlooking and overshadowing of adjoining land (including schools), as well as pedestrian safety will continue to be assessed at the development application stage.</p>
Object to lack of open space (raised in 4 submissions)	<p>No mention of need for additional open space for the increased population which is critical for physical and mental health:</p> <ul style="list-style-type: none"> local recreational areas are inadequate. Phillips Park, Lidcombe, is not in the immediate area of the proposed high and medium density areas with many more families living in apartments there is a need for areas where children can play and people can sit in groups. 	<p>On the southern side of the railway in Lidcombe is Remembrance Park. The potential to open up Remembrance Park to the north will be subject to further discussion with landholders. On the northern side of the railway in Lidcombe, there will be more reliance on future development activity to provide open space.</p> <p>An additional area of public open space in Auburn town centre is identified in Council's planning controls (corner of Queen Street and Auburn Road). This will add to the existing play spaces and seating recently installed by Council as part of the Auburn town centre public domain upgrade.</p>
Object to impact on space and light (raised in 1 submission)	<p>Object to the draft Strategy:</p> <ul style="list-style-type: none"> it 'rips off' new buyers by reducing space it reduces the green space and light Lidcombe already has massive development – eg Dooleys 	<p>Noted. No change recommended.</p> <p>There is no proposal to reduce any public green space. All developments in the R4 High Density Residential zones are required to have a minimum amount of deep soil area for green space. Apartment buildings are also required to have common and private open spaces, and minimum standards of solar access are required.</p>


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<p>Object to lack of infrastructure</p> <p>(raised in 13 submissions)</p>	<p>Object to draft Strategy as it will result in overdevelopment and exacerbate the existing infrastructure problems:</p> <ul style="list-style-type: none"> • increasing population by raising heights will increase traffic pressure in centres, exacerbated by the WestConnex toll • intersections of Harrow Rd/Beatrice St and Harrow Rd/Helena St should be upgraded. • it is difficult get around Lidcombe on foot, especially for mobility impaired - 401 bus services at night or Sundays to connect to the train service would assist • trains are already at capacity and there is a lack of parking • existing school capacity in both centres (primary, high school) is insufficient: a co-ed public high school is needed • Auburn Hospital is already at capacity • Police resources are already too stretched. • childcare, library services, neighbourhood centre and community services will need a considerable injection of Council resources • increased mixed use and dwellings will result in increased waste. Council waste services are poor now, and would require substantial resources to address the problem • drainage and electricity infrastructure in Lidcombe will not cope. <p>The following would improve outcomes:</p> <ul style="list-style-type: none"> • increased car spaces provided in new developments • bring back the direct Lidcombe to Liverpool via Regents Park train route and increase bus routes to the station • improve structural quality of new buildings • add screening/opaque glass to balconies for privacy and to avoid looking at other people's washing • require greater setbacks to provide garden/green space • require developers to contribute to funding of pocket parks • Wyatt Park is great for sport, but public transport access is poor and does not encourage walking through at night. 	<p>Noted. No change to Strategy recommended.</p> <p>The Strategy would result in a minor increase in dwelling numbers and population only.</p> <p>Council continues to plan and work with other stakeholders to align infrastructure capacity with growth.</p>


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Other comments (raised in 1 submission)	<ul style="list-style-type: none"> • Parramatta Rd should be B4 Mixed Use, but not high rise residential. It should have a streetscape of 2 storeys with setback of lawns and gardens. • Hall St to Parramatta Rd should be R3 Medium Density Residential. • west of Gibbons St should be R2 Low Density Residential. • please confirm that 1a, 1b Queen St will remain industrial, as shown on the map. 	<p>Noted. Outside scope of Strategy Council has resolved to implement the NSW Government's Parramatta Road Corridor Urban Transformation Strategy which covers most of these areas. 1A/1B Queen Street was previously rezoned to R4 (separate planning proposal). This typographical error has been corrected in the final documents.</p>
Other comments (raised in 1 submission)	Please rezone land along roads such as Park Rd and Vaughn St to townhouses or terraces with rear access onto the back streets to eliminate driveways and facilitate turning lanes.	<p>Noted and addressed below. No change recommended. The portion of Park Rd within the centre is already zoned B4 Mixed Use.</p>



PRECINCT SPECIFIC SUBMISSIONS - AUBURN TOWN CENTRE (Excluding precincts 16b, 21 and 22)


Note: Each row relates to a matter raised in a single submission



Current controls	Exhibited draft controls	Submission issue	Response
Precinct 1 B4 Mixed Use FSR – 5:1 Height – 49m	Precinct 1 B4 Mixed Use FSR – 5:1 Height – 60m	 <p style="text-align: center;">Precinct 1 Auburn (Queen St, Auburn Rd Mary St and Harrow Rd)</p>	
		<p>Landowner submission seeks recognition of the opportunity provided by this amalgamated site, approximately 190m from the station.</p> <p>The IHAP recommended a height of 60m for this Precinct (lower than the 76m previously considered in JBA background study), and a minimum non-residential FSR of 0.5:1. This equates to a loss of approximately 3 storeys plus overrun.</p> <p>A previous planning proposal for 5,800m² portion of this precinct sought 96m, an FSR of 9:1, and proposed a courtyard, public library shell and 4,400m² retail. Not supported by Council or IHAP, however, both Council and IHAP recognised the opportunity presented by the site.</p> <p>Submission included modelling of different scenarios for Precinct 1:</p> <ul style="list-style-type: none"> • 46m (approx 13 storeys) 5:1, dedication of 2,000m² public open space and laneway • 76m (approx. 23 storeys) – 7.1:1 FSR, 2,000m² of public open space and laneway • one 107m tower, remaining towers maximum 76m, with 8.5:1 FSR, 2,000m² public open space and laneway. 	<p>Noted and addressed below. An increase in height is recommended.</p> <p>Precinct 1 is a key site at the core of Auburn Town Centre, and its location and configuration provide significant opportunity for redevelopment which includes provide open space and improved connectivity, as identified in the DCP.</p> <p>The preliminary study by JBA was used as background information in the preparation of the draft Strategy, however a number of other considerations, including the IHAP's recommendations have informed the Strategy.</p> <p>Further analysis has been undertaken in response to this submission and a height of 70m is now recommended for this precinct, to enable better design outcomes and provision of public open space and through site links as per the existing DCP controls.</p>

Current controls	Exhibited draft controls	Submission issue	Response
Precinct 1 (continued) B4 Mixed Use FSR – 5:1 Height – 49m	Precinct 1 (continued) B4 Mixed Use FSR – 5:1 Height – 60m	Submission on behalf of the owners of Auburn Central generally supportive of the draft Strategy. Expressed concerns that: <ul style="list-style-type: none"> any new planning proposals, particularly for Auburn Shopping Village, need to address traffic flows, access requirements and local road capacity. any increase in development within the town centre should address appropriate funding mechanisms to ensure that infrastructure is delivered. 	Noted and addressed below. An increase in height is recommended (see previous). Each planning proposal is assessed in terms of its strategic merit. This strategic merit assessment includes consideration of traffic measures. Further detailed assessment is also undertaken at the development application stage. Council is preparing a new contributions plan to appropriate fund local infrastructure associated with growth.
		Submission supports high rise for this site/precinct. It should link to Auburn Central, through the underground car park and via an overhead walkway from the post office to upper level of Auburn Shopping village. However, increased height here should be compensated by a permanent 12 storey limit generally in the centre.	Noted and addressed below. An increase in height is recommended (see previous). Detailed design of any development itself will be assessed at DA stage. The primary focus of the Strategy was to improve the relationship between building heights and FSR. Limiting the heights in the rest of the town centre would adversely impact on design outcomes, given the scale of the existing FSRs. Varying building heights are recommended across both centres.
Precinct 2 B4 Mixed Use FSR – 5:1 Height- 38m	Precinct 2 B4 Mixed Use FSR – 5:1 Height – Part 60m, part 49m	<div>  Precinct 2, Auburn (1 -13 Harrow Rd, 9 -23 Mary St, 6 – 24 Park Rd) </div>	
		Submission objecting to proposed increase in height for Precinct 2, as it would have the potential to overlook Trinity College (Park Rd, Precinct 7). Redevelopment of sites to 60m would create an adverse impact on the visual amenity of the school.	Noted and addressed below. No change recommended. The remaining area within Precinct 2 that is not already redeveloped is west/south-west of Trinity College and, as a result, would have little overshadowing impact on the school. Any development application would need to consider the visual amenity and overshadowing of the surrounding development, particularly schools. Increased building heights in this location will allow some flexibility in design, and will assist with distribution of the FSR across the site, helping to address impacts on adjoining development.

Current controls	Exhibited draft controls	Submission issue	Response
Precinct 4 B4 Mixed Use FSR – 3.75:1 Height – 49m	Precinct 4 No change	 Precinct 4, Auburn (Auburn Central)	
		The proposed FSR map references the precinct as W2 – but there is no W2 in the accompanying legend.	Noted and amended. There is no change proposed to the FSR. This has been added for greater clarity.
Precinct 5 B4 Mixed Use FSR – 2.4:1 Height – 18m	Precinct 5 No change	 Precinct 5, Auburn (South Parade and land bound by Auburn Rd, Kerr Parade and Civic Rd)	
		It is recommended that this precinct allow 5 storeys generally, with 12-20 storeys at key points. Council should buy the site, prepare a DA, on-sell to a developer, with a condition that the DA remain in place for 50 years.	Noted and addressed below. No change recommended. This precinct is characterised by narrow shopfronts which provide a distinctive character along South Parade. The street block is not very deep (approximately 28-29m), with most sites in single ownership, making redevelopment difficult to achieve. Council acquisition of this land is neither feasible nor practical. Under the <i>Environmental Planning and Assessment Act</i> , Council cannot extend a development consent beyond 5 years.
Precinct 6 B4 Mixed Use FSR – 5:1 Height – 38m	Precinct 6 B4 Mixed Use FSR – 3:1 Height – 38m	 Precinct 6, Auburn (Land bound by Queen St Alice St South Parade and Vales Lane)	
		Submission raises no objection to the proposed decrease in FSR, for Precinct 6, as it would allow a staggered building form from the town centre to the periphery and allow future development to be considerate of its surroundings.	Addressed below. Retention of existing FSR recommended. Since exhibition in 2017, the majority of this precinct (excluding the primary school) has been either developed or granted development consent under the current LEP controls. As such, retention of the existing 5:1 FSR is recommended.
		Park Rd should be the limit of any high rise. It is disappointing that it has already been breached.	As per comment above.

Current controls	Exhibited draft controls	Submission issue	Response
Precinct 7 B4 Mixed Use FSR – 3:1 Height – 27m	Precinct 7 No change	 Precinct 7, Auburn (Mary St, Park Rd, Queen St and Alice St)	
		<p>Park Rd should be the limit of any high rise. It is disappointing that it has already been breached.</p> <p>Precinct 7 should be R2 Low Density Residential, or certainly no more than R3 Medium Density.</p>	<p>Noted and addressed below. No change recommended.</p> <p>As acknowledged, this precinct is already zoned B4 Mixed Use with a height of 27m. No change is proposed due to the location of the school, as well as the role of the precinct as a transition to the low density area to the west.</p>
Precinct 9 B4 Mixed Use FSR – 5:1 Height - 38m and part 36m	Precinct 9 B4 Mixed Use FSR – 5:1 Height – 45m	 Precinct 9, Auburn (18 Harrow Rd, 1-9 Beatrice St; 93-125 Auburn Rd, 72 Auburn Rd)	
		<p>The submission seeks an increase in permitted height to at least 55m for this site as the proposed 45m will not allow the 5:1 FSR to be achieved. A 55m height limit would still allow a transition down to Beatrice St, and the shadows will fall substantially within the same shadow areas as 45m towers at Beatrice St.</p>	<p>Noted and addressed below. An increase in height is recommended for part of this precinct.</p> <p>Precinct 9 is at the end of Auburn town centre and transitions to residential areas to the west (18-to 20m height; 1.7:1 to 2:1 FSR) and to the south (9m height and 0.75:1 FSR), with the closest area occupied by a primary school. The draft Strategy was exhibited with a maximum 45m height to enable better building design with reduced shadow and visual impacts.</p> <p>The Land and Environment Court has since approved a building height for part of this precinct (NW corner) of 56.7m (modification to DA-368/2013). The Strategy recommendation for part of this precinct has been amended to 55m to reflect this determination.</p>

Current controls	Exhibited draft controls	Submission issue	Response
Precinct 9 (continued) B4 Mixed Use FSR – 5:1 Height – 38m and part 36m	Precinct 9 (continued) B4 Mixed Use FSR – 5:1 Height – 45m	Submission objects to the proposed height for this precinct. The Venture site approval, with a 5 storey street wall is a poor streetscape outcome, and contrary to the desired LEP objectives. This was strongly opposed by residents, and school P&C. Key issues included overlooking of the school playground, and the need for more than one car per household. This approval should not be used as a precedent, and other parts of Auburn town centre should be reduced to 5 storeys to compensate.	Noted and addressed below. An increase in height is recommended for part of this precinct. Reducing the rest of the centre to five storeys would impact on design outcomes. This will be particularly important for many of the other precincts in Auburn which are closer the station and form the core of the centre.
Precinct 10 B4 Mixed Use FSR – 3:1 Height – 27m Precinct 11 B4 Mixed Use FSR – 3:1 Height – 27m Precinct 16 B4 Mixed Use FSR – 3.6:1 Height - 32m	Precinct 10 No change Precinct 11 B4 Mixed Use FSR – 3:1 Height – 32m Precinct 16 B4 Mixed Use FSR – 3.6:1 Height - 38m	 <p> Precinct 10, Auburn (Land bound by Queen St, Beatrice St and Susan St) Precinct 11, Auburn (9 Marion St, 3-19 Queen St, 8-24 Kerr Parade, Auburn) Precinct 16, Auburn (1-5 Station Rd 35 – 45 Rawson St, 4A – 6 Dartbrook Rd) </p> <p> Submission would like these precincts to be R3. The B4 zone in Auburn town centre should be more contained: it should not extend beyond Beatrice St, nor extend up Queen St beyond the Susan St roundabout; it should also be contained by Rawson St from Station Rd to Macquarie Rd and only the Rawson St side of Hall St. </p> <p> This area should have been rezoned to B4 years ago, however submission is against any rezoning in this area due to interface and overshadowing issues with adjoining land. </p>	Noted and addressed below. No change to exhibited zoning controls recommended Precincts 10 and 11 are currently zoned B4 Mixed Use and there is no strategic merit to rezone to R3 Medium Density. The B4 Mixed Use zone is not proposed to extend beyond Beatrice St at this time. Precinct 16 is currently zoned B4 Mixed Use. Given its proximity to the station. This zone is considered suitable.


Current controls	Exhibited draft controls	Submission issue	Response
Precinct 12 B4 Mixed Use FSR - 2.4:1 Height – 18m	Precinct 12 B4 Mixed Use FSR - 2.4:1 Height – 18m	 <p>Precinct 12, Auburn (Land bound by Auburn Road, Kerr Parade and the railway line)</p>	
		<p>Submission seeks an increase in height and FSR for this precinct. It is less than 50m to the station entry, and is centrally located within the town centre. Increased residential density in this location would be consistent with government policy. The precinct has two road frontages, allowing vehicular access to be provided (as currently) via Kerr Parade. The precinct could be amalgamated, having an overall area of 1,650m². The precinct is unconstrained by flooding or heritage, and can readily accommodate a mixed use development with a height to 38m and a maximum FSR of 5:1.</p>	<p>Noted and addressed below. An increase in height is recommended.</p> <p>This precinct has a number of constraints including topography, relatively small total site size with an irregular shape, proximity of the railway line, and congestion on and around the road frontages. It is noted that parts of the existing building are located on the road reserve, and this would not continue if site was redeveloped. No change in FSR is recommended; however, an increase in height from 18 metres to 27 metres is recommended.</p> <p>Additional analysis was undertaken post-exhibition in response to submissions received, and an increase in building height for this precinct is recommended (27m)</p>
Precinct 17 R4 High Density Residential FSR – 1.7:1, 2:1 corners Height – 18m, 20m corners	Precinct 17 R4 High Density Residential FSR – 2:1 Height – 20m	 <p>Precinct 17, Auburn (Rawson and Hall Streets, Dartbrook and Station Roads)</p>	
		<p>Submission seeks B4 zoning, 3.6:1 FSR and 45m height for whole of precinct 17:</p> <ul style="list-style-type: none"> • in line with neighbouring precincts • precinct has a mixed use feel with non- 	<p>Noted and addressed below. Change to zoning, FSR and height recommended for western half of this precinct.</p> <p>In response to submissions received, further review of this precinct was undertaken. The Station Road frontage is directly opposite an existing B4 zone. Providing the potential to activate</p>


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Current controls	Exhibited draft controls	Submission issue	Response
		<p>residential uses such as the Masonic Centre</p> <ul style="list-style-type: none"> • B4 would help achieve the goal of making the centre active and vibrant • recognises transitional nature of the area with buildings over 30m under construction in the precinct • tall slim towers improve resident amenity, so height and building envelopes should exceed FSR to provide flexibility and good urban design outcomes • the proposed 20m height is not a transition. 	<p>the street on both sides of the road is likely to also support the existing B4 zone on the western side of Station Rd.</p> <p>It is therefore recommended that the western part of Precinct 17 in Auburn (from Holiday Lane to Station Road) be:</p> <ul style="list-style-type: none"> • zoned B4 Mixed Use • FSR of 3.6: 1 • height of 25m <p>These recommended changes provide a transition to the R4 zoned land to the east of Holliday Lane.</p>
		<p>Submission indicates that residents do not want to live in a crowded area as proposed by the draft Strategy. Recently objected via a petition to the construction of a 15 storey building in Dartbrook Rd, which was approved, has been in the construction phase for 2 years, and blocks airflow and sunlight.</p>	<p>In terms of crowding, the Strategy seeks to improve design and public domain outcomes to improve liveability and amenity, rather than increasing density. The height and FSR changes proposed are minor, and maintain a transition in scale to the north and east of the town centre boundary.</p> <p>The change to B4 recommended above is likely to have a minor impact on Dartbrook Rd in terms of built form.</p> <p>Matters such as the impact of development on adjoining properties (including sunlight access and airflow impacts) are assessed at the development application stage.</p>


PRECINCT SPECIFIC SUBMISSIONS - LIDCOMBE TOWN CENTRE


Note: Each row relates to a matter raised in a single submission.



Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
Precinct 3 (part 3d) B4 Mixed Use FSR – 5:1 Height –36m	Precinct 3 (part 3d) B4 Mixed Use FSR – 5:1 Height - 55m	 <p>Part of Precinct 3, Lidcombe (Olympic Dr, Vaughan St and Bridge St - 'Westella site')</p> <p>Landowner submission states that the size of the total site (7,134m²), its single ownership and its prominent location make this site ideal for future intensification, beyond what is suggested in the draft Strategy.</p> <ul style="list-style-type: none"> • commends Council on the initiative to increase permitted heights to work more efficiently with FSRs • seeks an increase in height to 60m (as a baseline) which would lead to a superior urban design outcome while improving the human scale street experience. • seeks a Design Excellence Competition bonus of 15% of FSR and height for the site and the town centre immediately. • included an urban design report showed a proposed concept of 6 towers of varying heights to 65m with an FSR up to 6:1 are possible on the site under a different amalgamation pattern. This also includes a supermarket. • seeks to work with Council on the DCP. 	<p>Noted and addressed below. An increase in height is recommended.</p> <p>This is an important site within the Lidcombe Town Centre, and one of few sites where a supermarket could be accommodated.</p> <p>It is noted that the Strategy does not seek a single blanket height across the centre, however, it does provide a single height for this precinct. This is a maximum height, not a required height.</p> <p>The recommended increased maximum height is intended to provide opportunities for a variety of heights and built form by working together with the existing FSR of 5:1. Multiple design outcomes are possible under this scenario.</p> <p>Whilst the options presented in the submission are not considered suitable, a modest increase in height to 65 metres is recommended for this part of Precinct 3 to enable high quality design outcomes, including public domain improvements at ground level. No change to the FSR is recommended.</p>
		There is <i>no basis</i> for the description of the role of Lidcombe centre as having potential for commercial expansion and intensification, nor for it to form part of a 'broader ecosystem of innovation and enterprise across	<p>Noted and addressed below. An increase in height is recommended.</p> <p>There are very few changes proposed to expand the B4 Mixed Use zone in Lidcombe. The actual mix of</p>


Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
Precinct 3 (continued)	Precinct 3 (continued)	Cumberland'. This is only an urban design strategy.	businesses within the town centre will not be prescribed by Strategy.
Precinct 3 (part) B4 Mixed Use FSR – 5:1 Height – 32m	Precinct 3 (part) B4 Mixed Use FSR 5:1* *Council to investigate reduction in FSR Height – 38m	 <p>Part of Precinct 3, Lidcombe (Land fronting the north side of Taylor St)</p> <p>Submission supports the intent to maintain a gradual decline in building height and FSR away from the station to establish a stepped skyline and retain solar access to Remembrance Park, however lowering the FSR is not the best means to do this:</p> <ul style="list-style-type: none"> reducing the FSR would not be consistent with the objectives of Cl. 4.4 in the Auburn LEP 2010 – as the current 5:1 FSR enables appropriate density that reflects the locality a development's inability to achieve the maximum FSR at a particular point in time and place does not mean it will never be achieved in the future reduced FSR will reduce development potential – reducing the number of affordable housing units submission included indicative plans for ground floor, and typical floor levels and schematic elevation for a proposed 9 storeys (24m) with an FSR of 4.5. Also proposed to <i>“enhance and conserve this local heritage building by dismantling the whole structure and rebuilding with the same or same type of materials, moving the building forward 2m to the boundary, with the new building starting from the 3 internal columns, and from the roof ridge back”</i>. 	<p>Noted and addressed below. Retention of existing FSR and exhibited height recommended.</p> <p>Council has sought specialist advice on the significance of the former Lidcombe Post Office (built 1920 and designed during the tenure of NSW Government Architect George McRea, who also designed the Queen Victoria Building).</p> <p>Development application to which submission refers has since been withdrawn.</p> <p>It is recommended that the existing FSR of 5:1 be retained along with the exhibited height of 38m.</p> <p>Any future development application for this site will undergo detailed assessment with specific focus on potential impacts on the heritage item and overshadowing of Remembrance Park. Dismantling and reconstructing the heritage item (former Lidcombe Post Office) is unlikely to be supported.</p>


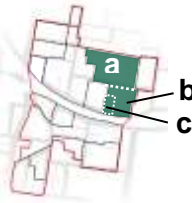
Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
Precinct 5 B4 Mixed Use FSR - 5:1 Height - 32m	Precinct 5 Part RE1 Public Recreation No Height/FSR Part B4 Mixed Use FSR - 5:1 Height -38m	 Precinct 5, Lidcombe (2-6 Taylor St, 29 – 33 Joseph)	
		<p>Landowner submission objecting to proposed RE1 zone for 2 Taylor St. Acquisition of this site has potential to impact the viability of the church and its ability to remain on site. Rezoning the site without Council having identified a budget, timeframe and acquisition plan, would result in uncertainty, and would be burdensome for the Church to hold land where it cannot increase its operations.</p> <p>Church supports retention of the B4 zone with appropriate height and FSR. The potential overshadowing of the park can be mitigated through other planning and design measures.</p> <p>The landowner (Church) seeks to work with Council to find an alternate solution to allow the church to continue its activities, and enable Council to improve the street address of Remembrance Park, eg through reconfiguration of the overall site and/or boundary adjustments or land swap.</p>	<p>Noted. Retention of existing zoning, height and FSR controls is recommended.</p> <p>Following receipt of this submission, Council and the landowner have met to discuss potential options including land swap and reconfiguration of sites. As discussions have yet to reach a conclusion, it is recommended that the existing zoning, height and FSR be retained. This approach does not preclude future negotiations as outlined above, and the planning controls can be amended to reflect an agreed outcome for this area in the future.</p>
Precinct 6 B4 Mixed Use FSR - 5:1 Height – 32m	Precinct 6 B4 Mixed Use FSR - 5:1 Height – 38m	 Precinct 6, Lidcombe (2-10 Kerrs Rd, 46 -74 Joseph St Lidcombe)	
		<p>Supports the draft Strategy. Suggest increasing the FSR to 5.9:1 to expand the common area and allow for a community room in our DA submission.</p>	<p>Noted and addressed below. No change recommended.</p> <p>The submission does not provide strategic merit for the requested increase in FSR. Precinct 6 is at the</p>






Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
			<p>southern edge of the B4 zone, and forms part of the transition from the core of the centre to surrounding residential areas. No change to FSR is recommended.</p> <p>Specific proposals will be considered on merit as part of the development application process.</p>
Precinct 7 R2 Low Density Residential No FSR Height – 9m	Precinct 7 R4 High Density Residential FSR 2:1 Height - 20m	 <p>Precinct 7, Lidcombe (Olympic Dr, Kerrs Rd, B4 lands and Raymond St East)</p> <p>Submission supports the proposed R4 zoning, but seeks an increase in the permitted height:</p> <ul style="list-style-type: none"> land immediately to the north would have a maximum height of 38m, in contrast to our site which would have only 20m, resulting in a neighbouring development that would be much higher failure to adopt a consistent height across the R4 zone will prevent amalgamation with a view to large single development the border between the R4 zones is arbitrary – in the middle of the block - the natural boundary of the zone should be Raymond Street and Armstrong Lane extension of the permitted height to Raymond Street would not result in overshadowing as the land on Bernard St and the eastern side of Joseph St would form a transition zone. Joseph St is the main promenade in Lidcombe with a width to support large tall buildings. 	<p>Noted and addressed below. An increase in height is recommended.</p> <p>The Strategy seeks a transition in height and scale from the core of both centres to the centre edge and beyond, and in some locations this transition is more gradual than others. Increasing their height in this precinct to 38m as sought by the submission would not support a smooth transition to the land to the south of Precinct 7, currently zoned R2, with a 9m height limit.</p> <p>Further analysis following exhibition found that a building height of 25m in this location, while retaining an FSR of 2:1, would still allow for a mix of built form design that takes into account the development in Precinct 6 in the north, as well as the need to transition to the low density residential area to the south. The revised Strategy recommends this is approved.</p>


Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
		<p>For many years the residents of Precinct 7 have endured the loss of a supermarket within walking distance, with many elderly residents left stranded by development. The closest shopping centre is more than 2 kilometres away without adequate public transport. Residents in this area have felt ignored in the past about development issues that affect us.</p> <p>We recommend that the proposed R4 zone from Kerrs Rd to Raymond St be amended to B4, with a maximum height of 32 metres along Bernard St in keeping with an aesthetic look for the precinct, and with consideration for an adequate supermarket/ shopping centre to support current and future residents.</p> <p>R4 is recommended further south.</p>	<p>Noted and addressed below. An increase in height is recommended.</p> <p>The need for a supermarket in Lidcombe is recognised and encouraged through the controls proposed in the Strategy.</p> <p>Extending the B4 zone is not supported for this precinct, as it would extend the centre too far from the core.</p> <p>The land further south (south of Raymond St), was not part of the study area for the draft Strategy, and is well outside the town centre. Consideration of this area is beyond the scope of this Strategy. However, as outlined above, an increase in height (to 25m) is recommended for Precinct 7.</p>
East of Precinct 7 R4 High Density Residential FSR 1.7 – 2:1 Height 18-20m	East of Precinct 7 No change	 <p>East of Precinct 7 (between Joseph St, McVicars Lane and Raymond St East)</p>	
		<p>Raymond St East is a peaceful cul de sac, which would be ruined by the development proposed under the draft Strategy for the area between James St, Joseph St, McVicars Lane and Raymond St East. High density development will affect the ambience and safety of this street, will result in overcrowding and massive buildings towering over homes. It will mean that the on street parking will be taken by the new apartments. Objects to the draft Strategy.</p> <p>I urge reconsideration of the high density status proposed for the Joseph St side that connects to Raymond St East and McVicars Lane.</p>	<p>Noted and addressed below. No change recommended.</p> <p>The area of concern identified is outside the study area and separated by Joseph St. The R4 High Density Zone is the existing zone in this location. There are no changes proposed to the zone, the height or the FSR.</p> <p>The changes proposed by the Strategy in this area are limited to the western side of Joseph St adjoining Raymond St East (this was not raised in this submission as an issue).</p>

Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
<p>Precinct 8 B4 Mixed Use FSR - 5:1 Height - 32m (part) and 36m</p> <p>Precinct 9 B4 Mixed Use FSR – 5:1 Height – 60m</p>	<p>Precinct 8 B4 Mixed Use FSR - 5:1 Height - 60m (part c);</p> <p>Precinct 9 B4 Mixed Use FSR – 5:1 Height – 60m</p> <p><i>(parts a and b are addressed below)</i></p>	 <p>Precinct 8 Irregular precinct between Church St and Doodson Ave centred on John St, Lidcombe, and</p>	 <p>Precinct 9 1-5A Church St, 13 – 25 Board St Lidcombe</p>
		<p>Landowner submission supports the proposed controls for the Dooleys site within Precincts 8 (western part) and 9, as they will go some way to ensuring better urban design and architectural outcomes for the town centre. This large landholding provides a long term opportunity under these controls to strengthen the vitality the centre consistent with Council's planning objectives.</p> <p>Landowner looks forward to the opportunity to comment on controls under the future planning proposal.</p>	<p>Noted and addressed below. An increase in height for part of Precinct 8 and Precinct 9 are recommended.</p> <p>In response to submissions received an increase in the exhibited height from 60m to 70m is recommended for Precinct 9 and the western half of Precinct 8 (west of John Street). This creates an opportunity to improve public domain and interface with John Street, as well as north-south through site links.</p> <p>The location of this precinct on the northern side of the station means that shadows cast by any redevelopment will fall primarily on the train line and Olympic Drive, rather than existing residential development.</p>
		<p>Object to proposed development for Lidcombe Dooley's site. The proposal is financed by and will enhance its gaming facilities. It is primed to overshadow and drive out other businesses, whereas we need business competition.</p> <p>Although I live in Lidcombe I bypass its shopping and transport due to overcrowding on the infrastructure - the streets, and station exits.</p>	<p>Noted. As per comments above.</p>

Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
Precinct 8 (between John St and precinct 14) B4 Mixed Use FSR - 5:1 Height - 32m and 36m	Precinct 8 – (parts a and b: between John St and precinct 14) B4 Mixed Use FSR - 5:1 Height – 50m north of Mary St; 55m south of Mary Street	 <p>Precinct 8 (part), Auburn (between John St and Precinct 14)</p>	
		<p>Sydney Catholic Schools' submission objects to proposed changes, to parts of Precinct 8 that adjoin St Joachim's Primary School (east of John Street), including:</p> <ul style="list-style-type: none"> • could leave the school with a 'boxed in' feel • could overlook and overshadow play spaces • would result in increased traffic, with particular concern for pedestrian safety • does not support environmental comfort, good amenity, or responsiveness to context. <p>See also submission issues under Precinct 15.</p>	<p>Noted and addressed below. An increase in height is recommended.</p> <p>In response to submissions received, a decrease in the exhibited heights (50 metres down to 38 metres) is proposed for this part of Precinct 8. The existing FSR of 5.1 remains unchanged.</p> <p>Any proposal will undergo further detailed assessment at the development application stage, and would consider impacts on adjoining properties.</p>
		<p>Objects to the proposed 55m heights on Church and Mary Streets for apartments that will be very close together forming walls that will block the view and ventilation of the residents.</p>	<p>Noted and addressed below. No change recommended.</p> <p>The recommended increased height controls, with existing FSR will improve opportunities for more slender tower forms and increased building separation, resulting in improved opportunities for view corridors and ventilation.</p> <p>Aspects like ventilation, solar access, privacy and views would be further assessed at the development application stage.</p>

Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
Precinct 14 B4 Mixed Use FSR - 5:1 Height – 32m	Precinct 14 B4 Mixed Use FSR – 5:1 Height – 55m	 Precinct 14, Lidcombe (39 and 43 Church St and 7 Mary St, Lidcombe)	 Precinct 15, Lidcombe (land b between Doodson and Church Streets, east of Frederick Street)
Precinct 15 R4 High Density Residential FSR – 1:7:1 2:1 at corners Height – 18m 20m at corners	Precinct 15 <i>part a: North of Mary St</i> R4 High Density Residential FSR - 3:1 Height - 32m <i>part b and c: South of Mary St</i> B4 Mixed Use FSR – 3.5:1 Height – 38m	<p>Landowner submission objects to the changes in controls for the land close to St Joachim's Primary School, particularly increased heights, which:</p> <ul style="list-style-type: none"> • could leave the school with a 'boxed in' feel, rear of the school could look isolated • could overlook and overshadow play spaces, with negative impacts on wellbeing of students and inconsistent with Greater Sydney Commission's goals • would result in increased traffic, with particular concern for pedestrian safety • does not support good amenity, responsiveness to context, or street level views that enhance a sense of place. 	<p>Noted. Changes recommended in response. Precinct 14 is predominantly occupied by St Joachim's Primary School, and has an existing FSR of 5:1. The precinct includes a recently constructed 10 storey (32m) apartment building (43 Church St) to a height of 32.4m which uses the maximum FSR of 5:1.</p> <p>Further analysis was undertaken as part of the review of submissions process. In response to issues raised in submissions, and to facilitate a better transition in scale with the primary school, a reduction in the exhibited draft heights and FSRs for Precincts 14 and 15 is recommended as follows:</p> <div style="display: flex; justify-content: space-between;"> <div> <p><i>Precinct 14</i></p> <ul style="list-style-type: none"> • FSR retain existing 5:1 • Height 38m </div> <div> <p><i>Precinct 15</i></p> <ul style="list-style-type: none"> • FSR 2.2:1 (part a and b) and 2.6:1 (part c) • Height 29m (part a and b) and 36m (part c) </div> </div>
		<p>Object to the proposed 55m heights on Church and Mary Streets for apartments that will be very close together, forming walls that will block the view and ventilation of the residents.</p>	<p>Noted. Changes recommended in response. See comment above.</p>

Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
East of Precinct 15 R4 High Density Residential FSR – 1.7:1 Height -18m	East of Precinct 15 Not in study area – directly east of Precinct 15 No change	 <p>East of Precinct 15</p> <p>Submission on behalf of 31 Mary St Lidcombe, adjoining Precinct 15, to which has similar characteristics. Suggests Swete St as logical eastern boundary of the centre, and seeks a height of height of 25m for 31 Mary Street.</p> <p>Surrounding development at 81 Church St, on the corner of Swete St, while not part of the study area, has established a strong built form typical of a 'gateway site' with an FSR of 2:1 and a height of 25m. This has set a precedent and 31 Mary St and the adjoining properties, 33 Mary St and 11 Swete St, should, to be consistent, also benefit from an FSR of 2:1 and a height of 25m. These recommended increases would encourage amalgamation and quality urban design.</p> <p>It is recommended that the land between Swete St and Precinct 15, south of Mary St be included in the draft Strategy to inform an upward review of controls.</p>	<p>Noted and addressed below. Minor change recommended.</p> <p>31 and 33 Mary St currently have an FSR of 1.7:1 and maximum height of 18m, while the adjoining properties to the north and east have a recommended FSR of 2:1 and a maximum height of 20m. Land to the south (outside the town centre boundary) has these controls.</p> <p>The Strategy, as exhibited, would result in a lower permitted FSR and height on two isolated sites surrounded by land with a greater FSR and height (located further from the station), without any planning rationale.</p> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>FSR - exhibited</p> </div> <div style="text-align: center;">  <p>FSR – recommended</p> </div> </div> <div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">  <p>Height - exhibited</p> </div> <div style="text-align: center;">  <p>Height - recommended</p> </div> </div>

Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
			<p>The following minor changes to the controls for 31 and 33 Mary St, Lidcombe, are recommended:</p> <ul style="list-style-type: none"> • increase the maximum FSR to 2:1 • increase the maximum height of buildings to 20m consistent with proposed controls for Precinct 16.
North of Precinct 16 R3 Medium Density Residential FSR – 0.75:1 Height – 9m	North of Precinct 16 Not in study area – directly north of Precinct 16 No change	 <p>North of Precinct 16</p>	
		<p>Landowner submission on behalf of 31-33 Swete St Lidcombe. This 2,049m² site is on the corner of Swete St and Mills St, contains the former RMS Motor Registry, adjoins Lidcombe Public School (heritage listed) to the west and the residential block (Precinct 16) to the south. This site is part of this residential block, but was excluded from Precinct 16, presumably due to previous Motor Registry use.</p> <p>Submission seeks the same zone as Precinct 16 - R4 High Density Residential. It also seeks a base FSR of 2:1 plus an incentive FSR for social or community use, and a maximum height of 25m as:</p> <ul style="list-style-type: none"> • Site forms a natural end to the residential block that includes Precinct 16, and would form an appropriate transition to/from the town centre • The site is 630m walking distance to the station • Given the location adjoining the school, the site provides an opportunity to provide a social or community use, however this would require a larger ground floor elevation and therefore a greater maximum height of buildings than the 20m proposed 	<p>Noted and extension of proposed zoning, height and FSR from Precinct 16 recommended.</p> <p>In response to submissions, the proposed controls for 31-33 Swete Street were reviewed. It is recommended that the proposed zoning (R4), height (20m) and FSR (2:1) of Precinct 16 be extended to include this last lot within the street block.</p> <p>The request for FSR and height greater than those proposed for Precinct 16 is not recommended as:</p> <ul style="list-style-type: none"> • height and FSR greater than that proposed for Precinct 16 lacks strategic merit as it is further away from the station and core of the centre than Precinct 16. It would also compromise the capacity to provide a transition to the low density residential area to the north. • there is significant capacity within the B4 zone in Lidcombe to accommodate additional dwellings, without the need to substantially increase development potential beyond the edge of the town centre. • the proposed location of a through site link to

ATTACHMENT

Current controls	Exhibited Draft Strategy controls	Submission comments	Comment
		<p>for Precinct 16.</p> <ul style="list-style-type: none"> • submission included a massing study which showed a podium of 4 storeys with a maximum 6 storeys with a northern frontage to maximise sun access, as well as potential for a through site link between Mills St and 29 Swete St (also shown as a through site link). 	<p>Doodson Ave/the school in the submission is shown wholly on the adjacent site (29 Swete St). This is a separate lot under different ownership, unrelated to the site subject site. Any through site link would need to be shared between these two properties.</p>