

## Strathfield Local Environmental Plan 2012

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### 6.7 Design excellence for Strathfield Town Centre

- (1) The objective of this clause is to deliver the highest standard of architectural and urban design.
- (2) This clause applies to development involving the erection of a new building or external alterations to an existing building on land identified as “Area 2” on the Floor Space Ratio Map.
- (3) Development consent must not be granted for development to which this clause applies unless the consent authority considers that the development exhibits design excellence.
- (4) In considering whether the development exhibits design excellence, the consent authority must be satisfied that the applicant has demonstrated and documented that the proposal:
  - (a) has a high standard of architectural, landscape and urban design, will be constructed with quality materials and has a high standard of detailing that reflects the building type, location and the surrounding buildings, and
  - (b) will significantly improve the quality and amenity of the public domain through the form, external appearance and ground level detailing of the development that addresses any heritage or streetscape issues, and
  - (c) will not detrimentally impact on the amenity of the surrounding area, nor on any view corridors, vistas or landmark locations, and
  - (d) will not detrimentally impact on pedestrian movements and experience, but will reinforce the public transport interchange as the focal point of movement for the area and facilitate the ease of such movement, and
  - (e) is designed to encourage an integrated land use mix that reflects the desired future high quality town centre that supports a vibrant economic location, a lively social and community hub, and a diversity of public open spaces at the ground level, as well as the roof and other levels of the building, and
  - (f) includes building massing, modulation and bulk that is appropriate in the context of surrounding buildings in terms of its separation, setback, building street height and amenity and its relationship to such buildings, and
  - (g) has achieved a high level of ecologically sustainable design, including low-energy or passive design, and minimises environmental impacts such as overshadowing, wind effects and reflectivity, and
  - (h) supports designed sustainable urban mobility through a high quality pedestrian environment, high quality provision for cycling infrastructure, high quality service access, circulation and vehicular design.
- (5) Development consent must not be granted to the following development on land to which this clause applies unless an architectural design competition that is consistent with the Design Excellence Guidelines has been held in relation to the development:
  - (a) development that is, or will be, higher than 30 metres in height,
  - (b) development having a capital value of more than \$20,000,000,

(c) development for which the applicant has chosen to have such a competition to improve the quality of design offered to the community.

(6) Subclause (5) does not apply if the consent authority is satisfied that the development:

(a) only involves alterations or additions to an existing building, and

(b) does not increase either the height or gross floor space of the existing building by more than 10%, and

(c) does not have an adverse impact on any adjoining building or the adjoining public domain, and

(d) does not significantly alter any aspect of the building when viewed from a public place.

(7) In determining whether to grant consent to the development application, the consent authority must take into account the results of the architectural design competition.

(8) In this clause:

***architectural design competition*** means a competitive process conducted in accordance with the Design Excellence Guidelines.

***Design Excellence Guidelines*** means the Design Excellence Guidelines adopted by the Council before the commencement of this Plan, or if none have been adopted by the Council, the Design Excellence Guidelines issued by the Director-General and in force as at the commencement of this Plan.