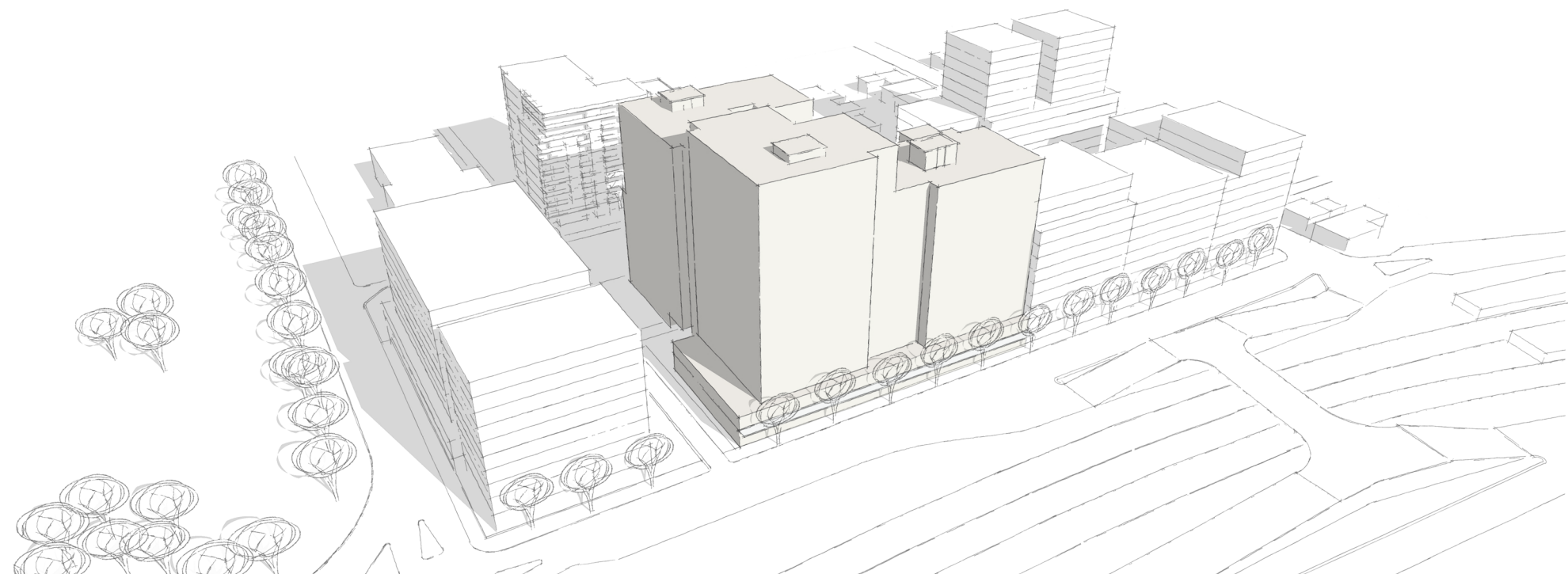


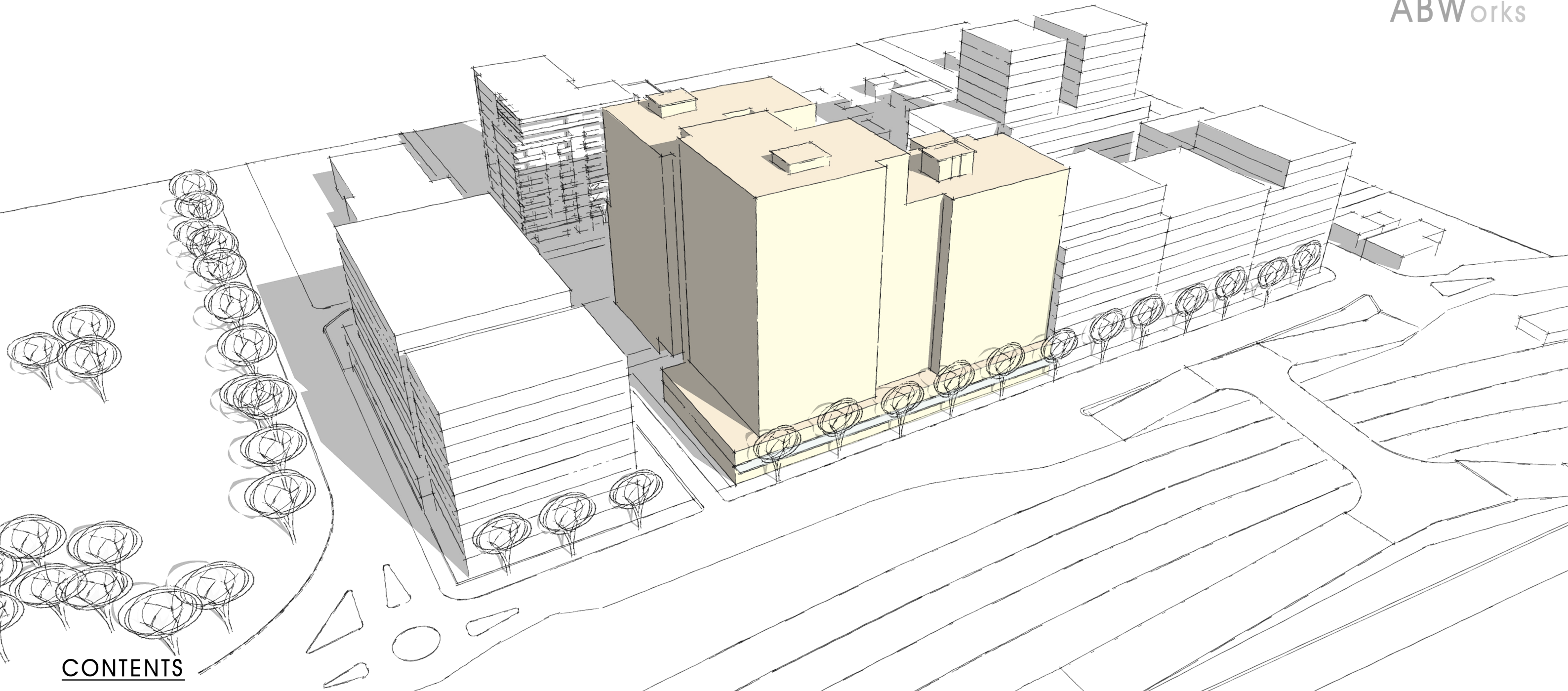


4-12 RAILWAY STREET, LIDCOMBE

MASSING STUDY FOR PLANNING PROPOSAL

Date: 20/12/2018





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01

Site Context Analysis

Description of the Area

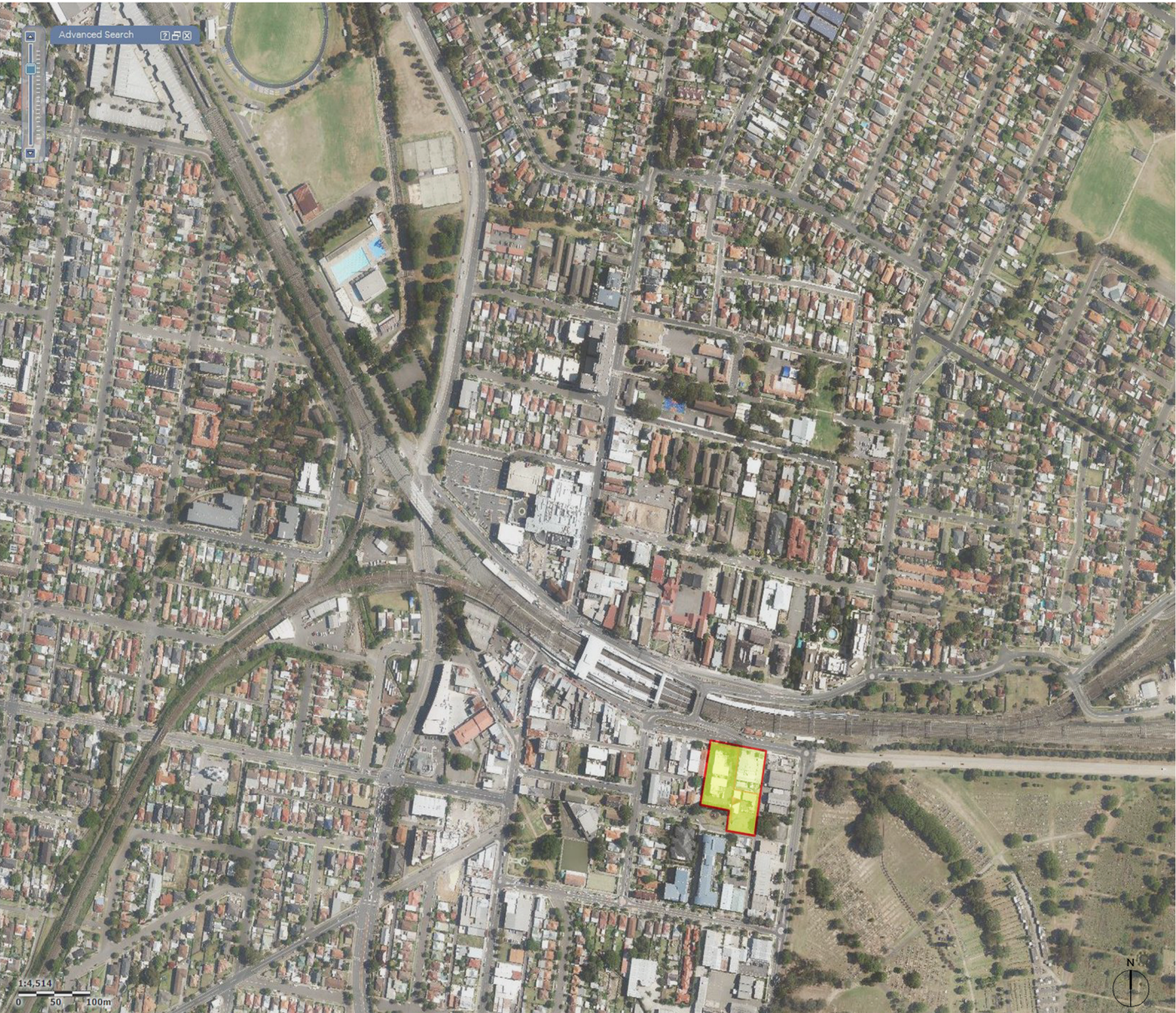
Lidcombe Suburb

Lidcombe is a suburb in western Sydney, in the state of New South Wales, Australia. Lidcombe is located 18 kilometres west of the Sydney central business district, in the local government areas of Cumberland Council and City of Parramatta.

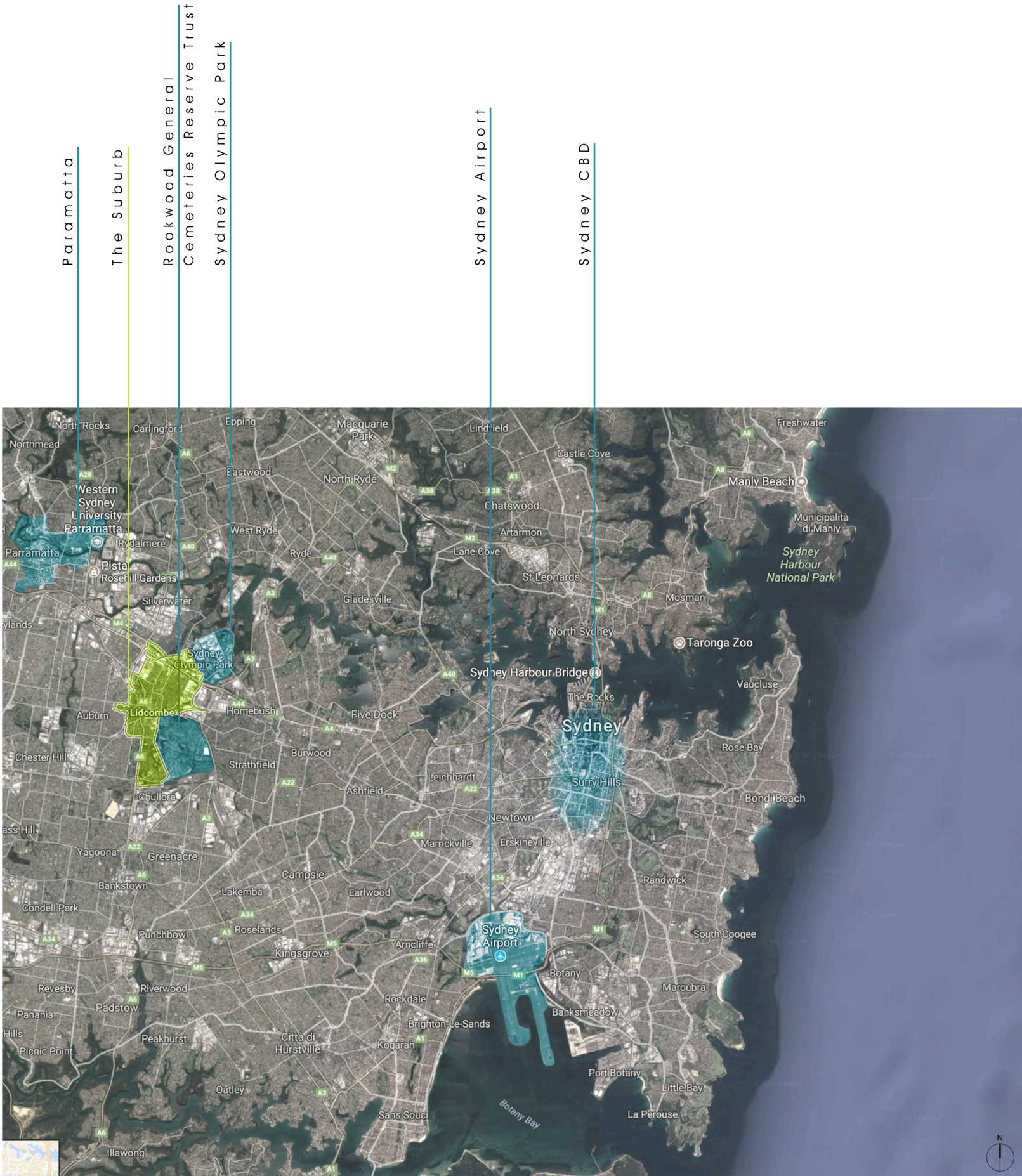
Lidcombe railway station is an important junction station.

Lidcombe has a mixture of residential, commercial and industrial developments. The main commercial area is clustered around the station. Lidcombe Shopping Centre (formerly Lidcombe Power Centre) is a medium-sized shopping centre located about 2 km from Lidcombe railway station. The centre features two mini-majors and approximately 60 specialty stores.

Commercial and industrial developments are located along Parramatta Road and surrounding areas. The area close to the train station has a lot of restaurants mainly offering Korean food.



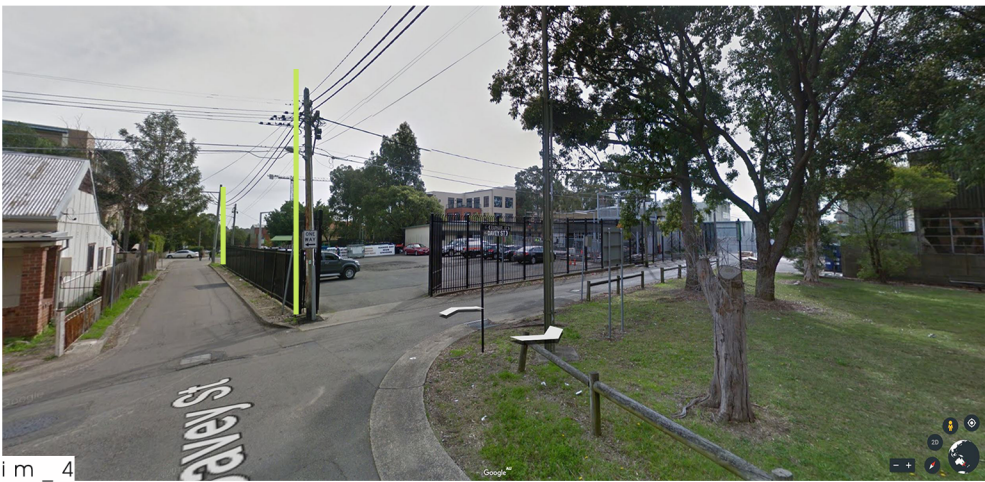
Aerial photo showing the site in its context



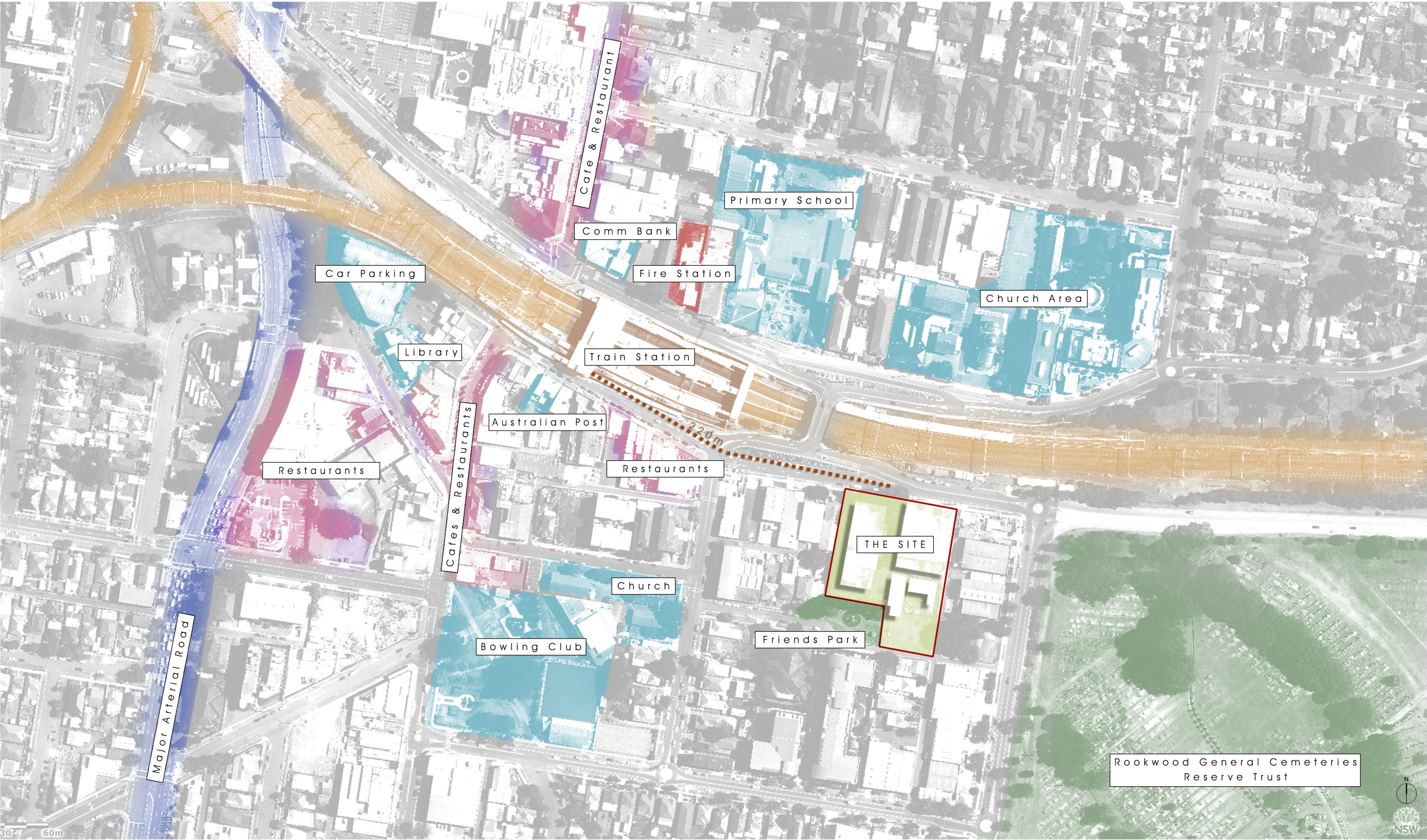
Local context map

Surrounding Area Images& Site Points of view

Collage of images from the site surroundings.
The site is located between the green marks.

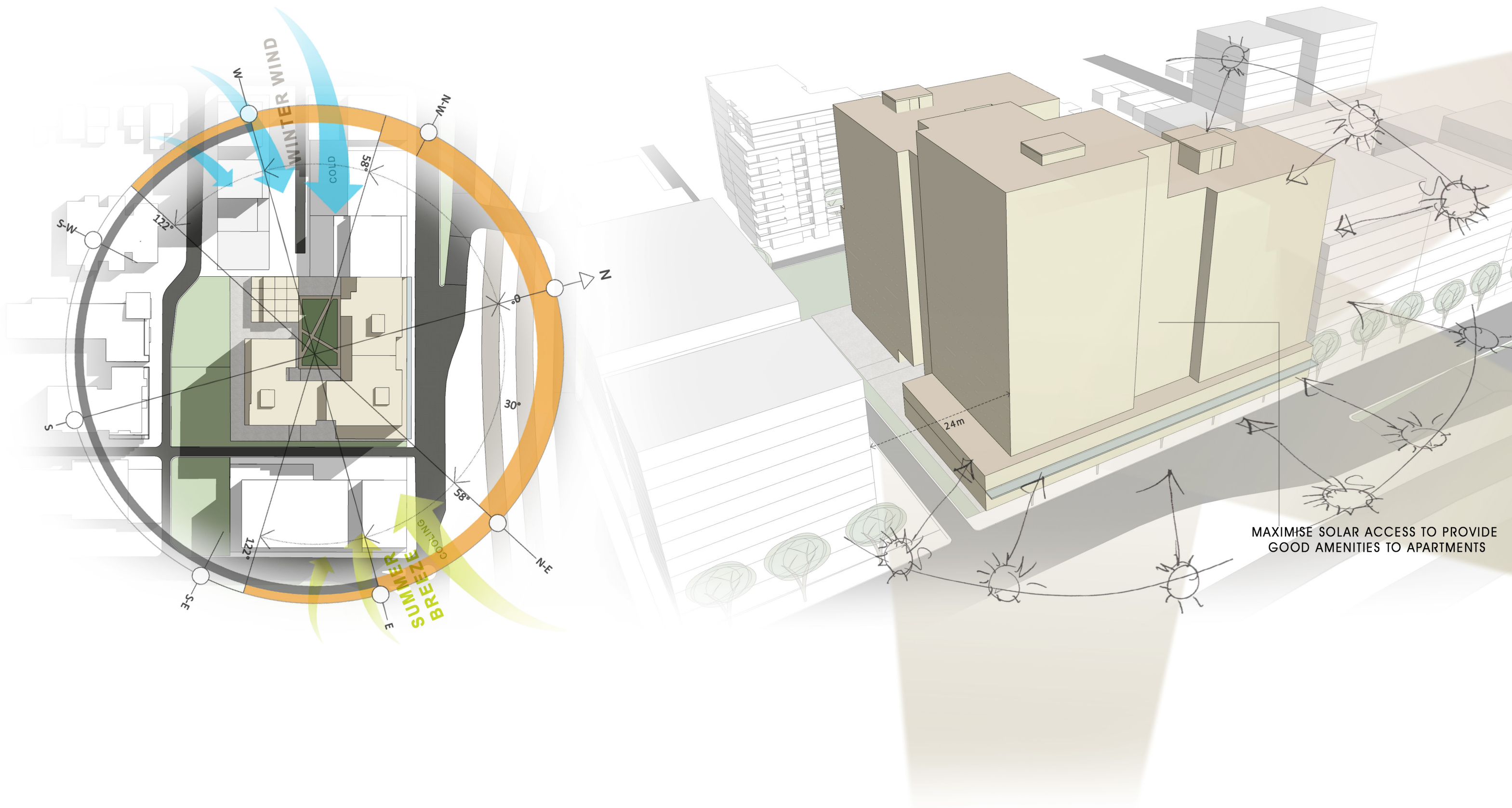


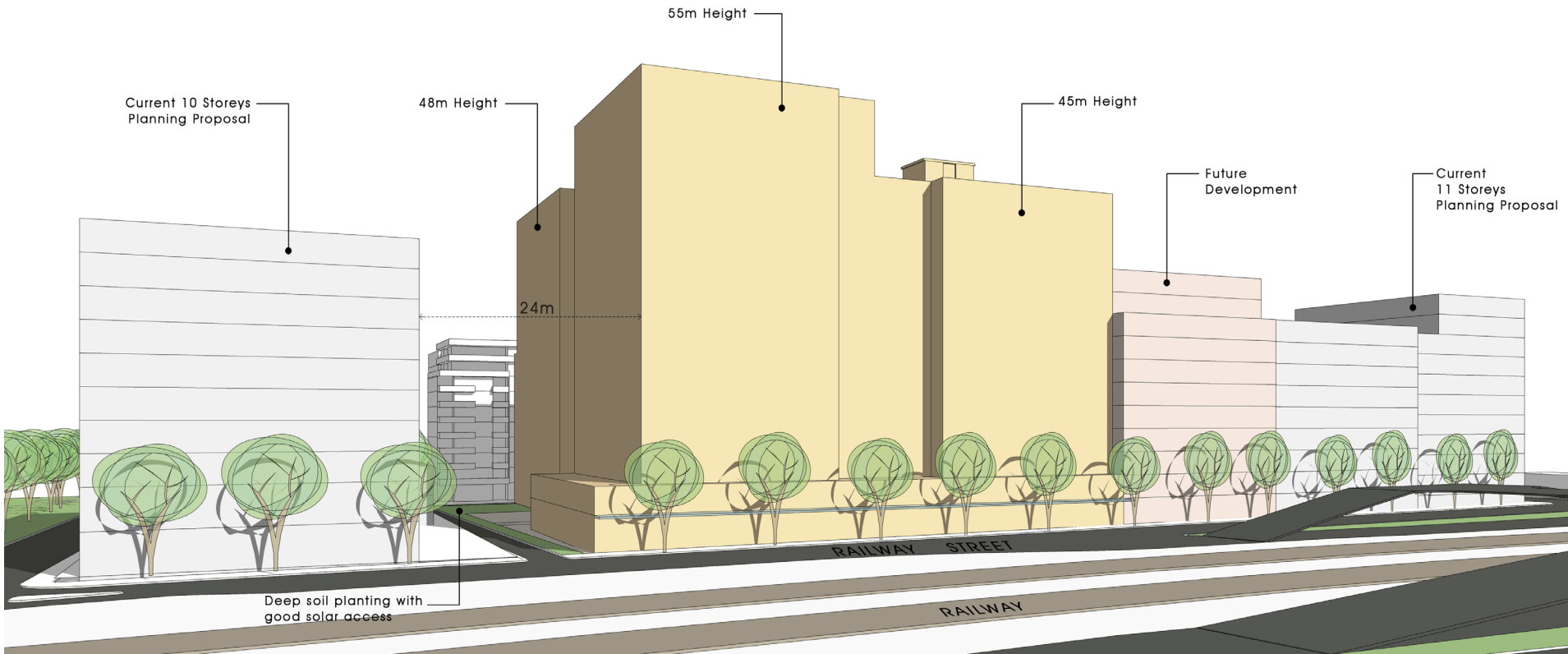
Site Context



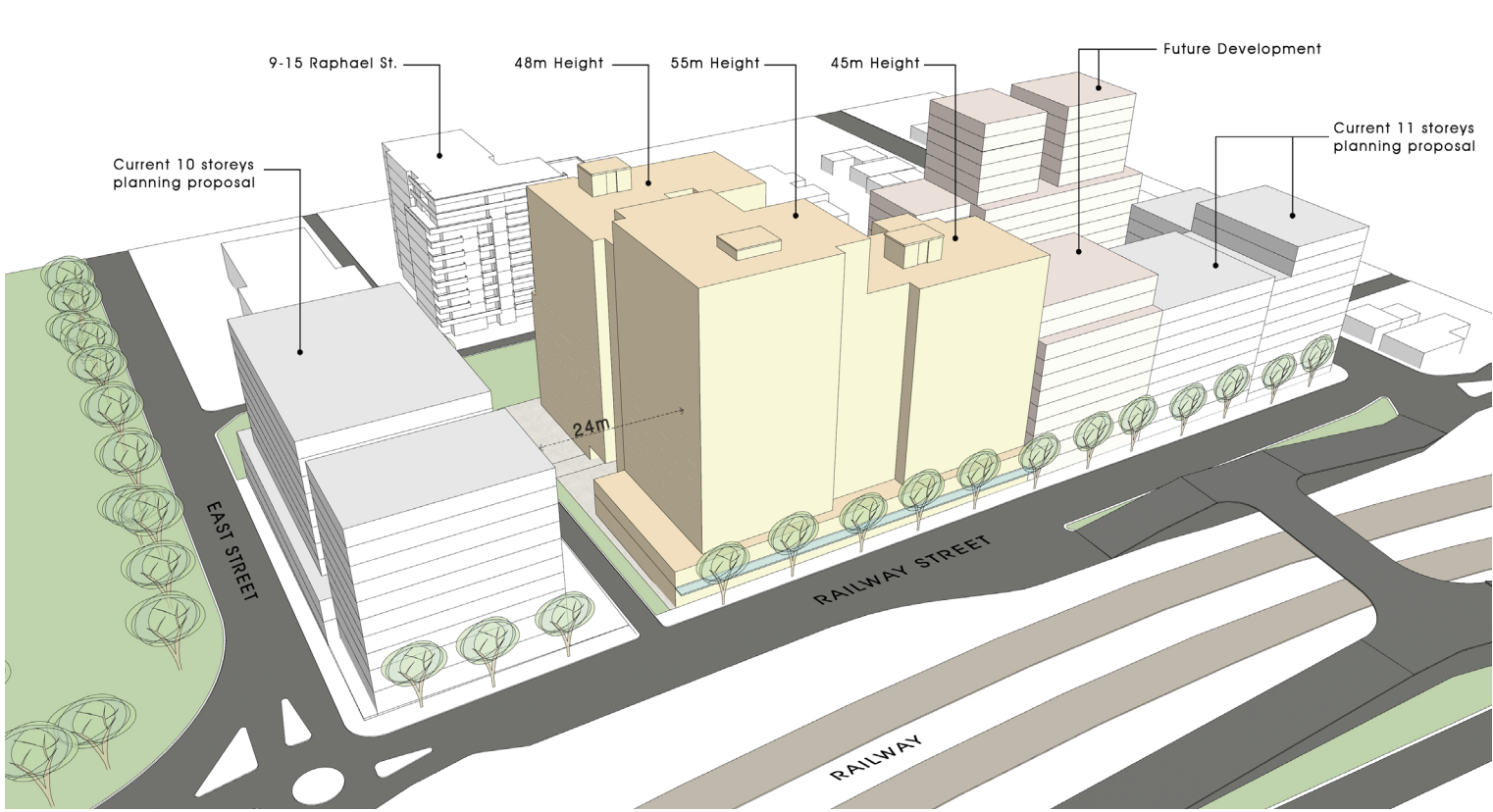
02

Massing Study

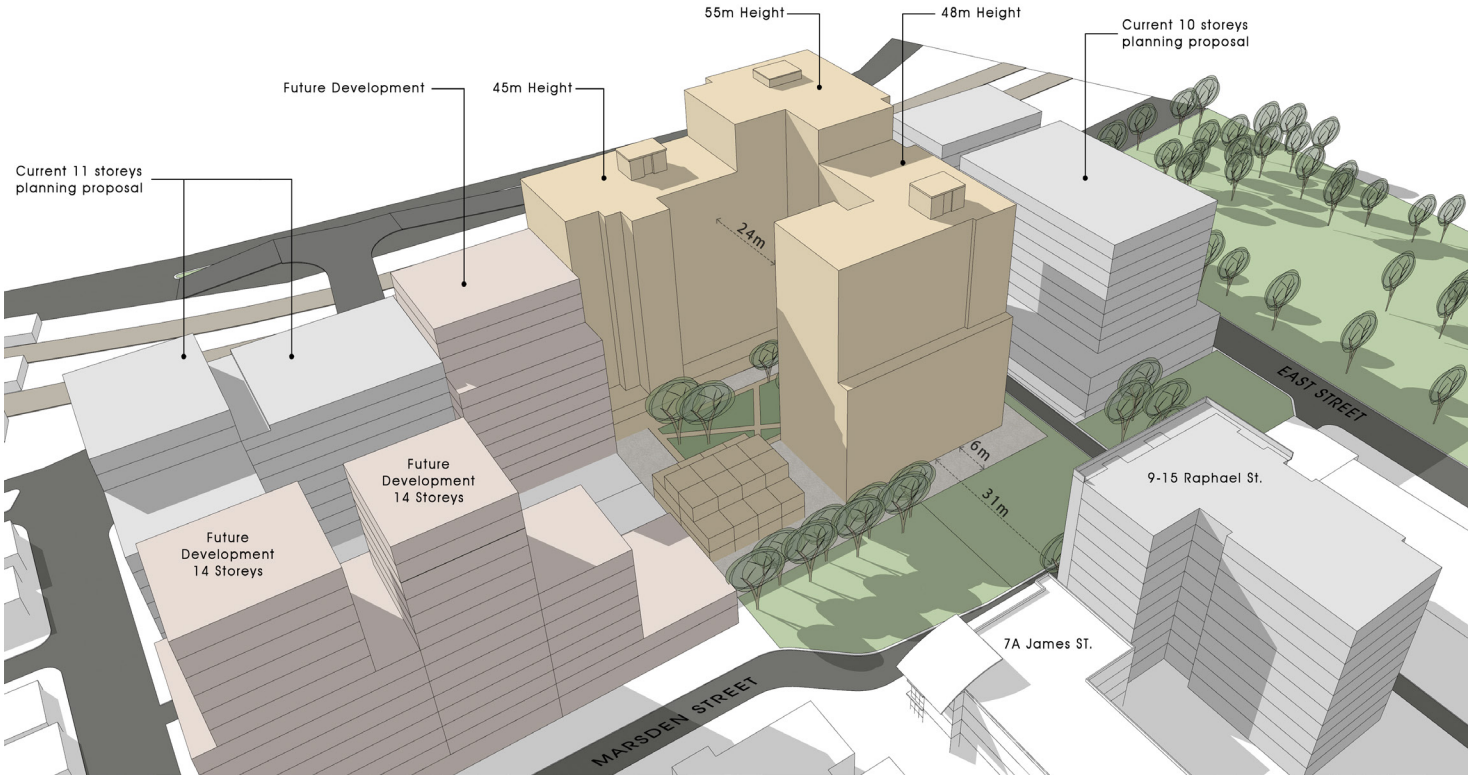




View 1
(View from Railway Street)



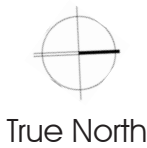
View 2
(Front Aerial View)



View 3
(Back Aerial View)



Scale 1:1000



Key

.....> Pedestrian Link



21 JUNE 9:00 AM



21 JUNE 10:00 AM



21 JUNE 11:00 AM



21 JUNE 12:00 PM



21 JUNE 01:00 PM



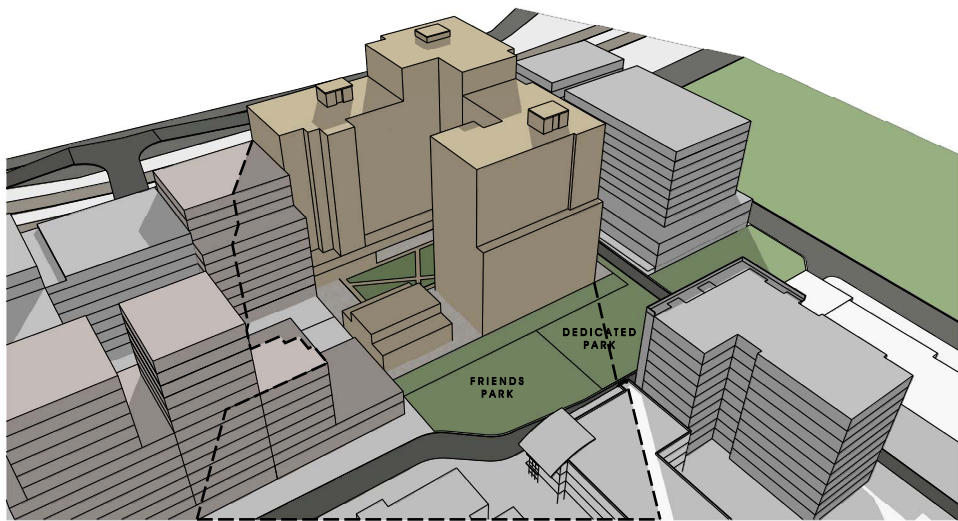
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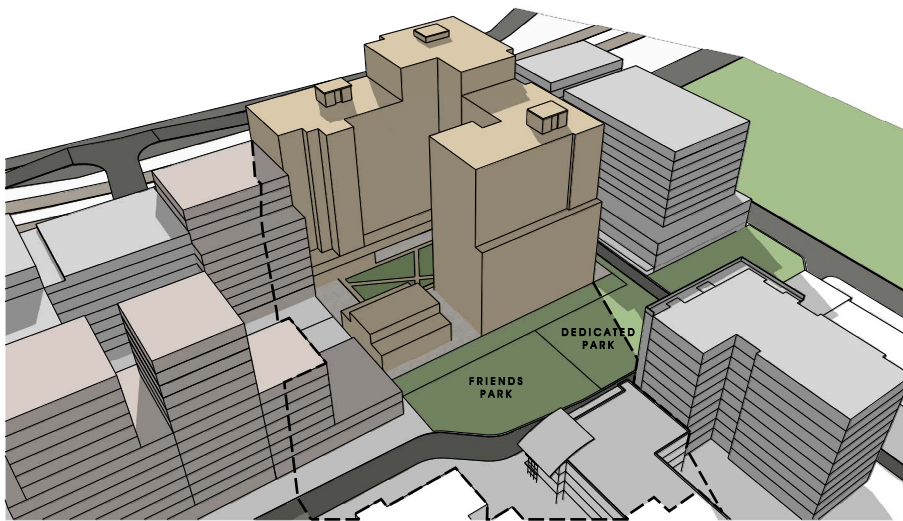
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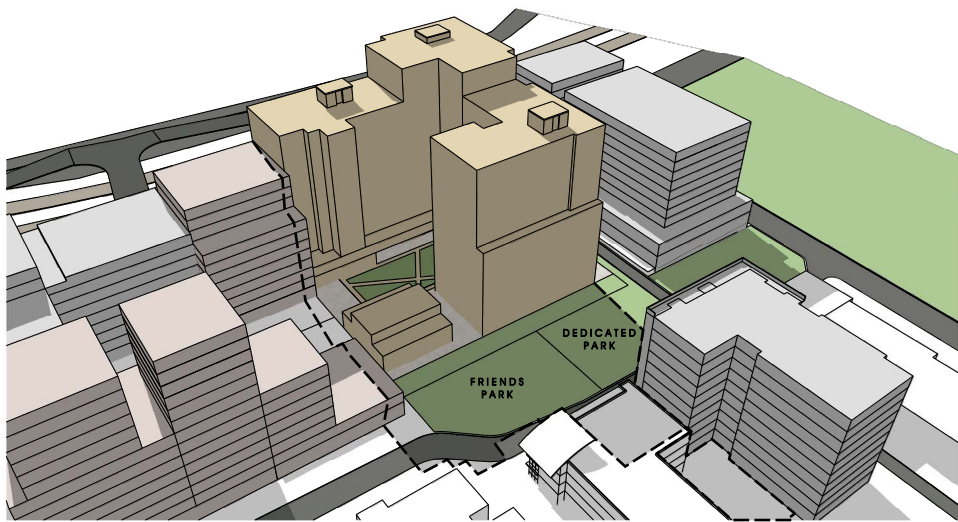
----- EXTENT OF SHADOWS CASTED BY PROPOSED MASS



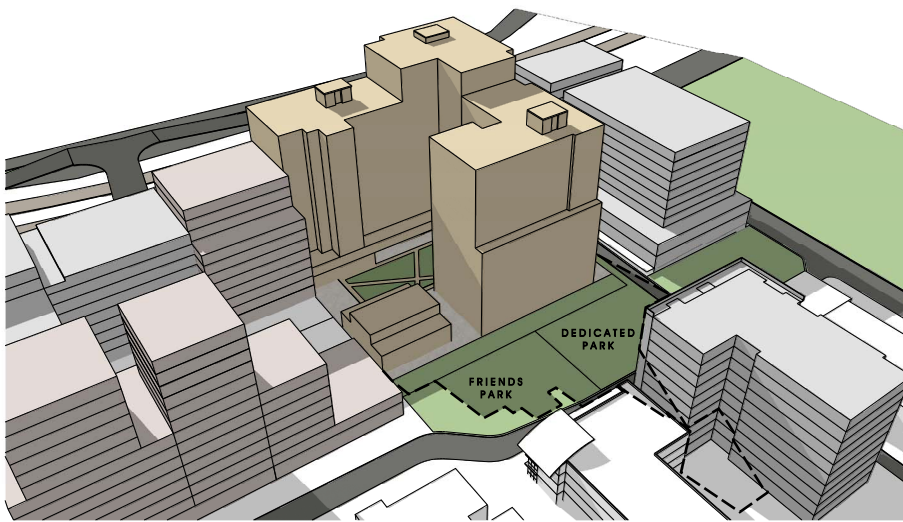
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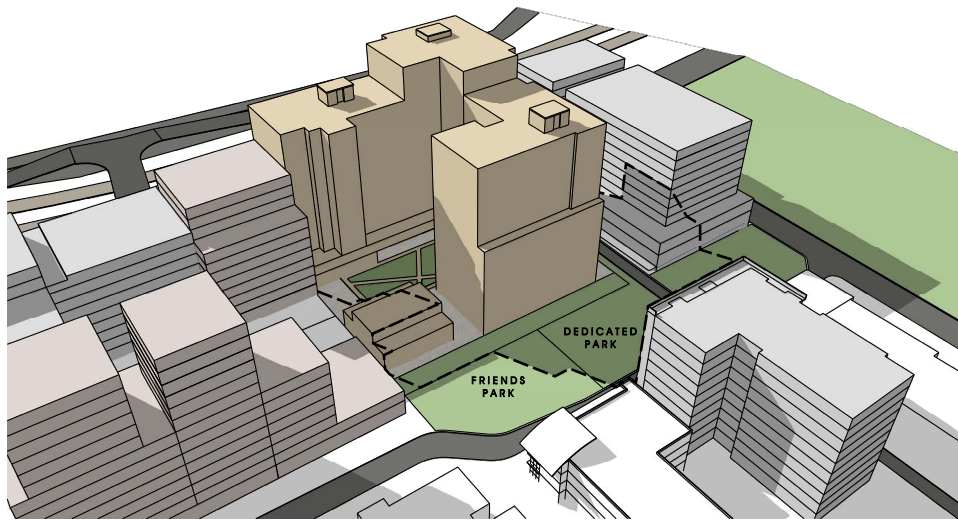
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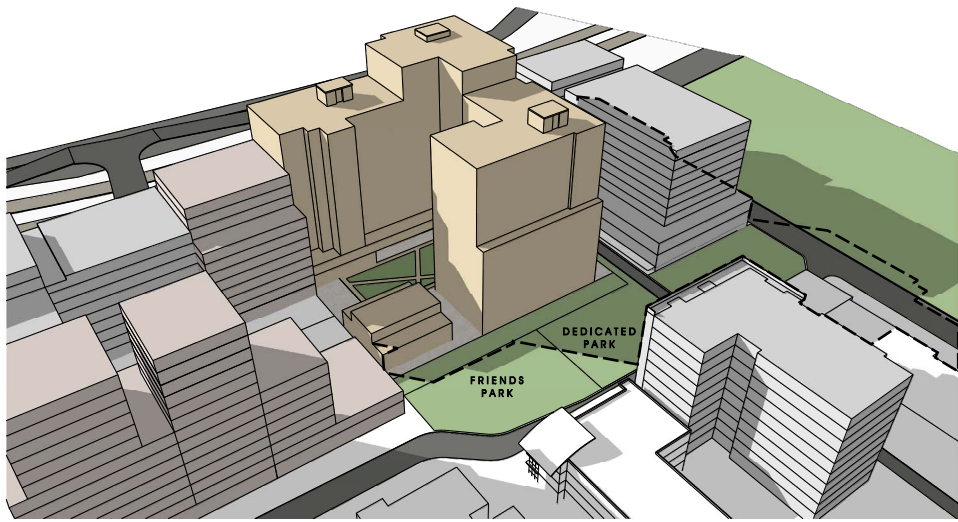
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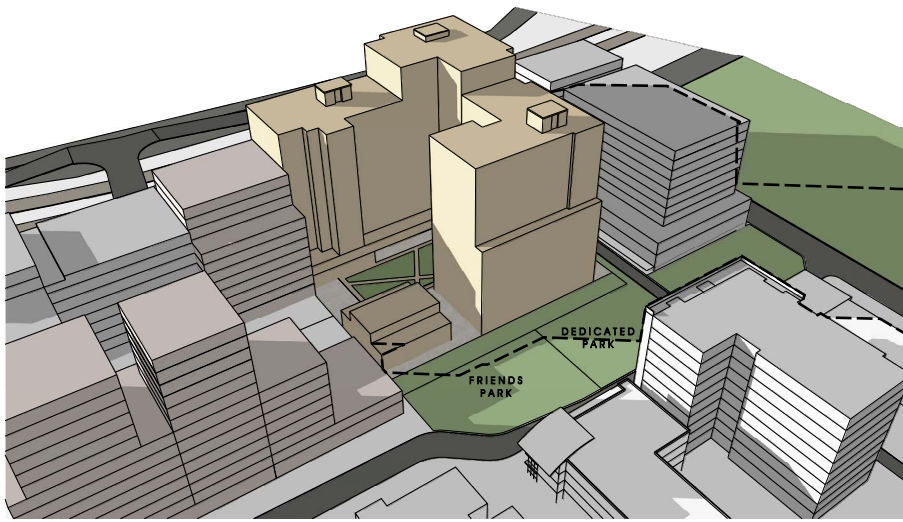
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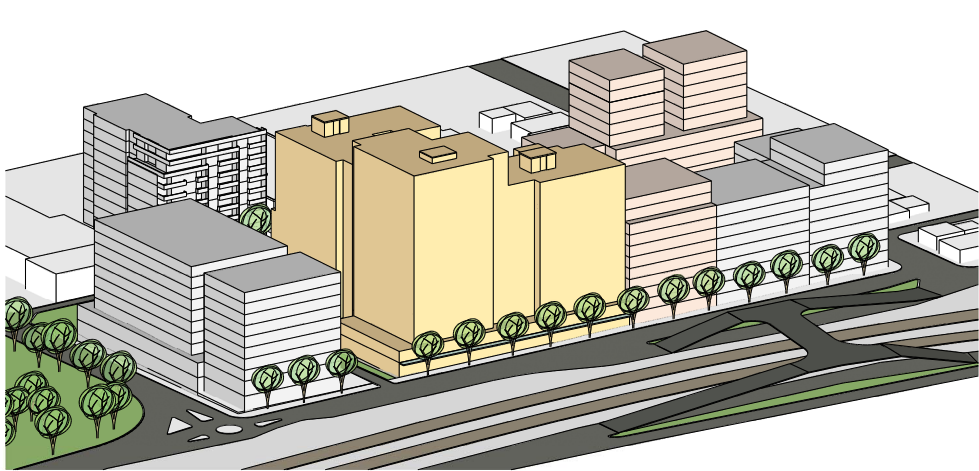
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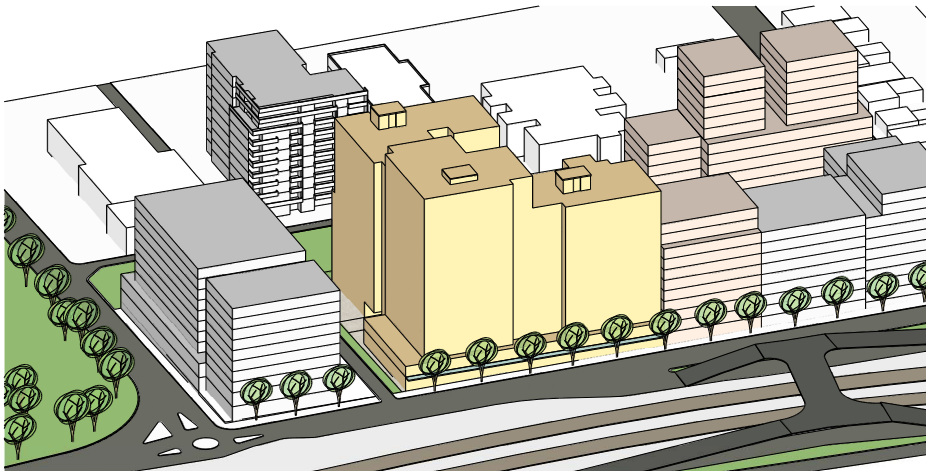
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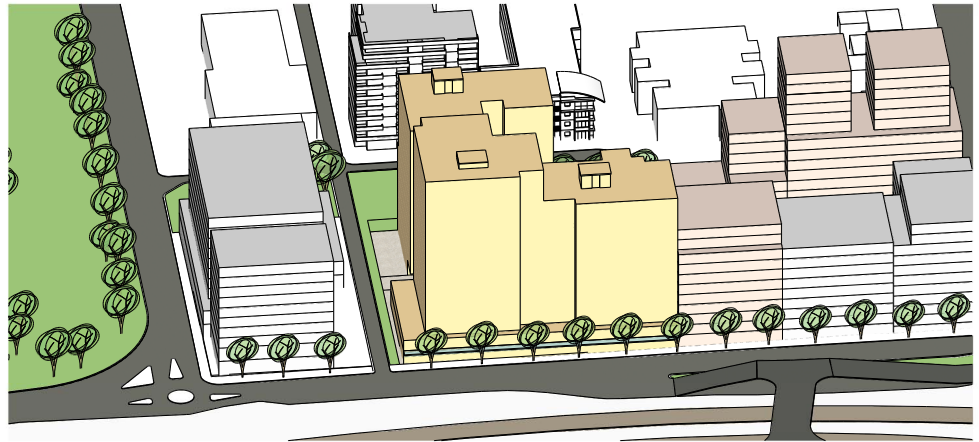
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21 JUNE 9:00 AM



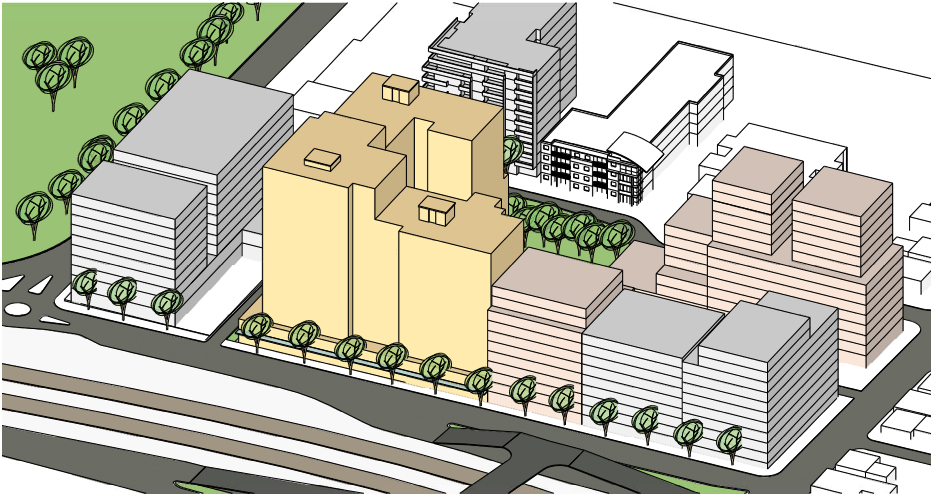
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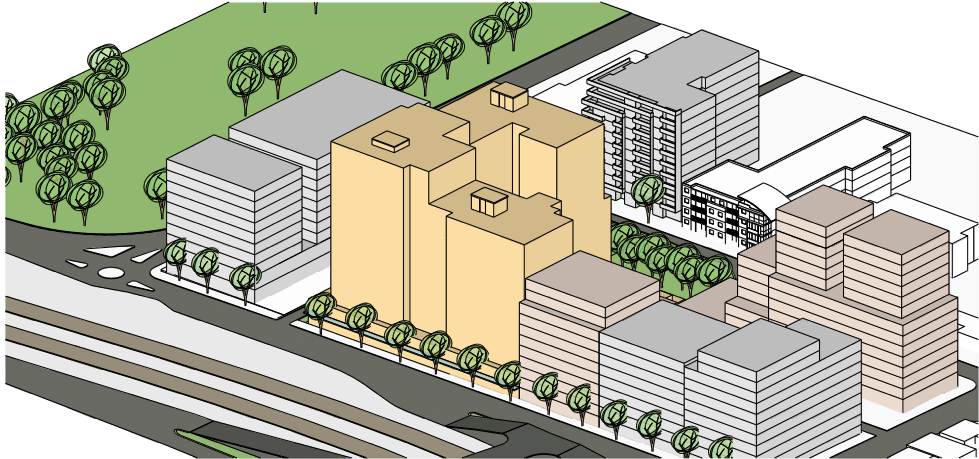
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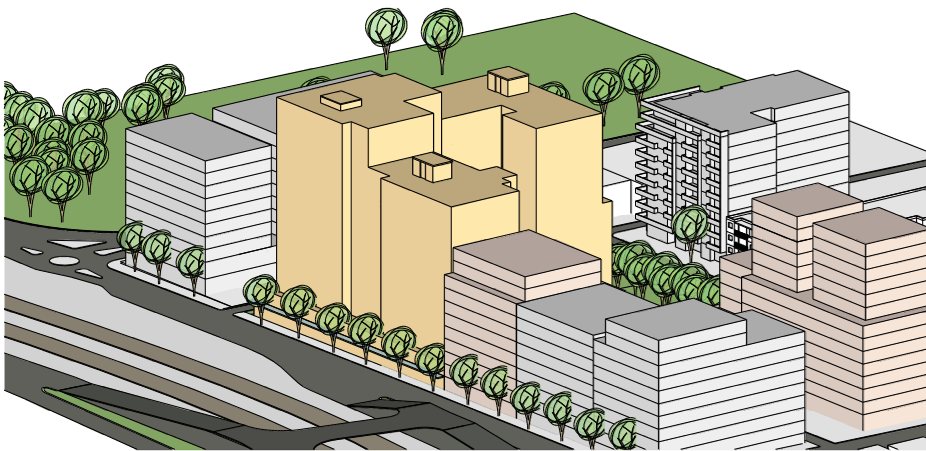
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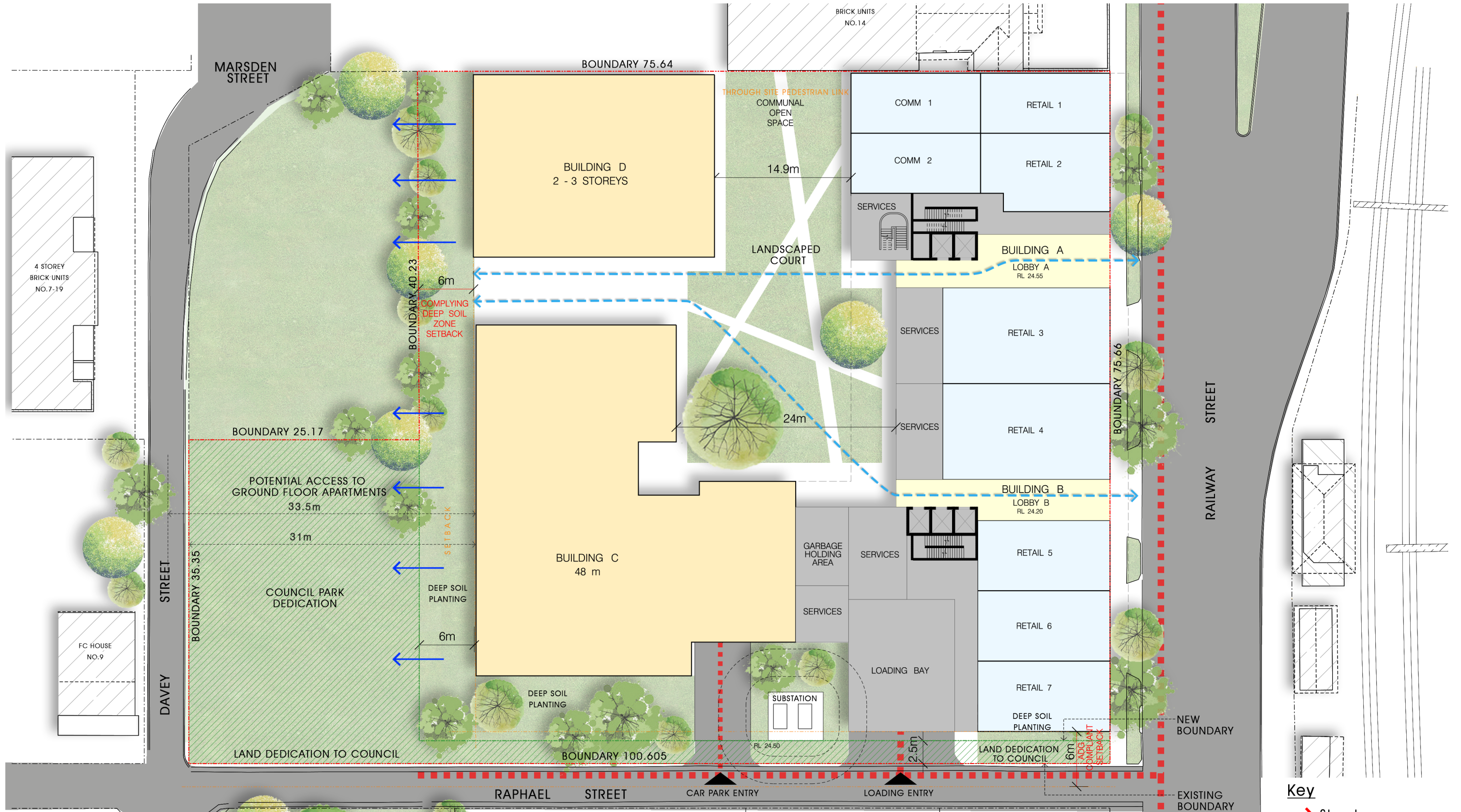
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21 JUNE 3:00 PM

03

Drawings

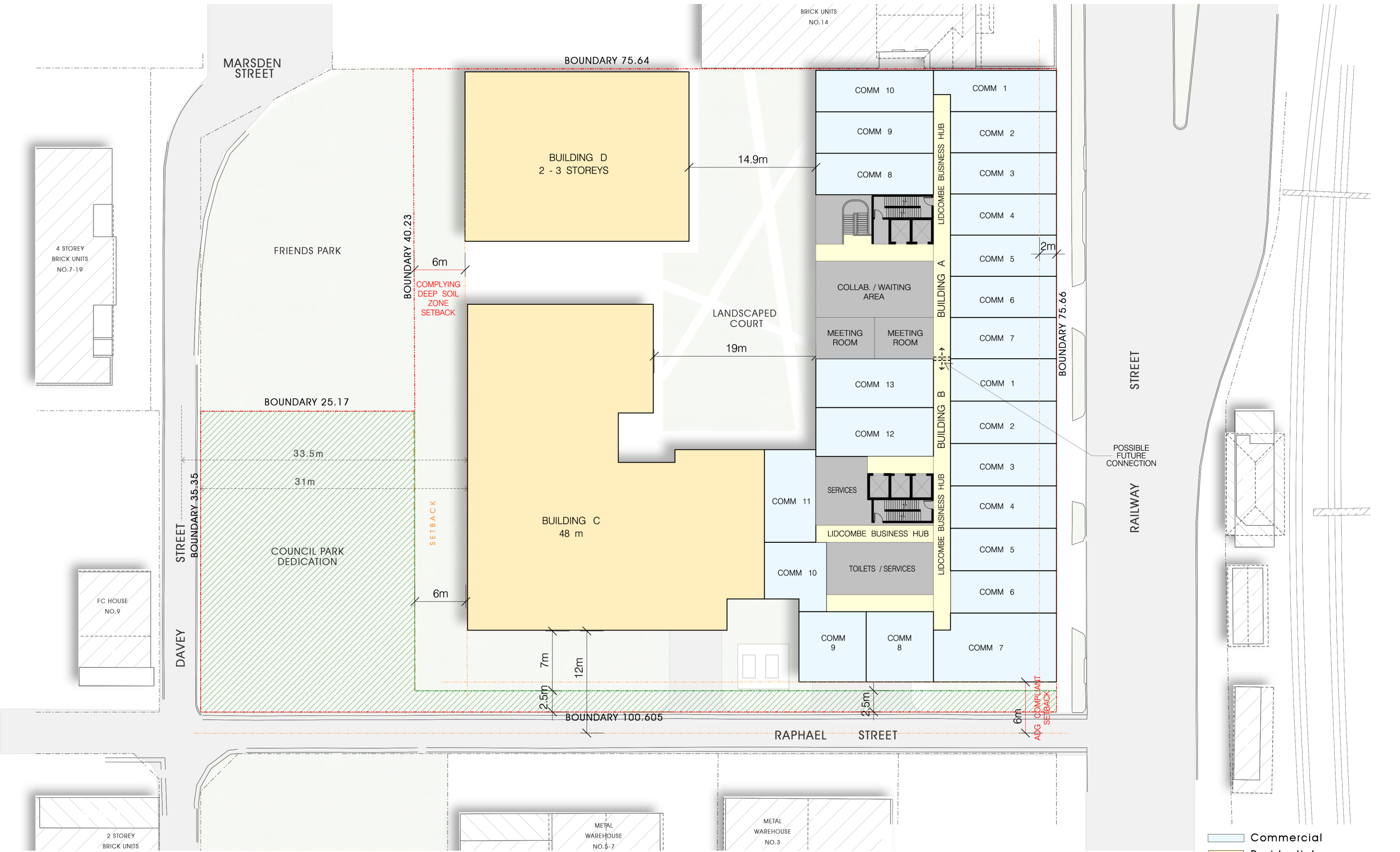


TOTAL SITE AREA : 5,690 m² + 889m² (Council Park dedication)
 MAXIMUM BUILDING HEIGHT : 55m

COMMERCIAL AREA : 3400 m²
 RESIDENTIAL AREA : 26,750 m²
 TOTAL GFA : 30,150 m²
 FSR (Based on Site Area 5690 m²) : $30150 / 5690 = 5.30 : 1$

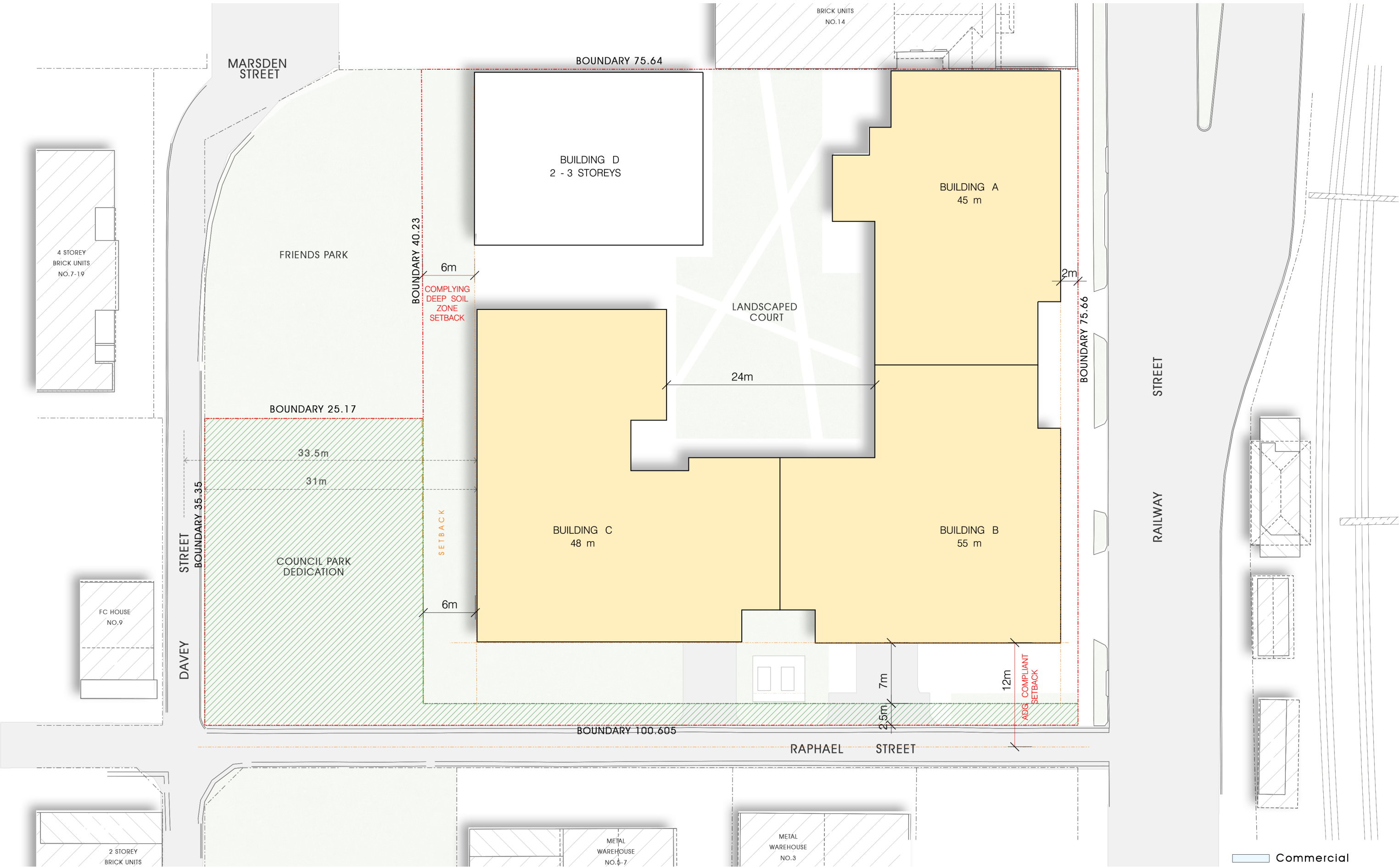


Ground Floor Plan
 Scale 1:400



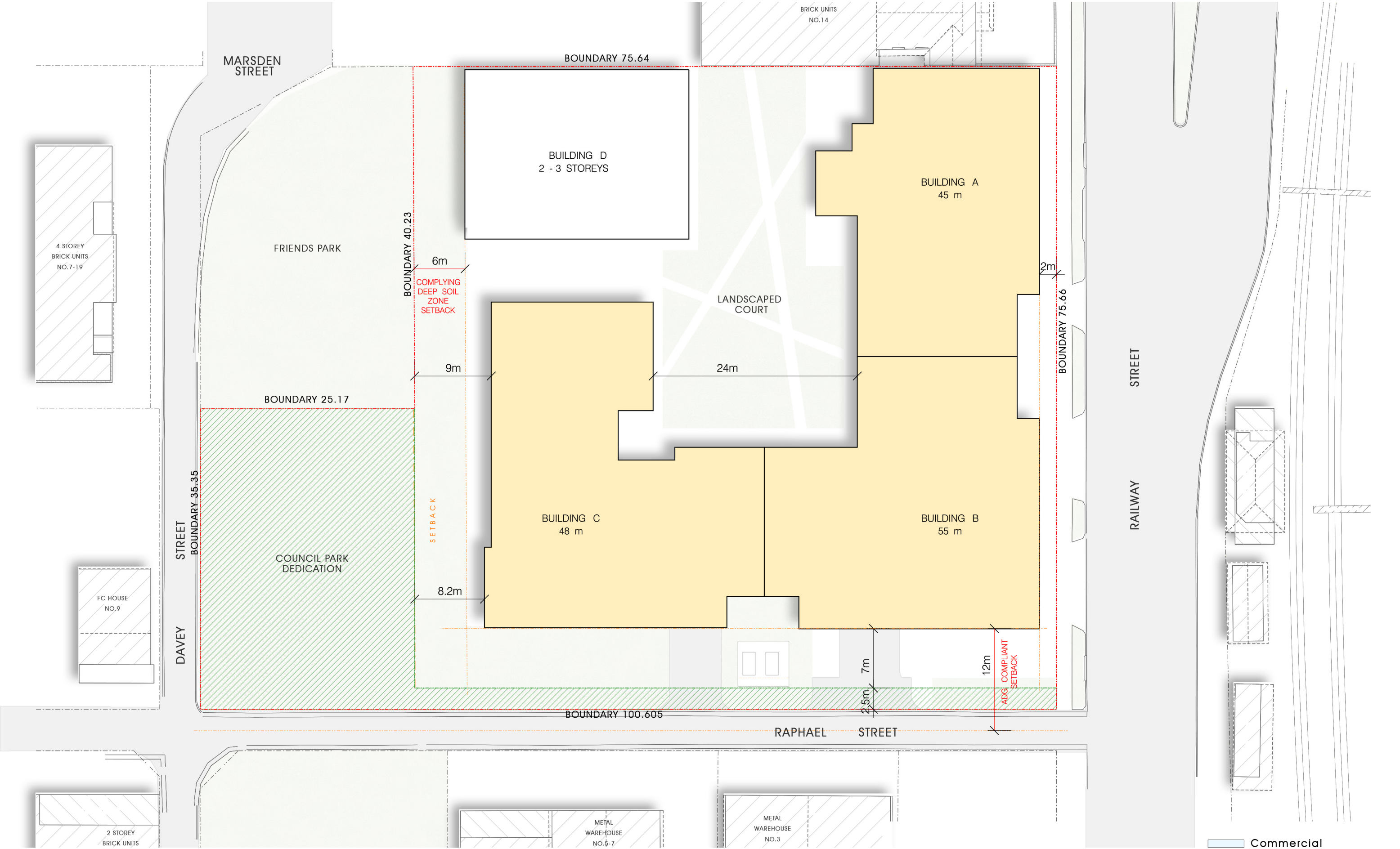
1st Floor Plan
Scale 1:400

- Commercial
- Residential
- Lobby
- Services



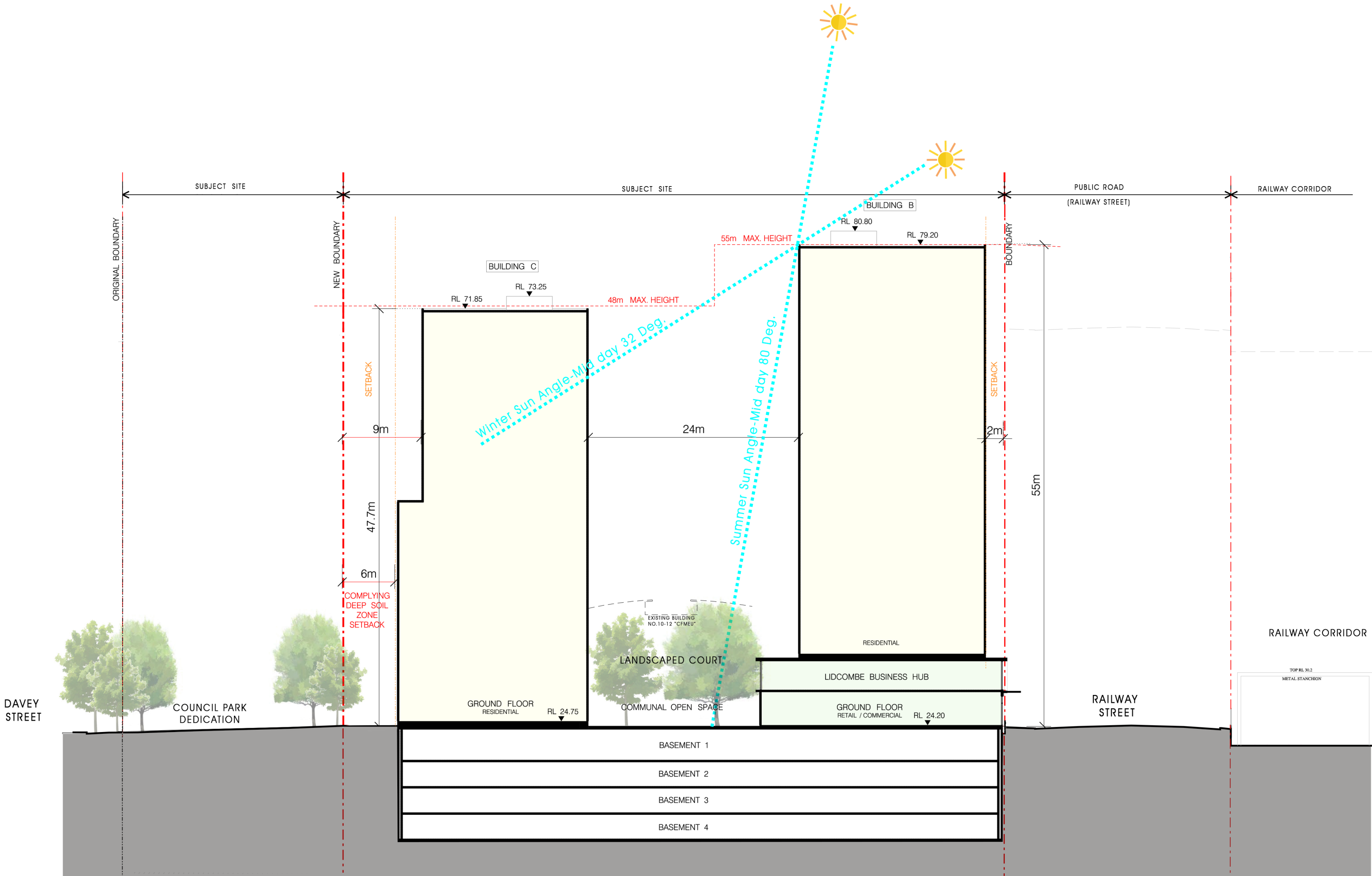
8m-26m Floor Plan
Scale 1:400

- Commercial
- Residential
- Lobby
- Services



26m-Roof Floor Plan
Scale 1:400

- Commercial
- Residential
- Lobby
- Services



Section A-A
Scale 1:400

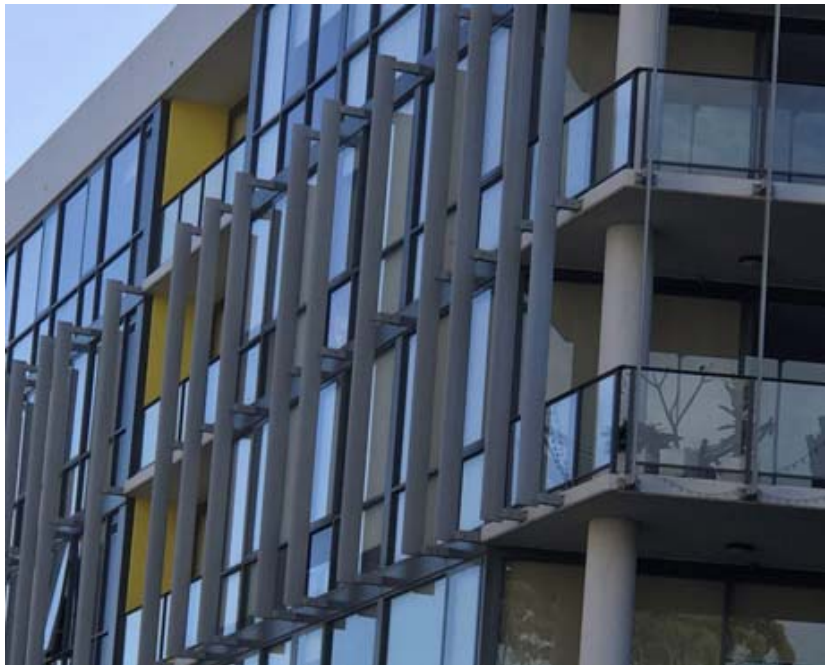
D4

Visual Concepts

Passive solar
access screen



Feature screen



Massing and scale



Façade treatment



Building facade

Children friendly environment



Ecological feature



Community parkland



Wildlife contribution



Native landscaping



Friendly outdoor activities

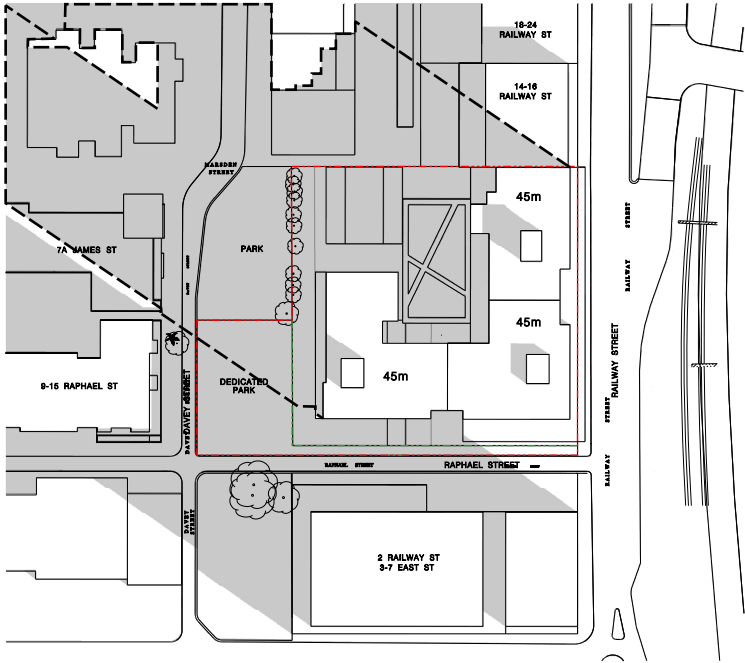


05

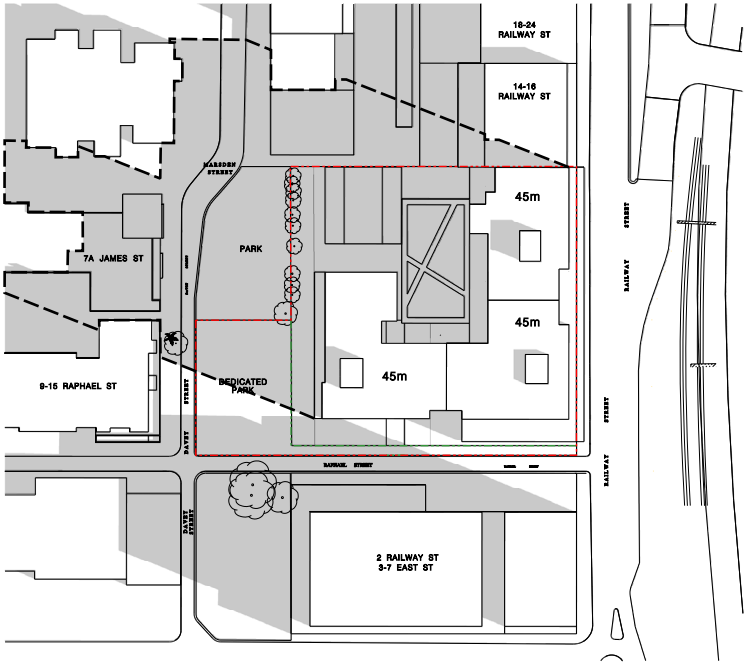
Shadow Analysis

SHADOW DIAGRAM - 45m HEIGHT MASS

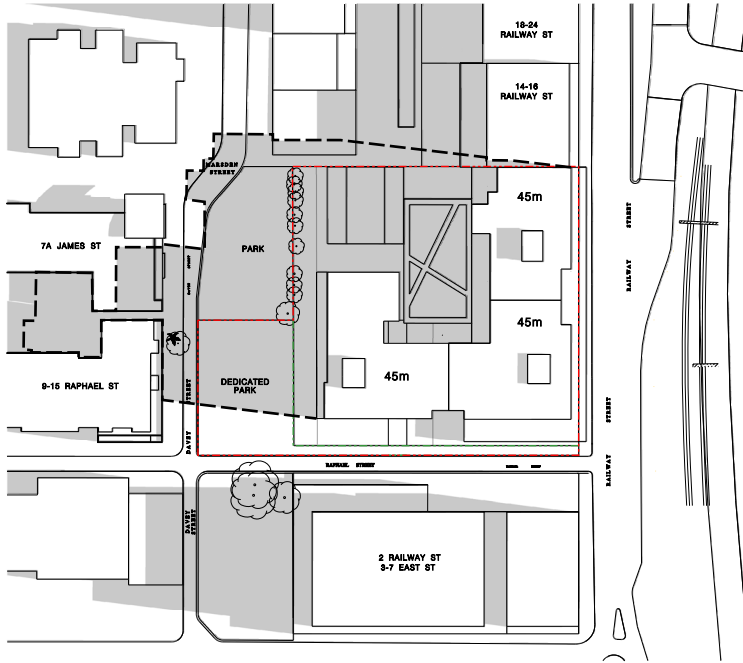
(DRAFT AUBURN & LIDCOMBE TOWN CENTRES STRATEGY)



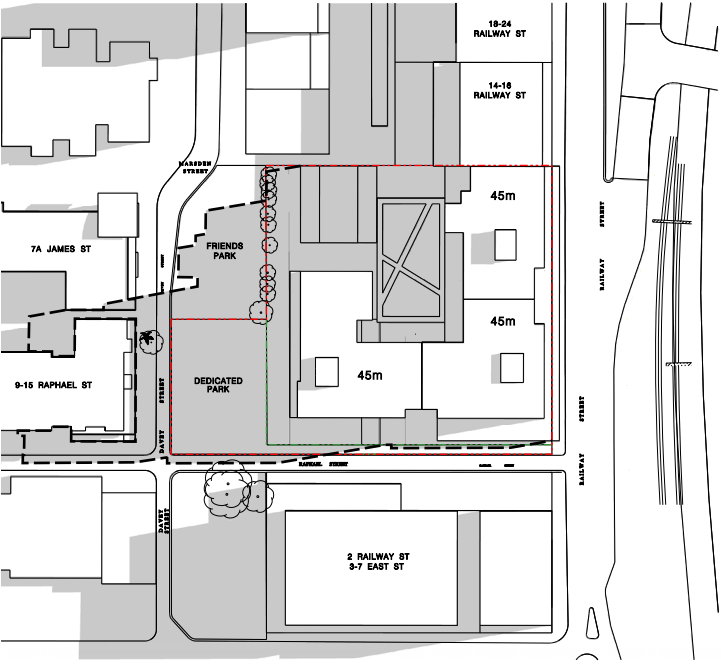
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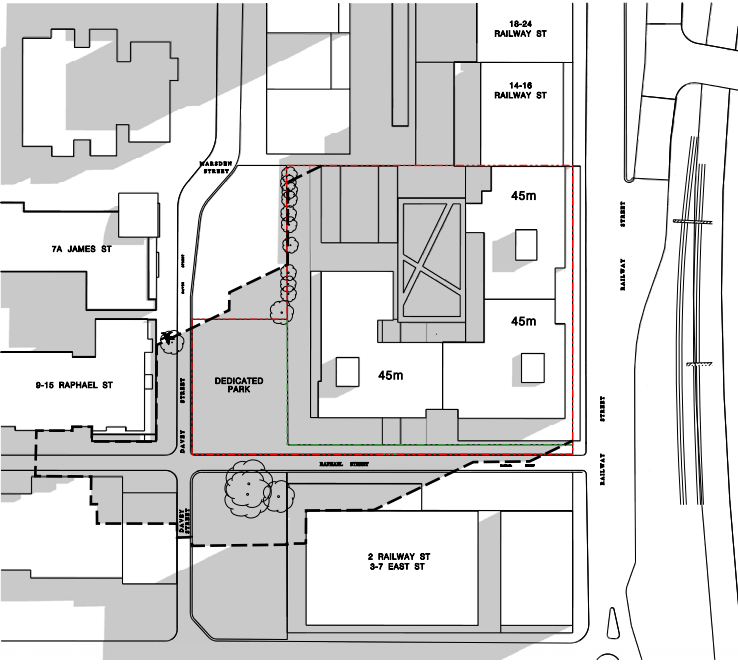
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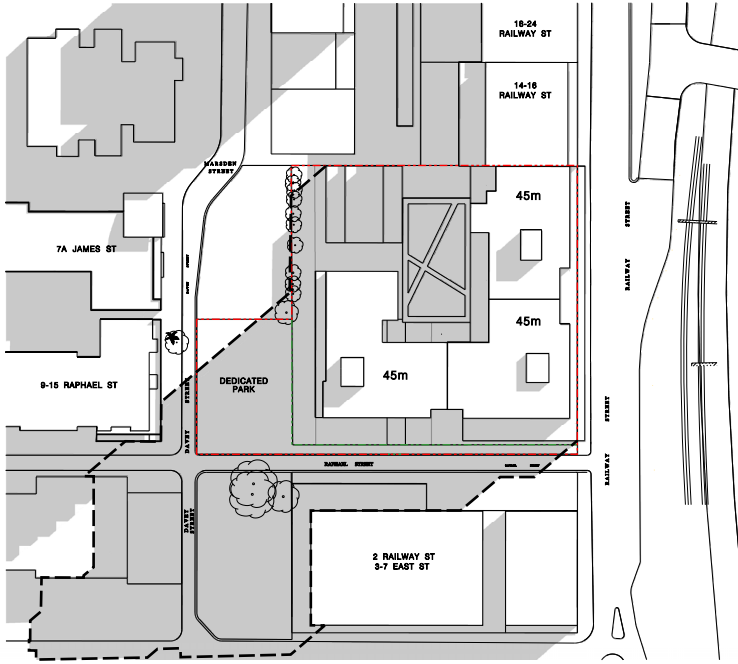
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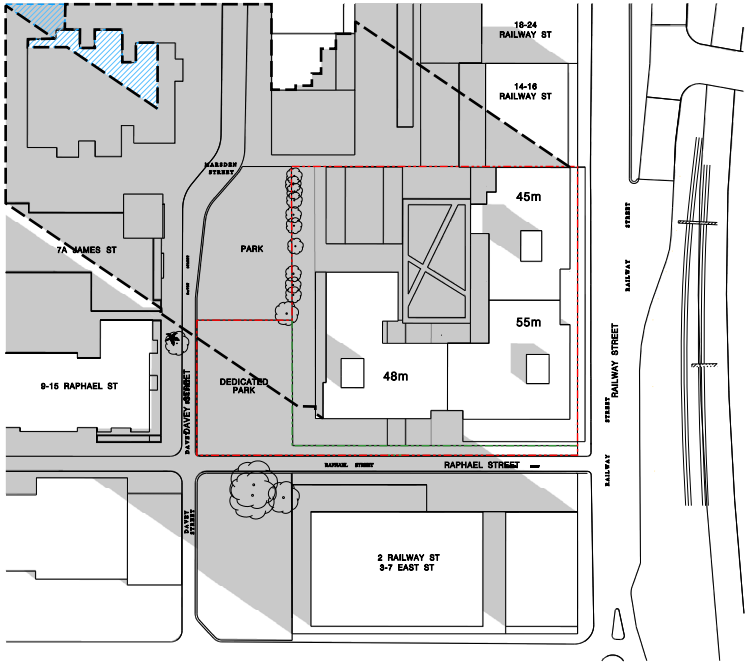


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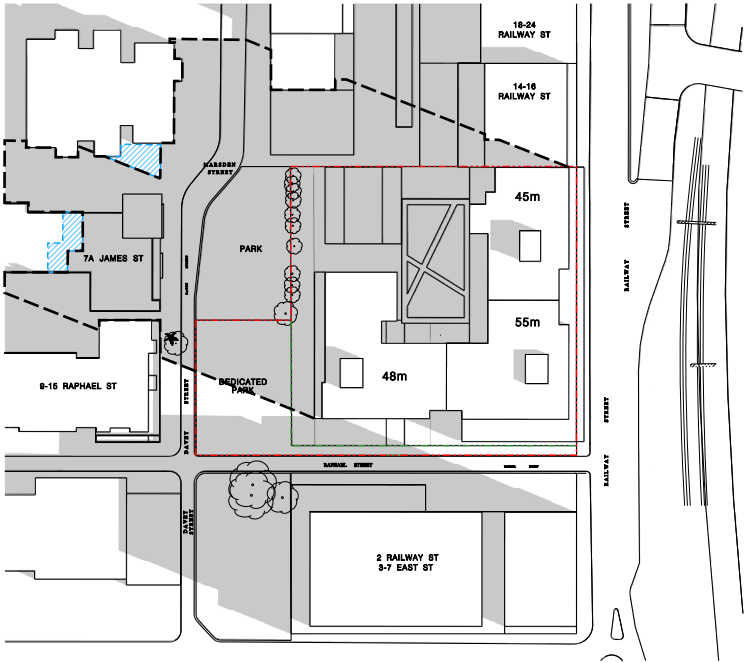


----- EXTENT OF SHADOWS CASTED BY 45m HEIGHT MASS

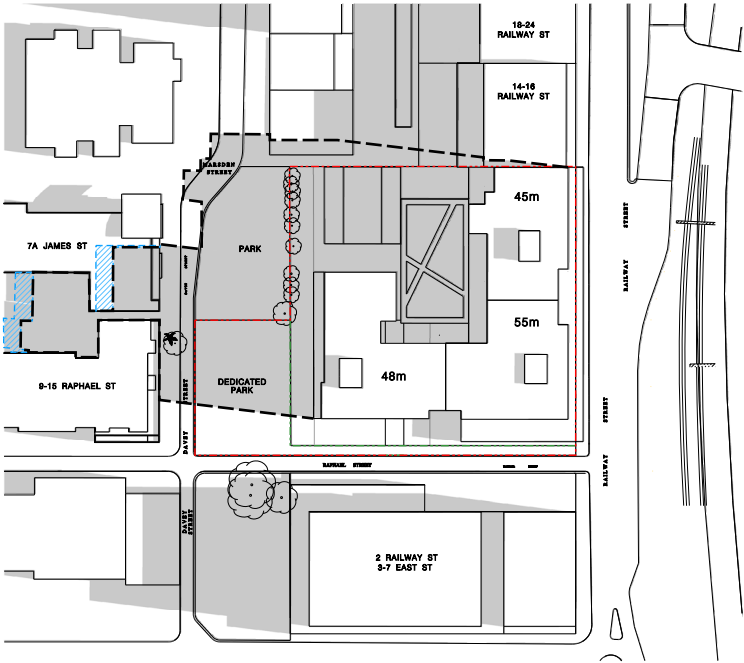
SHADOW DIAGRAM - Comparison of 45m Height Mass to Proposed Mass



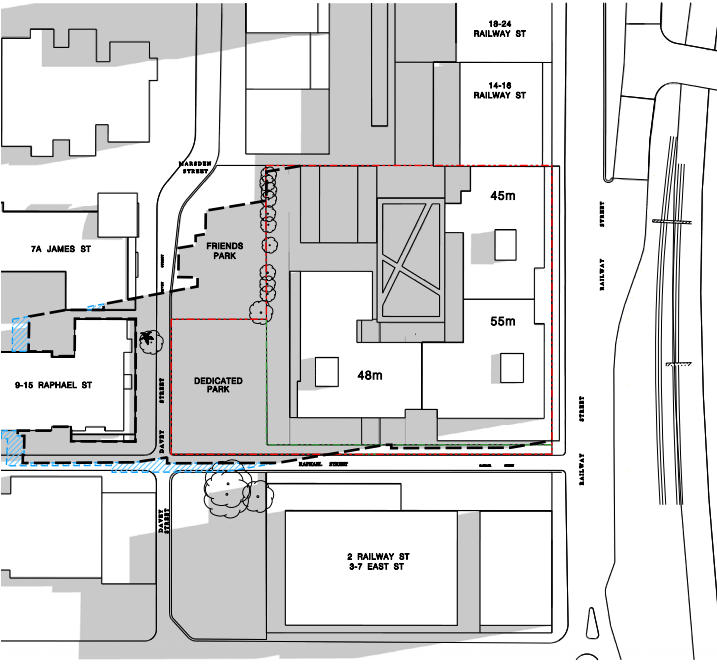
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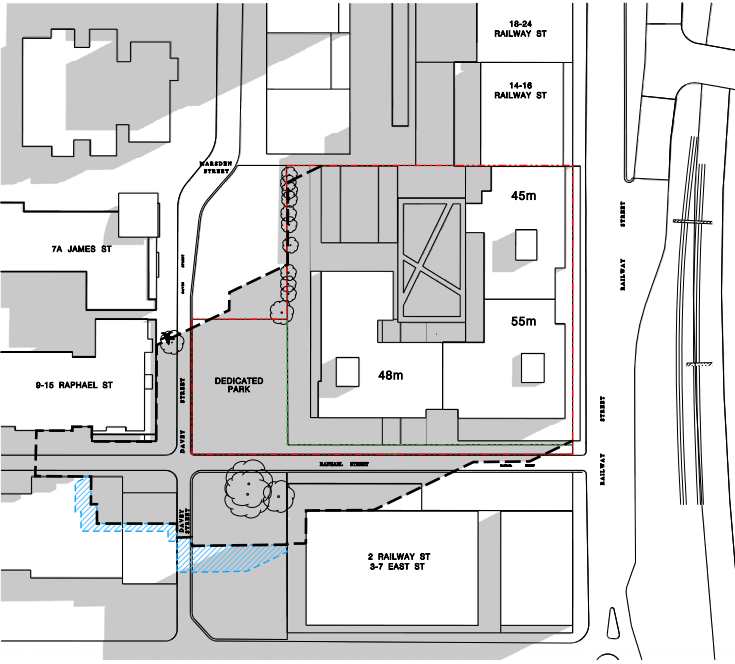
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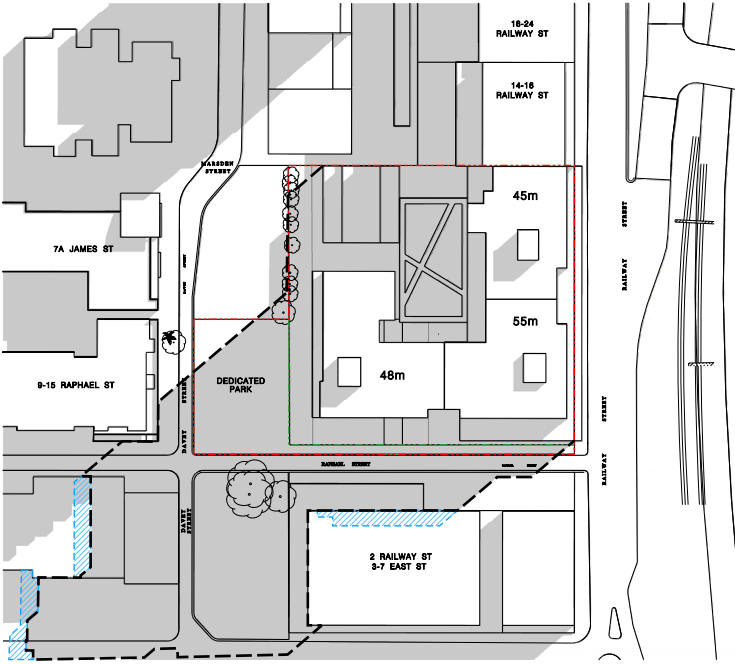
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21 JUNE 01:00 PM



21 JUNE 02:00 PM



21 JUNE 03:00 PM



----- EXTENT OF SHADOWS CASTED BY 45m HEIGHT MASS
EXTRA SHADOWS CASTED BY PROPOSED MASS