





ATTACHMENT 2 LIDCOMBE TOWN CENTRE – Recommended Planning Controls (Height and FSR)

LIDCOMBE TOWN CENTRE: Precincts 11, 13, 15 East, and 17 (Height and FSR)

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Recommended controls (September 2019)
Precinct 11 Ann Street, Olympic Drive, Child Street 	Zoning: R4 High Density Residential FSR: 1.7:1/2:1 corners Height: 18m/20m corners	Zoning: R4 High Density Residential FSR: 3:1 Height: 32m
Precinct 13 North of Childs Street, east of John Street 	Zoning: R4 High Density Residential FSR: 1.7:1/2:1 corners Height: 18m/20m corners	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m
Precinct 15 east 31 and 33 Mary Street (now included as part of Precinct 15) 	Zoning: R4 High Density Residential FSR: 1.7:1 Height: 18m	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m
Precinct 17 Vaughan Street, Olympic Drive, Kerrs Road 	Zoning: R4 High Density Residential FSR: 1.7:1/2:1 corner Height: 18m/20m corners	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m

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