







**ATTACHMENT 4 – CHRONOLOGY OF PROPOSED PLANNING CONTROLS FOR THE LIDCOMBE TOWN CENTRE PLANNING CONTROLS STRATEGY**

Precinct (refer to precinct maps for precinct boundary details)	Existing Controls ALEP 2010	Exhibited Controls (Feb-March 2017)	Recommended controls (April 2019)	CLPP Advice (June 2019)	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	Zoning: B4 Mixed Use FSR: 5:1 Height: 70m	1. Support Council Officers recommendation regarding FSR but not height. 2. With regard to height the Panel recommends the exhibited height of 60m maximum which will be consistent with the previous CIHAP recommendation.	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	Zoning: B4 Mixed Use FSR: 5:1 Height: 65m	1. Support Council Officers recommendation regarding FSR but not height. 2. With regard to height the Panel recommends the exhibited height of 55m maximum which will be consistent with the previous CIHAP recommendation.	Zoning: B4 Mixed Use FSR: 5:1 Height: 55m




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<p><b>Precinct 3</b>                      3a: fronting Railway St between station-Mark St                      3b: Mark, Railway, Raphael, Davey-Marsden Streets                      3d: Bridge, Joseph and Vaughan Sts</p>  <p>3c: west of Joseph St between Kerrs Rd-Vaughan St, and east of Joseph St north of Taylor St</p>	<p>Zoning: B4 Mixed Use                      FSR: 5:1</p> <p>Height: 32m</p>	<p>Zoning: B4 Mixed Use</p> <p>FSR 3a, 3b, 3c (eastern part): 5:1</p> <p>FSR 3c (western part): 5:1 + further investigation</p> <table border="1"> <tr> <td>3a Height: 55m</td> <td>3b Height: 45m</td> <td>3c Height: 38m + further investigation</td> <td>3d Height: 55m</td> </tr> </table>	3a Height: 55m	3b Height: 45m	3c Height: 38m + further investigation	3d Height: 55m	<p>Zoning: B4 Mixed Use</p> <p>FSR: 5:1</p> <table border="1"> <tr> <td>3a Height : 60m</td> <td>3b Height : 50m</td> <td>3c Height : 38m</td> <td>3d Height : 65m</td> </tr> </table>	3a Height : 60m	3b Height : 50m	3c Height : 38m	3d Height : 65m	<p>1. Support Council Officers' recommendation regarding height in precinct 3c.</p> <p>2. Recommends maximum height of 55m for precincts 3a and 3d, and 45m for precinct 3b, all as exhibited and as previously recommended by CIHAP.</p>	<p>Zoning: B4 Mixed Use</p> <p>FSR: 5:1</p> <table border="1"> <tr> <td>3a Height : 55m</td> <td>3b Height : 50m</td> <td>3c Height : 38m</td> <td>3d Height : 55m</td> </tr> </table>	3a Height : 55m	3b Height : 50m	3c Height : 38m	3d Height : 55m
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<p><b>Precinct 4</b>                      Marsden-Davey, Mark, Janes and Raphael Streets</p> 	<p>Zoning: B4 Mixed Use                      FSR: 5:1</p> <p>Height: 32m</p>	<p>Zoning: B4 Mixed Use</p> <p>FSR: 5:1</p> <p>Height: 38m</p>	<p>Zoning: B4 Mixed Use</p> <p>FSR: 5:1</p> <p>Height: 38m</p>	<p>Support Council Officers' recommendation</p>	<p>Zoning: B4 Mixed Use</p> <p>FSR: 5:1</p> <p>Height: 38m</p>												
<p><b>Precinct 5</b>                      Between Taylor Street/ Remembrance Park</p> 	<p>Zoning: B4 Mixed Use</p> <p>FSR: 5:1</p> <p>Height: 32m</p>	<table border="1"> <tr> <td>Zoning: part B4 Mixed Use FSR: 5:1 Height: 38m (B4 part)</td> <td>Zoning: Part RE1 No FSR No height (RE1 part)</td> </tr> </table>	Zoning: part B4 Mixed Use FSR: 5:1 Height: 38m (B4 part)	Zoning: Part RE1 No FSR No height (RE1 part)	<p>Zoning: B4 Mixed Use</p> <p>FSR: 5:1</p> <p>Height: 32m</p>	<p>Support Council Officers' recommendation</p>	<p>Zoning: B4 Mixed Use</p> <p>FSR: 5:1</p> <p>Height: 32m</p>										
Zoning: part B4 Mixed Use FSR: 5:1 Height: 38m (B4 part)	Zoning: Part RE1 No FSR No height (RE1 part)																
<p><b>Precinct 6</b>                      B4 land south west of Kerrs Rd and Joseph St</p> 	<p>Zoning: B4 Mixed Use                      FSR: 5:1</p> <p>Height: 32m</p>	<p>Zoning: B4 Mixed Use</p> <p>FSR: 5:1</p> <p>Height: 38m</p>	<p>Zoning: B4 Mixed Use</p> <p>FSR: 5:1</p> <p>Height: 38m</p>	<p>Support Council Officers' recommendation</p>	<p>Zoning: B4 Mixed Use</p> <p>FSR: 5:1</p> <p>Height: 38m</p>												





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<b>Precinct 7</b> Kerrs Road, Olympic Drive, Raymond Street East, Joseph Street 	Zoning: R2 Low Density Residential FSR: no FSR Height: 9m	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m	Zoning: R4 High Density Residential FSR: 2:1 Height: 25m	1. Supports Council Officers recommendation regarding FSR and R4 zoning. 2. Recommends height maximum 20m for the reason of consistency with R4 zone land adjoining to the east and to achieve a more appropriate interface with existing R2 low density residential zoned land adjoining to the south.	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m																		
<b>Precinct 8</b> 8a north east 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="801 837 1059 1091"> <tr> <td>8a</td> <td>8b</td> <td>8c</td> </tr> <tr> <td>Height: 38m</td> <td>Height: 55m</td> <td>Height: 70m</td> </tr> </table>	8a	8b	8c	Height: 38m	Height: 55m	Height: 70m	Zoning: B4 Mixed Use FSR: 5:1 <table border="1" data-bbox="1077 837 1335 1091"> <tr> <td>8a</td> <td>8b</td> <td>8c</td> </tr> <tr> <td>Height: 38m</td> <td>Height: 55m</td> <td>Height: 70m</td> </tr> </table>	8a	8b	8c	Height: 38m	Height: 55m	Height: 70m	1. Supports Council Officers recommendation regarding 8a and 8b, but not 8c. 2. With regard to height in 8c the Panel recommends the exhibited height of 60m maximum for the reason of general consistency with land to the east of John Street and fronting Church Street.	Zoning: B4 Mixed Use FSR: 5:1 <table border="1" data-bbox="1709 837 2036 1091"> <tr> <td>8a</td> <td>8b</td> <td>8c</td> </tr> <tr> <td>Height: 38m</td> <td>Height: 55m</td> <td>Height: 60m</td> </tr> </table>	8a	8b	8c	Height: 38m	Height: 55m	Height: 60m
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<b>Precinct 9</b> Western half of Dooleys site 	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m	Support Council Officers' recommendation	Zoning: B4 Mixed Use FSR: 5:1 Height: 60m																		




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<b>Precinct 10</b> Ann Street, Olympic Drive, Board Street 	Zoning: R4 High Density FSR: 1.7:1/2:1 corners Height: x=18m/20m corners	Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m	Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m	Support Council Officers' recommendation	Zoning: B4 Mixed Use FSR: 3.5:1 Height: 38m
<b>Precinct 11</b> 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	Zoning: R4 High Density Residential FSR: 3:1 Height: 32m	Support Council Officers' recommendation	Zoning: R4 High Density Residential FSR: 3:1 Height: 32m
<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	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Support Council Officers' recommendation	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m
<b>Precinct 13</b> 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	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m	Support Council Officers' recommendation	Zoning: R4 High Density Residential FSR: 2:1 Height: 20m

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<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: 55m	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m	Support Council Officers' recommendation	Zoning: B4 Mixed Use FSR: 5:1 Height: 38m																																																
<b>Precinct 15</b> 15a Doodson Ave, Frederick and Mary Streets 15b mid-block south of Mary Street, between Mary-Church Streets 15c fronting Church Street (mid-block) 	15a, 15b, 15c Zoning: R4 High Density FSR: 1.7:1/2:1 corners Height: 18m/20m corners	<table border="1"> <thead> <tr> <th>15a</th> <th>15b 1</th> <th>15b 2</th> <th>15c</th> </tr> </thead> <tbody> <tr> <td>Zoning: R4 High Density</td> <td>Zoning: B4 Mixed Use</td> <td>Zoning: B4 Mixed Use</td> <td>Zoning: B4 Mixed Use</td> </tr> <tr> <td>FSR: 3:1</td> <td>FSR: 3.5:1</td> <td>FSR: 2.5:1</td> <td>FSR: 2.5:1</td> </tr> <tr> <td>Height: 32m</td> <td>Height: 38m</td> <td>Height: 38m</td> <td>Height: 38m</td> </tr> </tbody> </table>	15a	15b 1	15b 2	15c	Zoning: R4 High Density	Zoning: B4 Mixed Use	Zoning: B4 Mixed Use	Zoning: B4 Mixed Use	FSR: 3:1	FSR: 3.5:1	FSR: 2.5:1	FSR: 2.5:1	Height: 32m	Height: 38m	Height: 38m	Height: 38m	<table border="1"> <thead> <tr> <th>15a</th> <th>15b1</th> <th>15b2</th> <th>15c</th> </tr> </thead> <tbody> <tr> <td>Zoning: R4 High Density</td> <td>Zoning: R4 High Density</td> <td>Zoning: B4 Mixed Use</td> <td>Zoning: B4 Mixed Use</td> </tr> <tr> <td>FSR: 2.2:1</td> <td>FSR: 2.2:1</td> <td>FSR: 2.5:1</td> <td>FSR: 2.5:1</td> </tr> <tr> <td>Height: 29m</td> <td>Height: 29m</td> <td>Height: 36m</td> <td>Height: 36m</td> </tr> </tbody> </table>	15a	15b1	15b2	15c	Zoning: R4 High Density	Zoning: R4 High Density	Zoning: B4 Mixed Use	Zoning: B4 Mixed Use	FSR: 2.2:1	FSR: 2.2:1	FSR: 2.5:1	FSR: 2.5:1	Height: 29m	Height: 29m	Height: 36m	Height: 36m	Support Council Officers' recommendation	<table border="1"> <thead> <tr> <th>15a</th> <th>15b1</th> <th>15b2</th> <th>15c</th> </tr> </thead> <tbody> <tr> <td>Zoning: R4 High Density</td> <td>Zoning: R4 High Density</td> <td>Zoning: B4 Mixed Use</td> <td>Zoning: B4 Mixed Use</td> </tr> <tr> <td>FSR: 2.2:1</td> <td>FSR: 2.2:1</td> <td>FSR: 2.5:1</td> <td>FSR: 2.5:1</td> </tr> <tr> <td>Height: 29m</td> <td>Height: 29m</td> <td>Height: 36m</td> <td>Height: 36m</td> </tr> </tbody> </table>	15a	15b1	15b2	15c	Zoning: R4 High Density	Zoning: R4 High Density	Zoning: B4 Mixed Use	Zoning: B4 Mixed Use	FSR: 2.2:1	FSR: 2.2:1	FSR: 2.5:1	FSR: 2.5:1	Height: 29m	Height: 29m	Height: 36m	Height: 36m
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<b>Precinct 15 east</b> 31 and 33 Mary Street (now included as part of Precinct 15) 	Zoning: R4 High Density FSR: 1.7:1 Height: 18m	Zoning: R4 High Density FSR: 1.7:1 Height: 20m	Zoning: R4 High Density FSR: 2:1 Height: 20m	Support Council Officers' recommendation	Zoning: R4 High Density FSR: 2:1 Height: 20m																																																

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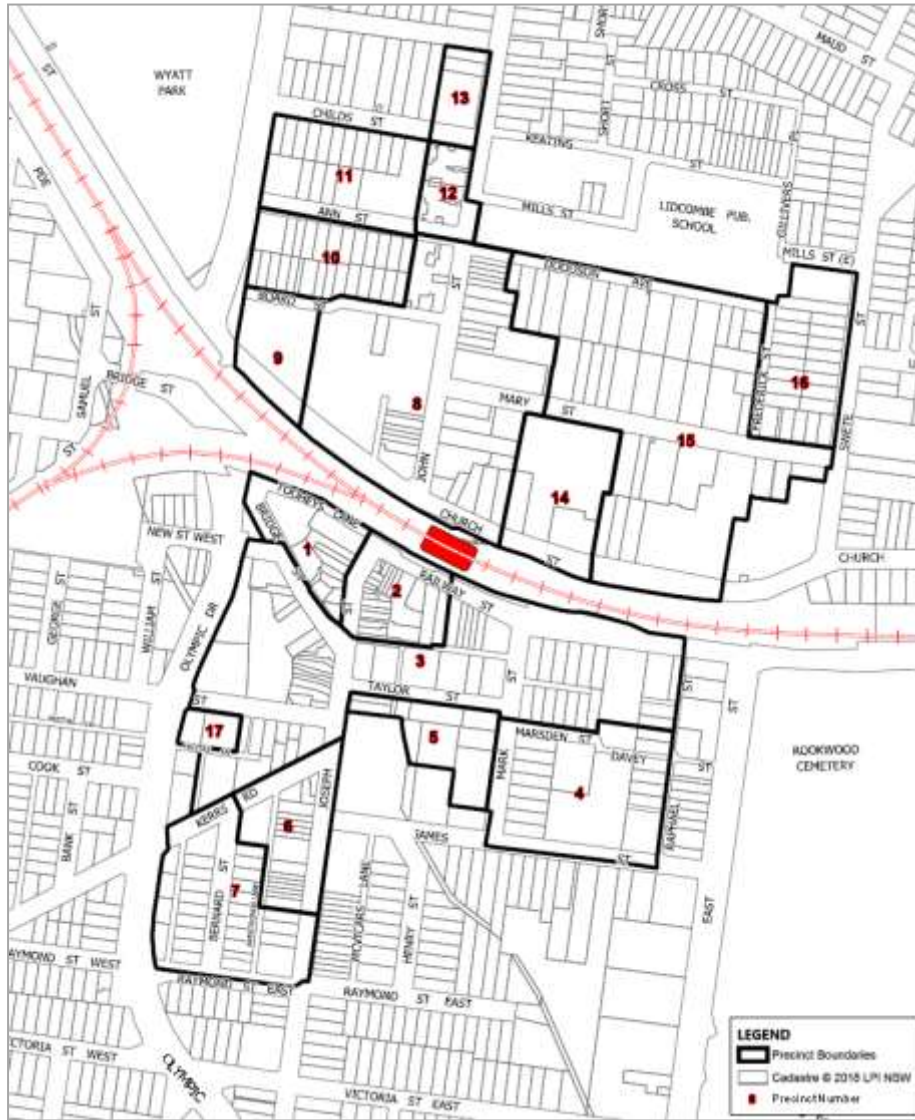
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		16a	16b (former RTA site)	16a	16b (former RTA site)		
<b>Precinct 16</b> Mary, Swete, Mills (E), and Frederick Streets (now extends to southern side of Mills Street) 	Zoning: R3 Medium Density  FSR: 0.75:1 Height: 9m	Zoning: R4 High Density	Zoning: R3 Medium Density	Zoning: R4 High Density	Zoning: R4 High Density	Support Council Officers' recommendation	<b>Precinct 16</b> (includes 16a and 16b)  Zoning: R4 High Density  FSR: 2:1 Height: 20m
		FSR: 2:1 Height: 20m	FSR: 0.75:1 Height: 9m	FSR: 2:1 Height: 20m	FSR: 2:1 Height: 20m		
<b>Precinct 17</b> 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		Zoning: R4 High Density Residential		Support Council Officers' recommendation	Zoning: R4 High Density Residential
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## Lidcombe Town Centre – Precinct boundaries



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