

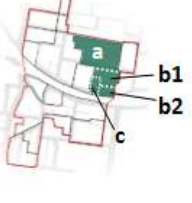



ATTACHMENT 3 LIDCOMBE TOWN CENTRE – Recommended Planning Controls (Zoning, Height, FSR)

LIDCOMBE TOWN CENTRE: Precincts 7, 10, 15 and 16 (Zoning, Height and FSR)

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Recommended controls (September 2019)			
<p>Precinct 7 Kerrs Rd, Olympic Dr, Raymond St East, Joseph Street</p> 	<p><i>Zoning:</i> R2 Low Density Residential <i>FSR:</i> no FSR <i>Height:</i> 9m</p>	<p><i>Zoning:</i> R4 High Density Residential <i>FSR:</i> 2:1 <i>Height:</i> 20m</p>			
<p>Precinct 10 Ann Street, Olympic Drive, Board Street</p> 	<p><i>Zoning:</i> R4 High Density <i>FSR:</i> 1.7:1/2:1 corners <i>Height:</i> 18m/20m corners</p>	<p><i>Zoning:</i> B4 Mixed Use <i>FSR:</i> 3.5:1 <i>Height:</i> 38m</p>			
<p>Precinct 15 15a Doodson Ave, Frederick and Mary Streets 15b mid-block south of Mary St, between Mary-Church Streets 15c fronting Church Street (mid-block)</p> 	<p>15a, 15b, 15c <i>Zoning:</i> R4 High Density <i>FSR:</i> 1.7:1/2:1 corners <i>Height:</i> 18m/20m corners</p>	<p>15a <i>Zoning:</i> R4 High Density <i>FSR:</i> 2.2:1 <i>Height:</i> 29m</p>	<p>15b1 <i>Zoning:</i> R4 High Density <i>FSR:</i> 2.2:1 <i>Height:</i> 29m</p>	<p>15b2 <i>Zoning:</i> B4 Mixed Use <i>FSR:</i> 2.2:1 <i>Height:</i> 29m</p>	<p>15c <i>Zoning:</i> B4 Mixed Use <i>FSR:</i> 2.5:1 <i>Height:</i> 36m</p>
<p>Precinct 16 Mary, Swete, Mills (E), and Frederick Streets (now extends to southern side of Mills Street)</p> 	<p><i>Zoning:</i> R3 Medium Density <i>FSR:</i> 0.75:1 <i>Height:</i> 9m</p>	<p><i>Zoning:</i> R4 High Density <i>FSR:</i> 2:1 <i>Height:</i> 20m</p>			

LIDCOMBE TOWN CENTRE: Precincts 7, 10, 15 and 16 (Zoning, Height and FSR)

