

PREPARATION NOTE: This DCP has been prepared to be generally consistent in format as DCP No. 14 Part Lot 1 and Lot 2 DP 711168 Davidson St, Greenacre, as adopted by Strathfield Council on September 2005 and in force from May 2006.

STRATHFIELD DEVELOPMENT CONTROL PLAN NO XX

SP8785, Lots 8 and 9 DP15917, Lots A and B
DP100558 and Lot 100 DP807807

2, 4 and 6 Pilgrim Avenue and 9, 11 and 13
Albert Road, Strathfield

1.0 INTRODUCTION

1.1 Name of this Plan

This Development Control Plan Shall be cited as “STRATHFIELD DEVELOPMENT CONTROL PLAN NO XX, SP8785, Lots 8 and 9 DP15917, Lots A and B DP100558 and Lot 100 DP807807, 2, 4 and 6 Pilgrim Avenue and 9, 11 and 13 Albert Road, Strathfield.”

1.2 Commencement of Development Control Plan

1.3 Aims of the Development Control Plan

The aims of this plan are:

- a) To provide appropriate development control principles for the development of the site for residential purposes;
- b) To provide for a distribution of height across the site;
- c) To ensure that the future development of the land is compatible with existing adjacent development;
- d) To specify landscape elements and concepts to be incorporated into any redevelopment of this land; and
- e) To ensure that the site is adequately provided with water, sewerage and stormwater drainage services; and
- f) To ensure environmental, flooding and contamination matters are addressed at the Development Application stage.

1.4 Land to which plan applies

This plan applies to the land in SP8785, Lots 8 and 9 DP15917, Lots A and B DP100558 and Lot 100 DP807807 known as 2, 4 and 6 Pilgrim Avenue and 9, 11 and 13 Albert Road, Strathfield.

1.5 Local Environmental Plan applying to the land

The Strathfield Local Environmental Plan 2012 applies to the land.

1.6 Relationship to Other DCPs and Policies

This DCP should be read in conjunction with:

- i) Strathfield Local Environmental Plan 2012;
- ii) XXXX
- iii) XXXX
- iv) XXXX

2.0 SITING AND DESIGN

2.1 Site Layout

Development on the land is to provide built form around the boundary of the site and common open space in the centre. Built form is to be open towards the rail corridor.

2.2 Building Form and Height

The development of the land is to substantially conform with the principles embodied in **Figure 1**.

Notwithstanding any other provision of this plan, the height of the tallest building on the site is not to exceed the levels outlined in the LEP Height Map at the time of a development application, unless a variation through Clause 4.6 is provided.

The tallest building on the site is to be located nearest to the Strathfield Railway Station, with the height across the site distributed in a way as to focus attention towards the Town Centre to the east.

Rooftop uses are encouraged. The maximum building height does not prevent the use of rooftops for communal spaces, facilities and associated structures (including lift overruns and the like), including access to them.

2.3 Active Frontages

Active frontages are to be provided along Albert Road and Raw Square as shown in **Figure 1**.

2.4 Access

Vehicle access is to be provided to the site from Pilgrim Avenue and Raw Square as shown in **Figure 1**. No vehicle access is permitted from Albert Road.

2.5 Parking

Basement car parking is to be designed and provided in accordance with Part I of Strathfield Consolidated Development Control Plan 2005 – Provision of Off-Street Parking Facilities, or the applicable planning controls at the time of submission of a development application for the site.

The development is to provide adequate off-street parking relative to the demand for parking likely to be generated.

2.6 Retail and Commercial Uses

Commercial premises or shops are to be provided along the street frontages to Albert Road and Raw Square to support the adjacent Town Centre.

2.7 Contamination

A Site Contamination Assessment of the land is to be submitted with any development application for the use of the land and associated construction works. The assessment is to indicate that the soil conditions on the site are suitable for the use to be conducted and/or identify any remedial measures that may be required to make the land suitable for the use.

2.8 Noise

An acoustic assessment is to be submitted with development applications proposing residential development on the site and any noise mitigation measures that are recommended are to be implemented. Any development of the site is to consider and address various matters raised within the Department of Planning's publication titled "Development Near Rail Corridors and Busy Roads."

2.9 Flooding

Driveways providing access to the site are to be designed to achieve the necessary flood free planning level for the site.

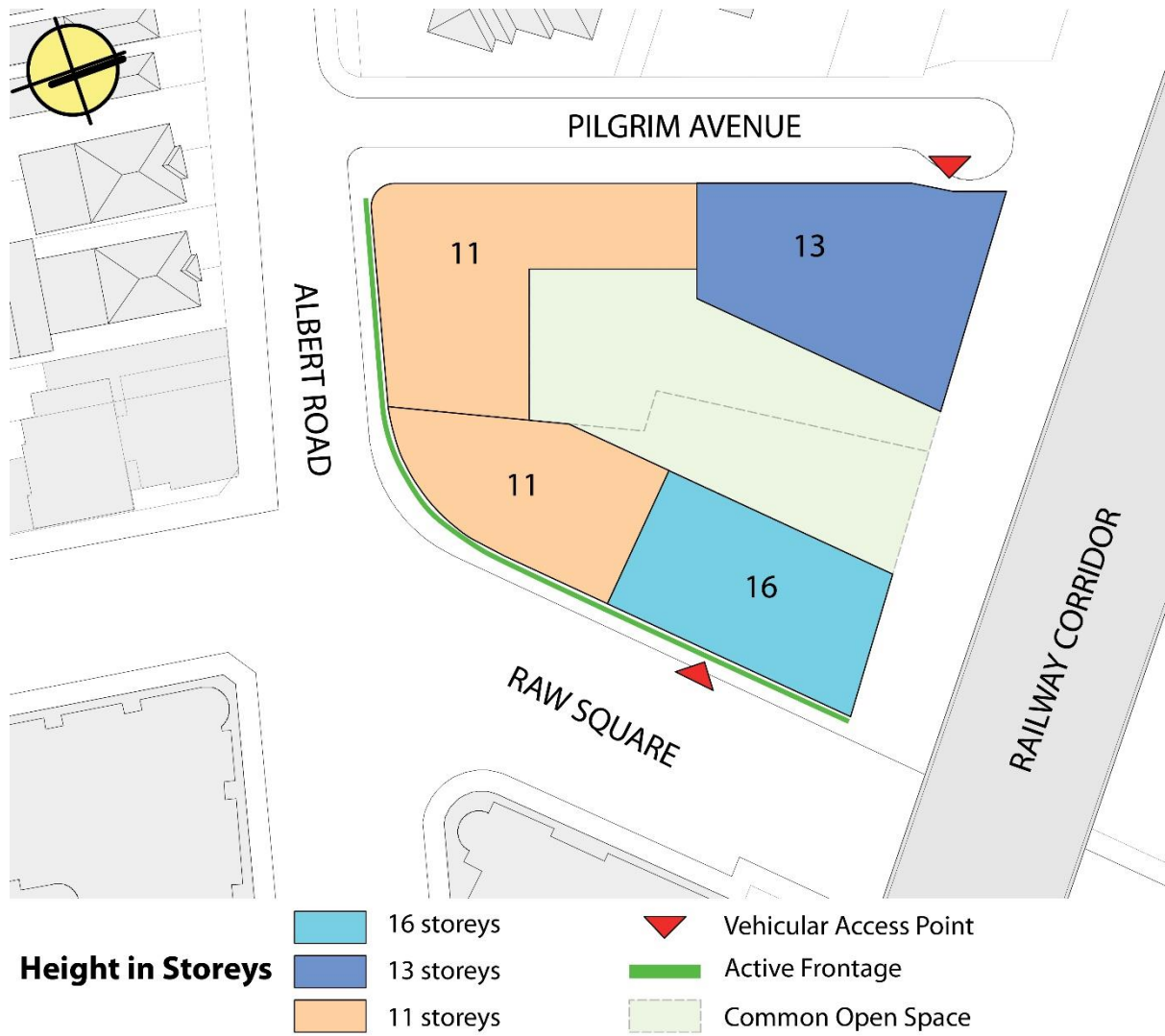


Figure 1: Development Controls