









**ATTACHMENT 1 LIDCOMBE TOWN CENTRE – Recommended Planning Controls (Height)**

**LIDCOMBE TOWN CENTRE: Precincts 1, 2, 3, 4, 6, 8, 12, 14 (Height)**

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Recommended controls (September 2019)								
<b>Precinct 1</b> Bridge Street, Tooheys Lane, Joseph Street 	Zoning: B4 Mixed Use FSR: 5:1 Height: 36m	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m								
<b>Precinct 2</b> East of Joseph Street, fronting Railway Street 	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m								
<b>Precinct 3</b> 3a: fronting Railway St between station and Mark St 3b: Mark, Railway, Raphael, Davey-Marsden Sts 3c: east of Joseph St and around Taylor St 3d: Bridge, Joseph and Vaughan Sts) 	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 <table border="1" data-bbox="975 875 1401 987"> <thead> <tr> <th>3a</th> <th>3b</th> <th>3c</th> <th>3d</th> </tr> </thead> <tbody> <tr> <td>Height: 55m</td> <td>Height: 45m</td> <td>Height: 38m</td> <td>Height: 55m</td> </tr> </tbody> </table>	3a	3b	3c	3d	Height: 55m	Height: 45m	Height: 38m	Height: 55m
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<b>Precinct 4</b> Marsden-Davey, Mark, Janes and Raphael Streets 	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m								
<b>Precinct 6</b> B4 zoned land south west of Kerrs Rd and Joseph St 	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m								
<b>Precinct 8</b> 8a NE of Mary and Board Sts, south of Doodson Ave 8b Church, John and Mary Sts 8c east of John St (Dooleys) 	Zoning: B4 Mixed Use FSR: 5:1 Height: 36m	Zoning: B4 Mixed Use FSR: 5:1 <table border="1" data-bbox="975 1494 1401 1606"> <thead> <tr> <th>8a</th> <th>8b</th> <th>8c</th> </tr> </thead> <tbody> <tr> <td>Height: 38m</td> <td>Height: 55m</td> <td>Height: 60m</td> </tr> </tbody> </table>	8a	8b	8c	Height: 38m	Height: 55m	Height: 60m		
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<b>Precinct 12</b> Childs, John, and Ann Streets (east of John Street) 	Zoning: B4 Mixed Use FSR: 5:1 Height: 36m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m								
<b>Precinct 14</b> Mid-block between Church and Mary Streets 	Zoning: B4 Mixed Use FSR: 5:1 Height: 32m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m								

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