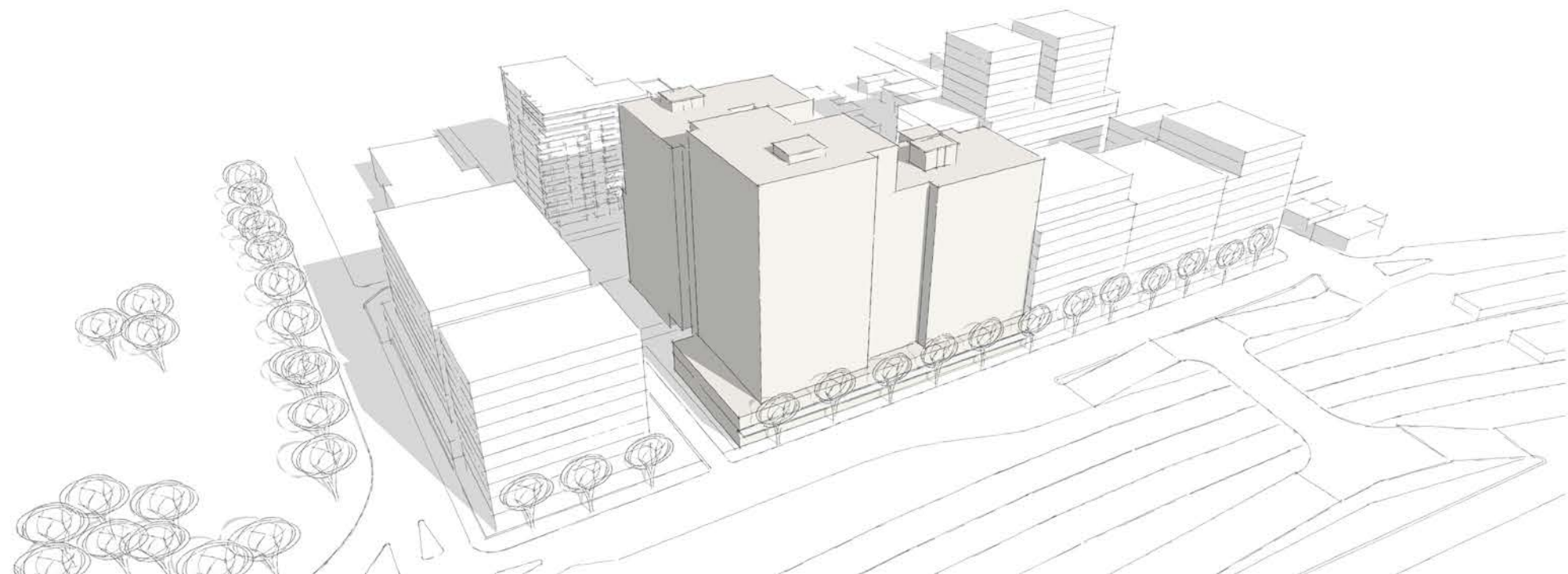


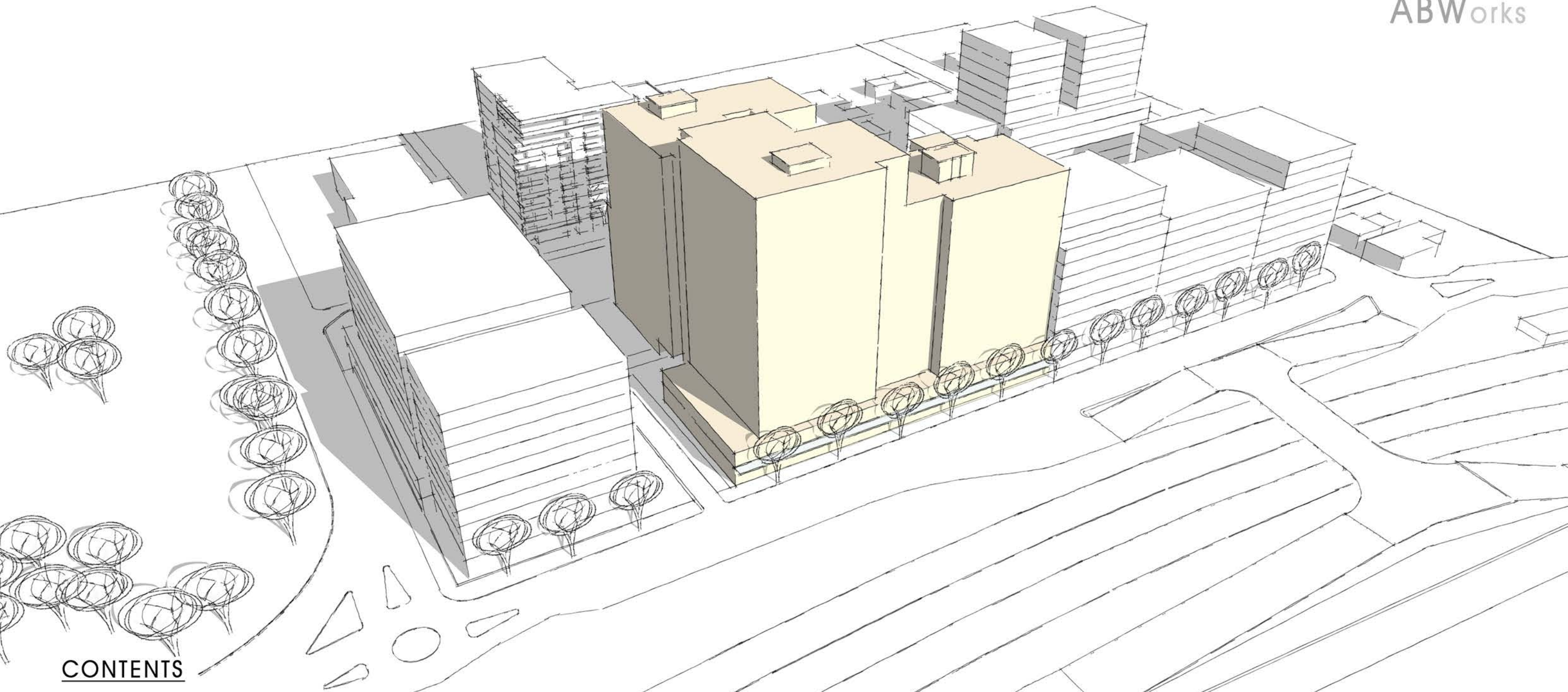


4-12 RAILWAY STREET, LIDCOMBE

MASSING STUDY FOR PLANNING PROPOSAL

Date: 20/12/2018





CONTENTS

01

Site and Context Analysis

- Description of the Area
- Surrounding Area Images & Site Points of view
- Site Context

02

Massing Study

- Solar Study
- Massing Study
- Site Plan
- Solar Analysis

03

Drawings

- Ground Floor Plan
- 1st Floor Plan
- 8m-26m Floor Plan
- 26m-Roof Floor Plan
- Section A-A

04

Visual Concepts

- Visual Concepts (Building)
- Visual Concepts (Landscape)

05

Shadow Analysis

- Shadow Diagram - 45m Height Mass (DRAFT AUBURN & LIDCOMBE TOWN CENTRES STRATEGY)
- Shadow Diagram - Comparison of 45m Height Mass to Proposed Mass

01

Site Context Analysis

Description of the Area

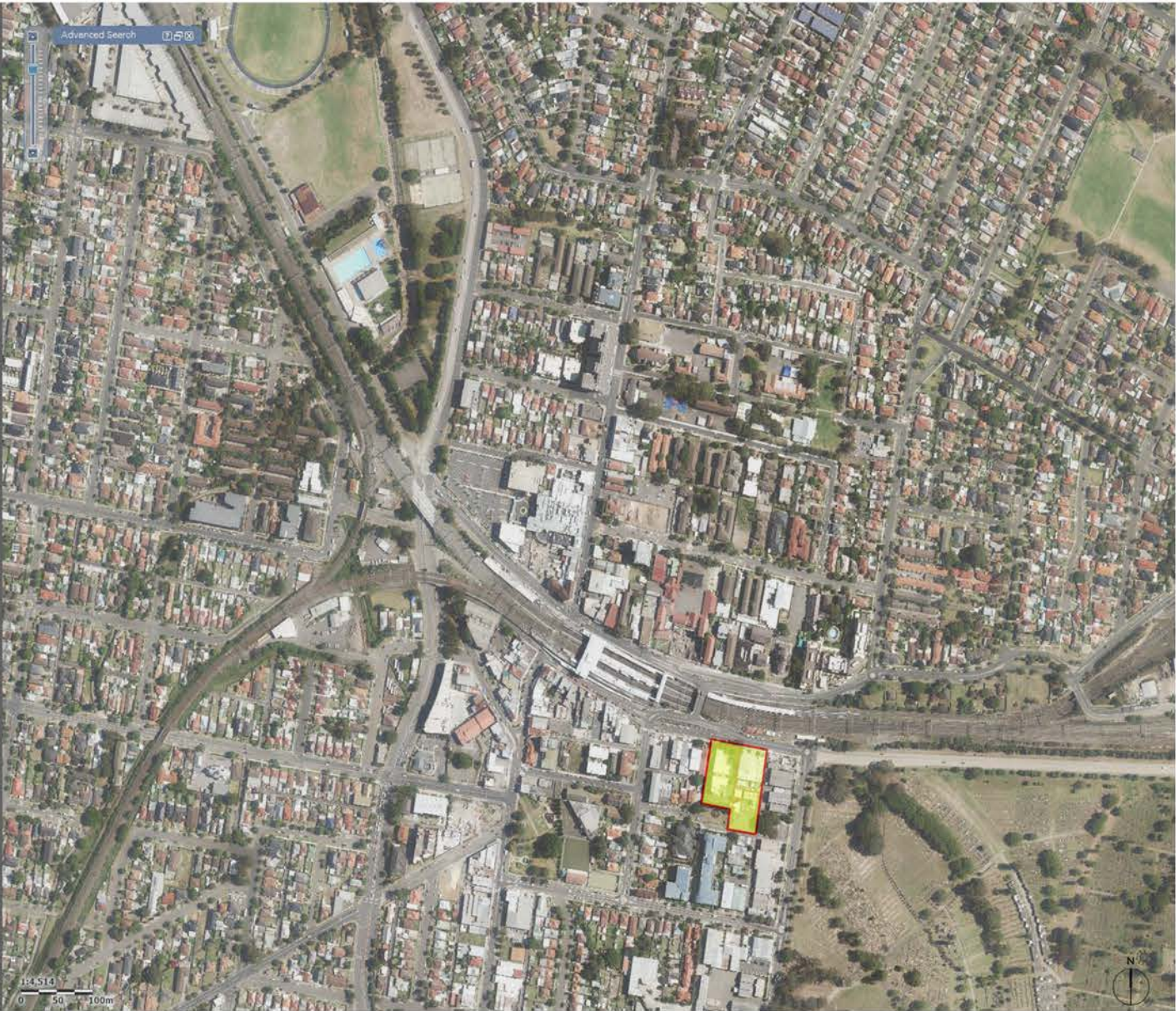
Lidcombe Suburb

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.

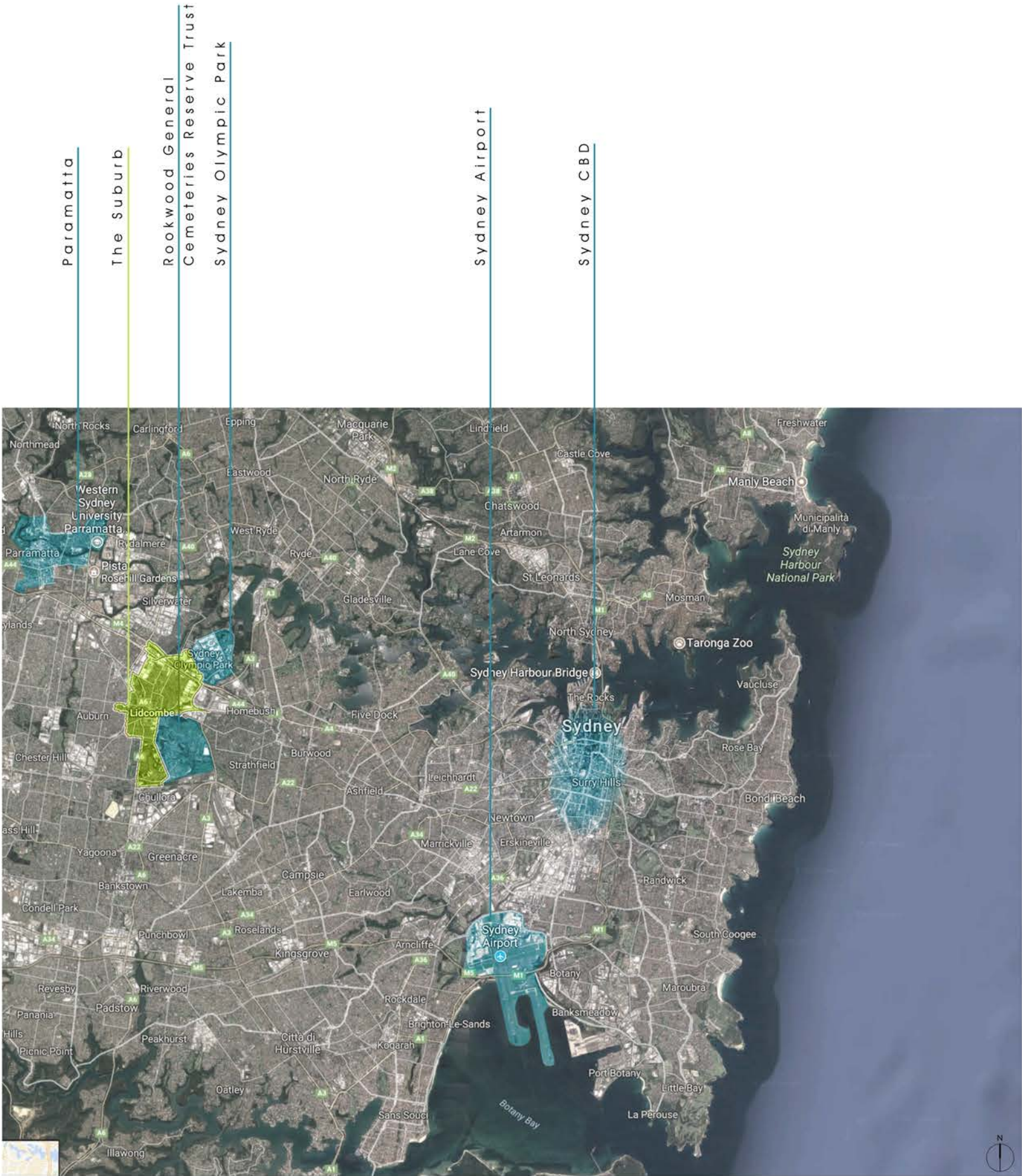
Lidcombe railway station is an important junction station.

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



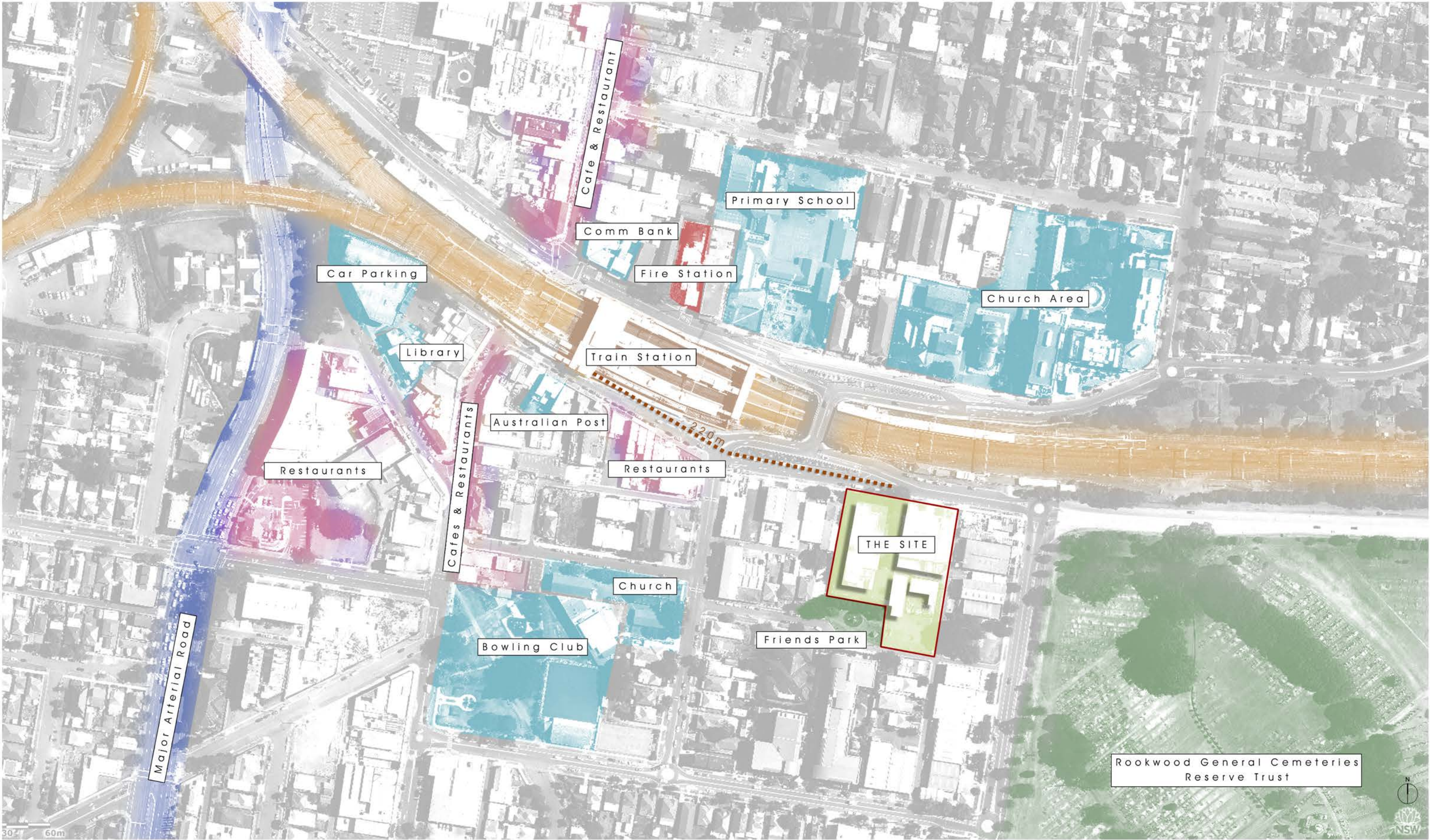
Local context map

Surrounding Area Images& Site Points of view

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

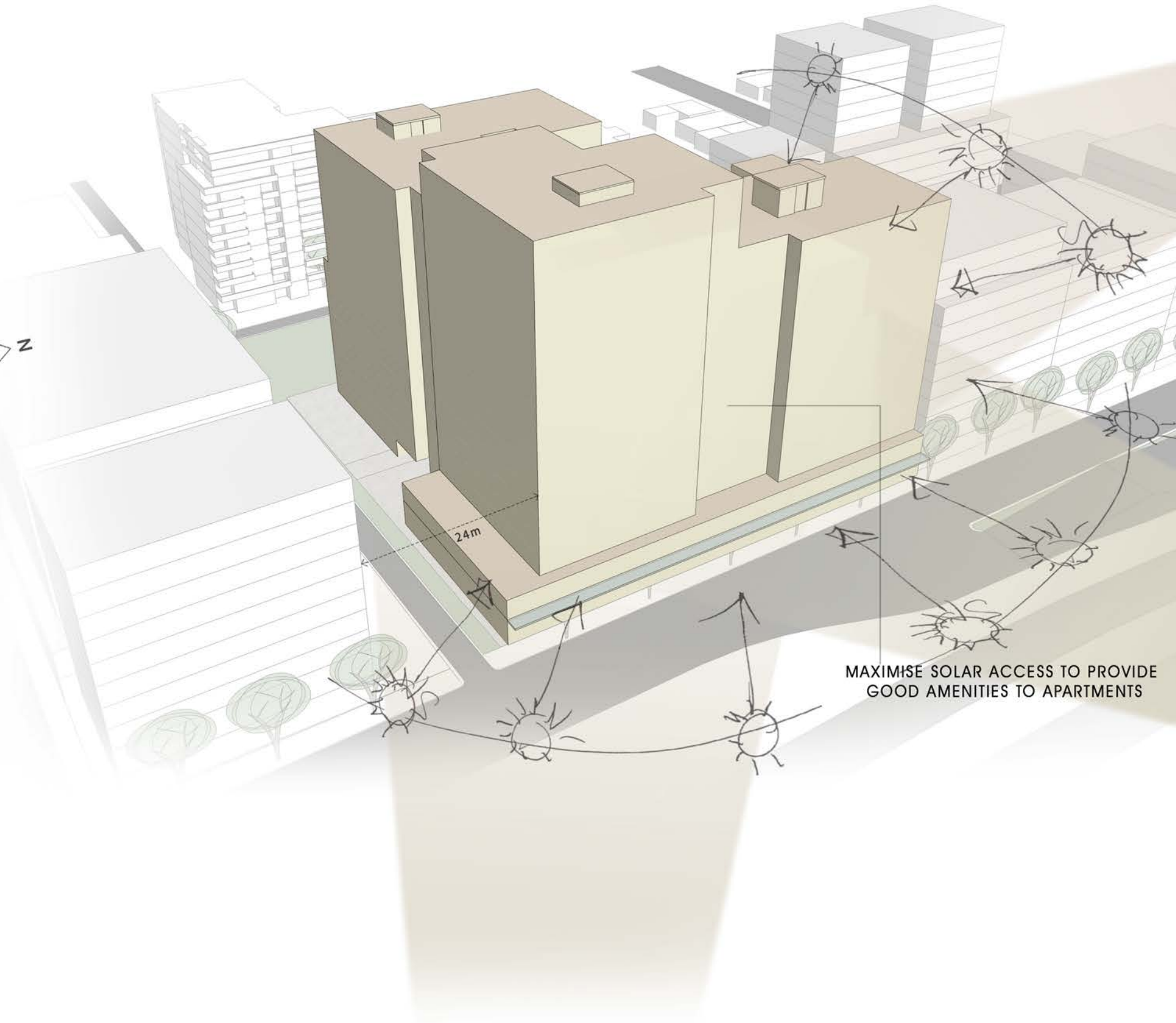
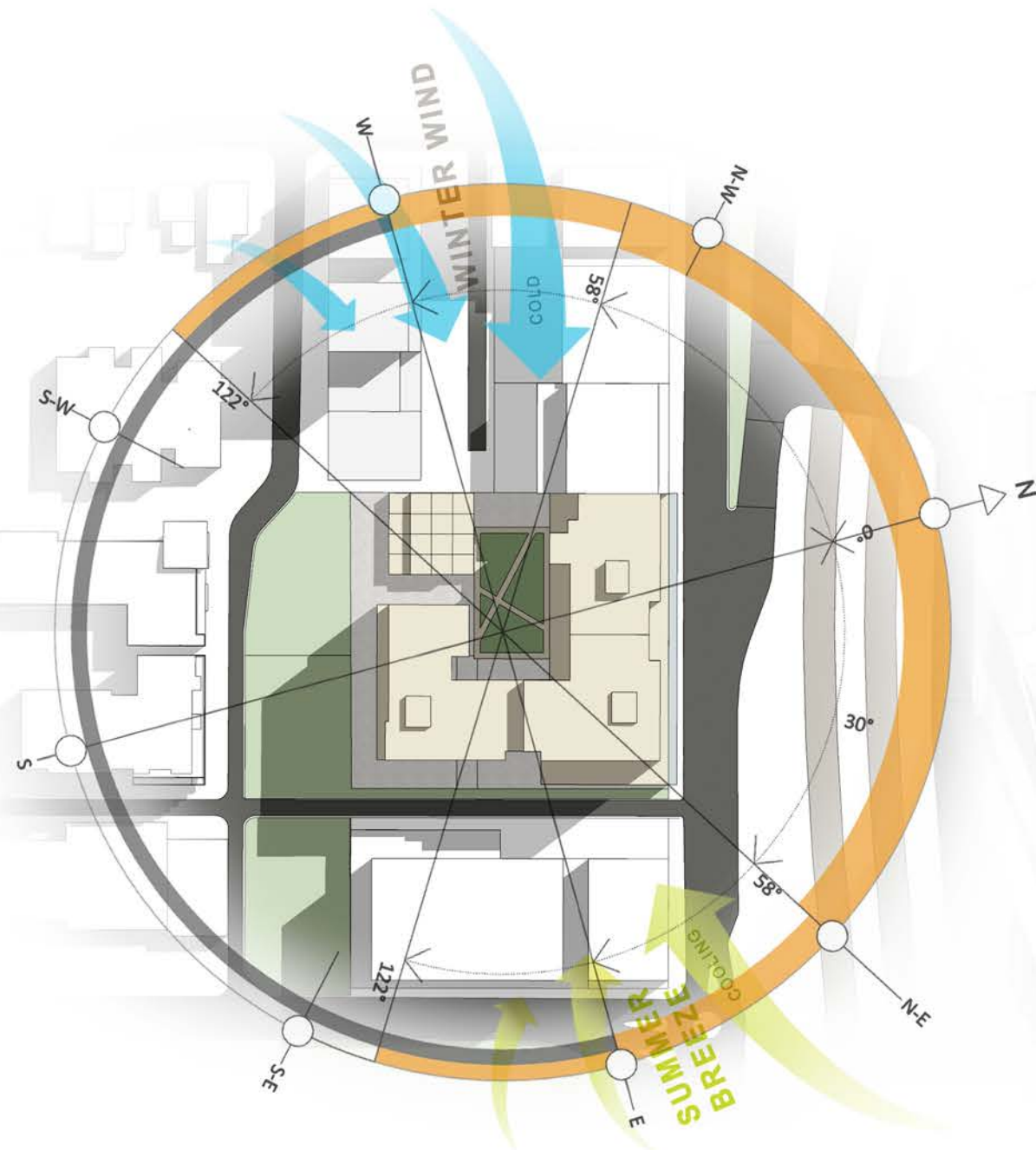


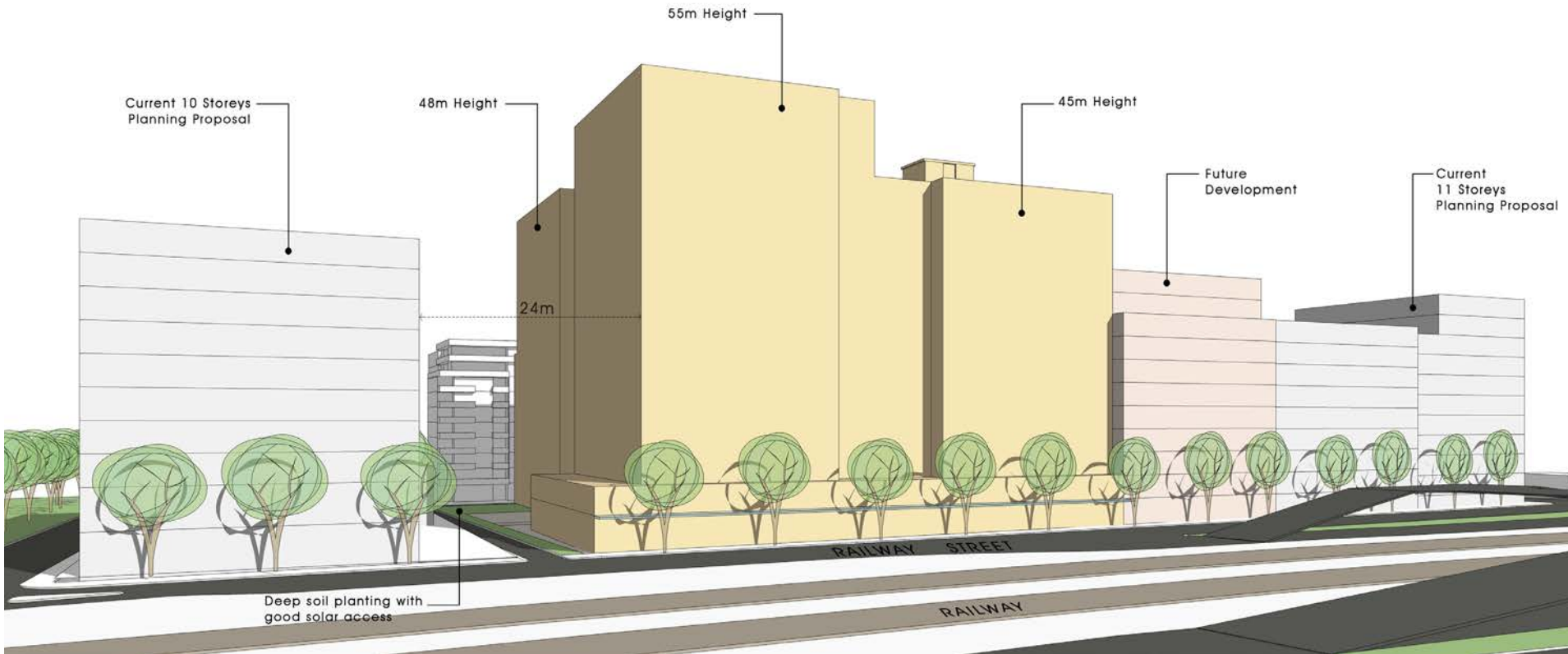
Site Context



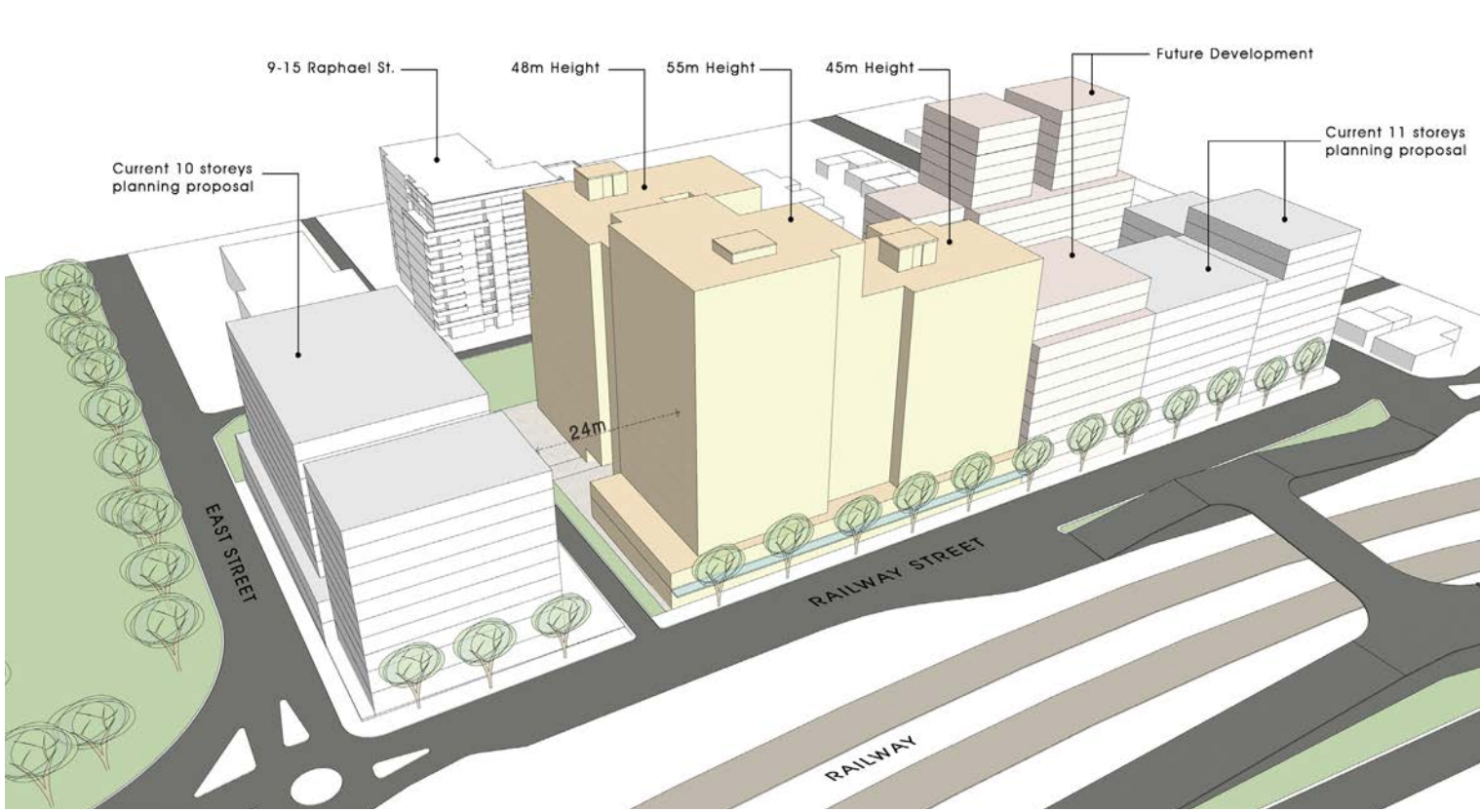
02

Massing Study

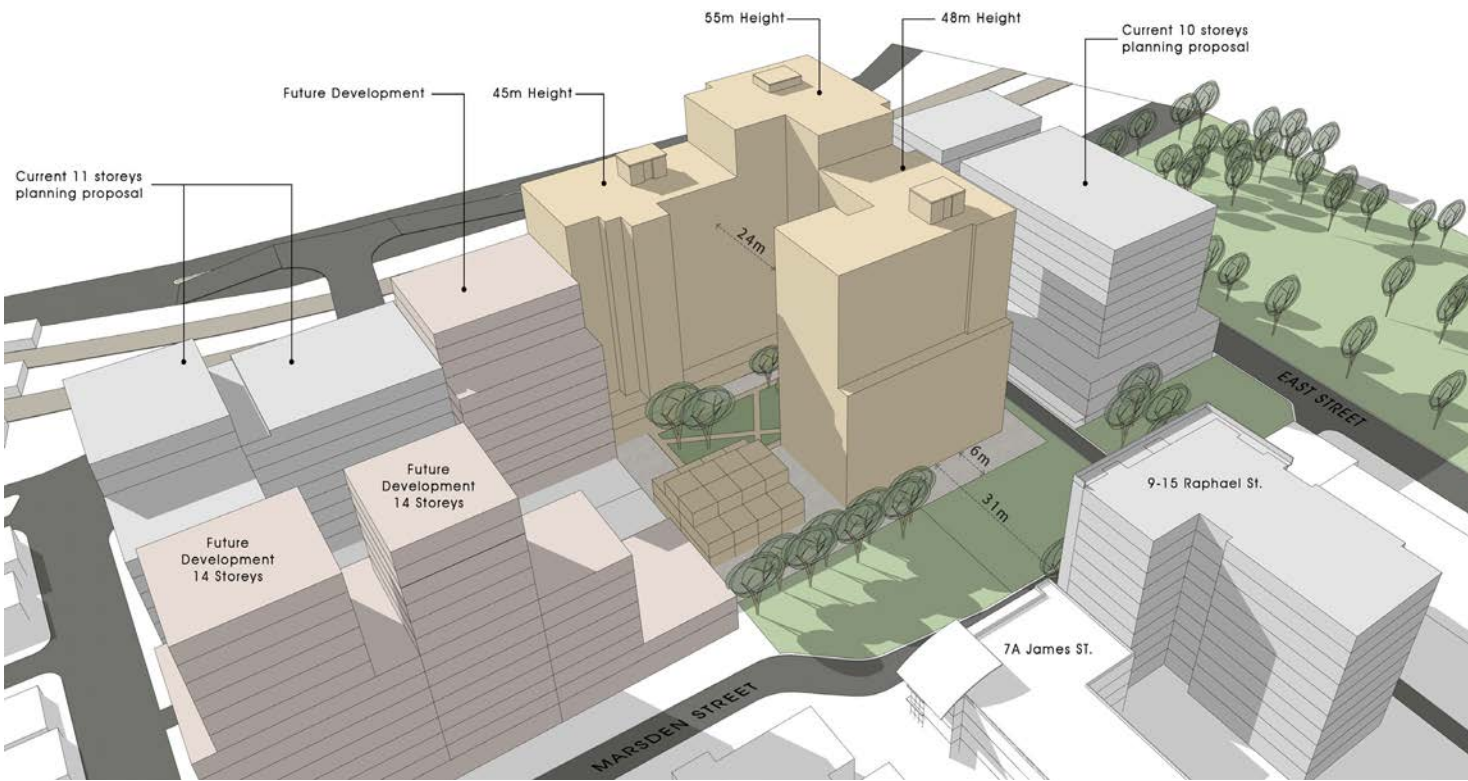




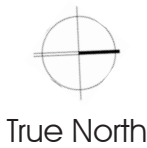
View 1
(View from Railway Street)



View 2
(Front Aerial View)



View 3
(Back Aerial View)



Key
.....> Pedestrian Link

Scale 1:1000



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



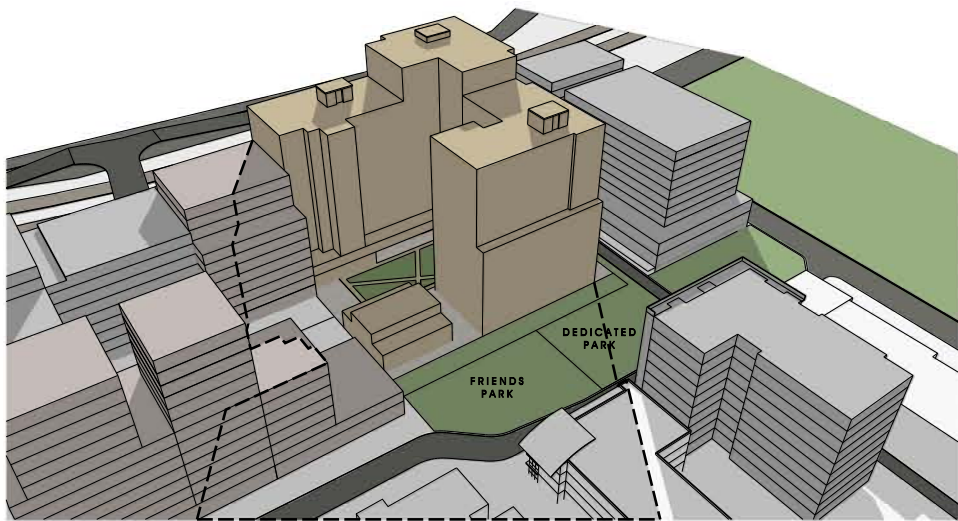
21 JUNE 02:00 PM



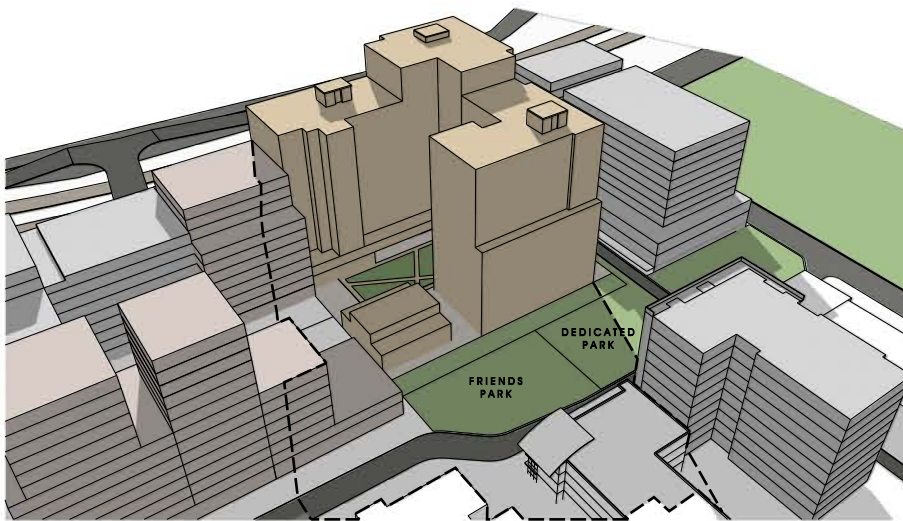
21 JUNE 03:00 PM



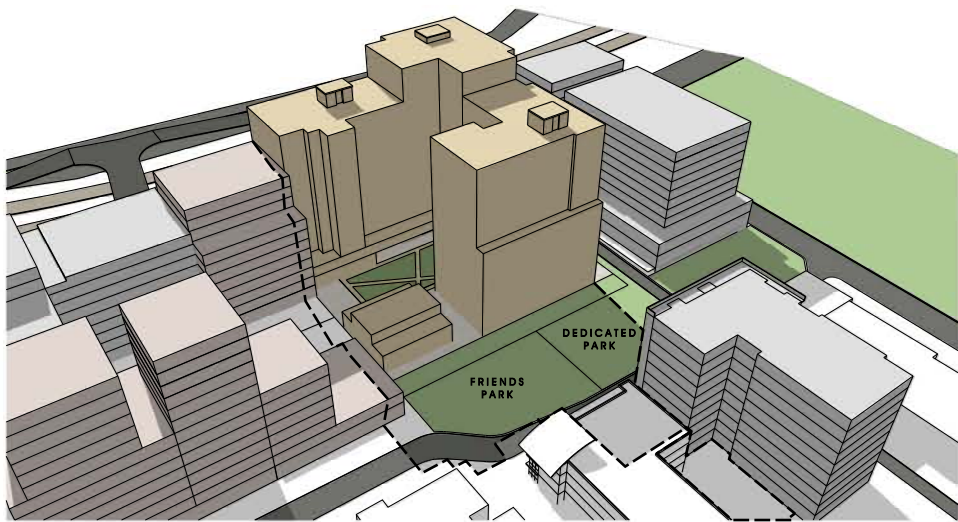
----- EXTENT OF SHADOWS CASTED BY PROPOSED MASS



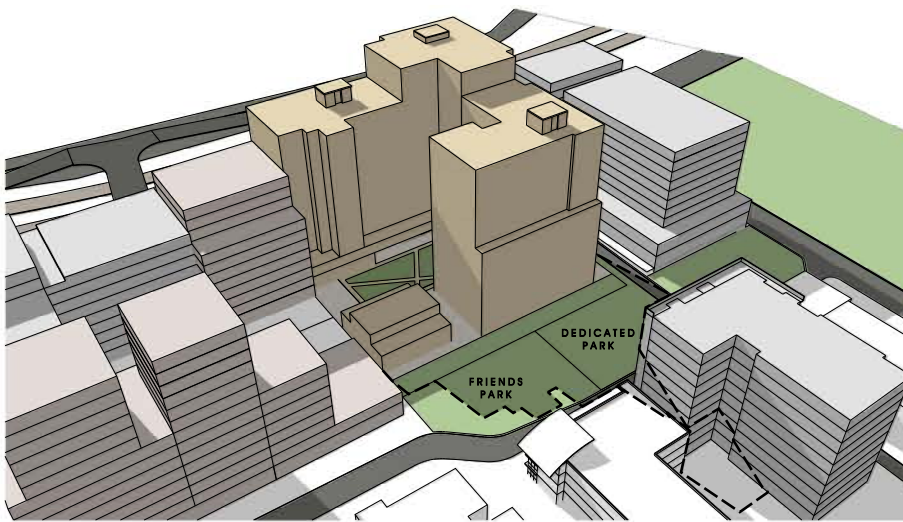
21 JUNE 9:00 AM



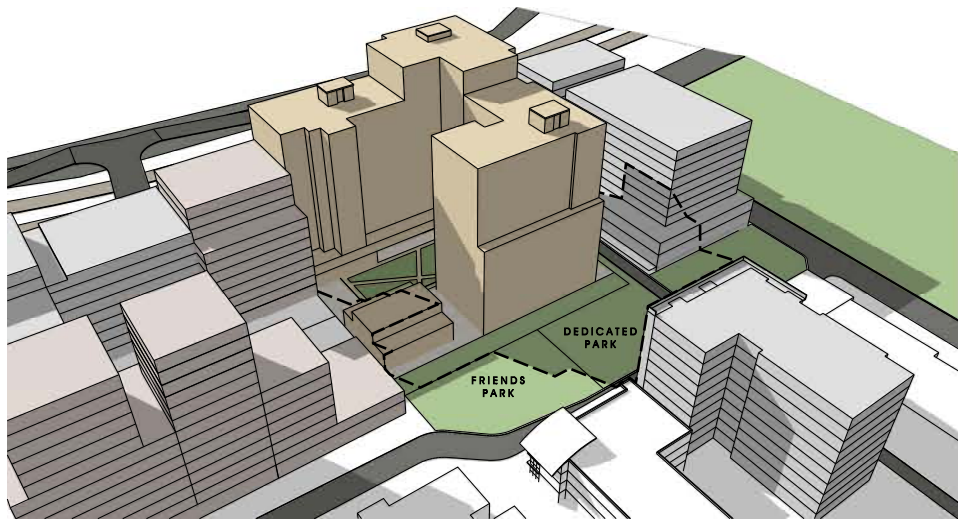
21 JUNE 10:00 AM



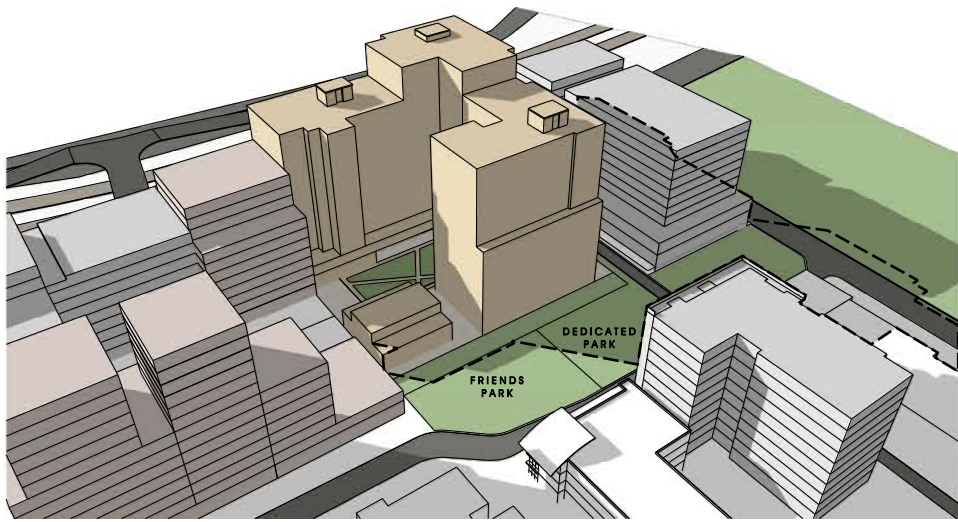
21 JUNE 11:00 AM



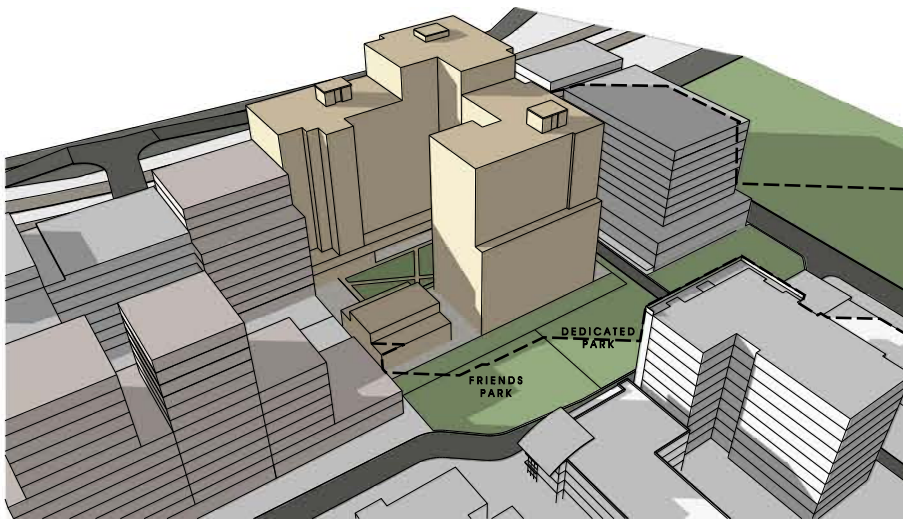
21 JUNE 12:00 PM



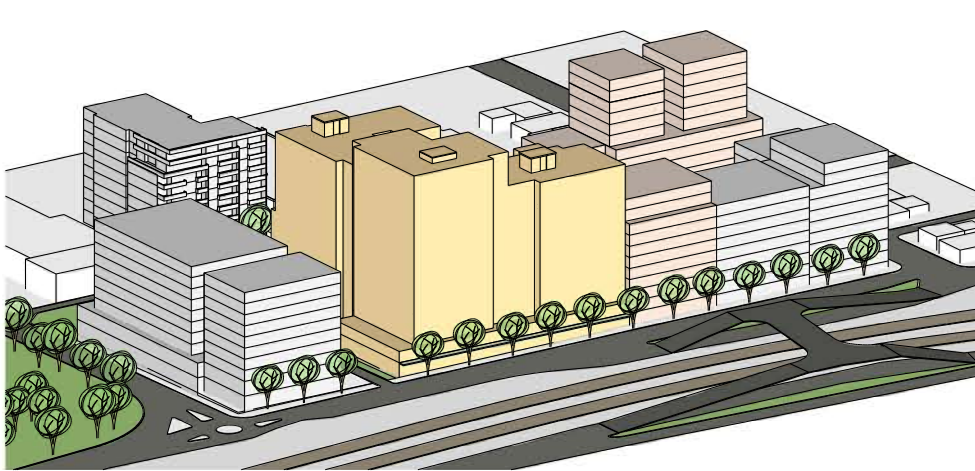
21 JUNE 1:00 PM



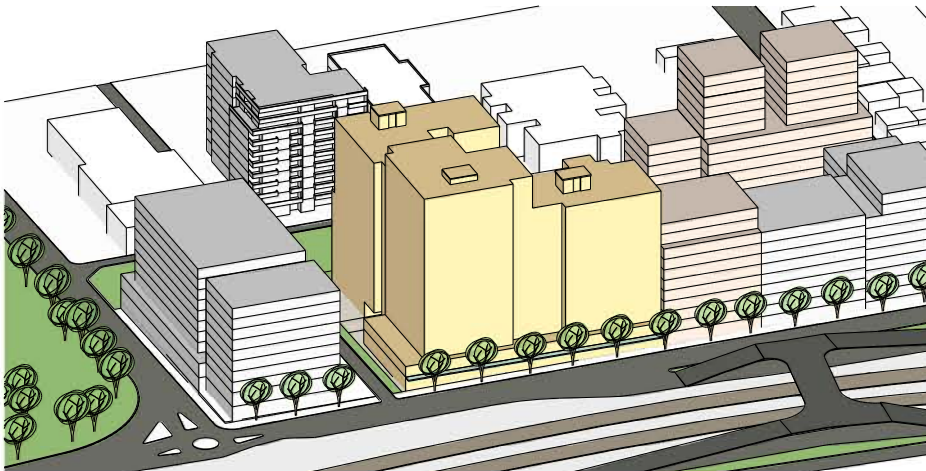
21 JUNE 2:00 PM



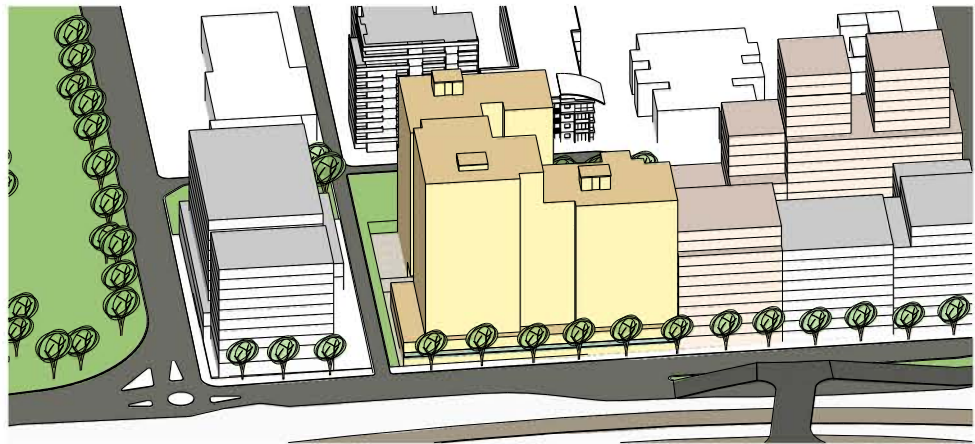
21 JUNE 3:00 PM



21 JUNE 9:00 AM



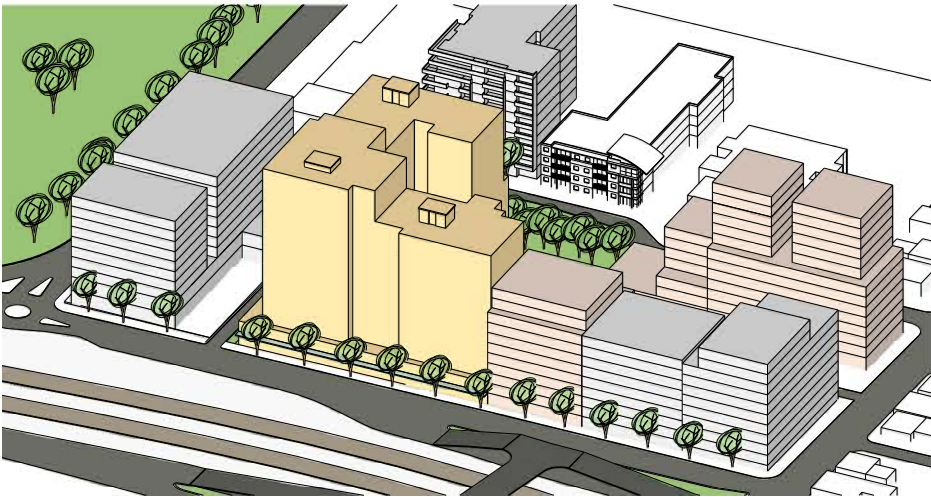
21 JUNE 10:00 AM



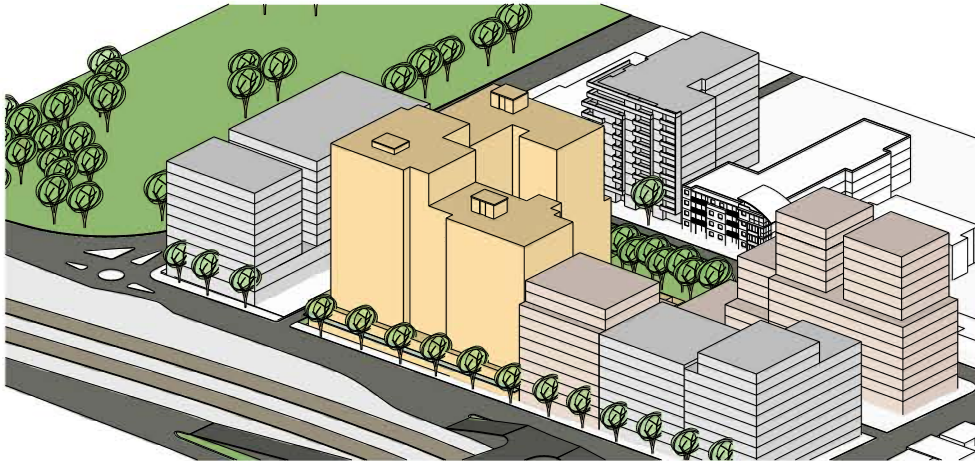
21 JUNE 11:00 AM



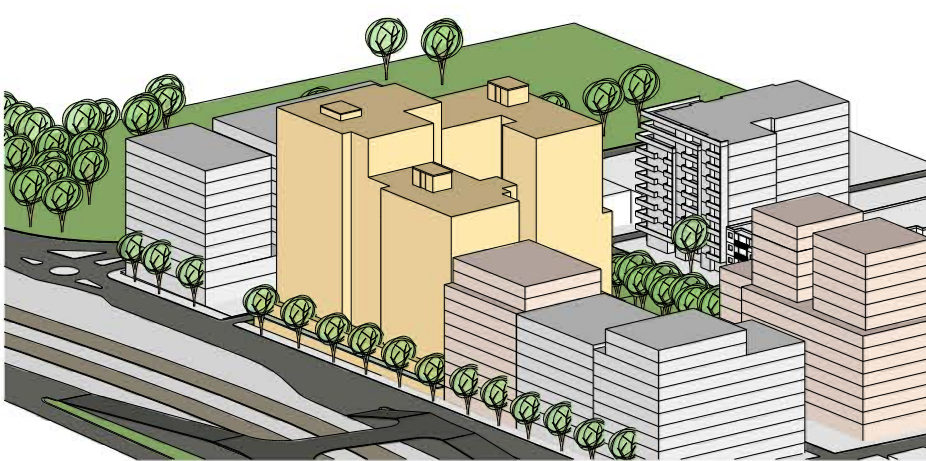
21 JUNE 12:00 PM



21 JUNE 1:00 PM



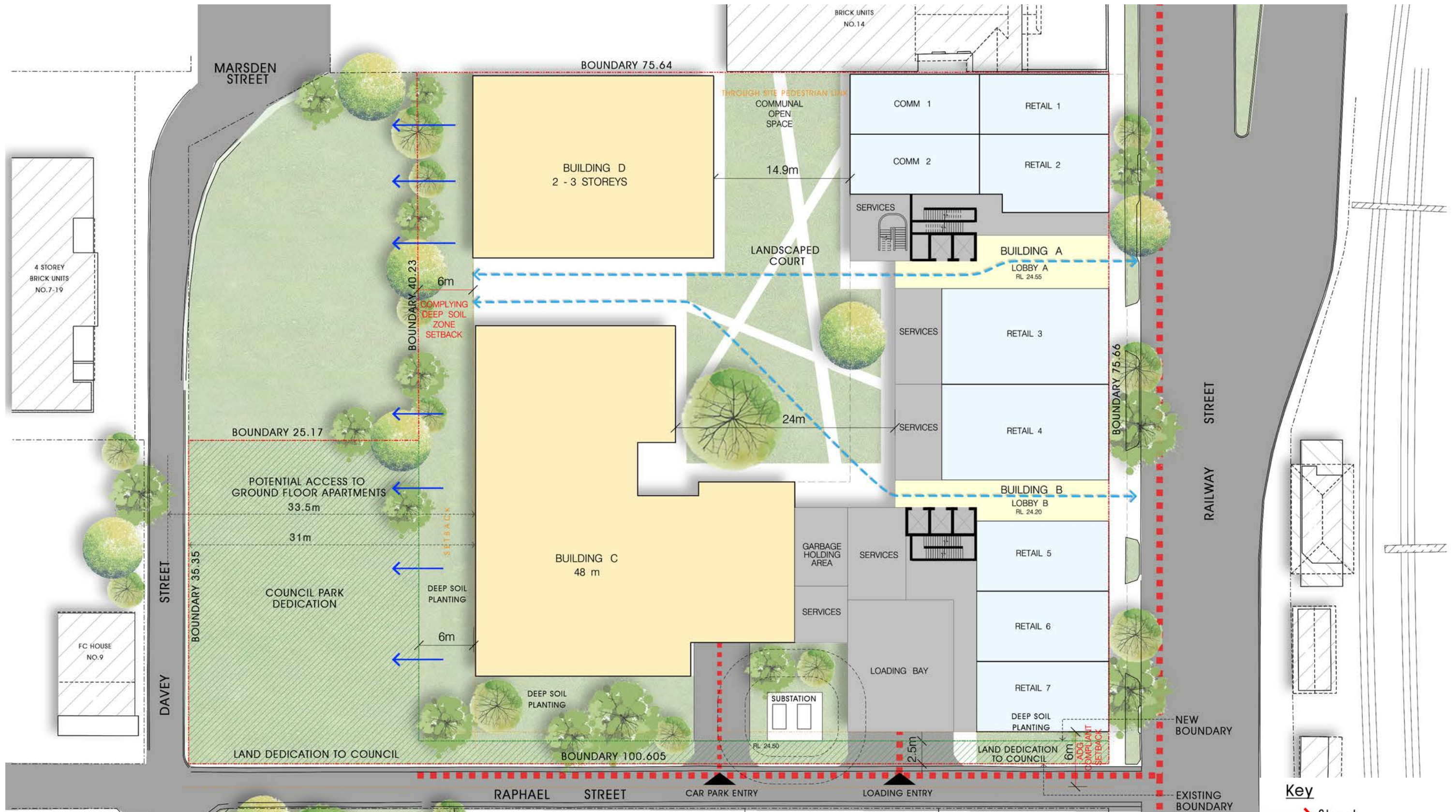
21 JUNE 2:00 PM



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

- Key**
- Street
 - Pedestrian Link
 - Vehicle Entry
 - Commercial
 - Residential
 - Lobby
 - Services



1st Floor Plan
Scale 1:400

- Commercial
- Residential
- Lobby
- Services

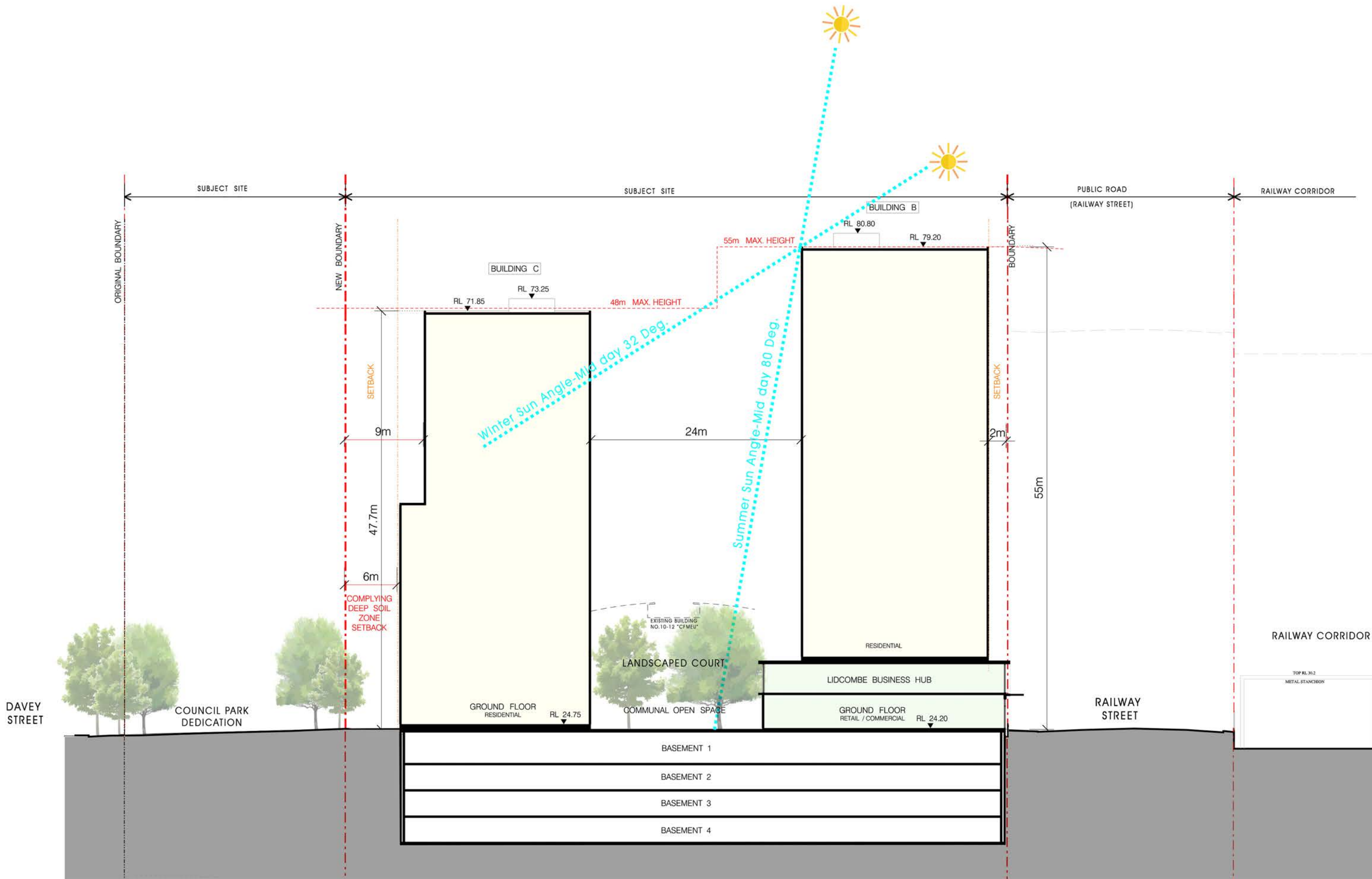


8m-26m Floor Plan
Scale 1:400



26m-Roof Floor Plan
Scale 1:400

- Commercial
- Residential
- Lobby
- Services



Section A-A
Scale 1:400

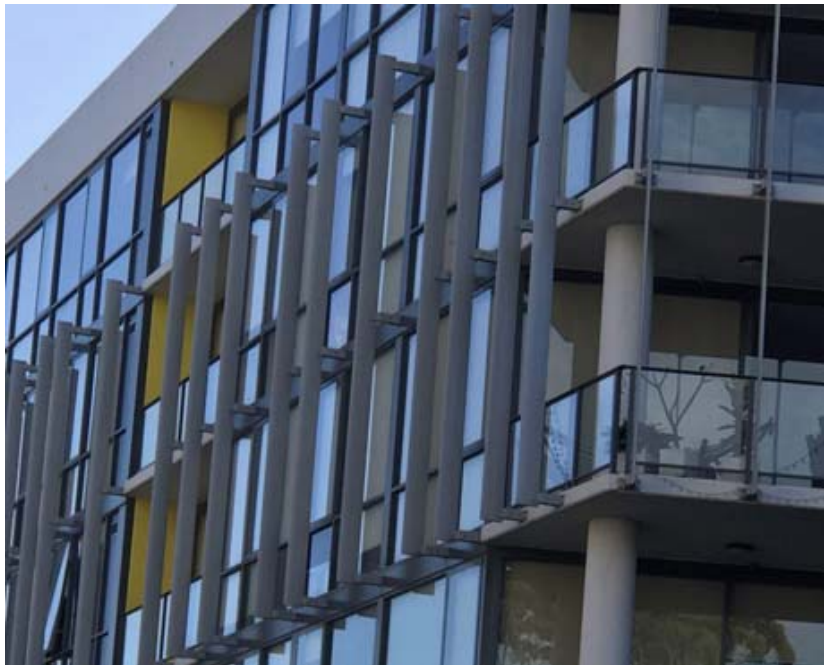
D4

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

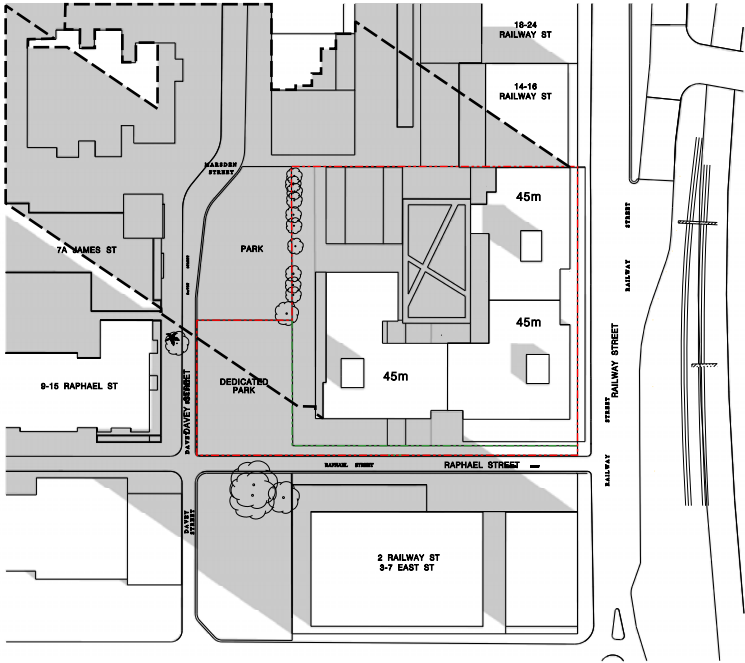


05

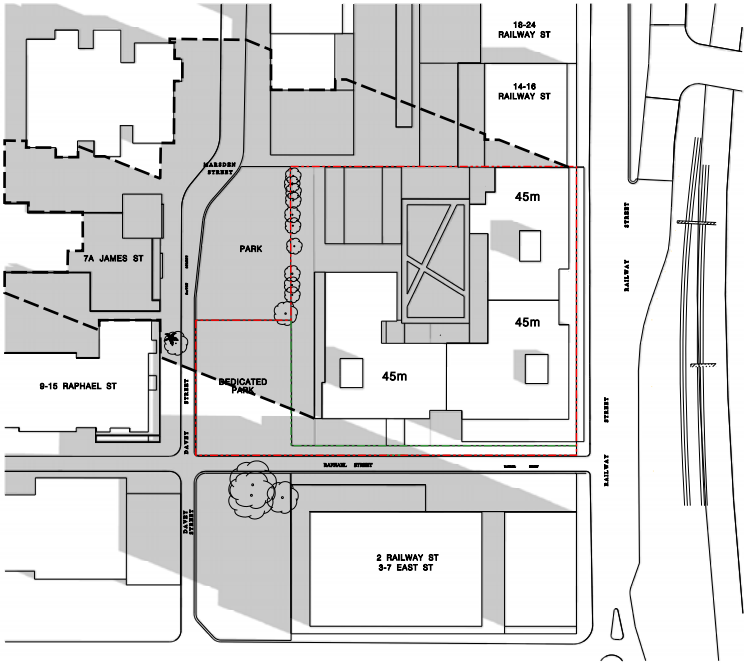
Shadow Analysis

SHADOW DIAGRAM - 45m HEIGHT MASS

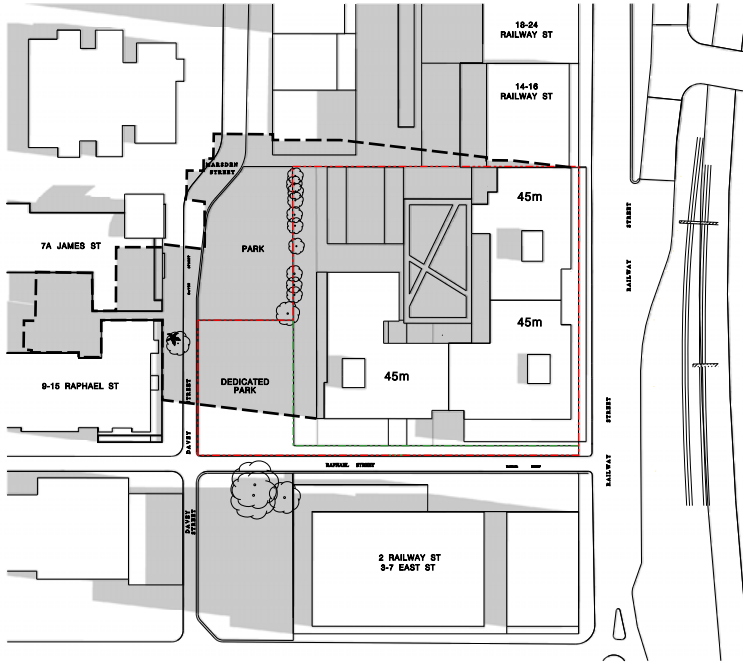
(DRAFT AUBURN & LIDCOMBE TOWN CENTRES STRATEGY)



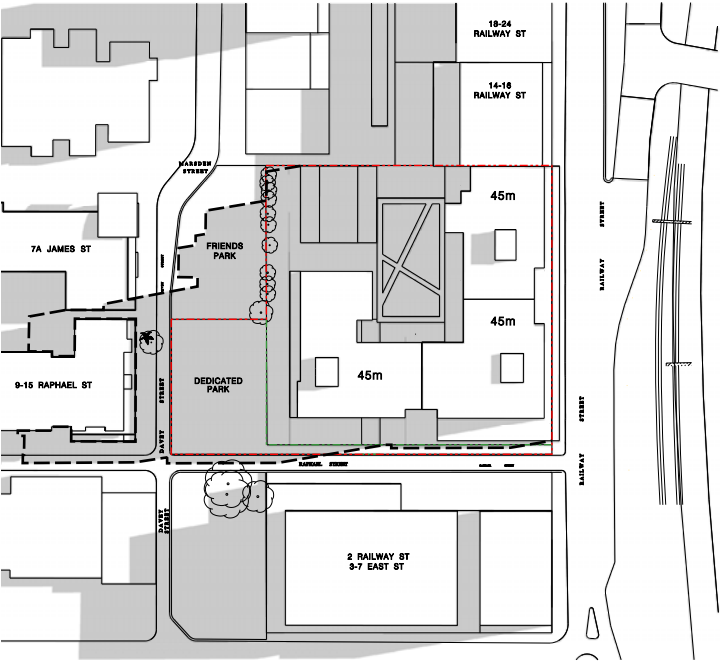
21 JUNE 9:00 AM



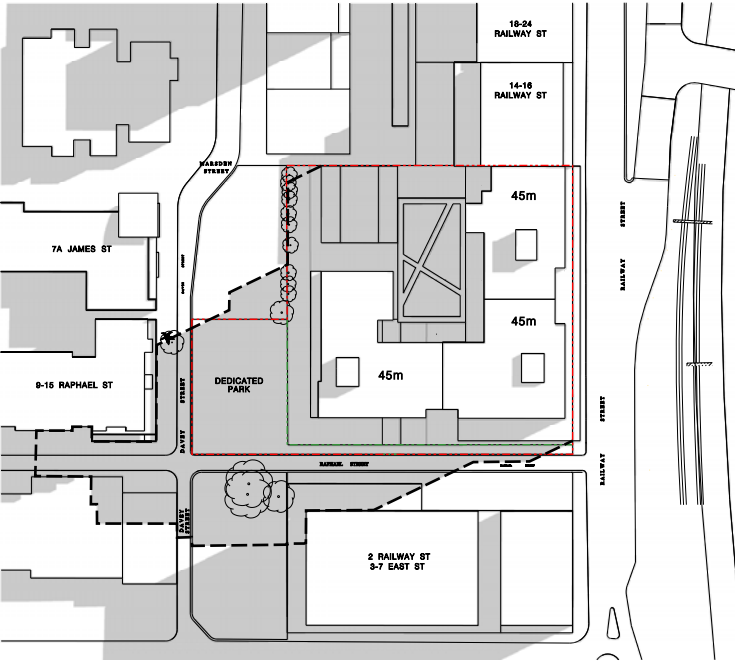
21 JUNE 10:00 AM



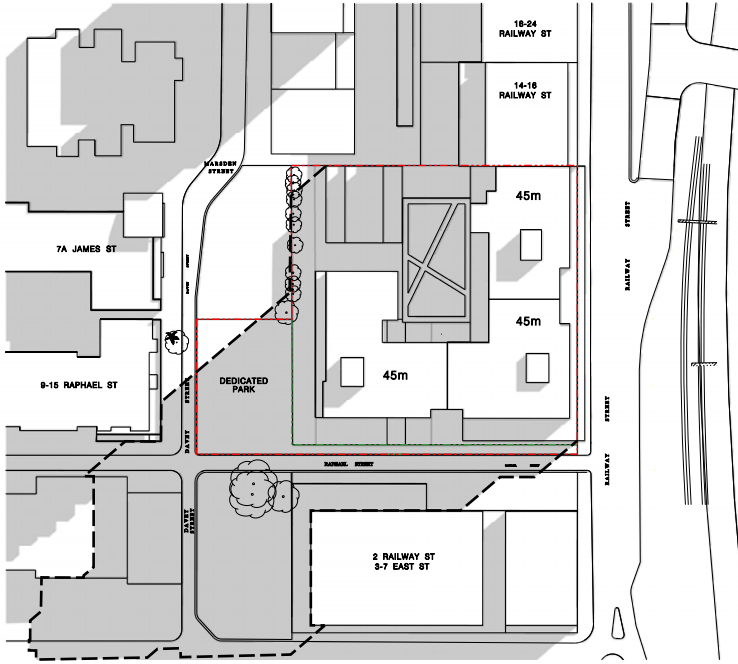
21 JUNE 11:00 AM



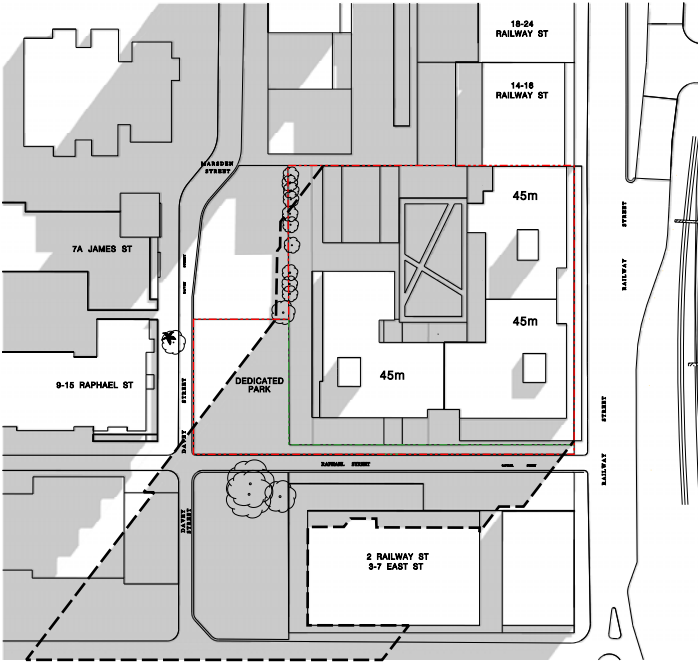
21 JUNE 12:00 PM



21 JUNE 01:00 PM



21 JUNE 02:00 PM

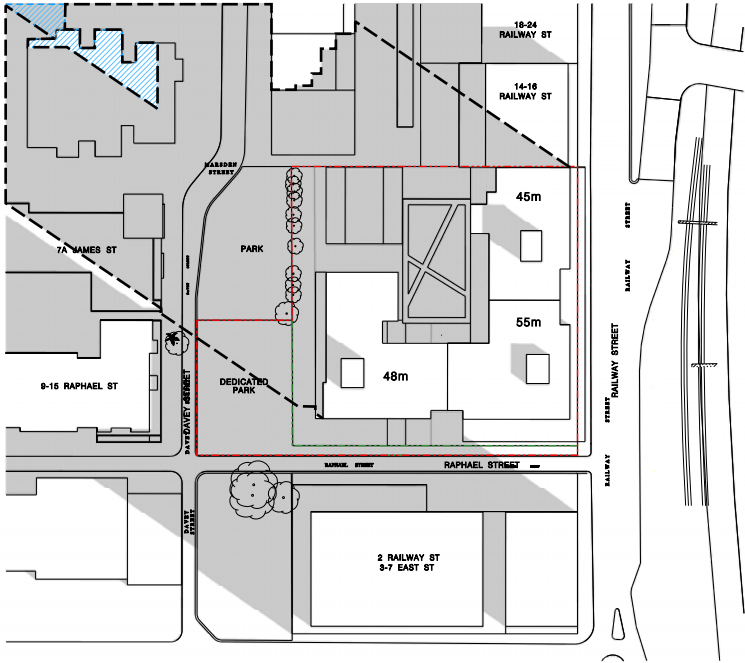


21 JUNE 03:00 PM

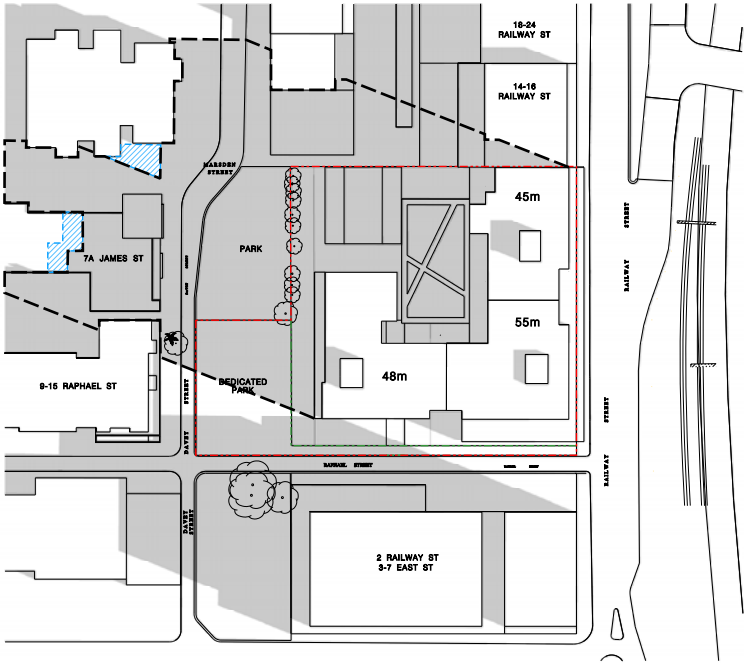


----- EXTENT OF SHADOWS CASTED BY 45m HEIGHT MASS

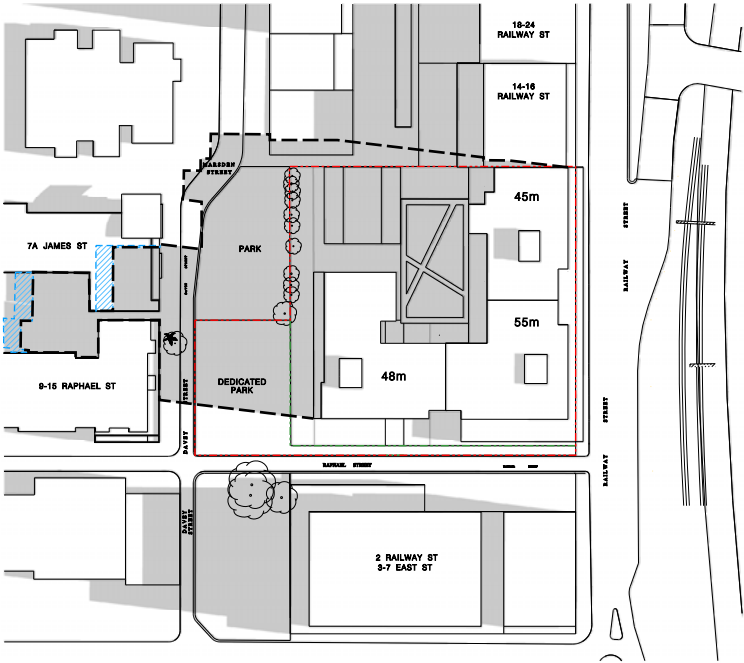
SHADOW DIAGRAM - Comparison of 45m Height Mass to Proposed Mass



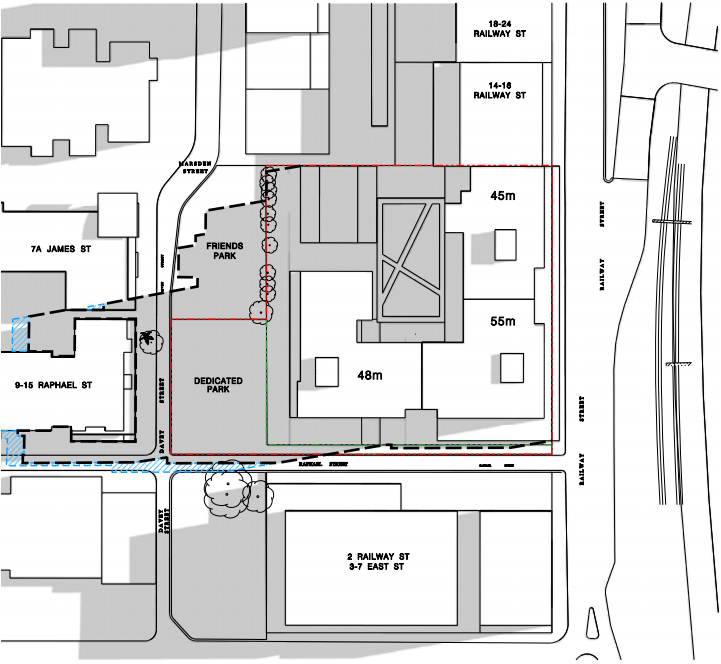
21 JUNE 9:00 AM



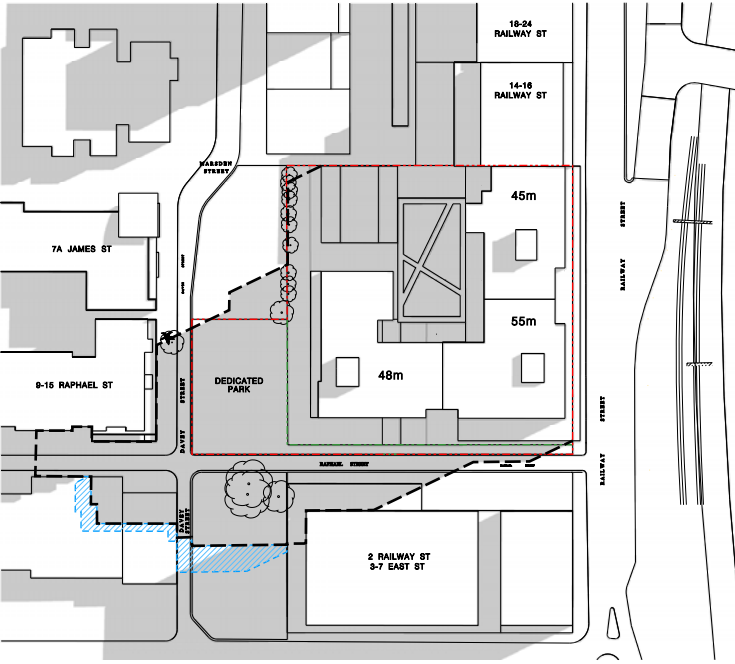
21 JUNE 10:00 AM



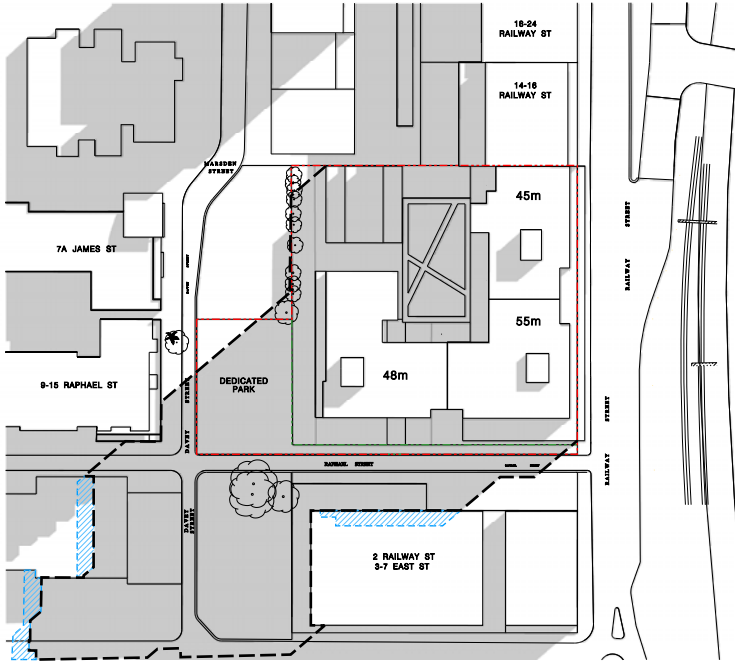
21 JUNE 11:00 AM



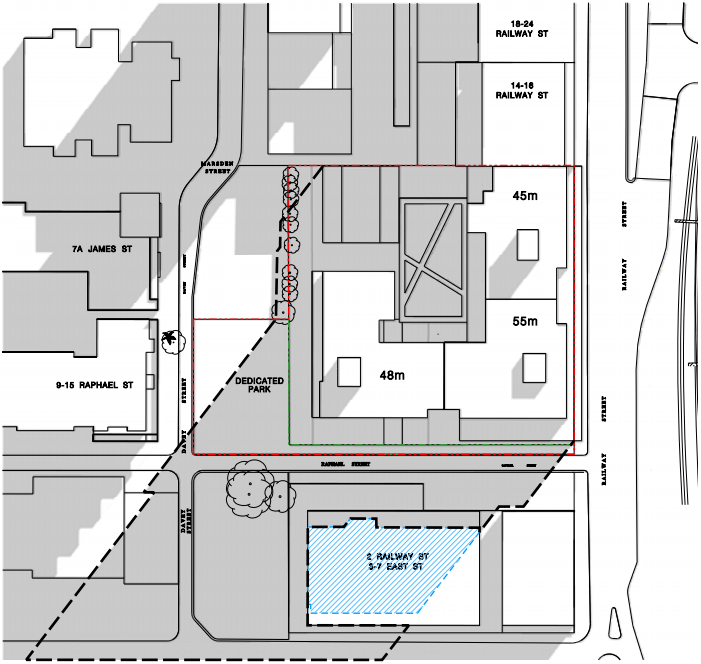
21 JUNE 12:00 PM



21 JUNE 01:00 PM



21 JUNE 02:00 PM



21 JUNE 03:00 PM



----- EXTENT OF SHADOWS CASTED BY 45m HEIGHT MASS
[Blue hatched box] EXTRA SHADOWS CASTED BY PROPOSED MASS