



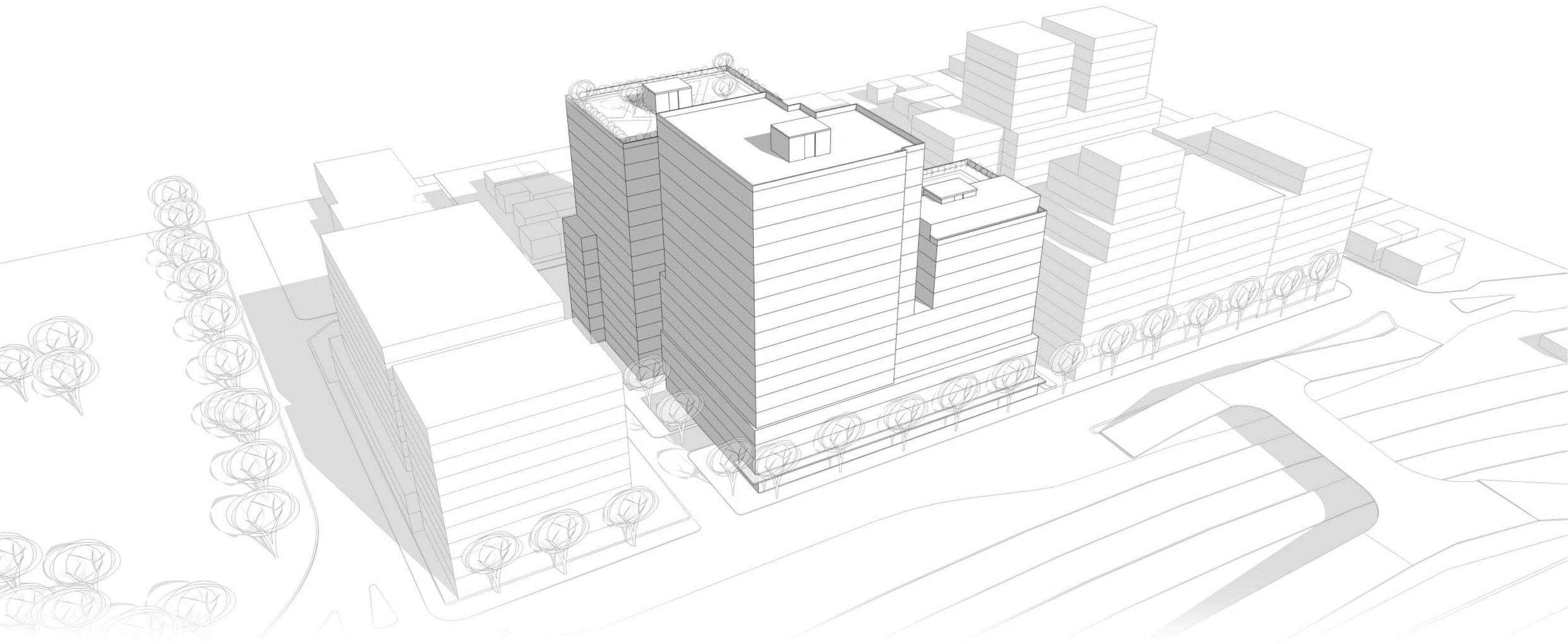
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# 4-12 RAILWAY STREET, LIDCOMBE

MASSING STUDY FOR PLANNING PROPOSAL

Date: 18/9/2017





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# Site Context Analysis

# Description of the Area

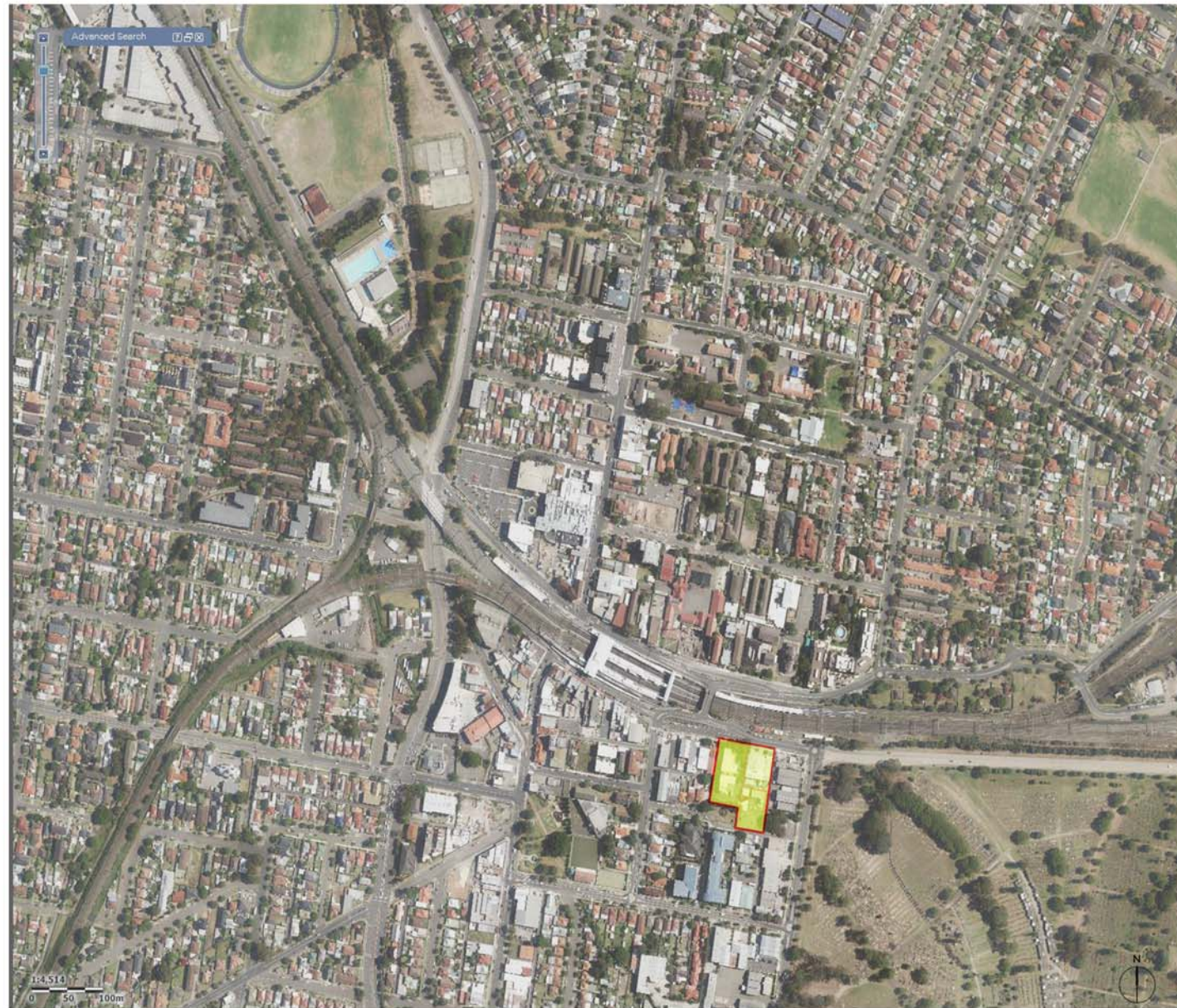
Lidcombe Suburb

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.

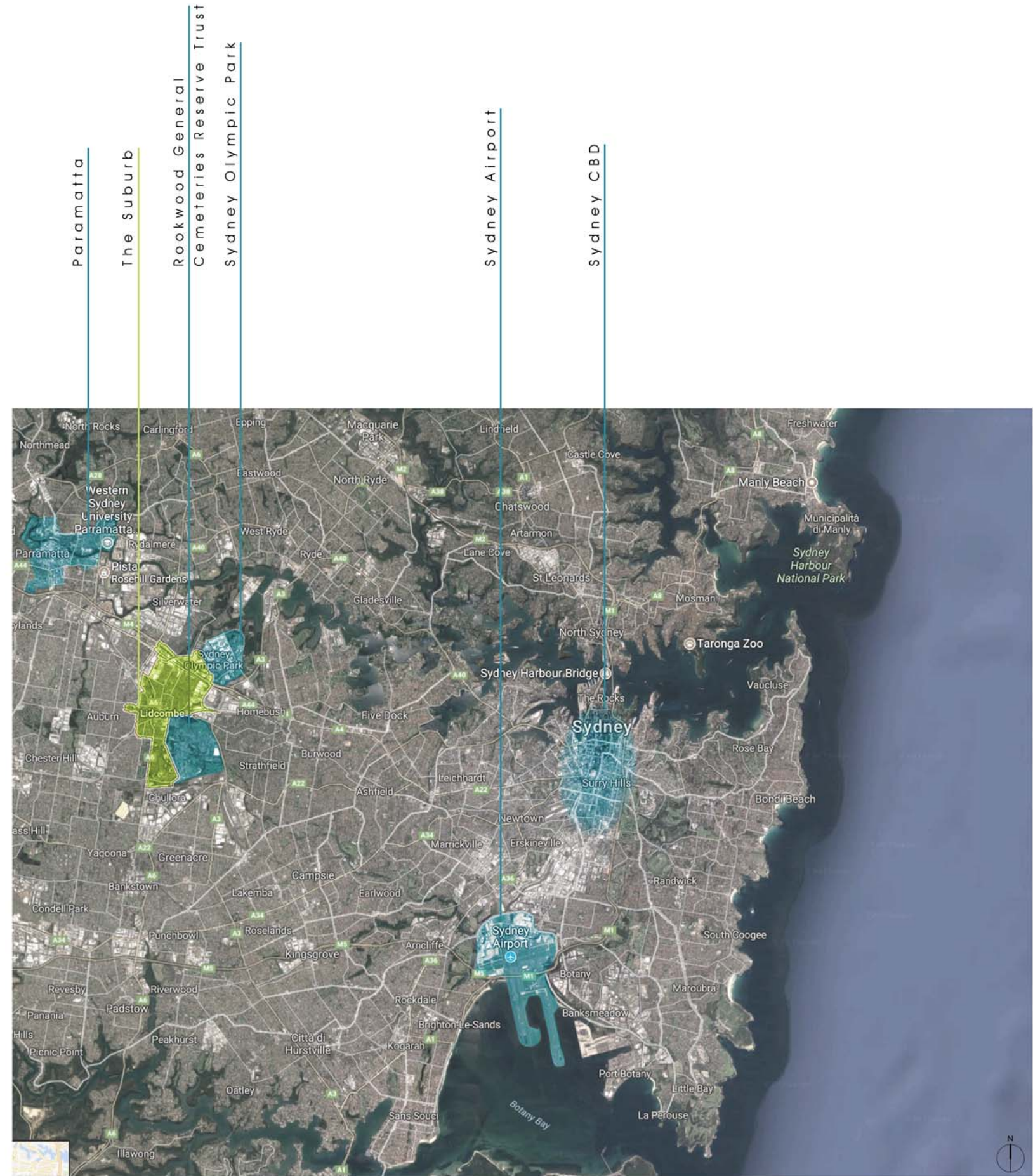
Lidcombe railway station is an important junction station.

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



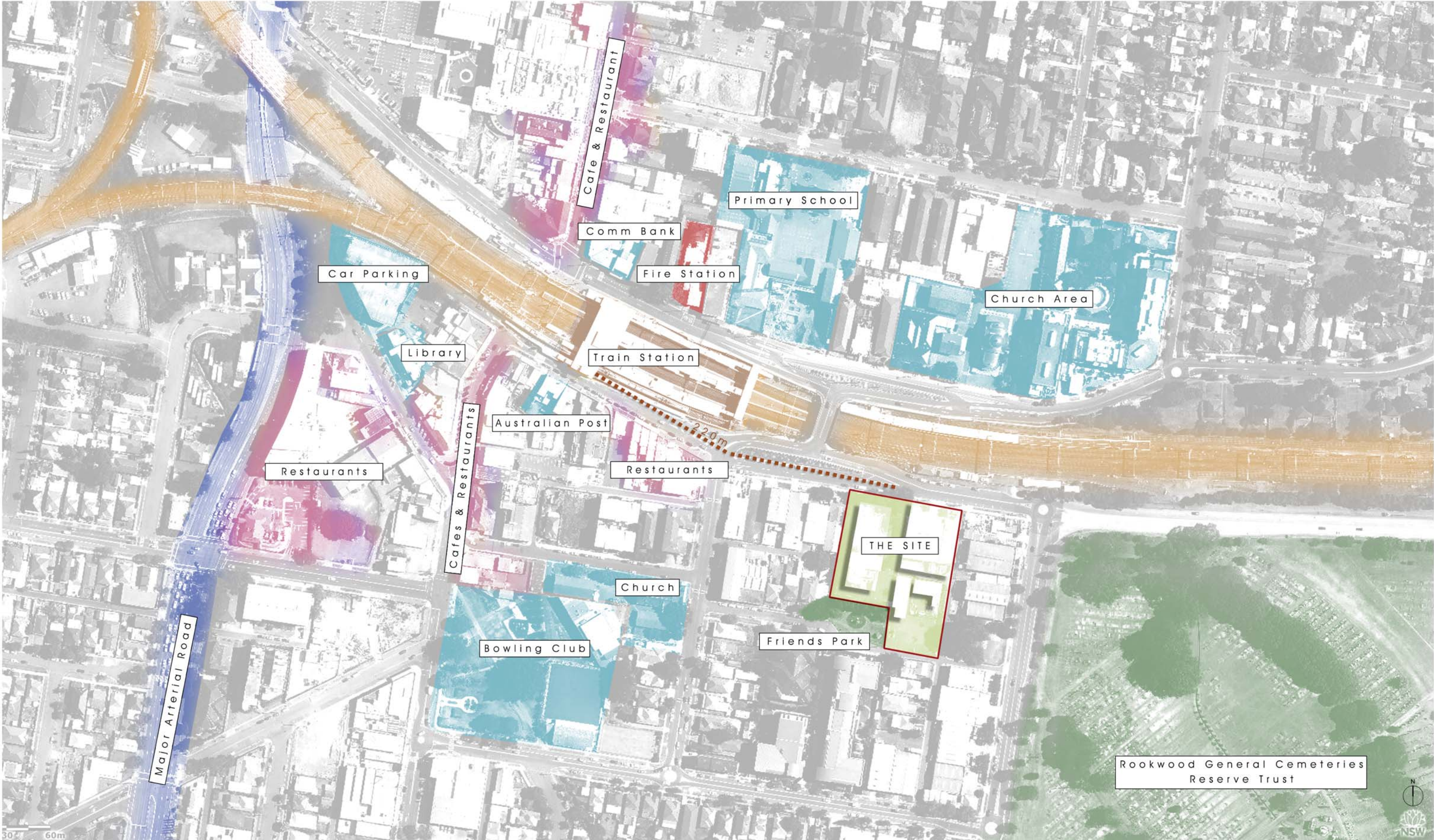
Local context map

# Surrounding Area Images & Site Points of view

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



Site Context

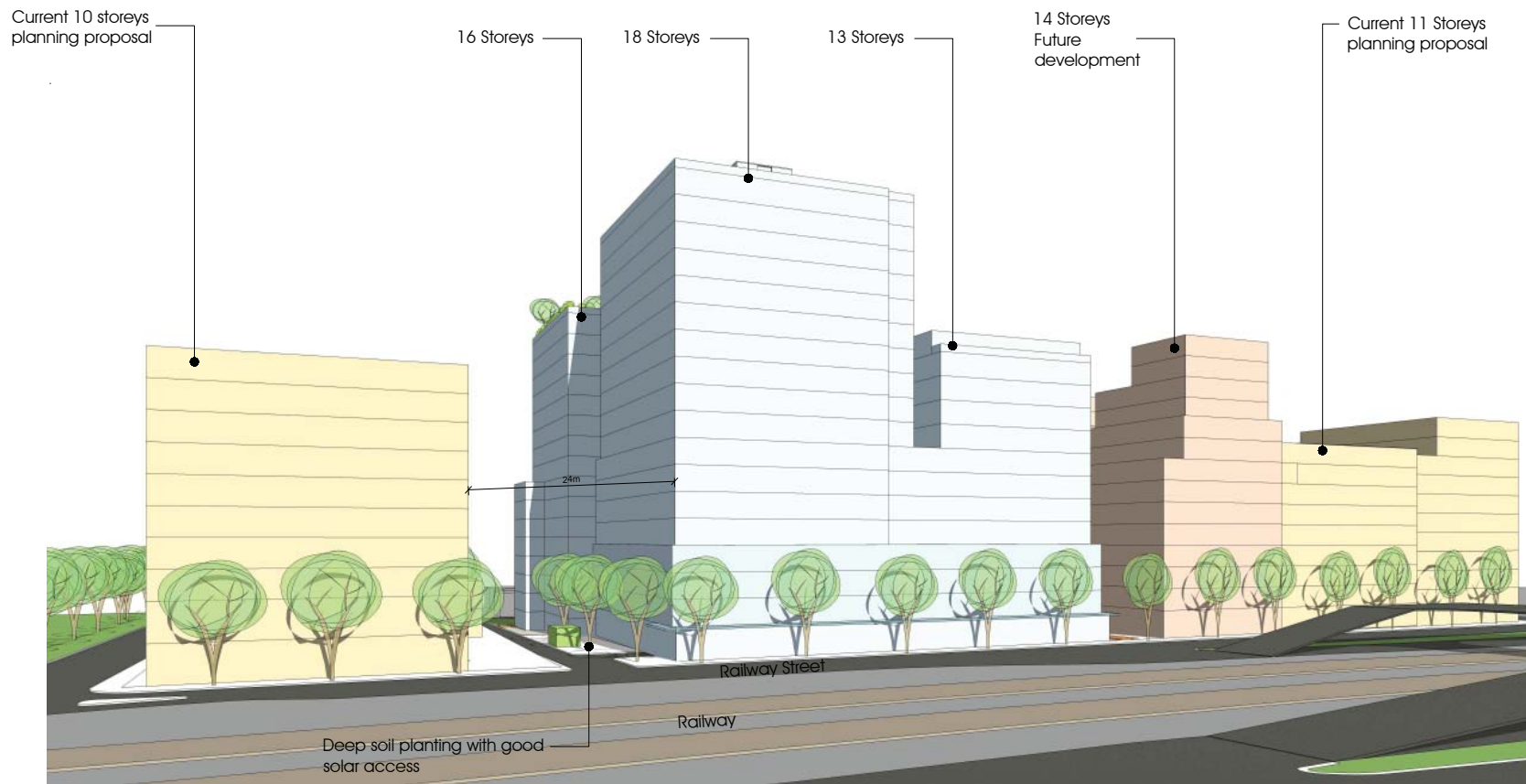


02

# Massing Study



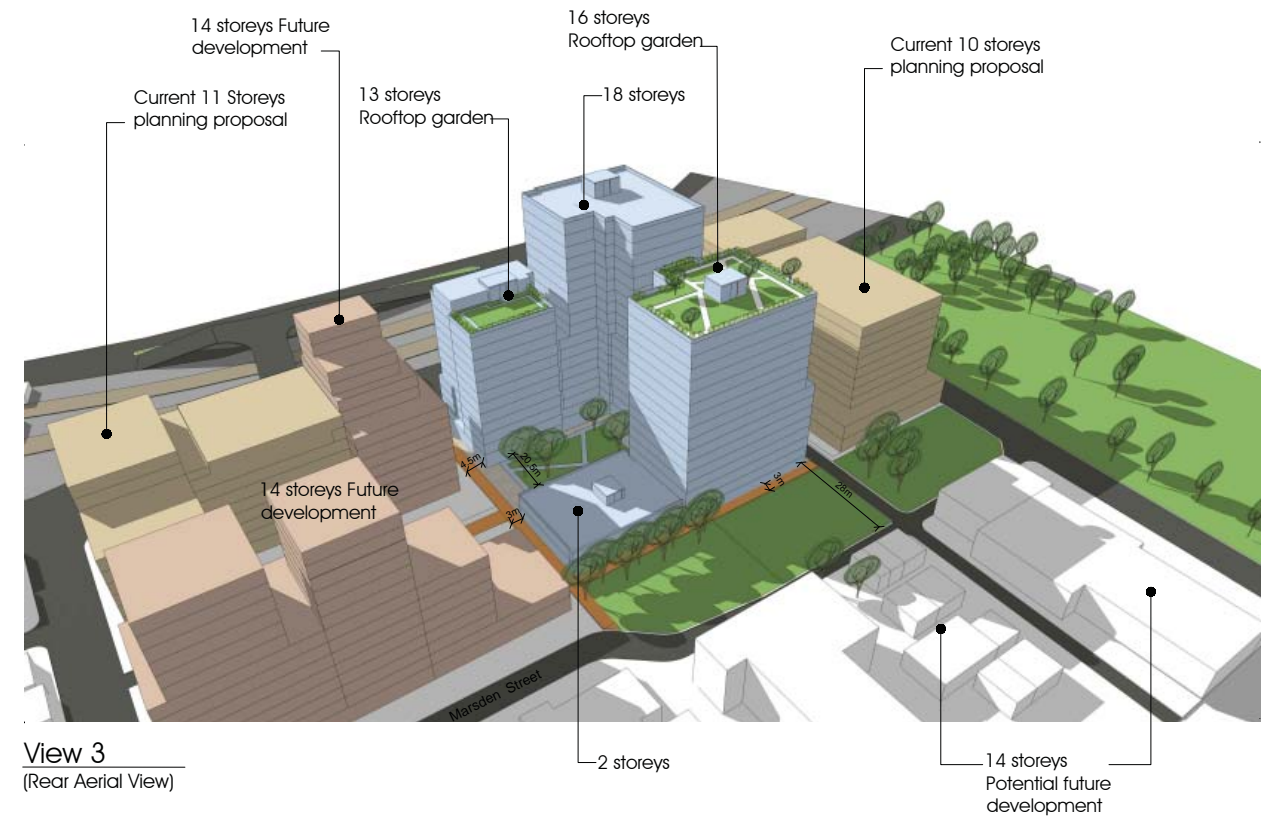




View 1  
(View From Railway Street)



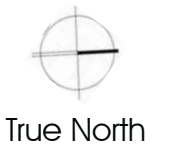
View 2  
(Front Aerial View)



View 3  
(Rear Aerial View)



Scale 1:1000



**Key**  
.....> Pedestrian Link



21 JUNE 09:00 AM



21 JUNE 10:00 AM



21 JUNE 11:00 AM



21 JUNE 12:00 PM



21 JUNE 01:00 PM



21 JUNE 02:00 PM



21 JUNE 03:00 PM



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SOLAR ANALYSIS - SUN ANGLE VIEW



21 JUNE, 09:00 AM - SUN ANGLE



21 JUNE, 10:00 AM - SUN ANGLE



21 JUNE, 11:00 AM - SUN ANGLE



21 JUNE, 12:00 PM - SUN ANGLE



21 JUNE, 1:00 PM - SUN ANGLE



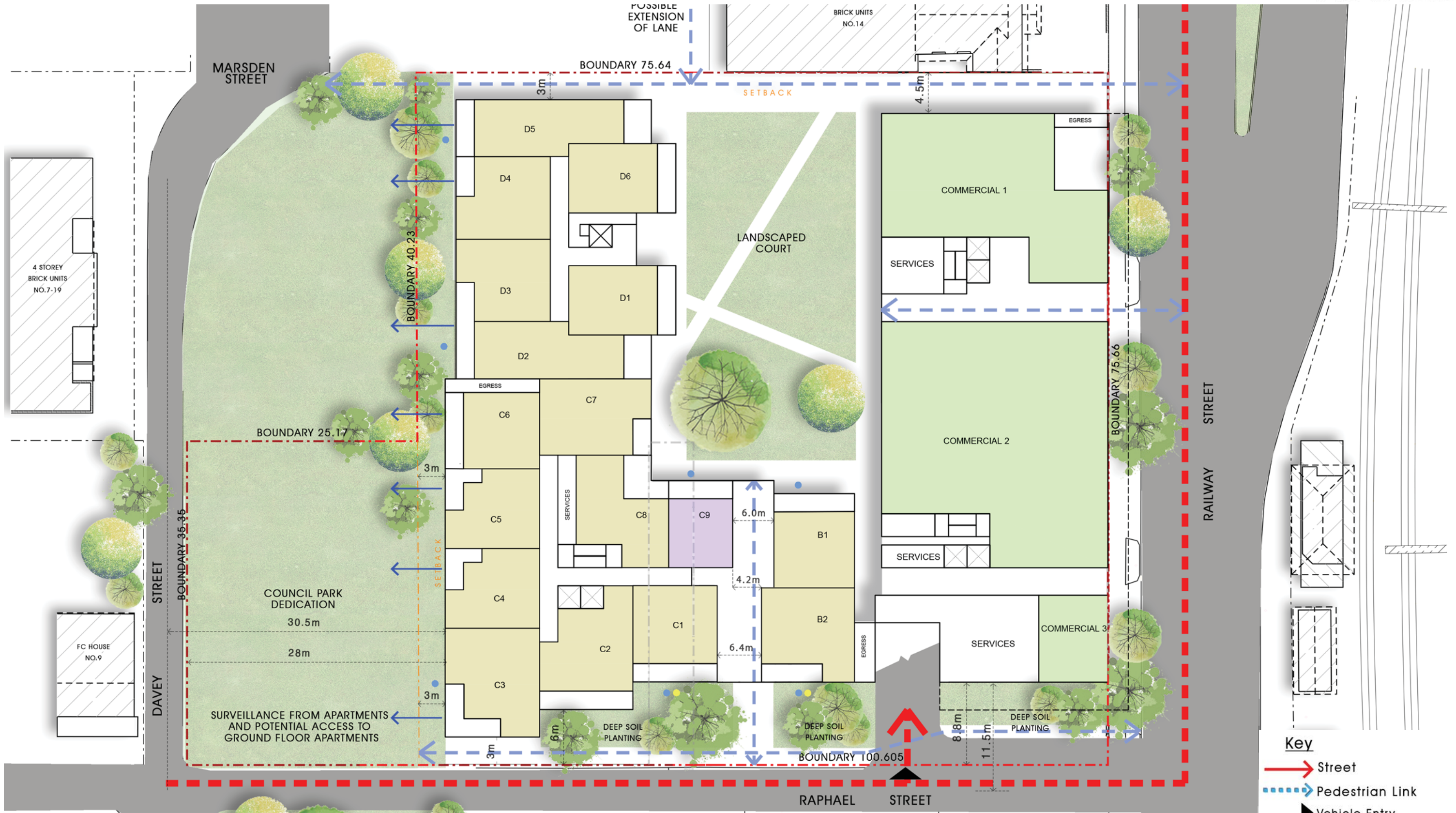
21 JUNE, 2:00 PM - SUN ANGLE



21 JUNE, 3:00 PM - SUN ANGLE

03

Drawings



SITE AREA : 5,690 m<sup>2</sup> + 889m<sup>2</sup> (Council Park dedication)  
 MAXIMUM BUILDING HEIGHT : 18 Floors (62m)  
 TOTAL NUMBER OF APARTMENTS : 380

COMMERCIAL AREA : 900 m<sup>2</sup>  
 RESIDENTIAL AREA : 28,350 m<sup>2</sup>  
 LOBBY : 2,900 m<sup>2</sup>  
 TOTAL GFA : 32,150 m<sup>2</sup>  
 FSR : 32150 / 5690 = 5.65 : 1

Ground Floor Plan  
 Scale 1:400



- Key**
- Street
  - Pedestrian Link
  - Vehicle Entry
  - Commercial
  - 1 Bedroom
  - 2 Bedroom
  - 3 Bedroom
  - Lobby+Services
  - Cross Ventilation
  - Solar Access



- Commercial
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Lobby+Services
- Cross Ventilation
- Solar Access



1st Floor Plan  
Scale 1:400





- Commercial
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Lobby+Services
- Cross Ventilation
- Solar Access



2nd-7th Floor Plan  
Scale 1:400



8th-9th Floor Plan  
Scale 1:400



- Commercial
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Lobby+Services
- Cross Ventilation
- Solar Access



- Commercial
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Lobby+Services
- Cross Ventilation
- Solar Access



10th-11th Floor Plan  
Scale 1:400



- Commercial
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Lobby+Services
- Cross Ventilation
- Solar Access

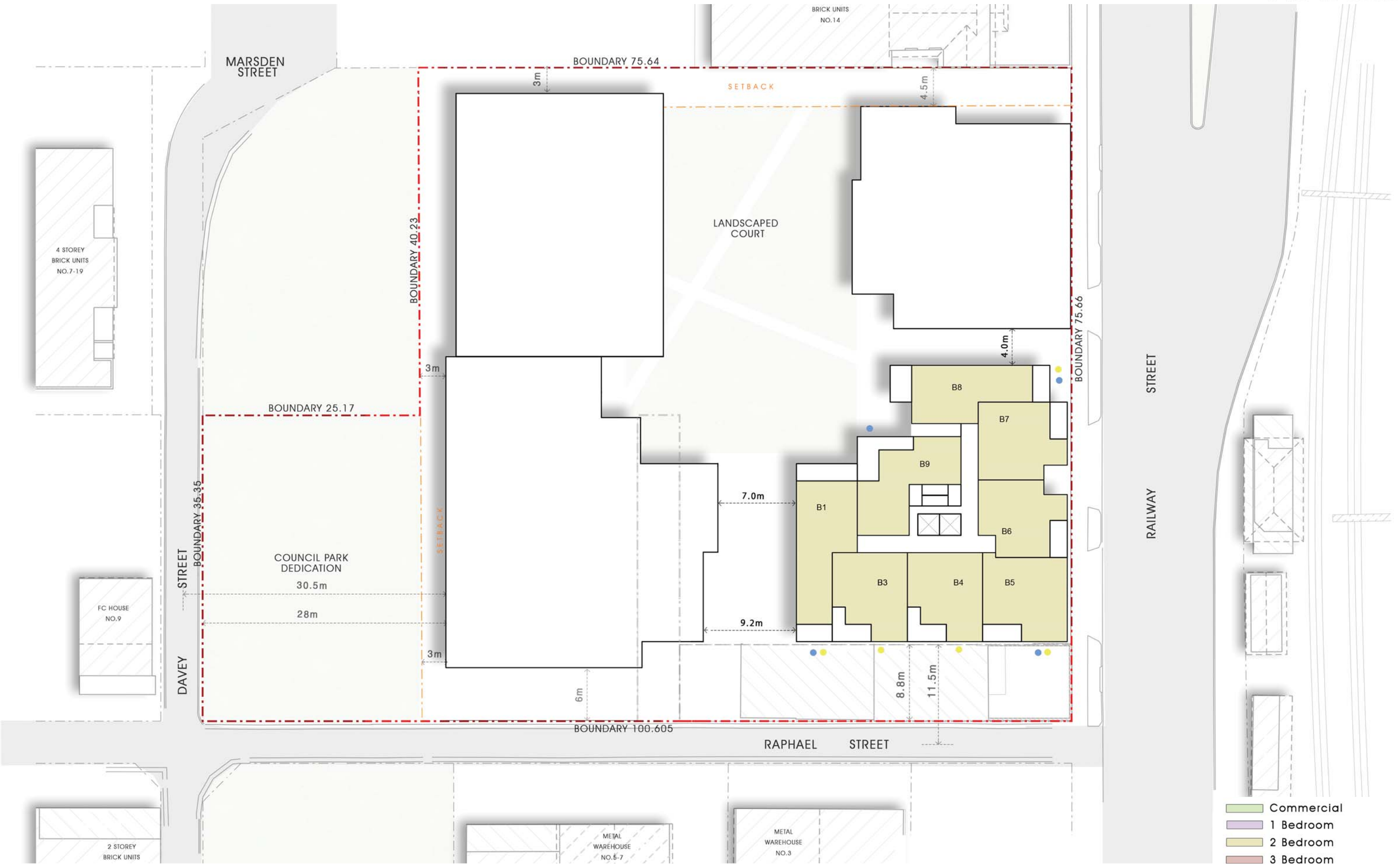


12th Floor Plan  
Scale 1:400



13th-15th Floor Plan  
Scale 1:400

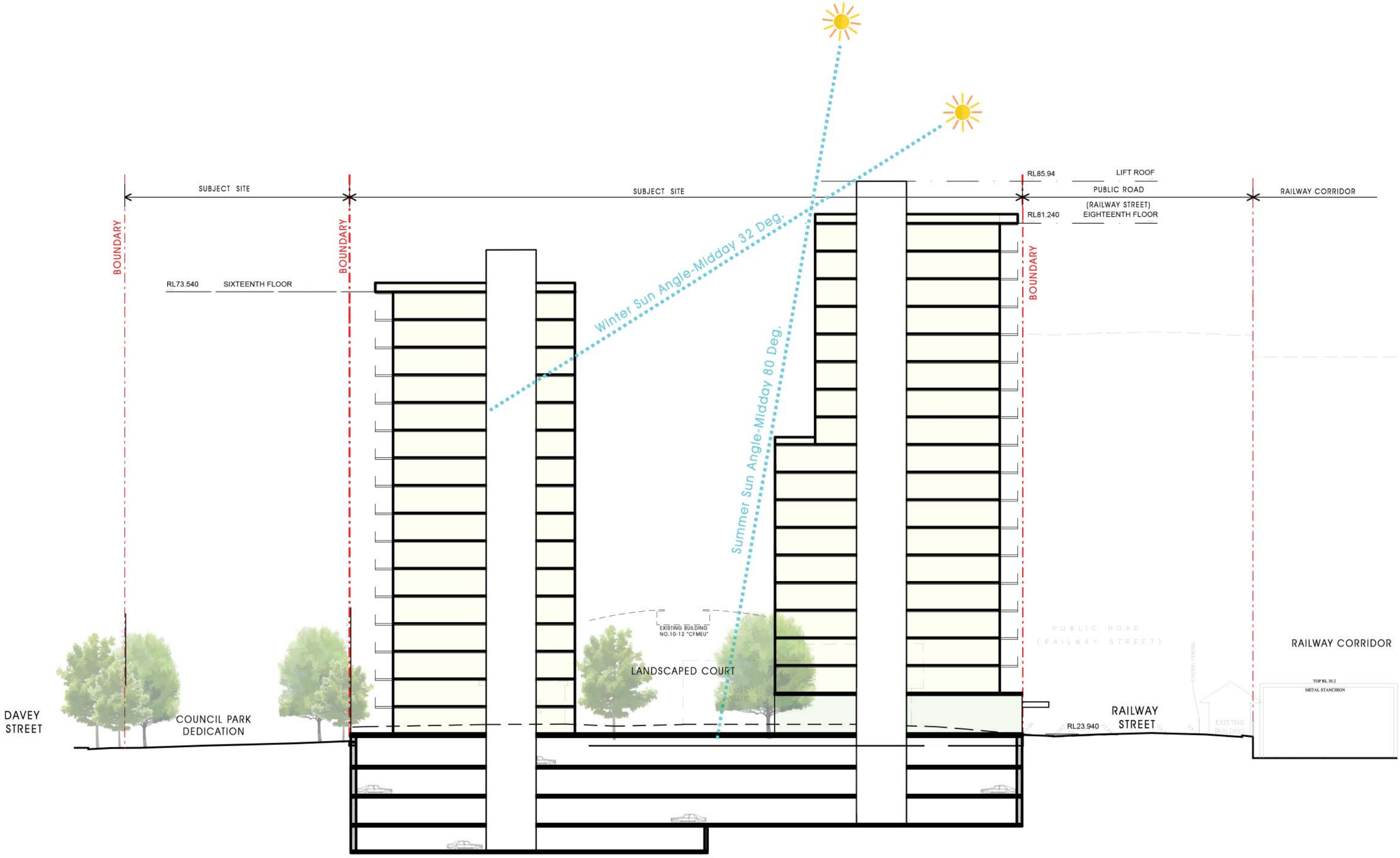
- Commercial
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Lobby+Services
- Cross Ventilation
- Solar Access



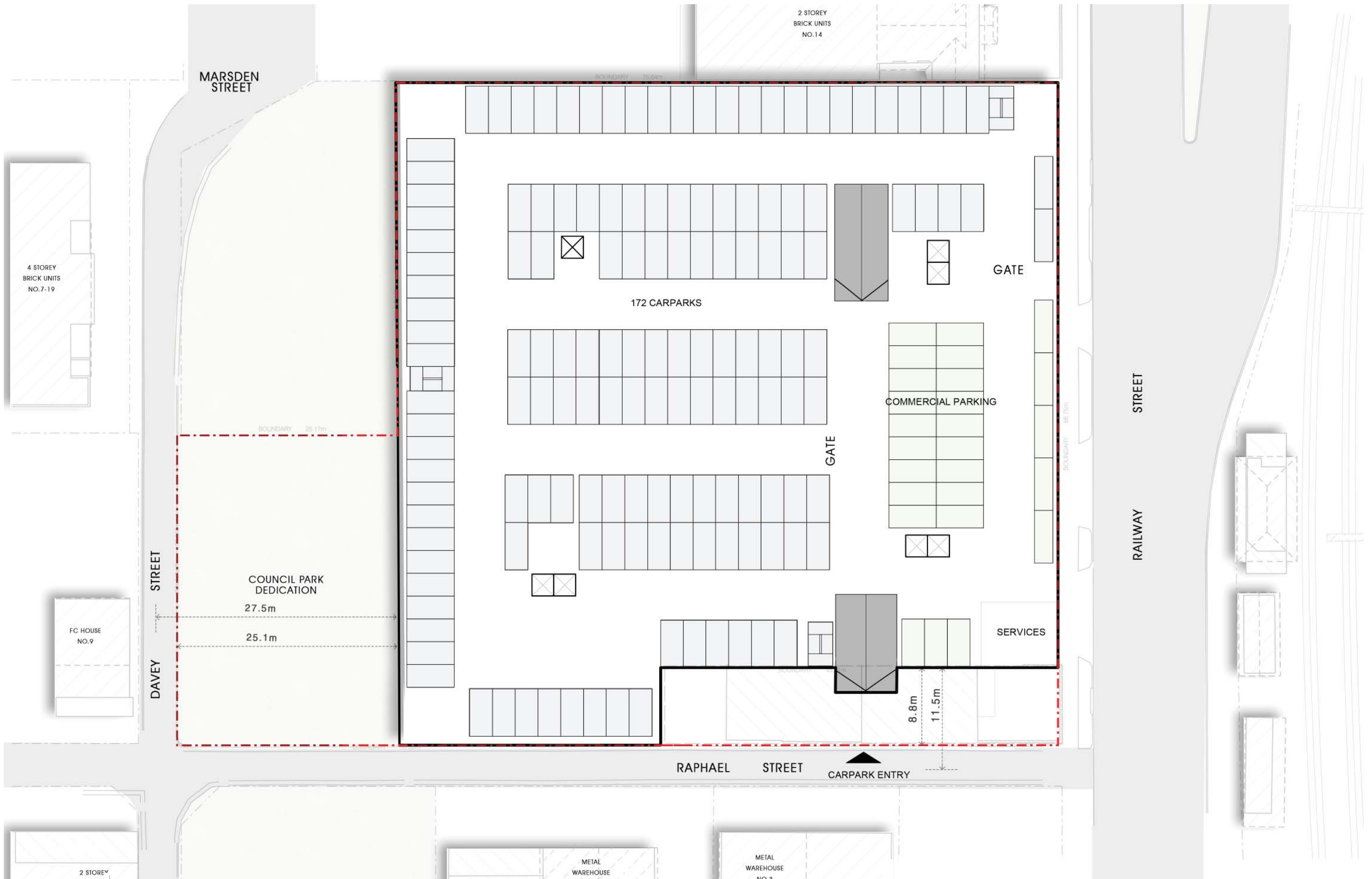
- Commercial
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Lobby+Services
- Cross Ventilation
- Solar Access



16th-17th Floor Plan  
Scale 1:400



Section A-A  
Scale 1:400



MARSDEN STREET

4 STOREY BRICK UNITS NO. 7-19

2 STOREY BRICK UNITS NO. 14

172 CARPARKS

GATE

COMMERCIAL PARKING

GATE

COUNCIL PARK DEDICATION

27.5m

25.1m

SERVICES

FC HOUSE NO. 9

DAVEY STREET

RAILWAY STREET

RAPHAEL STREET

CARPARK ENTRY

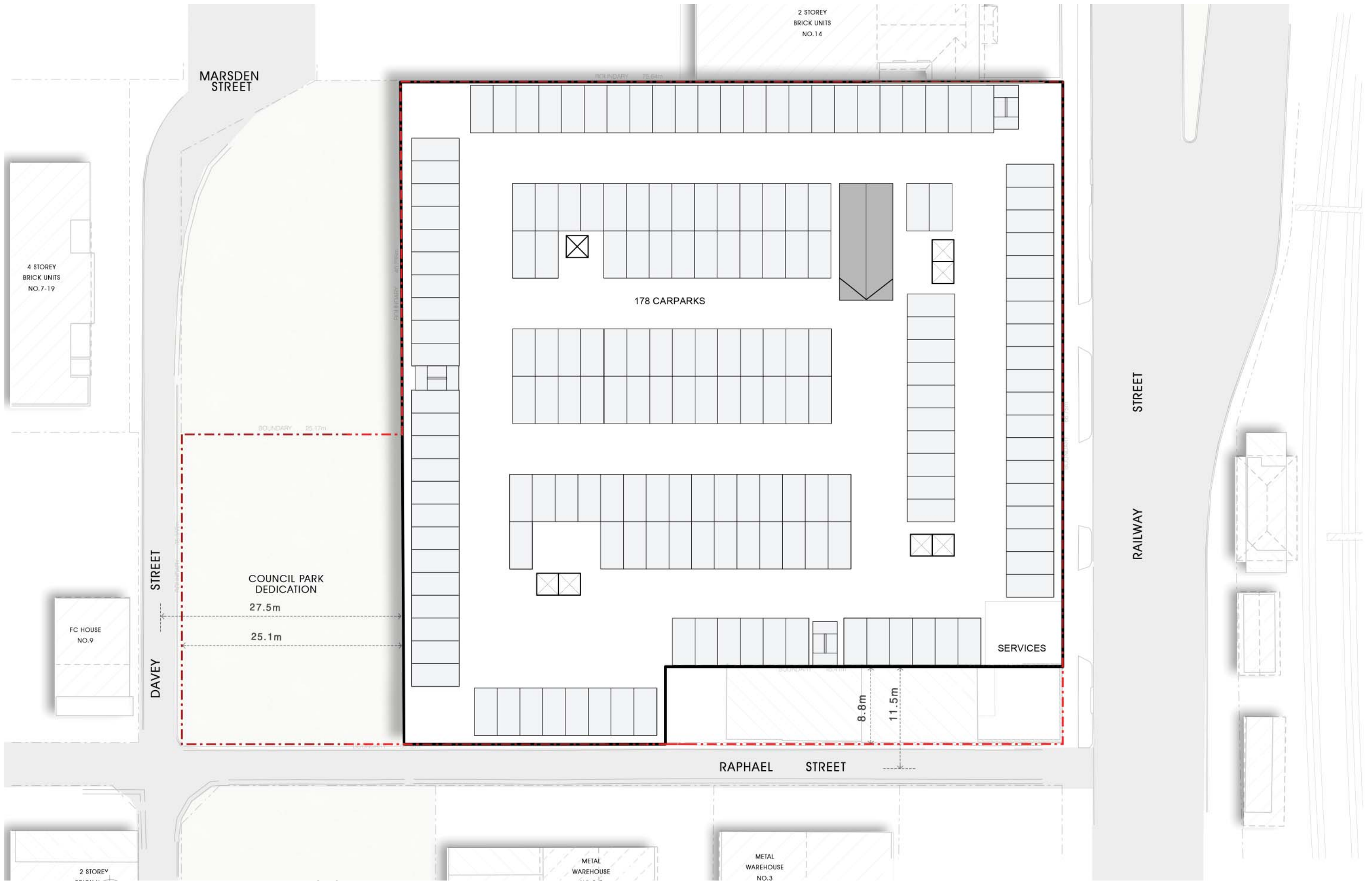
METAL WAREHOUSE

METAL WAREHOUSE NO. 3

True North

Basement 1 Floor Plan Scale 1:400





Basement 2-3 Floor Plan  
Scale 1:400





Basement 4 Floor Plan  
Scale 1:400

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# Visual Concepts

Passive solar  
access screen



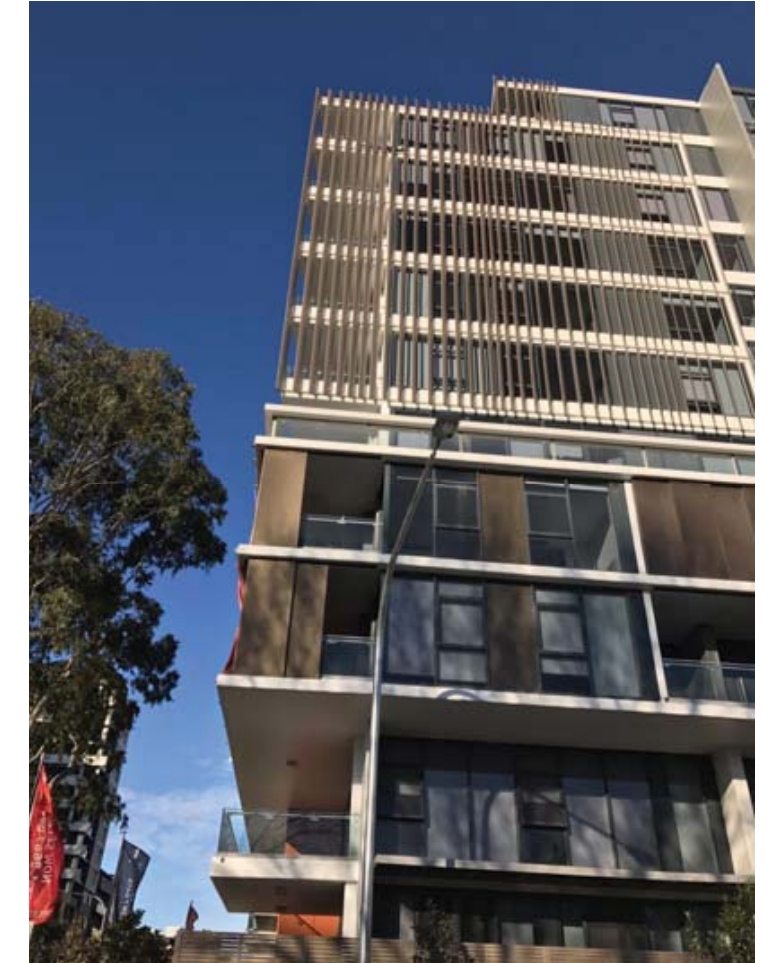
Feature screen



Massing and scale



Facade treatment



Building facade

Children friendly environment



Ecological feature



Wildlife contribution

Community parkland



Friendly outdoor activities

Native landscaping



05

# Shadow Diagram

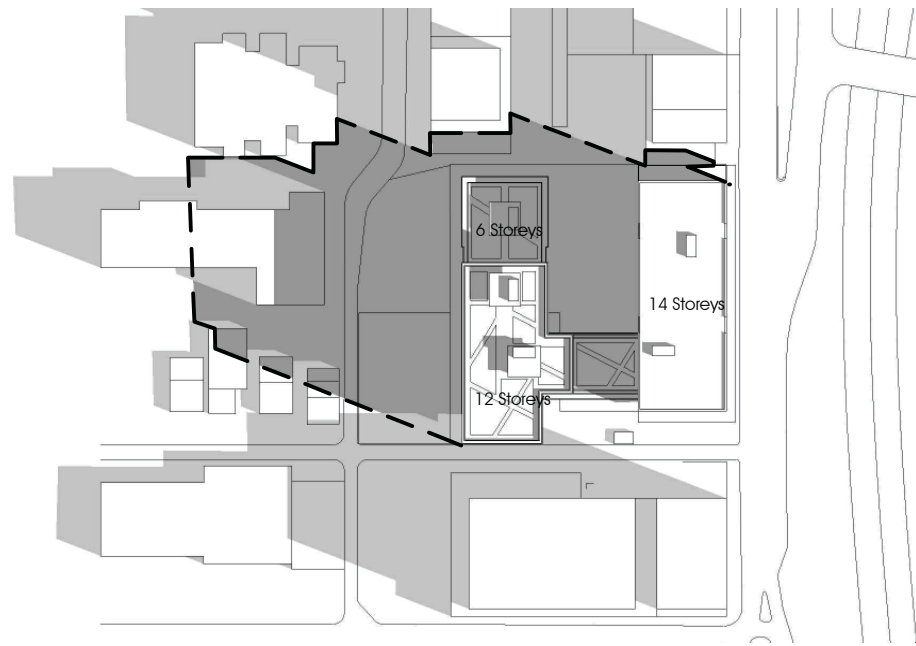
FOR 45m HEIGHT COMPLIANCE SCHEME

**SHADOW DIAGRAM**

FOR 45m HEIGHT COMPLIANCE SCHEME  
(DRAFT AUBURN & LIDCOMBE TOWN CENTRES STRATEGY)



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