

# 2-36 Church Street Lidcombe

Planning Proposal Design Report

Report by Cox Architecture  
November 2019



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# Contents

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## 1.0 Introduction

|                   |    |
|-------------------|----|
| Background        | 06 |
| Executive Summary | 07 |

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## 2.0 Precinct Analysis

|                                          |    |
|------------------------------------------|----|
| Metropolitan Context                     | 08 |
| Economic Corridor                        | 09 |
| Regional Context                         | 10 |
| Regional Height Plan                     | 11 |
| Local Context                            | 12 |
| Neighbourhood Images                     | 13 |
| Fragmented Ownership                     | 14 |
| Lots less than 3500 sqm                  | 15 |
| Residential Strata Properties            | 16 |
| Road Hierarchy and Public Transport Plan | 17 |

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## 3.0 Site Analysis

|                                        |    |
|----------------------------------------|----|
| Site Plan                              | 18 |
| Constrained Green Space                | 18 |
| Road Structure                         | 18 |
| Site Levels                            | 19 |
| Solar Access                           | 19 |
| LEP Height                             | 19 |
| Street Character/Existing Street Views | 20 |

---

## 4.0 Proposed Development

|                                              |    |
|----------------------------------------------|----|
| Urban Principles                             | 21 |
| Road Improvement                             | 23 |
| Proposed Public Park                         | 23 |
| Potential Community Upgrades                 | 23 |
| Solar Access                                 | 24 |
| Height Opportunities                         | 24 |
| Proposed Height                              | 24 |
| Landscape Plan - Greater Context             | 25 |
| Landscape Plan - Ground Floor                | 26 |
| Landscape Plan - Public Domain               | 27 |
| Public Park - Indicative Section             | 28 |
| Public Park - Indicative Streetscape         | 29 |
| Materials - Public Domain                    | 32 |
| Indicative Planning Palette                  | 33 |
| Typical Floor Plans - Lower and Upper Levels | 34 |
| Building D - Typical Level Plan              | 35 |
| Building D - Upper Level Plan                | 36 |
| Massing Elevation                            | 37 |
| Shadow Diagrams                              | 38 |
| View Impact Assessment                       | 39 |
| Development Calculations                     | 41 |

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## 5.0 Public Benefit

|            |    |
|------------|----|
| Conclusion | 42 |
|------------|----|

---

## Appendix A

|                                          |    |
|------------------------------------------|----|
| Larger Community Facilities Introduction | 50 |
| Community Centre Benchmarks              | 50 |
| Incubator Spaces Benchmarks              | 50 |
| Childcare Benchmarks                     | 50 |
| International Standards                  | 50 |
| Extended Proposal                        | 50 |
| Extended Proposal Calculations           | 50 |

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LIDCOMBE

# 1.0 Introduction

## Background

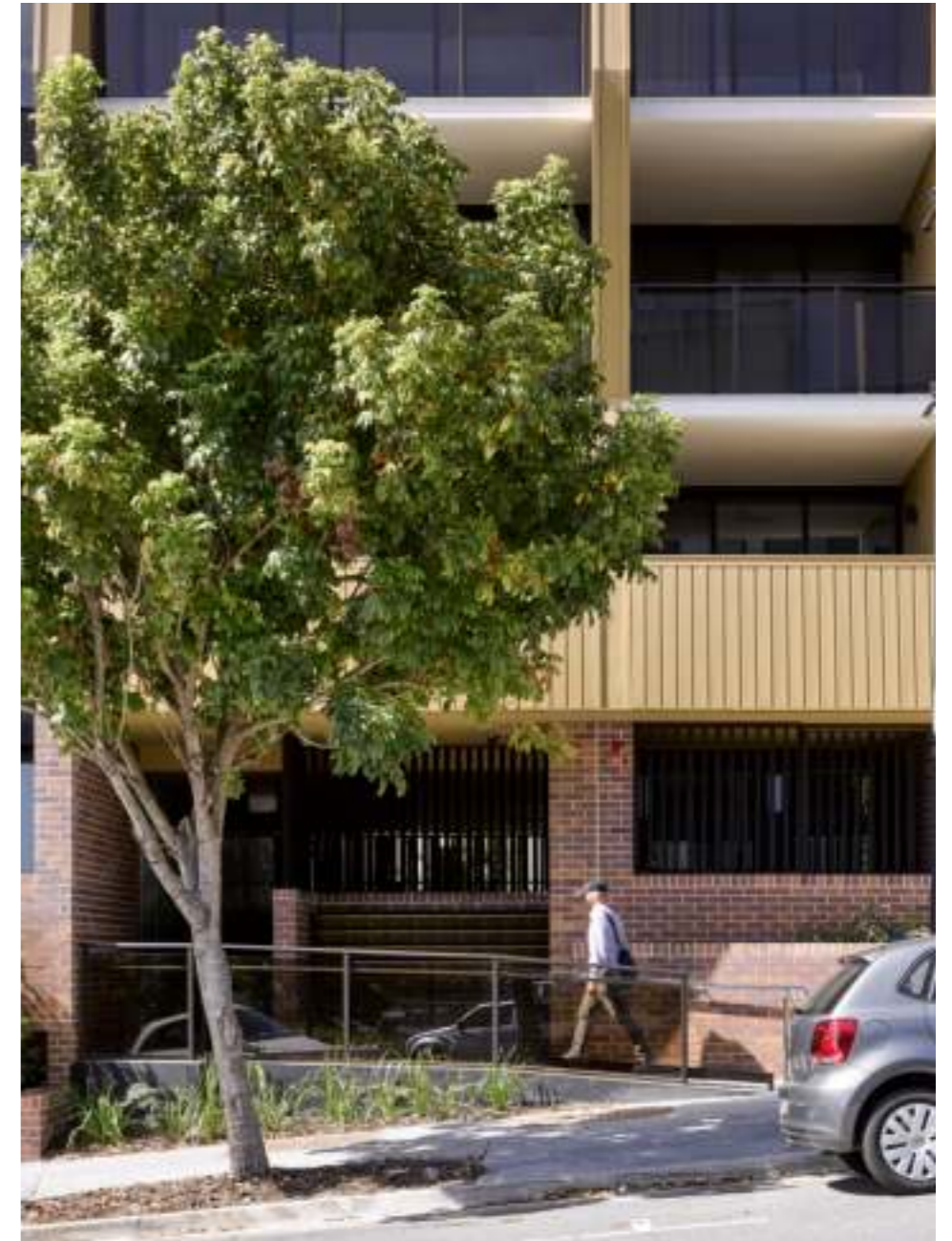
The site, 2-36 Church Street is currently owned by NSW Land and Housing Corporation and occupied by 6 single dwellings across 18 lots. The redevelopment of 2-36 Church Street is part of the NSW Government Communities Plus program, which seeks to deliver new communities where social housing blends with private housing, with good access to transport, employment, improved community facilities and open spaces.

The Communities Plus program seeks to leverage the expertise and capacity of the private and non-government sectors.

As part of this program, Billbergia was selected as the successful proponent to develop the site in February 2019

Billbergia is committed to quality developments that provide appropriate community infrastructure, negotiated with Council through a voluntary planning agreement.

The development of 2-36 Church Street will create an integrated neighbourhood including social housing mixed with private housing, a public park and improved community infrastructure.



# 1.0 Introduction

## Executive Summary

This planning design report describes the design intent and supports the planning application of Billbergia's proposal for a mixed-tenure residential development at 2-36 Church St, Lidcombe.

The development is proposed on a large under utilised site that is highly accessible in relation to transport, infrastructure, services and amenities.

The site will read as an extension to the existing Lidcombe Town Centre, with building heights stepping down west to east, and provide for a visually interesting skyline.

Public Benefits include:

- Road re-configuration and site contribution to create a new Public "Gateway Park" benefiting all local residents and framing the entrance to the Lidcombe CBD.
- Upgrade Public Domain along part of Church Street
- Provision of a new roundabout at Martin Street to simplify traffic movements
- Undergrounding of power lines along the length of the site on the south side of Church St
- Increase in the number of Social Housing Apartments
- Proposed council run childcare centre to the bottom of building B in close proximity to future park.

Site Modifications include:

- Increased height in some of the proposed buildings to align with the maximum height at the town centre of 60m.
- Increase the current sitewide Floor Space Ratio from 2.1:1 to 4.21:1.
- Increase in GFA permitted on the site from 21,179m<sup>2</sup> to 42,690m<sup>2</sup>.



# 1.0 Introduction

## 480 Scheme VPA Summary

### SITE MODIFICATIONS

**INCREASED HEIGHT**  
IN BUILDINGS TO ALIGN WITH PROPOSED HEIGHTS OF TOWN CENTRE AS SHADOWS DO NOT IMPACT NEIGHBOURING BUILDINGS

| Zone | Units | Height |
|------|-------|--------|
| D    | 144   | 53M    |
| C    | 134   | 52M    |
| B    | 122   | 44M    |
| A    | 80    | 22M    |

Town Centre | Proposed Development

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INCREASED FSR FROM **2.1 : 1** ► **4.21 : 1**

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ADDITIONAL 21,411m<sup>2</sup> GFA ON TOP OF THE EXISTING 21,279m<sup>2</sup> GFA PERMITTED UNDER THE EXISTING CONTROLS

22,179 +21,411 = **42,690 m<sup>2</sup>**

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EXISTING DWELLINGS **262** PROPOSED DWELLINGS **480**

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ADDITIONAL 272 CAR SPACES ON TOP OF THE EXISTING 328 PERMITTED UNDER THE EXISTING CONTROLS

328 +272 = **600 Car Spaces**

### BENEFITS TO PUBLIC

CLOSE PROXIMITY TO:

- EMPLOYMENT
- TRANSPORT
- EDUCATIONAL FACILITIES

**A PUBLIC PARK AND KIDS PLAYGROUND** APPROX. 70m x 20M WITHIN SITE PROVIDES NEW OPEN SPACES AND OPPORTUNITIES TO **MEET THE NEEDS** OF EXISTING AND FUTURE COMMUNITY

IMPROVED COMMUNITY FACILITIES AND OPEN SPACES

PROPOSED ROUNDABOUT WILL IMPROVE THE USABILITY OF **CHURCH STREET**

GRADUAL FALL IN BUILDING HEIGHTS AND DENSITY SMOOTHLY FINISHES OFF THE CITY FROM THE TOWN CENTRE

PROPOSED **CHILDCARE CENTRE** APPROX 60 PLACES

PROPOSED **COMMUNITY HUB**

INCREASING NUMBER OF **SOCIAL HOUSING APARTMENTS**

UPGRADE OF **CHURCH STREET'S** PUBLIC DOMAIN

DEFINES GATEWAY TO LIDCOMBE CENTRE

Lidcombe

HUMAN SCALE TO PODIUMS

### VPA VALUE

VPA VALUE: **\$23M+**

**67%** VALUE: **SOCIAL AND PUBLIC BENEFIT**  
\$ VALUE: **\$15.9M**

LAHC  
Additional **SOCIAL HOUSING UNITS** COMPARED TO D.A.

COUNCIL  
PUBLIC PARK **GREEN SPACE** APPROX 1400sqm  
ROAD INFRASTRUCTURE IMPROVEMENTS  
CHILDCARE CENTRE APPROX 60 PLACE  
COMMUNITY HUB SPACE APPROX 175sqm

**33%** PRIVATE DWELLINGS  
188 ADDITIONAL DWELLINGS

\* Draft Only: Subject to final value, Council Agreement.

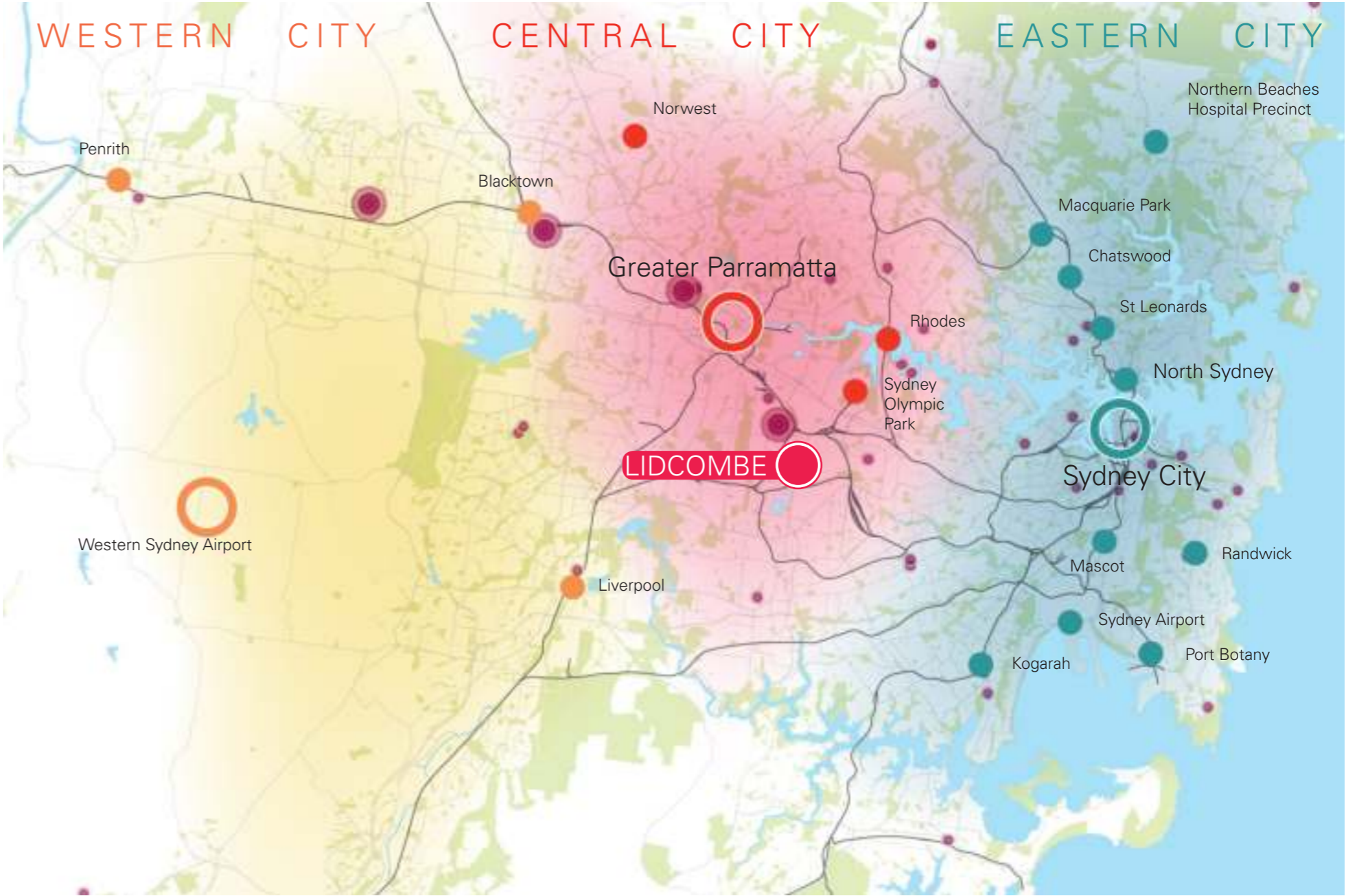


# 2.0 Precinct Analysis

## Metropolitan Context

The site is located within proximity to three centres, including the North Lidcombe Local Centre; Sydney Olympic Park Strategic Centre and the Parramatta Metropolitan City.

The site is located in the suburb of Lidcombe within the local government areas of Cumberland Council and City of Parramatta. Lidcombe is located in Sydney's western suburbs, approximately 18 kilometres from the Sydney CBD.



# 2.0 Precinct Analysis

## Economic Corridor

The Global Economic Corridor (GEC) is an area of vital economic importance to Sydney, NSW and indeed Australia. It is an area of intensive economic activities and clusters that extend from Sydney Airport and Port Botany in the South, through the conurbation of Global Sydney, comprising the Sydney CBD and North Sydney CBD, and extending to the north and west encompassing the large employment generators of Macquarie Business Park, Norwest, Parramatta and Westmead Health Precinct. Lidcombe sits strategically in the middle of the Global Sydney to Parramatta Corridor which is of great benefit to our site.



## 2.0 Precinct Analysis

### Regional Context

Lidcombe is located within close proximity to the CBD of Parramatta (approximately 8km) on the main western rail line and approximately 18km from Sydney CBD. It is also within close proximity to Sydney Olympic Park which is to have a new station connecting to Stage 2 of the Parramatta Light Rail system.

The proximity to these surrounding suburbs supports the demand for an increasing variety of housing options within the area to support the growth of business and commercial assets.

The proposed site is increasing density on existing urban land within proximity to an established centre is consistent with the vision of future Sydney's urban form, limiting urban sprawl and intensifying development on existing urban land stock focused around centres.

The Draft Auburn and Lidcombe Town Centre Strategy recommends the following Urban Planning principles for Lidcombe Town Centre:

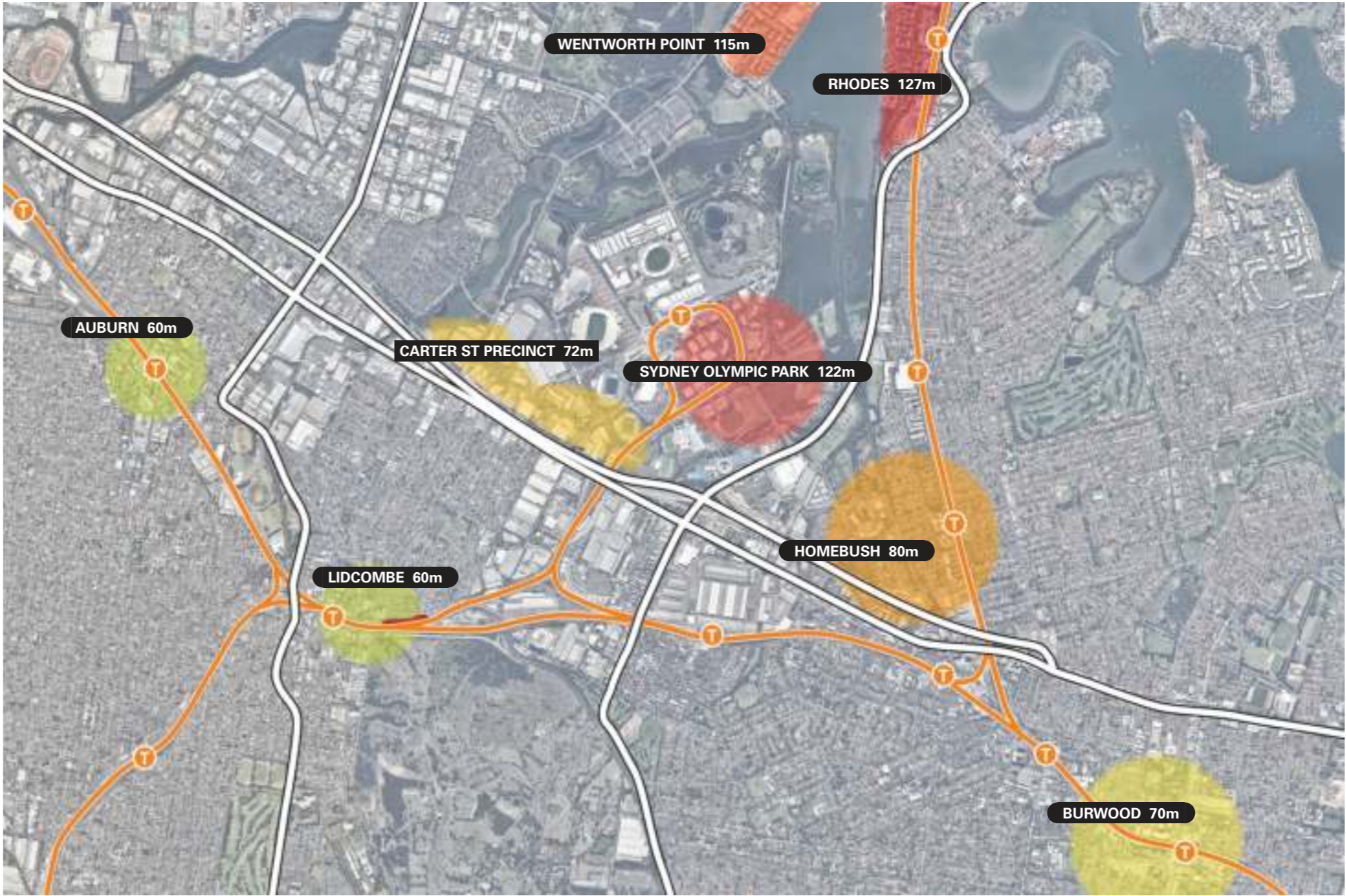
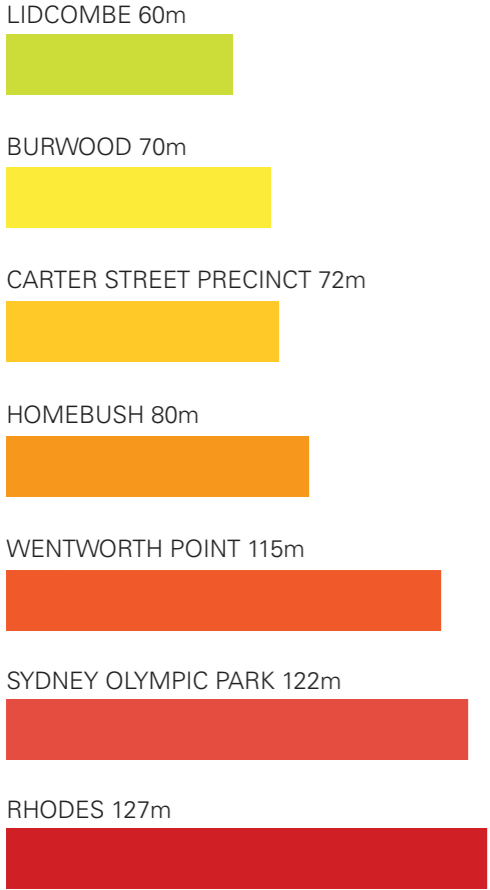
1. Modest expansion of the commercial area to support a greater diversity of economic activity.
2. Provide a transition from the commercial building heights within the town centre to the surrounding areas.
3. Generate a built form that is responsive to its context, provides street level views and vistas that enhance the sense of place.
4. Increase the permitted heights:
  - To facilitate a variety of well-designed buildings that support environmental comfort and public amenity
  - To provide a varied skyline that emphasises the role of the centre and shares distant views to city skylines and iconic places.
  - To facilitate the provision of new open space, pedestrian connections and a substantial tree canopy to create a vibrant, attractive town centre
5. Encourage the precincts north and south of the rail line to continue to evolve with a different character, while contributing to a single well connected town centre.



# 2.0 Precinct Analysis

## Regional Height Plan

The potential height of buildings in Lidcombe is a maximum of 60m. This height limit contrasts to surrounding suburbs which in some cases have a potential height of up to almost double this amount.



## 2.0 Precinct Analysis

### Local Context

The site is located within a 400m walking catchment of North Lidcombe Local Centre and 350m east of Lidcombe Train station. The site itself is bound by the Lidcombe-Olympic Park railway corridor directly to the south.

Further to the south is Rookwood cemetery. The southern facade therefore enjoys exemplary amenity by obtaining its aspect from an open space that cannot be developed.

The site seeks to encourage a form of development that will optimise the delivery of ground level green space and pedestrian connectivity.

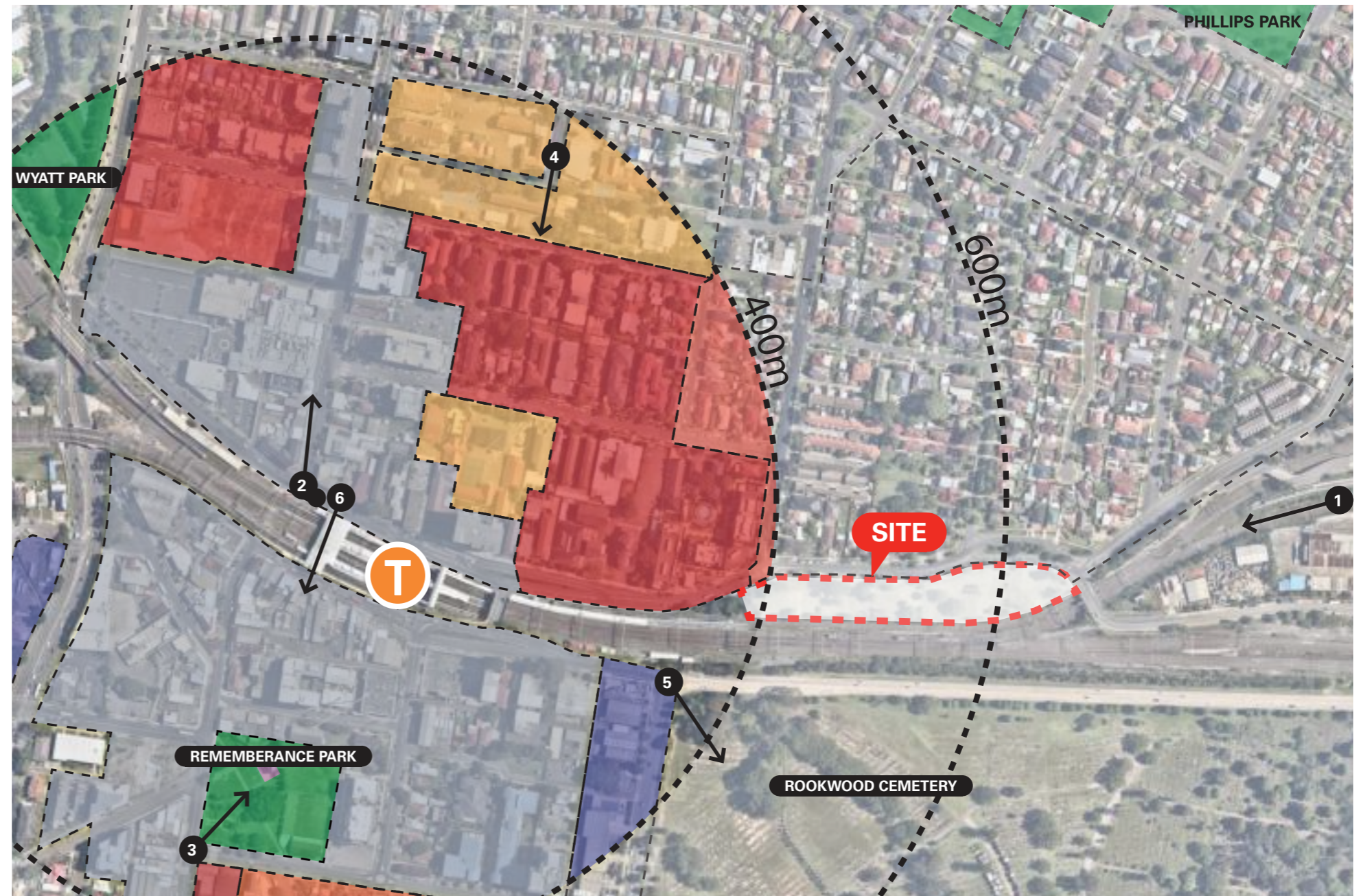
The site will facilitate the delivery of new housing within 30 minutes of a local and metropolitan centre contributing to accessibility and productivity of resident worker populations;

The site facilitates the delivery of new housing including much needed social housing within a well-connected area, walkable to a local centre and public transport and therefore consistent with the goals of livability.

The John Street local retail zone is located 300m to the north west of the subject site which provides basic amenities and services to the subject development within walking distance.

The eastern portion of the site sits adjacent to a raised bridge that crosses over the railway corridor and leads through to a light industrial area.

The local Lidcombe area lacks accessible green space with areas of play equipment for the community. The closest green space located to the site is Remembrance Park located 700m away and involves navigating across the railway corridor.



| Legend                                                          |                                                                   |
|-----------------------------------------------------------------|-------------------------------------------------------------------|
| <span style="color: #4DB6AC;">●</span> Town Centre              | <span style="color: #E57373;">●</span> Light Density Residential  |
| <span style="color: #FFB74D;">●</span> Education Facilities     | <span style="color: #FF8A65;">●</span> Medium Density Residential |
| <span style="color: #4CAF50;">●</span> Park/Open Space          | <span style="color: #D32F2F;">●</span> High Density Residential   |
| <span style="color: #8BC34A;">●</span> Pedestrian Path to parks | <span style="color: #9E9E9E;">●</span> Mixed Use                  |
| <span style="color: #3949AB;">●</span> Light Industrial         | <span style="color: red;">- - -</span> Site Boundary              |



# 2.0 Precinct Analysis

## Neighbourhood Images



1 Lidcombe Industrial Area - Located east to the site.



2 John Street - Providing basic amenities within walking distance to the site.



3 Remembrance Park - The closest existing open space located to the site, located south of the railway corridor. This park offers passive rather than active recreation opportunities.



4 Lidcombe Public School. There are a number of educational facilities within Lidcombe including Lidcombe TAFE Campus and University of Sydney, Lidcombe Campus.



5 Rookwood Cemetery is immediately south of the site and the railway corridor. Hence views will not be impeded nor will the shadows cast by buildings on the site have any negative impact on other buildings.



6 Lidcombe Train Station is within close proximity to the site providing great connection on T1, T2, and T3 lines.

# 2.0 Precinct Analysis

## Fragmented Ownership

LABC owns the entire subject site and therefore presents a unique opportunity to develop the site as we only need to negotiate with one owner.



**Legend**

- Crown Land
- Local Government Owned Land
- State Government Owned Land
- Other



# 2.0 Precinct Analysis

## Lots less than 3500 sq

This site offers a unique opportunity as on of the largest sites available for development in Lidcome and with such close proximity to Lidcombe train Station.



**Legend**

- Lots under 1000 m<sup>2</sup>
- Lots between 1000 & 3500m<sup>2</sup>
- Subject Site - 10,400m<sup>2</sup>



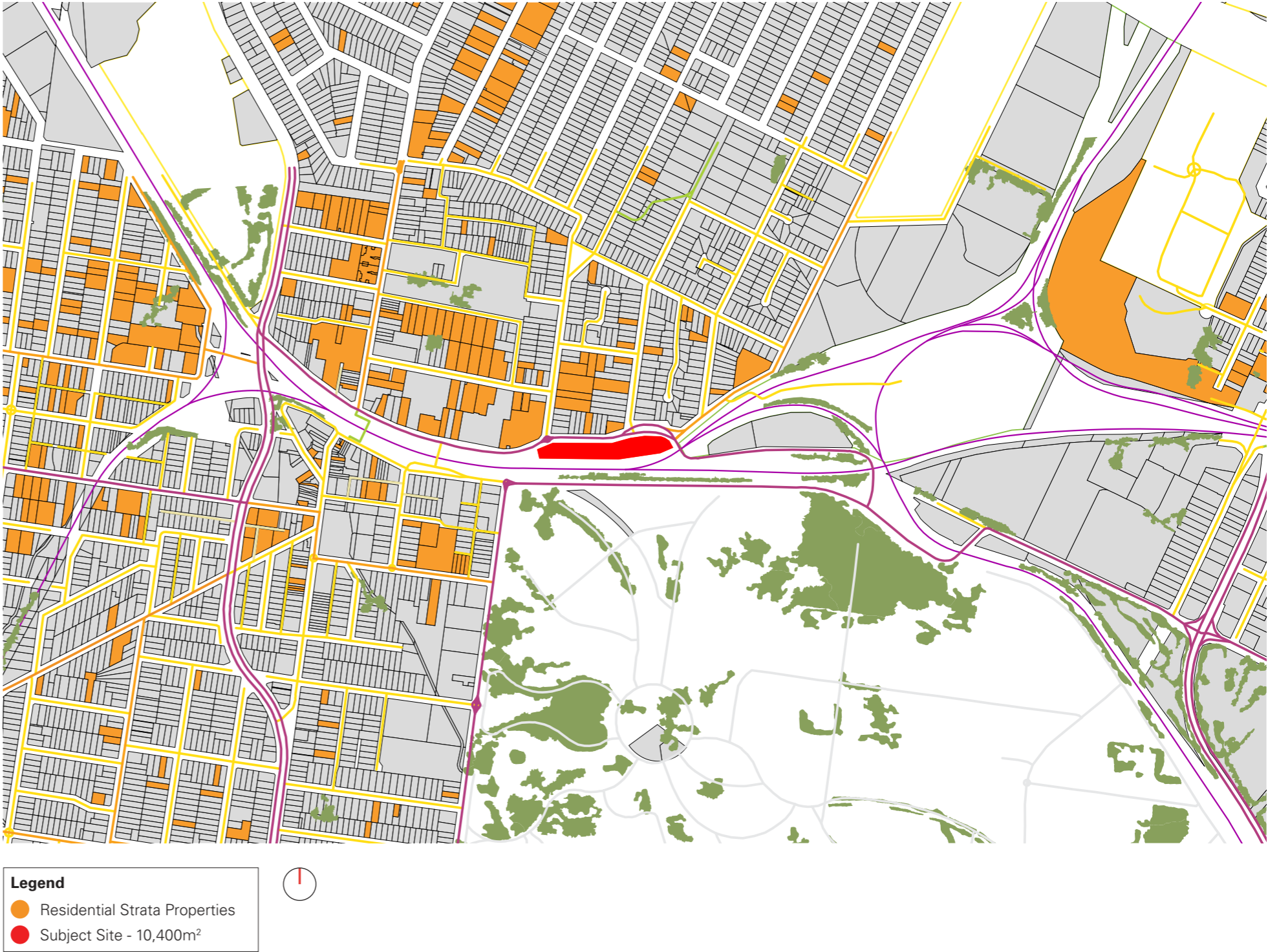


# 2.0 Precinct Analysis

## Residential Strata Properties

The local area has a substantial amount of strata titled properties near Lidcombe train station.

These sites are unlikely to ever be redeveloped. This means that the subject site is a rare opportunity to deliver much needed housing stock within the local area.



# 2.0 Precinct Analysis

## Road Hierarchy Plan

The site is situated between three main arterial roads.

To the west is the A6 motorway which connects the Cumberland Highway at Carlingford to the Princes Highway at Heathcote.

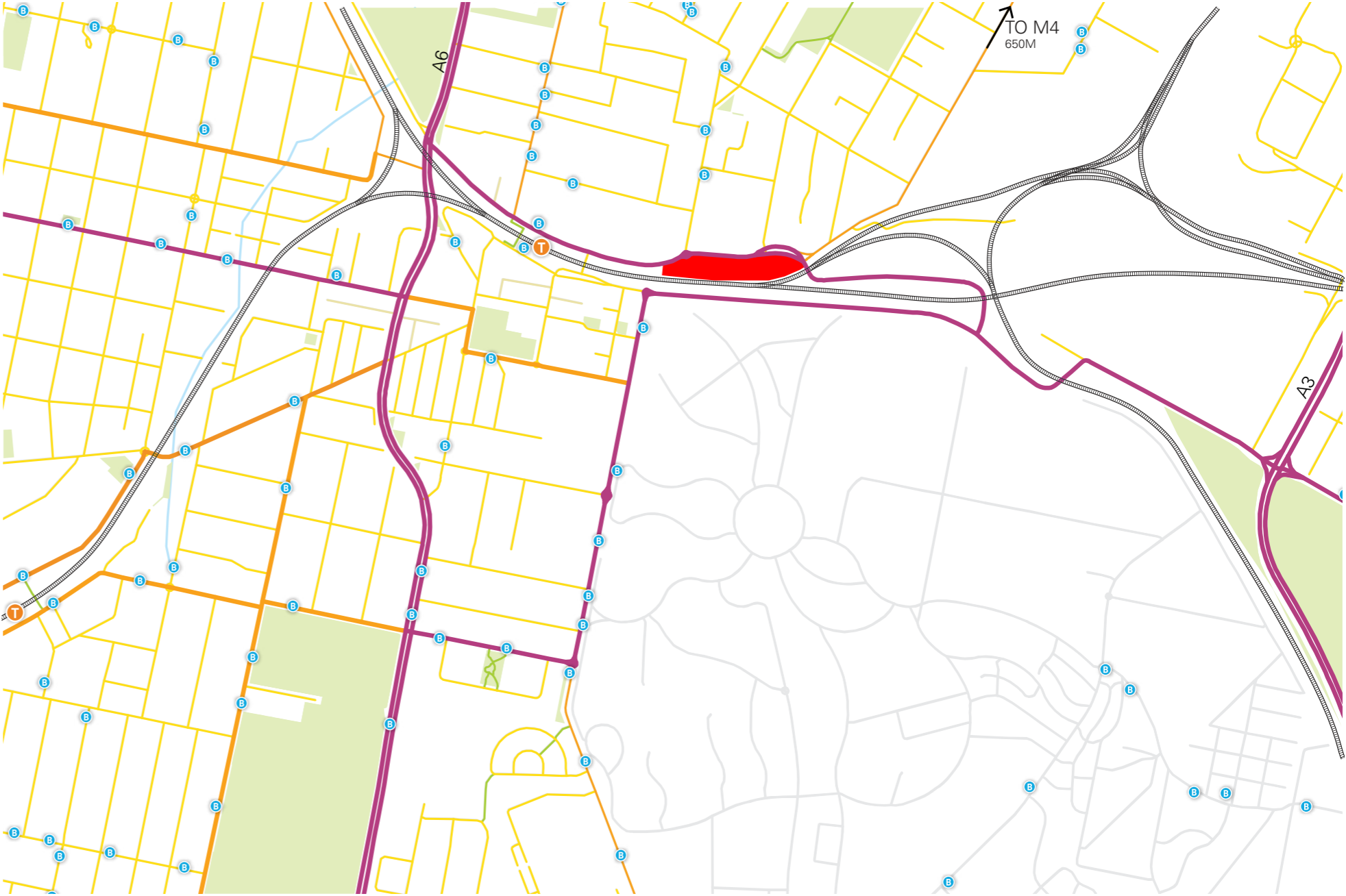
To the east of the site is the A3 motorway which connects to the A8 at Monavale to the north and connects to Princes Highway at Blakehurst to the south.

To the north of the site is the Western Motorway.

## Public Transport Plan

The site is located approximately 350m east to Lidcombe station which is a major station on the Sydney Trains network. It is serviced by the T1 Western Line, the T2 Inner West & Leppington Line, the T3 Bankstown Line and the T7 Olympic Park line.

There are also 4 bus stops located within 5mins walking distance of the site.



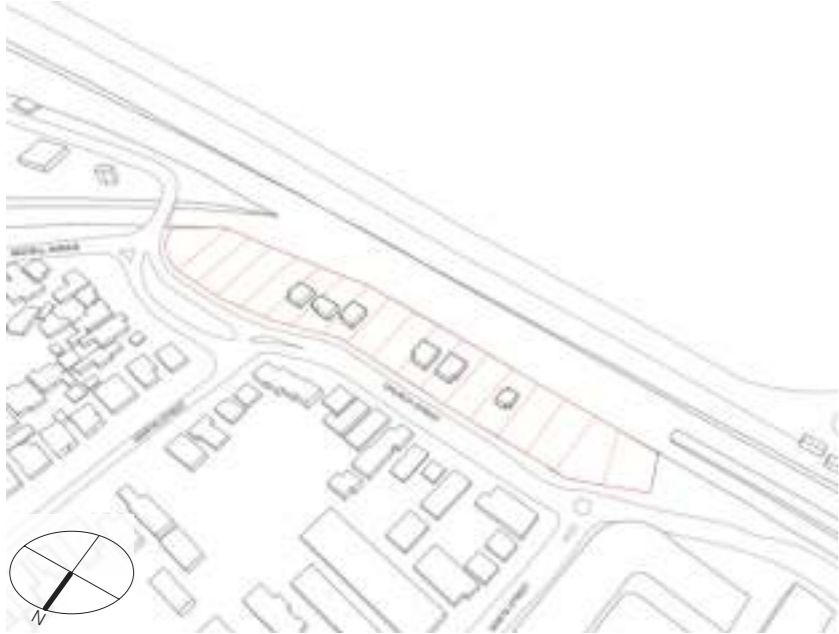
**Legend**

|                       |                        |
|-----------------------|------------------------|
| Arterial Road         | Rookwood Cemetery Road |
| Distributor           | Train line             |
| Collector Road        | Site                   |
| Local Street          | Bus Stop               |
| Pedestrian Connection | Train Station          |



# 3.0 Site Analysis

## Site Plan



The site is made up of 18 individual title lots. The area of the site is approximately 10,132.7 m<sup>2</sup>.

The street frontage and road access direct to Church Street (north) measures approximately 273 metres.

The site is an irregular shape with variable depths ranging from a minimum of 17m (at the eastern end) and 43 metres at the maximum width.

The site in its current condition is significantly under utilised. The site is within approximately 350 metres of Lidcombe Station serviced by the T1, T2, T3 and T7 lines.

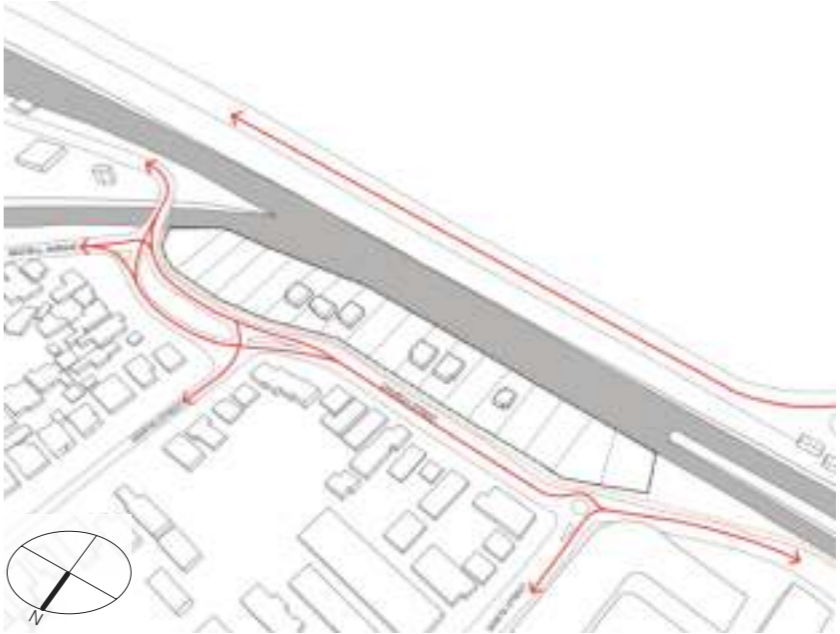
## Constrained Green Space



The subject site has an irregular large landscaped median strip to the north east of the site. This unusual results in a landscaped area that is completely unusable for any purpose.

There is also some constricted green space to the north of the median strip that also doesn't offer any meaningful amenity to the local site.

## Road Structure



The site is bound by Church Street at the north boundary. Church Street is divided by a large median strip which creates a confusing traffic situation arrangement. This is not ideal especially as Church Street can be seen as a gateway into the town centre.

# 3.0 Site Analysis

## Site Levels



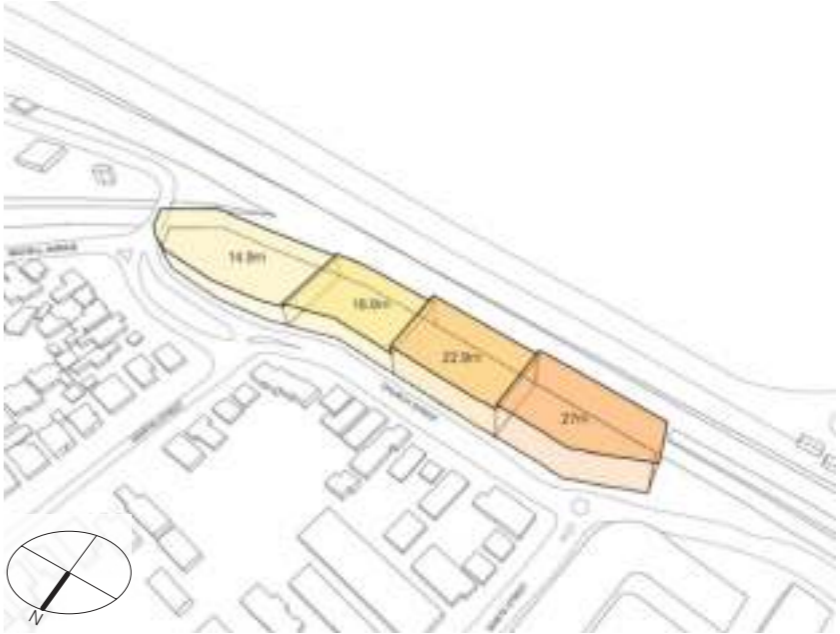
The site falls approximately 8m across the length of the site. There are also steeper areas of slope towards the northwest edge of the site.

## Solar Access



Currently the site receives full sun access as there are no immediate neighbouring buildings which cast shadows on the site. The orientation of the length of the site in relation to north also allows for any future structures on the site to all receive desirable northern light.

## LEP Height

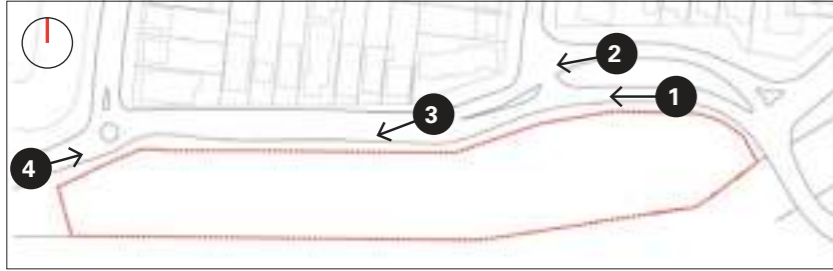


The site is zoned R4 High Density and is currently subject to variable LEP Height and FSR controls that generally encourage a stepped form moving from west to east away from the Lidcombe Town Centre.

# 3.0 Site Analysis

## Street Character/Existing Street Views

Currently to the north of the site, Church Street is divided by a median strip. The formation of the median strip is confusing for traffic flow and is measured to be maximum of 8 meters wide rendering the space to be of no benefit to the community.



1 An unusable median strip is located to the north east of the site.



2 Church Street, to the north of the site is a confusing traffic situation as the main eastern entry to the town centre.



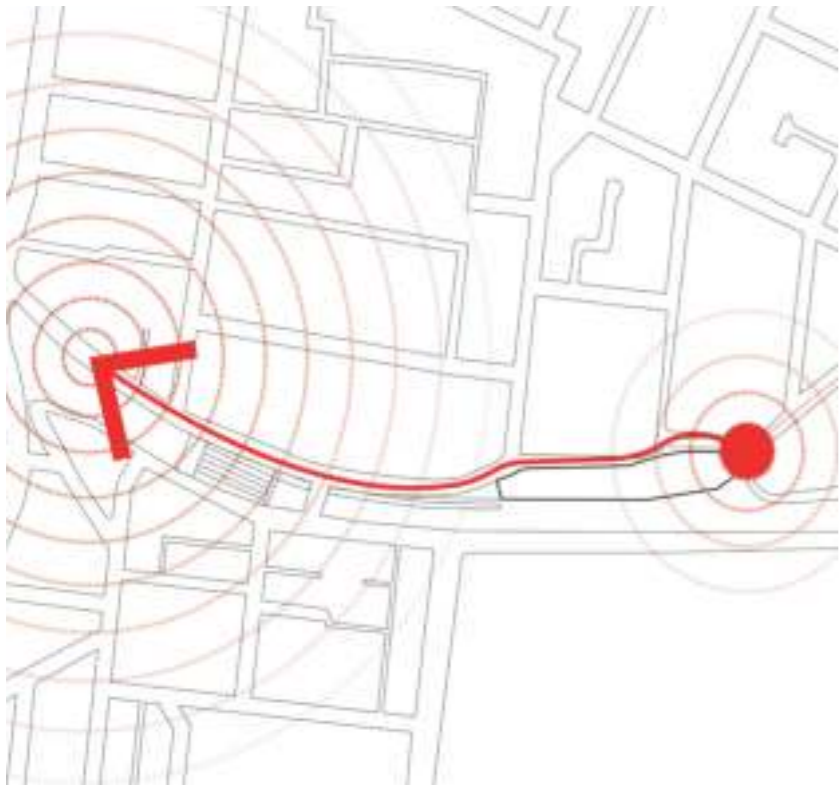
3 There is a berm located to the north edge of the site and a solid median strip in the centre of the road.



4 The berm becomes steeper towards the north west end of the site.

# 4.0 Proposed Development

## Urban Principles



**1 Gateway to Lidcombe Town Centre**  
The site forms a gateway as you approach the town centre from the east and presents the opportunity to make a special urban design statement.



**2 One of the largest blocks available for development**  
The site is one of the larger amalgamated sites in Lidcombe and this presents an opportunity to significantly improve the town centre.



**3 Proximity to Lidcombe Train Station**  
The site is within 350m of the existing station entrance and this justifies higher density.

# 4.0 Proposed Development

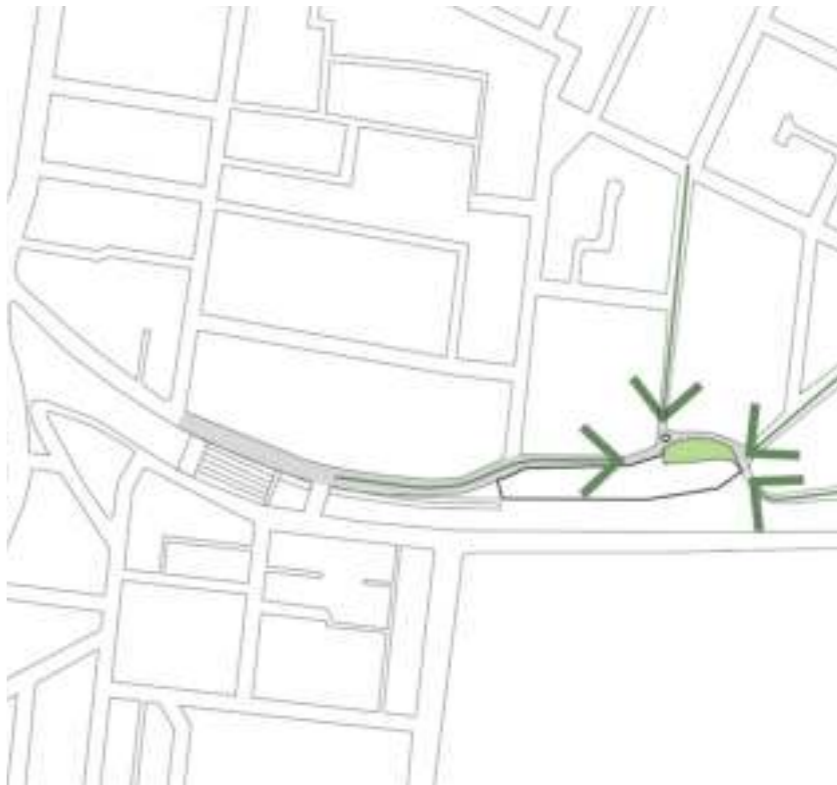
## Urban Principles



**4 Stepping in height from Town Centre**  
It is proposed that taller heights are appropriate at western end of site, next to town centre, with transition down in scale as you move east.



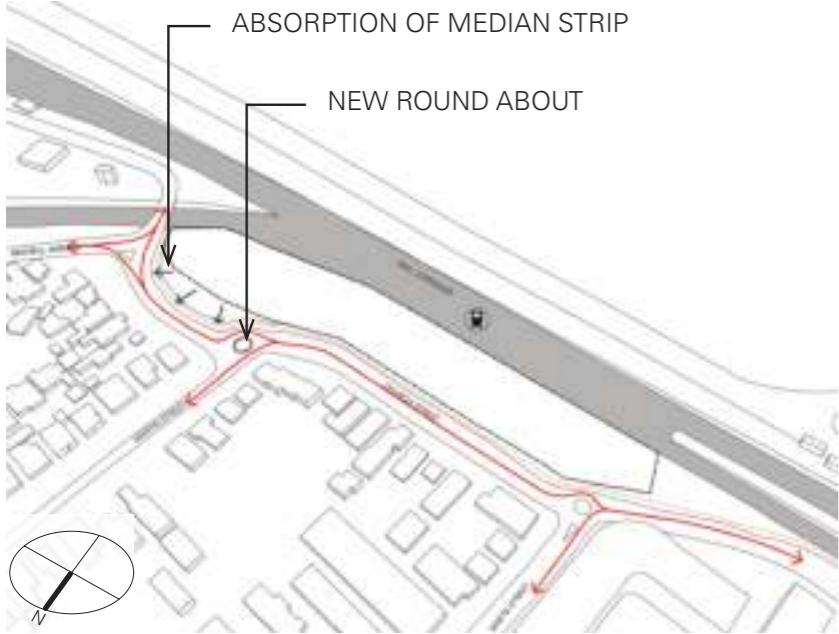
**5 Consistent height limit to town centre**  
The buildings align to the proposed increase in LEP heights, anticipating the future growth of the Town Centre. This is in line with the Draft Auburn/Lidcombe Town Centre Strategy.



**6 Proposed public park within site**  
It is proposed that significant public benefit can be achieved by: provision of a new public park as a gateway to Lidcombe; upgrading of the public domain and undergrounding of power lines on Church St.

# 4.0 Proposed Development

## Road Improvement



The local traffic will greatly benefit from simplifying Church street by incorporating the landscaped median strip into the site and introducing a roundabout at the Martin Street intersection.

## Proposed Public Park



By absorbing the green median strip on Church Street, the site can benefit the community with the addition of a 1783 sqm (approx.) pocket park that creates a useful green space to the benefit of the local community.

## Potential Community Upgrades

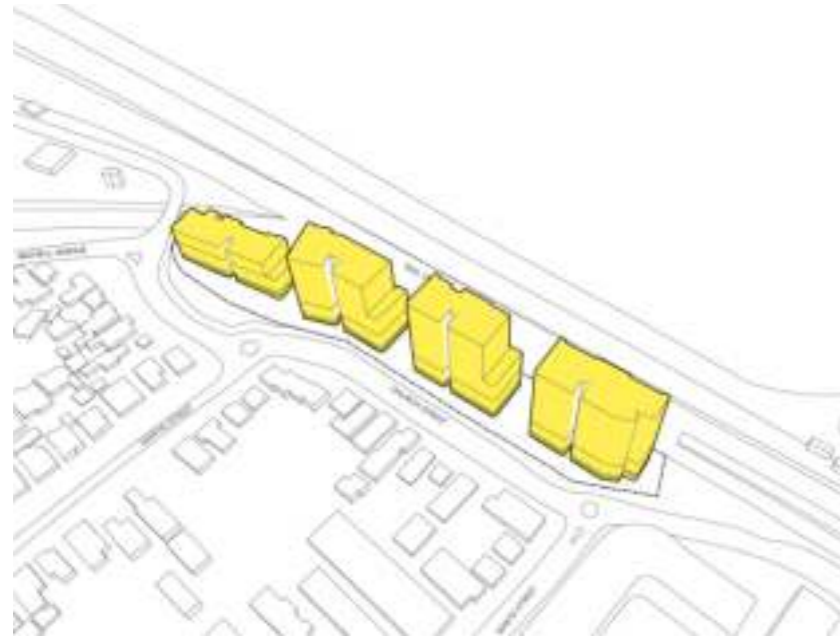


On the eastern corner of building B there is potential for community spaces such as a childcare centre, community rooms and upgrades to the public domain leading to the station that will collectively improve public amenity to the wider community.



# 4.0 Proposed Development

## Solar Access



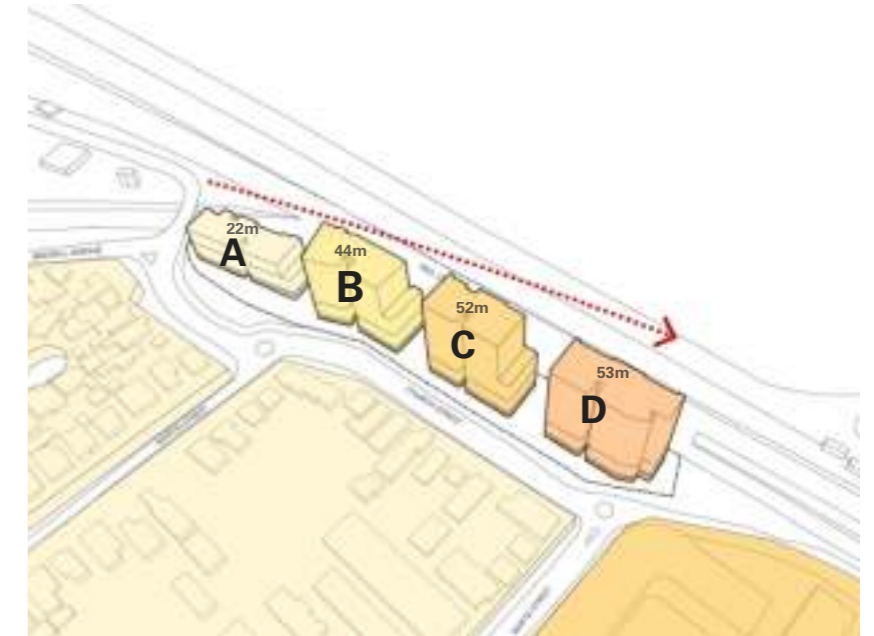
The proposed building forms have been designed to comply with the ADG standard of which 70% of living and private areas of the apartments receive a minimum of 2 hours of direct sunlight between 9am and 3pm in mid winter.

## Height Opportunity



Being located to the north of a railway corridor and Rookwood Cemetery, the site is the perfect opportunity to provide buildings of height with no impact on neighbouring lots. Any shadows cast at 12pm during winter are cast over the immediate railway line and cemetery.

## Proposed Height



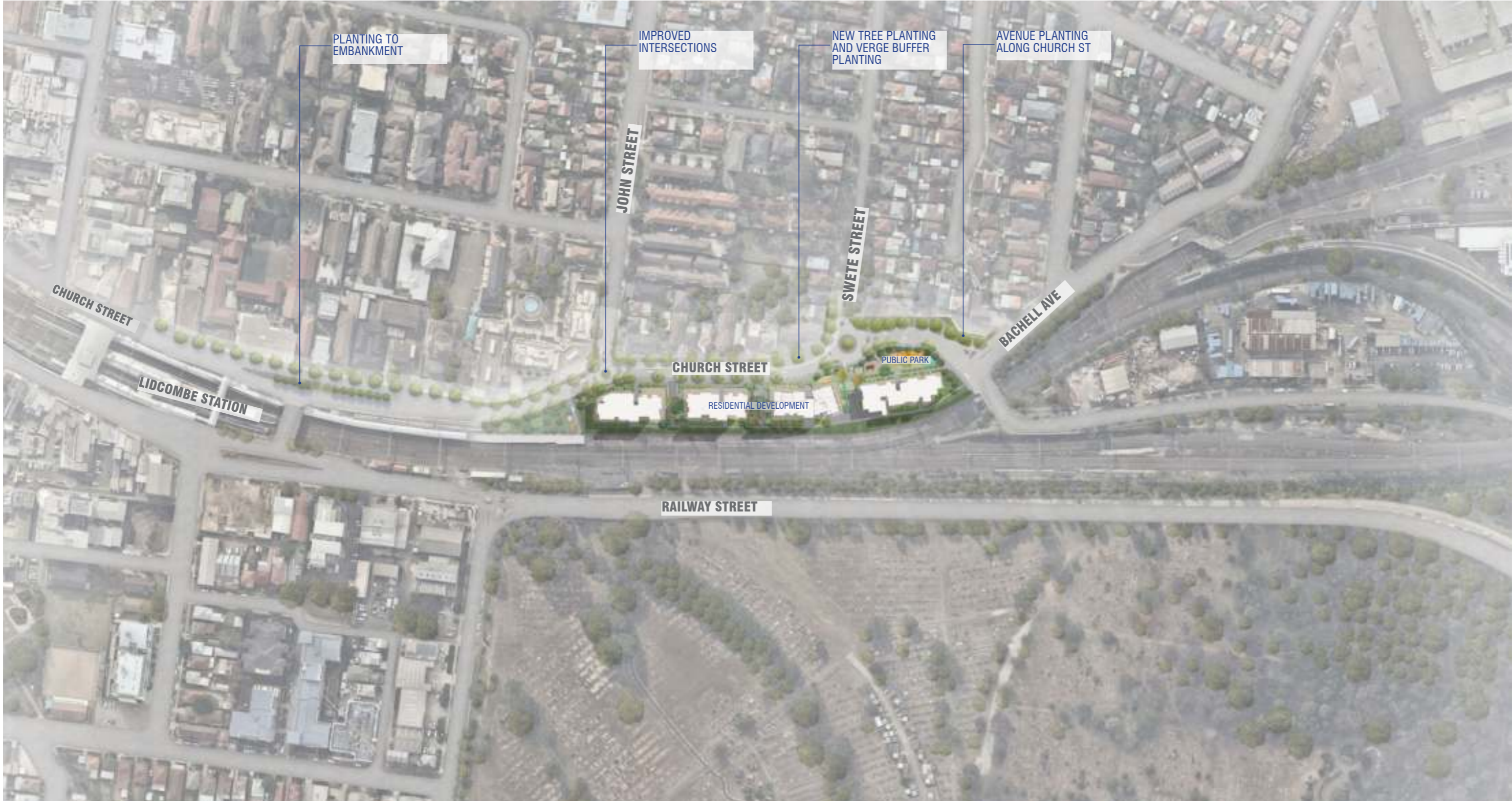
The resultant building forms are of a development that is consistent with the desired character for Lidcombe Town Centre. Building D is proposed to be 52.7m high as it is situated closer to the town centre. Building C height stands at 52.2m, Building B steps down to 43.5m and building A height decreases to 21.8m.

This allows for a gradual transition of height from west to east.

The proposed height transition is similar to the height shown in the current LEP height plan for the site.

# 4.0 Proposed Development

## Landscape Plan - Greater Context



# 4.0 Proposed Development

## Landscape Plan - Ground Floor



# 4.0 Proposed Development

## Landscape Plan - Rooftop



# 4.0 Proposed Development

## Landscape Plan Public Domain



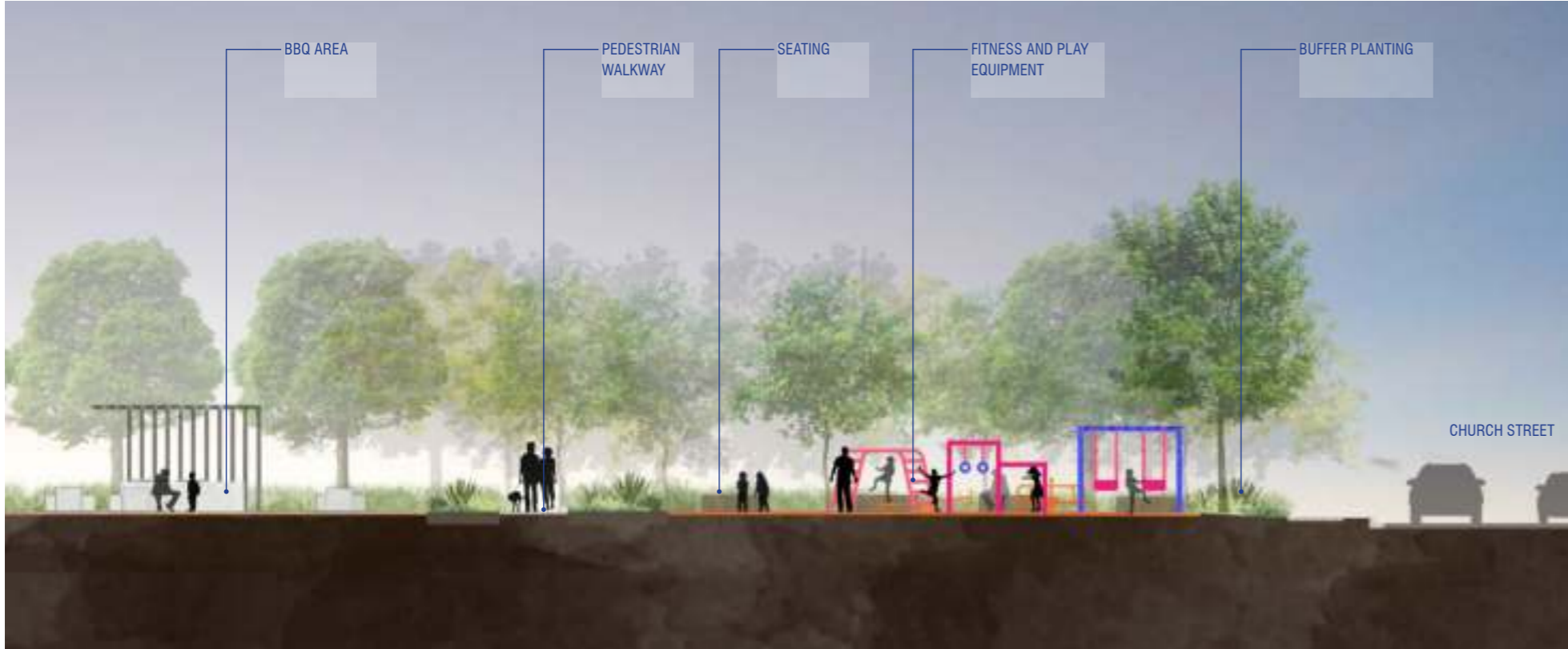
# 4.0 Proposed Development

## Landscape Plan Public Domain

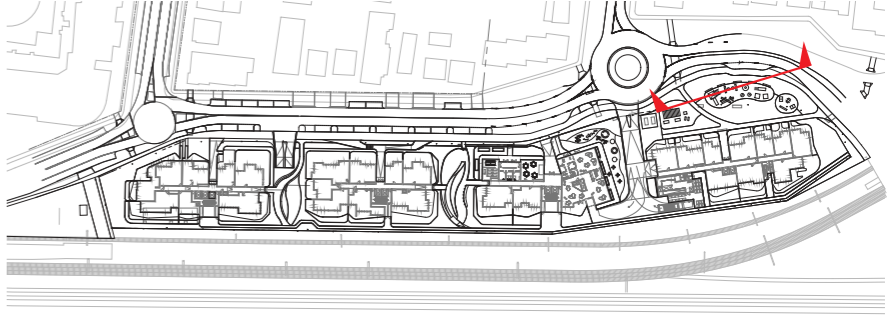


# 4.0 Proposed Development

## Indicative Section – Public Park



Cross section – Public park



Key Plan

## Precedent Imagery



Integrated play elements



Fitness station



Community gardens and alternative play equipment

# 4.0 Proposed Development

## Landscape Plan - Detail Streetscape



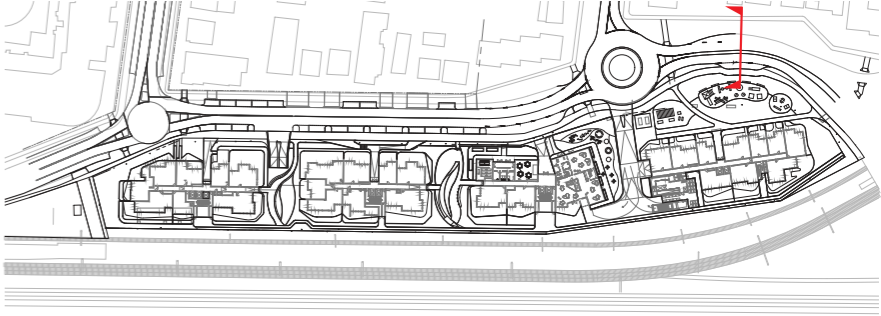


# 4.0 Proposed Development

## Indicative Section – Streetscape



Cross section – Streetscape



Key Plan

## Precedent Imagery



Pedestrian friendly streetscape improvements and crossings



Public and private verge planting



Tree avenue planting



Footpath upgrading and widening for inclusive use



# 4.0 Proposed Development

## Materials – Public Domain

### Streetscape

- Surface materials
- In-situ Concrete
  - Turf
  - Dark Granite Cobble Setts

### Public Park

- Surface materials
- Unit Paving
  - Decomposed Granite
  - Softball
  - Turf

### Furniture

- Timber seat
- Outdoor BBQ Kitchen
- Outdoor Play Equipment
- Outdoor Fitness Equipment

### Structures

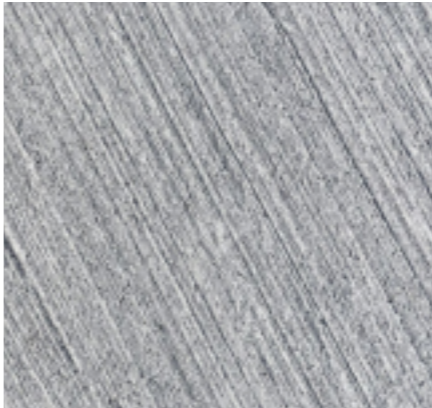
- Timber and Painted Steel Pergolas



Stone unit paving



Granite cobble setts



Insitu concrete paving



Decomposed granite paving



Softball



Turf



Pergola structure



Timber seating



Built-in BBQ



Play equipment



Fitness equipment

# 4.0 Proposed Development

## Indicative Planting Palette - Public & Private Domain

**INDICATIVE PLANT SCHEDULE**

| PUBLIC DOMAIN               |                       |        |             |             |       |          |
|-----------------------------|-----------------------|--------|-------------|-------------|-------|----------|
| Species Name                | Common Name           | Native | Min. Height | Max. Spread | Size  | Spacing  |
| <b>Street Trees</b>         |                       |        |             |             |       |          |
| <i>Platanus acerifolia</i>  | London Plane          | --     | 15m         | 15m         | 1500  | As above |
| <b>Softy Planting</b>       |                       |        |             |             |       |          |
| <i>Fraxinus excelsior</i>   | Common Ash            | --     | 2m          | 1.5m        | 75    | 10C      |
| <i>Malus domestica</i>      | New Zealand Crabapple | --     | 3m          | 2m          | 100   | 10C      |
| <i>Sycamore moenchii</i>    | Sycamore              | --     | 4m          | 3m          | 150   | 10C      |
| <b>Feature Shrubs</b>       |                       |        |             |             |       |          |
| <i>Aligustifolius</i>       | Fragrant Pine         | --     | 1.5m        | 1.5m        | 300mm | 10C      |
| <i>Cornus florida</i>       | Sage Palm             | --     | 2m          | 2m          | 300mm | 10C      |
| <i>Samolus japonicus</i>    | Samolus               | --     | 2.5m        | 1.5m        | 150   | 10C      |
| <b>Herbs / Grasses</b>      |                       |        |             |             |       |          |
| <i>Acacia cognata</i>       | Wattle                | --     | 4m          | 4m          | 300mm | 10C      |
| <i>Banksia integrifolia</i> | Banksia               | --     | 2.5m        | 2.5m        | 300mm | 10C      |
| <i>Cornus alba</i>          | White Cornus          | --     | 1m          | 1m          | 300mm | 10C      |
| <i>Cornus alternifolia</i>  | Common Dogwood        | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 3m          | 3m          | 100mm | 10C      |
| <i>Malus domestica</i>      | Apple                 | --     | 3m          | 3m          | 100mm | 10C      |
| <i>Prunella domestica</i>   | Blackberry            | --     | 2.5m        | 2.5m        | 100mm | 10C      |
| <i>Salix caprea</i>         | Willow                | --     | 2.5m        | 2.5m        | 100mm | 10C      |
| <i>Salix viminalis</i>      | Willow                | --     | 2.5m        | 2.5m        | 100mm | 10C      |
| <i>Salix purpurea</i>       | Willow                | --     | 2.5m        | 2.5m        | 100mm | 10C      |
| <i>Salix purpurea</i>       | Willow                | --     | 2.5m        | 2.5m        | 100mm | 10C      |
| <i>Salix purpurea</i>       | Willow                | --     | 2.5m        | 2.5m        | 100mm | 10C      |
| <b>Soft</b>                 |                       |        |             |             |       |          |
| <i>Cornus alternifolia</i>  | Common Dogwood        | --     | 2.5m        | 2.5m        | 100mm | 10C      |
| <b>PRIVATE DOMAIN</b>       |                       |        |             |             |       |          |
| Species Name                | Common Name           | Native | Min. Height | Max. Spread | Size  | Spacing  |
| <b>Trees</b>                |                       |        |             |             |       |          |
| <i>Acacia mangium</i>       | Black Acacia          | --     | 4m          | 4m          | 75    | 10C      |
| <i>Acacia saligna</i>       | Black Acacia          | --     | 4m          | 4m          | 75    | 10C      |
| <i>Banksia integrifolia</i> | Banksia               | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Banksia sphaerocarpa</i> | Banksia               | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Clusia rosea</i>         | Clusia                | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Homalium laetevirens</i> | Homalium              | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Loganomyces laevis</i>   | Loganomyces           | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Melaleuca cajuputi</i>   | Melaleuca             | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Syzygium guineense</i>   | Syzygium              | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Terminalia catappa</i>   | Terminalia            | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Terminalia catappa</i>   | Terminalia            | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <b>Softy Planting</b>       |                       |        |             |             |       |          |
| <i>Fraxinus excelsior</i>   | Common Ash            | --     | 2m          | 1.5m        | 75    | 10C      |
| <i>Malus domestica</i>      | New Zealand Crabapple | --     | 3m          | 2m          | 100   | 10C      |
| <i>Sycamore moenchii</i>    | Sycamore              | --     | 4m          | 3m          | 150   | 10C      |
| <i>Sycamore moenchii</i>    | Sycamore              | --     | 4m          | 3m          | 150   | 10C      |
| <b>Feature Shrubs</b>       |                       |        |             |             |       |          |
| <i>Acacia</i>               | Acacia                | --     | 2.5m        | 2.5m        | 300mm | 10C      |
| <i>Agave</i>                | Agave                 | --     | 2.5m        | 2.5m        | 150   | 10C      |
| <i>Banksia integrifolia</i> | Banksia               | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <b>Rooftops</b>             |                       |        |             |             |       |          |
| Species Name                | Common Name           | Native | Min. Height | Max. Spread | Size  | Spacing  |
| <b>Trees</b>                |                       |        |             |             |       |          |
| <i>Acacia mangium</i>       | Black Acacia          | --     | 4m          | 4m          | 75    | 10C      |
| <i>Acacia saligna</i>       | Black Acacia          | --     | 4m          | 4m          | 75    | 10C      |
| <i>Banksia integrifolia</i> | Banksia               | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Banksia sphaerocarpa</i> | Banksia               | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Clusia rosea</i>         | Clusia                | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Homalium laetevirens</i> | Homalium              | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Loganomyces laevis</i>   | Loganomyces           | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Melaleuca cajuputi</i>   | Melaleuca             | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Syzygium guineense</i>   | Syzygium              | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Terminalia catappa</i>   | Terminalia            | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Terminalia catappa</i>   | Terminalia            | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <b>Herbs</b>                |                       |        |             |             |       |          |
| <i>Acacia</i>               | Acacia                | --     | 2.5m        | 2.5m        | 75    | 10C      |
| <i>Agave</i>                | Agave                 | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Banksia integrifolia</i> | Banksia               | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Banksia sphaerocarpa</i> | Banksia               | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Clusia rosea</i>         | Clusia                | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <i>Hamamelis virginica</i>  | Witch Hazel           | --     | 2.5m        | 2.5m        | 150mm | 10C      |
| <b>Soft</b>                 |                       |        |             |             |       |          |
| <i>Cornus alternifolia</i>  | Common Dogwood        | --     | 2.5m        | 2.5m        | 100mm | 10C      |



*Platanus acerifolia*



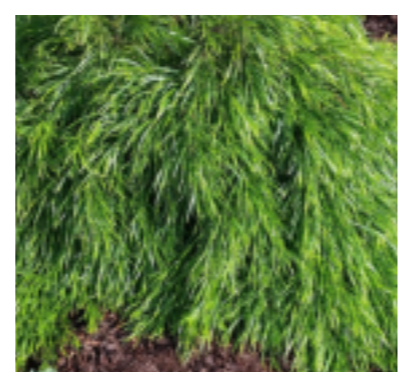
*Banksia integrifolia*



*Tristaniopsis laurina*



*Waterhousia floribunda*



*Acacia cognata*



*Anigozanthos spp.*



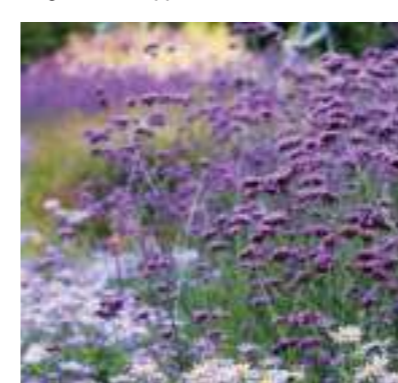
*Crinum pedunculatum*



*Cycas revoluta*



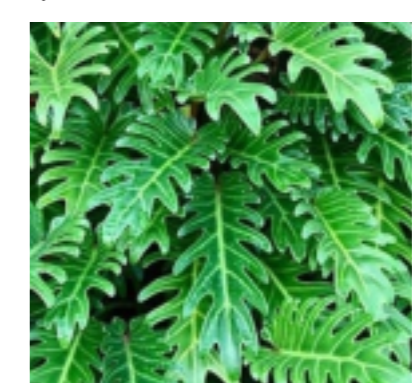
*Phormium tenax 'Atropurpureum'*



*Verbena bonariensis*



*Helichrysum petiolare*



*Philodendron xanadu*



*Gaura lindheimeri*



*Liriope muscari*



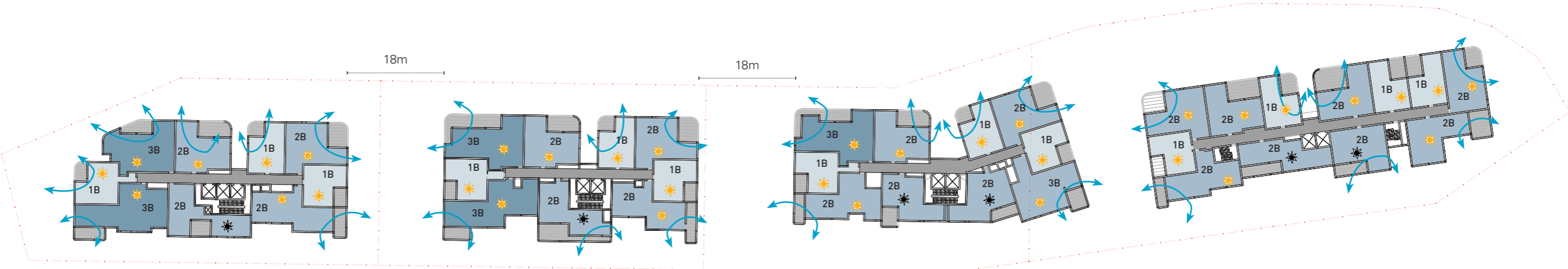
*Myoporum parvifolium*



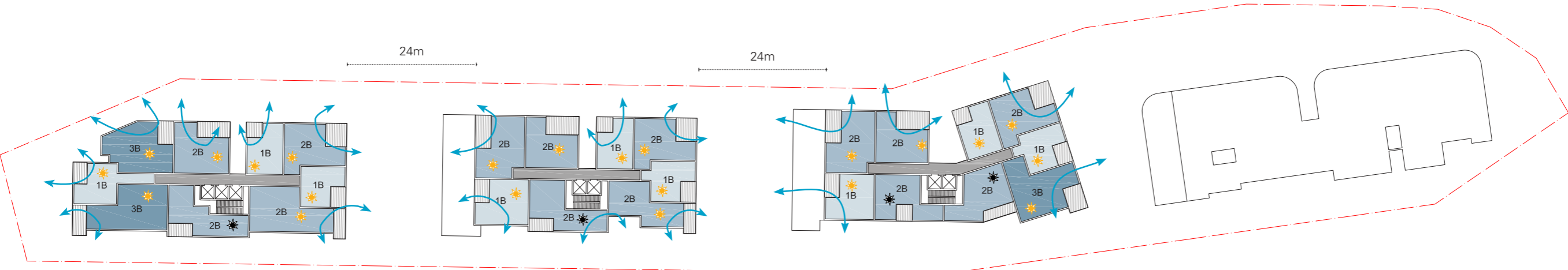
*Senecio mandraliscae*

# 4.0 Proposed Development

## Typical Floor Plan Lower Levels

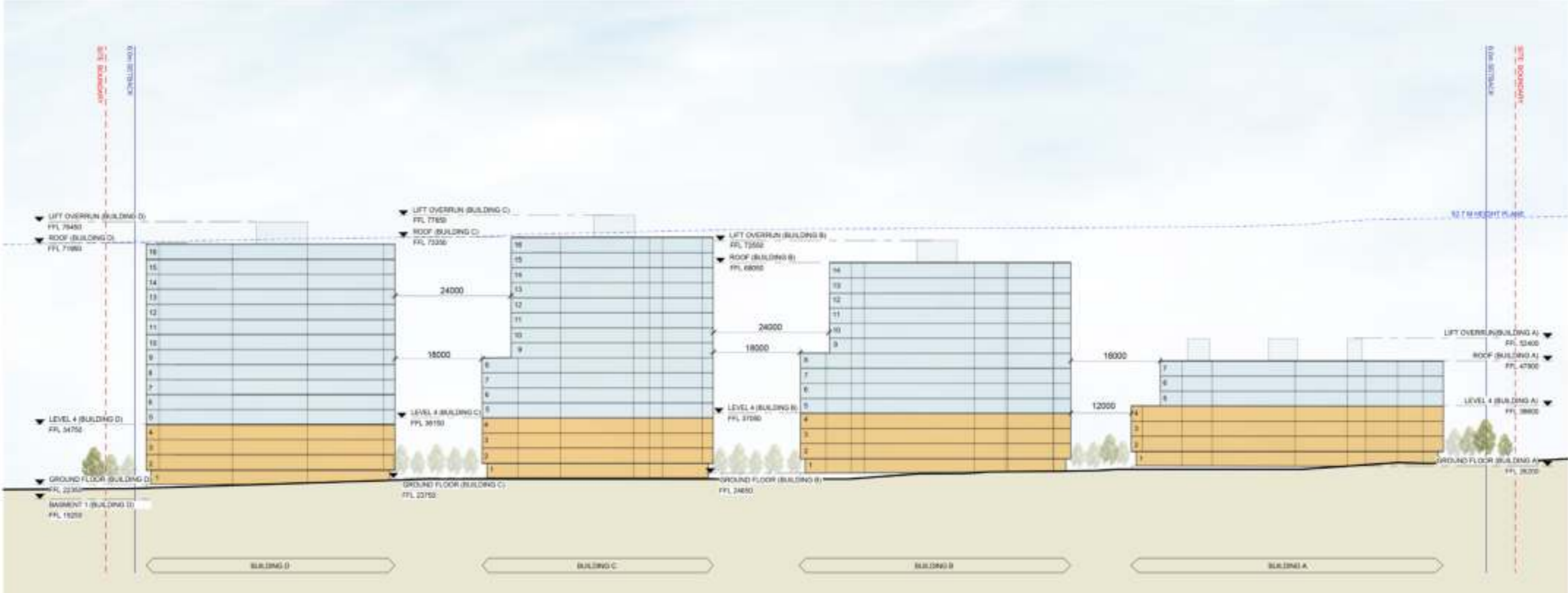


## Typical Floor Plan Upper Levels



# 4.0 Proposed Development

## Massing Elevation



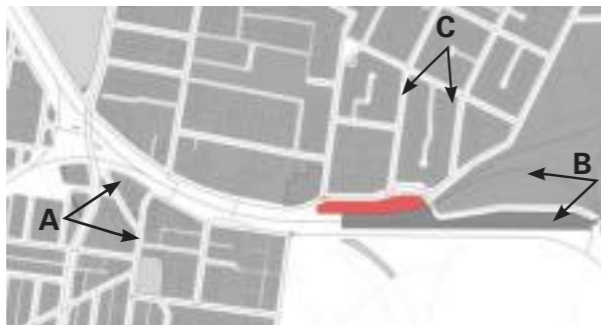
# 4.0 Proposed Development

## Local Context Proposed Heights

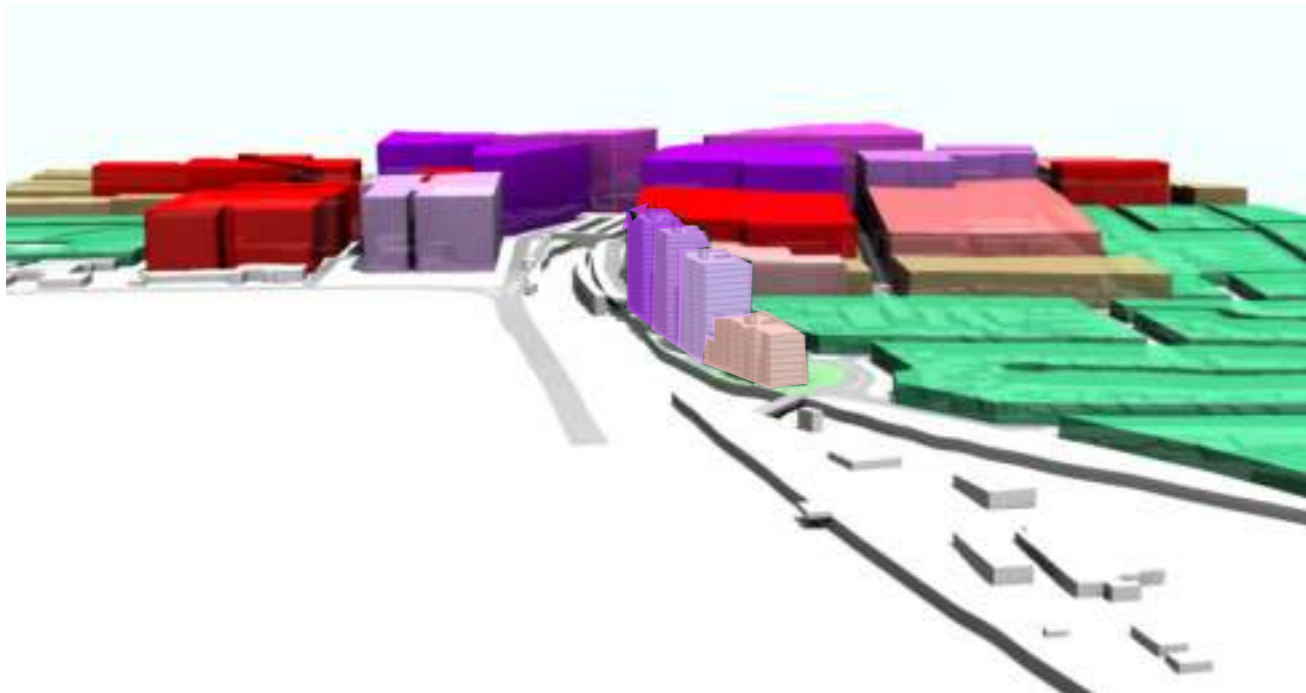
The future context of the town centre includes buildings up to 60 metres in height and FSR up to 5:1. Sites with the tallest heights and largest FSRs are to be within the town centre or adjoining Olympic Drive, an arterial road.

The images show the proposed building massing for the site in context with the heights defined in Council's endorsed Town Centre Plan.

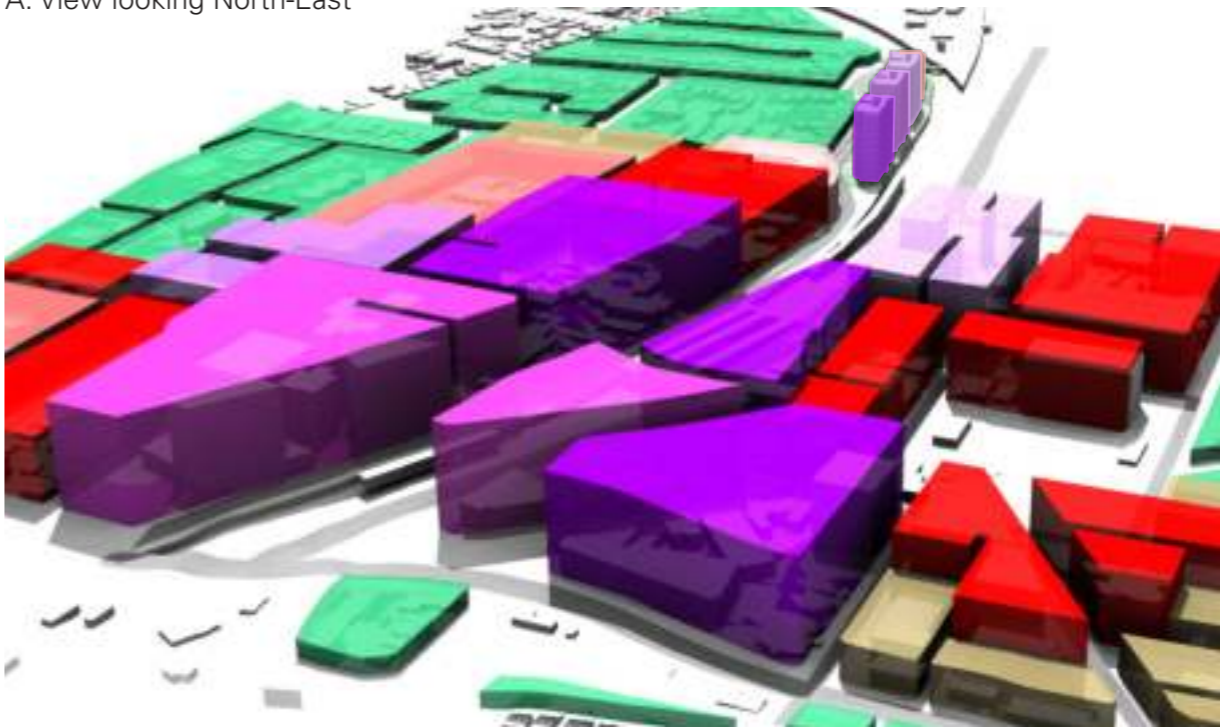
- J - 9m
- P2 - 18m
- Q2 - 20m
- T1 - 25m
- U - 32m
- V2 - 38m
- X - 45m
- Y - 50m
- Z - 55m
- AA1 - 60m



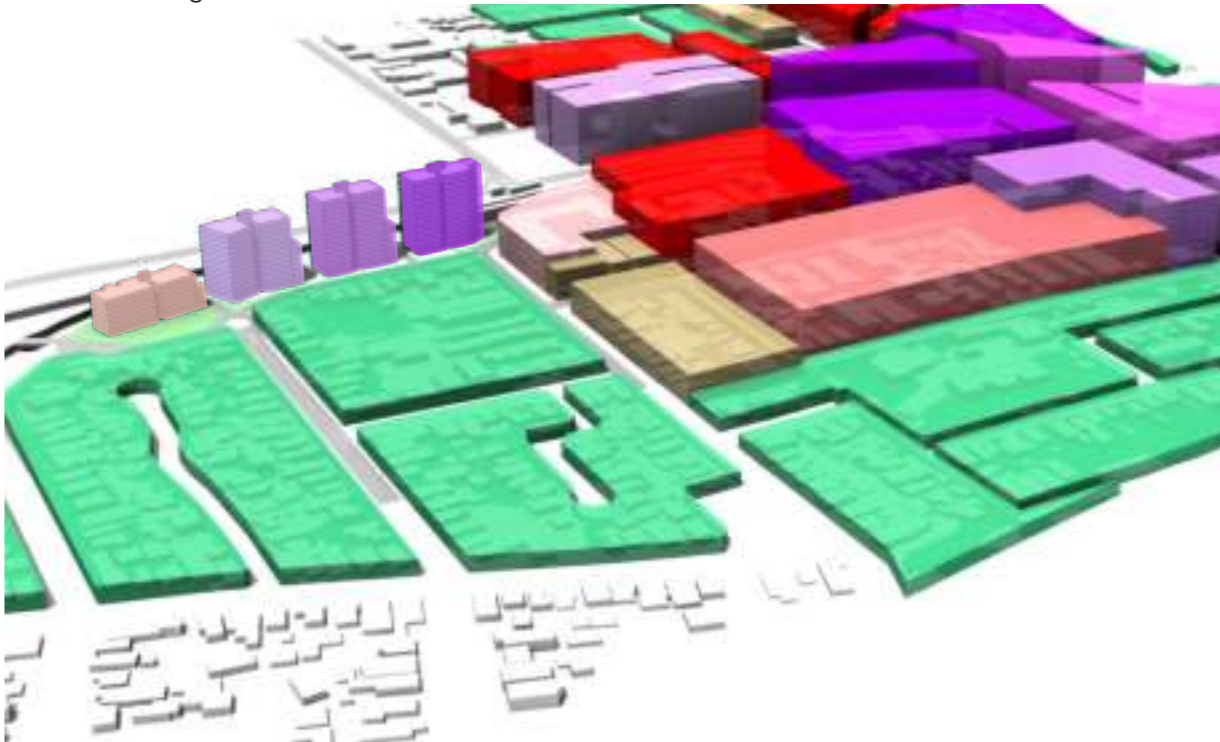
B. View looking West



A. View looking North-East



C. View looking South-West



# 4.0 Proposed Development

## Shadow Diagrams – June 21



9am



12pm

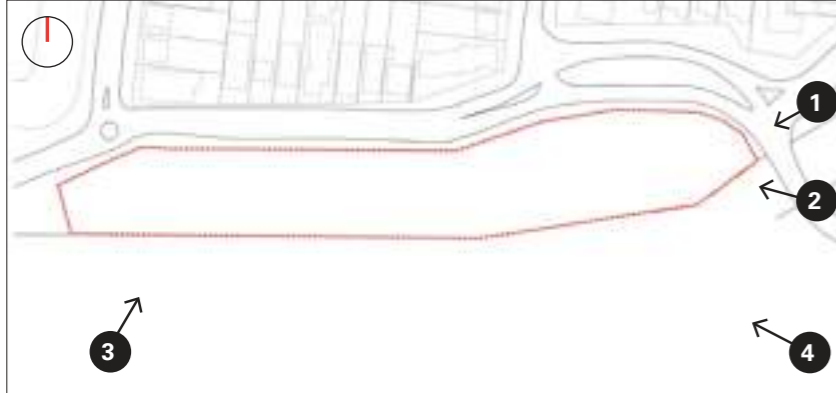


3pm



# 4.0 Proposed Development

## View Impact Assessment



1



2



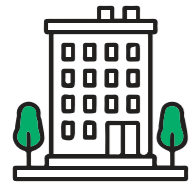
3



4

# 4.0 Proposed Development

## PROPOSAL AREAS



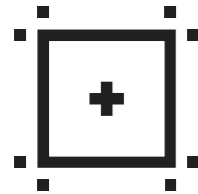
**480**

APARTMENTS IN TOTAL



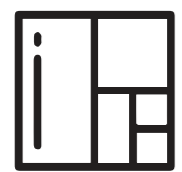
**10,133m<sup>2</sup>**

SITE AREA



**42,690m<sup>2</sup>**

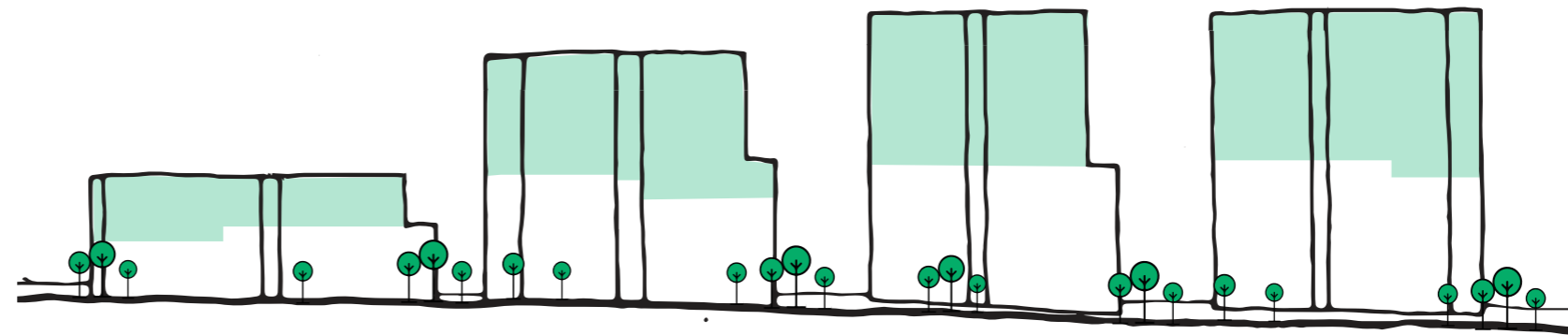
PROPOSED **TOTAL GFA** COMBINED



**4.21:1**

PROPOSED FSR

## TOWER INFORMATION



TOWER A

TOWER B

TOWER C

TOWER D

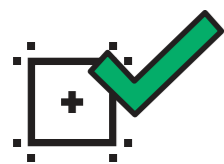
**7**  
LEVELS

**14**  
LEVELS

**16**  
LEVELS

**17**  
LEVELS

## IN RELATION TO CURRENT REGULATIONS



**21,179m<sup>2</sup>**

PERMITTED GFA



**21,411m<sup>2</sup>**

ADDITIONAL GFA PROPOSED

## CARPARKING ASSUMPTIONS



**600**

CARSPACES (1.25/APMT)

**21,000m<sup>2</sup>**

CARPARK GBA  
(@35sqm / CARSPACE)

# 5.0 Public Benefit

## Conclusion

The proposed development is on a large under utilised site that is highly accessible in relation to transport, infrastructure, services and amenities.

The site has favourable orientation with a northerly aspect to optimise solar access and owing to surrounding land uses limited potential to cause significant overshadowing of active public spaces or dwellings;

The site will read as an extension to the existing Lidcombe Town Centre, with building heights stepping west to east and provide for a visually interesting skyline;

Future development will deliver a range of private and public open spaces to meet the needs of existing and future communities.

Overshadowing of adjoining land, private and public domain, is limited.

The proposal envisages residential towers surrounded by landscaped area that aims to enhance connectivity and pedestrian movement; and

The position of buildings within the site allows for street level views and vistas across and through the site enhancing the sense of place.

### BENEFITS TO PUBLIC

CLOSE PROXIMITY TO:



EMPLOYMENT



TRANSPORT



EDUCATIONAL FACILITIES

PUBLIC PARK AND KIDS PLAYGROUND

WITHIN SITE PROVIDES NEW OPEN SPACES AND OPPORTUNITIES TO

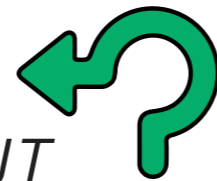
MEET THE NEEDS OF EXISTING AND FUTURE COMMUNITY



IMPROVED OPEN SPACES

AND COMMUNITY FACILITIES

PROPOSED ROUND ABOUT



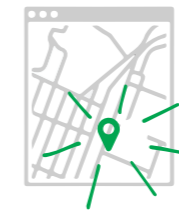
WILL IMPROVE THE VISABILITY OF CHURCH STREET



PROPOSED COMMUNITY HUB



PROPOSED CHILDCARE CENTRE

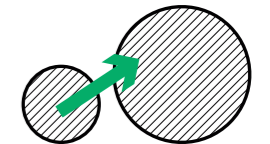


UPGRADE OF CHURCH STREET'S PUBLIC DOMAIN

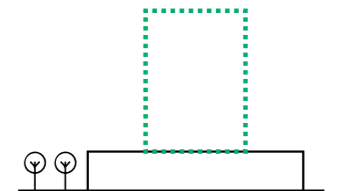


DEFINES GATEWAY TO LIDCOMBE CENTRE

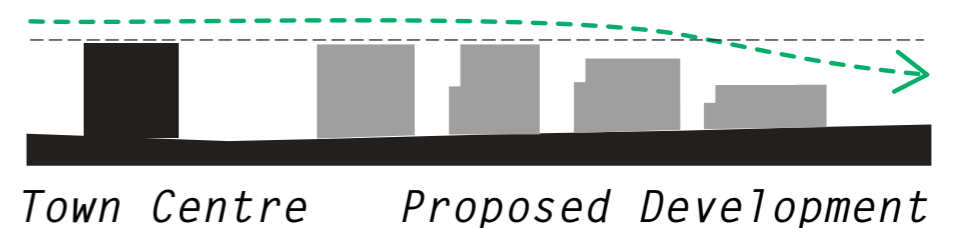
INCREASING NUMBER OF SOCIAL HOUSING APARTMENTS



HUMAN SCALE TO PODIUMS



GRADUAL FALL IN BUILDING HEIGHTS AND DENSITY SMOOTHLY FINISHES OFF THE CITY FROM THE TOWN CENTRE





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Muscat, Oman  
Tel: +968 9769 5457