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# Lidcombe Town Centre Strategy...

## This is the long term plan for Lidcombe.

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On Wednesday, October 18th, Council voted to allow up to 8 storeys in all commercially zoned (3a) areas of Lidcombe. (refer map on this page) and up to 15 storeys on 3 blocks, the block bounded by Bridge St, Joseph St, Olympic Drive and Vaughan Street (this is the block where the Westellas are); the block, bounded by Church St, John St, Board St and Olympic Drive (this is the block where Dooley's is), and the block bounded by Bridge St, Olympic Drive, Toohey's Lane and Joseph St (this is the block where the council car park and library are.)

The community has until the 29th of November to make comment to the council about this proposal. After that time, it will be brought back to council with a summary of any objections, etc. received, and the council will make its final decision.

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The main part of the recommendation put to the Council includes:

**2.1 That land bounded by Church St, John St, Ann St and Olympic Drive, as recommended in the Strategy Report, be zoned at 3(a) Business (Retail and Office Development) with the land at the north of Ann St up to Chadwick Reserve to remain at 2(c) Residential Flat Buildings, except for the land fronting John St up to Childs St which is to remain at 3(a).**

**2.2 Zonings for the remainder of Lidcombe Town Centre to remain as described in the Strategy Report.**

**2.3 All 3(a) areas in the Strategy Report be developed to a maximum height of 8 storeys, with a minimum site area of 1,500 m<sup>2</sup> and with a minimum frontage of 25 metres, where appropriate and where new development has occurred i.e. as in the last 5 to 10 years, this standard to be varied to allow appropriate development on smaller sized amalgamated lots to occur.**

**2.4 That sites B & G (our note: Dooley's block and Westella block), as described above, be developed to a maximum height of 15 storeys and subject to providing substantial community benefit as determined by future studies and built form requirements, including urban design and setbacks and other requirements as identified in SEPP65.**

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Following is a record of what was moved and voted on the night:

**MOVED:** Irene Simms (RAGAA)

**SECONDED:** Victor Korabelnikoff (RAGAA)

- that the report presented to council be adopted as recommended **except** that the height limits (2.3) in the Business areas be limited to 6 storeys, and that the other blocks mentioned in 2.4 be limited to 8 storeys. We endorsed all other recommendations. **LOST**

**MOVED:** Pat Curtin (Labor)

**SECONDED:** Hicham Zraika (Labor)

- that the recommendation as it appears on the papers be adopted, except that Block A (which is the block Ann St/Board St/John St & Olympic Drive) retain its current zoning (2C flats), and that block C (Bridge St/Tooheys Lane/Olympic Drive/Joseph St) also be allowed to be developed to 15 storeys. **SUCCESSFUL (5:4)**

**MOVED:** Jack Au (Unity)

**SECONDED:** Le Lam (Unity)

- moved same as recommendation, except that instead of the 8 storey height in 2.3, all commercial be 9 storeys (the other 3 blocks still to be 15 storeys.) **LOST**

**MOVED:** Semra Batik (No Dump)

**SECONDED:** Malikeh Michaels (Greens)

- that all 3(a) areas be approved at 8 storeys, except for the 3 blocks mentioned in 2.4, which are allowed to be 9 storeys and that the commercial area be expanded on the Northern side up to and including the southern side of Childs Street. **LOST**

Only 9 councillors took part in the debate and were eligible to vote because Crs Cassidy, Oueik and Zreika declared an interest and left the chamber prior to the debate. Those who eventually voted for the Labor party motion are Crs Curtin, Campbell and Zraika (Labor) and Crs Lam and Au (Unity).

**This means:** that the Dooleys site can have up to 15 storeys, adjacent to Board Street, which is limited to a maximum of 4 storeys (the height limit for flats). No doubt certain councillors will now suggest that the height of flat developments be increased!! Also, the residents on the northern side of Lidcombe will have limited shopping potential, as Dooleys is pulling down businesses on John Street to expand its club, and no other area has been earmarked to allow for an increased shopping centre. The most recent development approved in the Lidcombe town centre (40 -44 John St), replaces an existing 860 sq metres (approx) of commercial space with only 530 sq metres, despite being 7 storeys. If this pattern is allowed to continue, we will have lots of flats in the shopping centres, but less shops. **How stupid!!!!**

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For more details about the Lidcombe Town Centre Strategy, please visit the Auburn Council web site on [www.auburn.nsw.gov.au](http://www.auburn.nsw.gov.au)

To send an email to **all** councillors, simply write to [councillors@auburn.nsw.gov.au](mailto:councillors@auburn.nsw.gov.au)