



STRATHFIELD DEVELOPMENT CONTROL PLAN NO 13

Strathfield Town Centre

Adopted by Council on September 2005
In force from May 2006

AMENDMENTS			
Amendment No.	Description	Adopted by Council	Date Effective

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1.0 PART 1 – PRELIMINARY

1.1 Context

- 1.1.1 Strathfield Town Centre is located on the southern side of Strathfield Railway Station and is defined at **Figure 1**. The municipal boundary between Strathfield and Burwood local government areas runs down the centre line of The Boulevarde as also shown at Figure 1 with the bulk of the commercial centre falling in Strathfield Council area.
- 1.1.2 The Environmental Planning & Assessment Act allows councils to prepare and adopt more detailed development controls and guidelines in a Development Control Plan (DCP) than those contained in a statutory Local Environmental Plan (LEP), but without the formalities involved in approval and gazettal of a Local Environmental Plan. This DCP document prepared by planning consultants for Council enjoys formal status under section 72 of the Environmental Planning & Assessment Act 1979 only in respect of that part of the Town Centre falling within Strathfield Council area. This document nevertheless also includes provisions covering that part of the centre within Burwood Council area, for the sake of completeness.
- 1.1.3 This DCP has formal application to development on zoned lands within the Strathfield Council part of the Town Centre defined at Figure 1, whether requiring a development application or only a building application. It does not apply to development or townscape improvements which might be pursued on unzoned lands (with the exception of awnings and gutter crossings) and which therefore do not require development consent under Part 4 of the Environmental Planning & Assessment Act, ie road reservation areas. These are dealt with under a separate Strathfield Council policy document titled The Strathfield Town Centre Improvement Plan.

1.2 Name of This Plan

This plan is referred to as “Strathfield Council Development Control Plan No.13 - Strathfield Town Centre”.

1.3 Where This Plan Applies

This DCP applies to the Strathfield Town Centre within Strathfield and Burwood Council area, being generally that land within the dotted area shown at Figure 1.

1.4 When it Came into Force

In pursuance of Council’s resolution of 4 April 2006, this Development Control Plan – Strathfield DCP No. 13 – Strathfield Town Centre shall be in force from 3 May 2006.

1.5 How is it Used?

- 1.5.1 The DCP provides more detailed development guidelines and policies than those contained in the statutory Local Environmental Plan and has statutory effect by virtue of Section 90(1)(a)(iv) of the Environmental Planning & Assessment Act 1979 (as amended). Virtually all development on zoned land within the Town Centre requires a development application and Council

consent under Part 4 of the Act (unless excluded by the provisions of SEPP No.4).

- 1.5.2 Council may refuse consent to a development that does not comply with the provisions of the DCP or may modify a development using its powers under the Act so that it does comply. On the other hand, further compliance with the DCP provisions will not necessarily guarantee development consent as the development is also required to be assessed against the planning heads of consideration found in Section 90 of the Act. Accordingly, it is advisable also to speak with Council's Planning Building & Environmental Services officers prior to lodgement of a development application as well as considering the requirements of this DCP and relevant LEP.

1.6 Relationship to Other DCPs and Policies

- 1.6.1 The following Strathfield local environmental plans or deemed instruments, with any amendments, apply to the land to which this DCP applies:

- ♦ The Strathfield Planning Scheme Ordinance
- ♦ Strathfield Local Environmental Plans Nos.70, 30 and 48.

- 1.6.2 This DCP should also be read in conjunction with:

- I. Strathfield Stormwater Management Code;
- II. Strathfield Fencing Guidelines For Existing Domestic Swimming Pools
- III. Strathfield Fencing Guidelines For New Domestic Swimming Pools;
- IV. Strathfield Tree Preservation Order & Tree Management Strategy;
- V. Council's Significant Tree Register & Recommended Tree List;
- VI. Strathfield Landscaping Code;
- VII. Council's Street Tree Plan of Management;
- VIII. Building Code of Australia (BCA);
- IX. Exempt and Complying Development within the Strathfield Municipality (refer to SPSO);
- X. Council's Guidelines for Completing Applications;
- XI. Section 94 Contributions Plan
- XII. Strathfield Controls and Guidelines for Outdoor Eating Areas with Strathfield Municipal Council.

1.6.3 Additional Provisions

- A. This DCP adopts the following provisions of the Strathfield Consolidated Development Control Plan 2005:
- a) Part C - Multiple-Unit Housing
 - b) Part E - Child Care Centres
 - c) Part F - Bed and Breakfast Establishments
 - d) Part H - Waste Management
 - e) Part I - Provision of Off Street Parking Facilities
 - f) Part J - Erection and Display of Advertising Signs and Structures
 - g) Part K - Development on Contaminated Land
 - h) Part L - Public Notification Requirements for Development and Complying Development Applications.
- B. For the purpose of clause 1.6.3A above, any reference in those Parts to the Consolidated Plan is taken to be a reference to this DCP.
- C. A provision of this DCP will have no effect to the extent that:

- a) it is the same or substantially the same as a provision in the SPSO or another environmental planning instrument **(EPI)** applying to the same land; or
- b) it is inconsistent with a provision of the SPSO or another EPI applying to the same land, or its application prevents compliance with a provision of the SPSO or another EPI applying to the same land,

and the provision in the SPSO or other EPI will apply.

1.7 Preparation and Submission of Applications

All development and building applications involving works (unless of a minor or internal nature) shall be accompanied by plans prepared by a qualified architect or other person, with expertise in designing development compatible with the aims and objectives of this DCP. Detailed submission requirements are contained in separate documents available from Council.

Applicants are advised to consult with Officers of Council's Planning Building & Environmental Services Department before lodgement to minimise risk of delay or rejection of their application.

1.8 Legislative Changes

New Clauses 1.6.2 and 1.6.3 have been added in order to comply with Part 3 of the Environmental Planning and Assessment Act 1979, introduced under Schedule 2 of the Environmental Planning and Assessment Amendment (Infrastructure and other Planning Reform) Act 2005 No. 43.

2.0 PART 2 – OBJECTIVES

2.1 Objectives

2.1.1 The principal objectives of this Plan are as follows:

- a) To provide guidelines for future development.
- b) To strengthen the Strathfield Town Centre's role as the municipality's major retail and commercial centre.
- c) To facilitate and support the existing retail core of the Centre.
- d) To improve upon the Centre's form, function and amenity wherever possible.
- e) To conserve, complement and build upon the Centre's remaining heritage attributes.
- f) To ensure that all new development considers and respects existing built form and amenity levels, both in the Centre itself and surrounding areas.
- g) To recognise and facilitate the Centre's secondary function as a transport interchange.

2.1.2 Specific objectives of this Plan are as follows:

- a) To accommodate or modify new development in order to respect existing Centre elements and strengthen Centre function.
- b) To achieve a high quality of design of the built environment.
- c) To enhance the street environment and general visual appearance of the Centre.
- d) To promote buildings with human scale, detailing and materials.
- e) To encourage sympathetic infill development and restoration of original detail whenever possible.
- f) To encourage improvement of existing building performance or appearance where redevelopment is not achievable.
- g) To ensure development complements Council improvements within public road reservations.
- h) To protect buildings and places of heritage significance (not only statutory items under LEP30) and ensure that new development complements rather than detracts from that significance.
- i) To provide sufficient and appropriate facilities for buses and taxis.
- j) To improve pedestrian access, movement and amenity to and within the Town centre.

- k) To provide access for disabled.
- l) To ensure that new development provides for sufficient car parking within the Centre to accommodate any likely future demand.
- m) To ensure adequate provision of loading, service and emergency vehicle access.
- n) To encourage more streetfront retail development within the Centre of a type providing a service to the public.
- o) To encourage diversity of use, pedestrian activity and vibrancy within the Centre including its public spaces.
- p) To ensure appropriate levels of sunlight access to public spaces and protection from adverse elements such as wind, rain, noise and fumes.
- q) To ensure any development of railway land complies with the objectives of this Plan.
- r) To ensure that all new developments comply with the Sydney Electricity policy for undergrounding or bundles overhead cabling of electricity services.

3.0 PART 3 – BUILDING SITING AND DESIGN

3.1 Background to General Principles

- 3.1.1 When Strathfield Shopping Centre was originally developed, it was constructed down either side of The Boulevarde in terrace-style shopfront development of modest scale, one or two storeys in height. With the exception of the recent multi-storey Strathfield Plaza development, the existing development down The Boulevarde is still essentially two storey in height and built to the road alignment with awnings built out over the footpath.
- 3.1.2 Strathfield Plaza, however, is not the only building of unsympathetic character constructed in The Boulevarde. Much of the original Victorian and Federation terrace architecture has been lost or concealed, often with an architectural style bearing no respect to neighbouring buildings.
- 3.1.3 It is important that any future development on property **fronting and adjoining The Boulevarde**:
- ♦ generally respect the prevailing 2 storey height to protect property boundaries and encourage addition to single storey non-Heritage buildings;
 - ♦ allow slightly taller structures on selected corner sites;
 - ♦ setback higher building elements to protect streetscape;
 - ♦ retain buildings identified as having heritage merit (including those sites identified in the Council's Heritage local environmental plan);
 - ♦ retain zero building setback at ground level;
 - ♦ exhibit architectural elements (modulation and rhythm, fenestration, parapets, etc) consistent with the Centre's original architecture, though without mimicry of period detail;
 - ♦ remove "modernising" accretions wherever possible and restore original detail;
 - ♦ exhibit sympathetic colours, materials and discrete signage;
 - ♦ retail shopfront configuration to all street frontages to maximise commercial opportunities, diversity and activity.
- 3.1.4 These basic principles are considered also generally applicable to the Centre as a whole, including any development that might proceed on the land bounded by Churchill Avenue and Albert Road (although other specific controls apply to that land as well, as discussed later).

3.2 Objectives - Building Siting and Design

3.2.1 The general objectives of the DCP are outlined in Part 2. The planning objectives with more specific application to building siting and design are as follows, consistent with and in addition to, the principles outlined above:

- a) To maximise opportunity for shopfront activities at street alignments (not including Raw Square and Redmyre Road).
- b) To ensure built form is kept generally to 2 storeys to street alignment.
- c) To ensure that taller structures are setback from the street alignment to reduce visual impacts on pedestrians and avoid a repetition of the existing bulky incongruous elements, the setback increasing with increasing building height.
- d) To permit 3 storey development on the southern side of Churchill Avenue and 3-4 storeys on key corner sites.
- e) To ensure that infill development is consistent in height with adjoining structures.
- f) To ensure that new development to street frontages reflects the rhythm, dimensions and proportions evident in the original terrace-style premises in the Centre.
- g) To protect buildings identified as having heritage merit and ensure that any development of those or nearby properties respects that heritage significance.
- h) To encourage restoration of original heritage building elements wherever possible.
- i) To ensure that building colour and signage is sympathetic and attractive.
- j) To ensure that new development has high regard for pedestrian shopper amenity and movement with the Centre.
- k) To ensure that any new structure has regard for minimising overshadowing and wind effects in all public spaces, having particular regard for non-summer conditions in areas of pedestrian activity.
- l) To locate site access so as to avoid footpath crossings to street frontage and make use of available rear access wherever possible.
- m) To provide additional parking within the Centre and encourage consolidation of customer parking.

3.3 Height and Massing

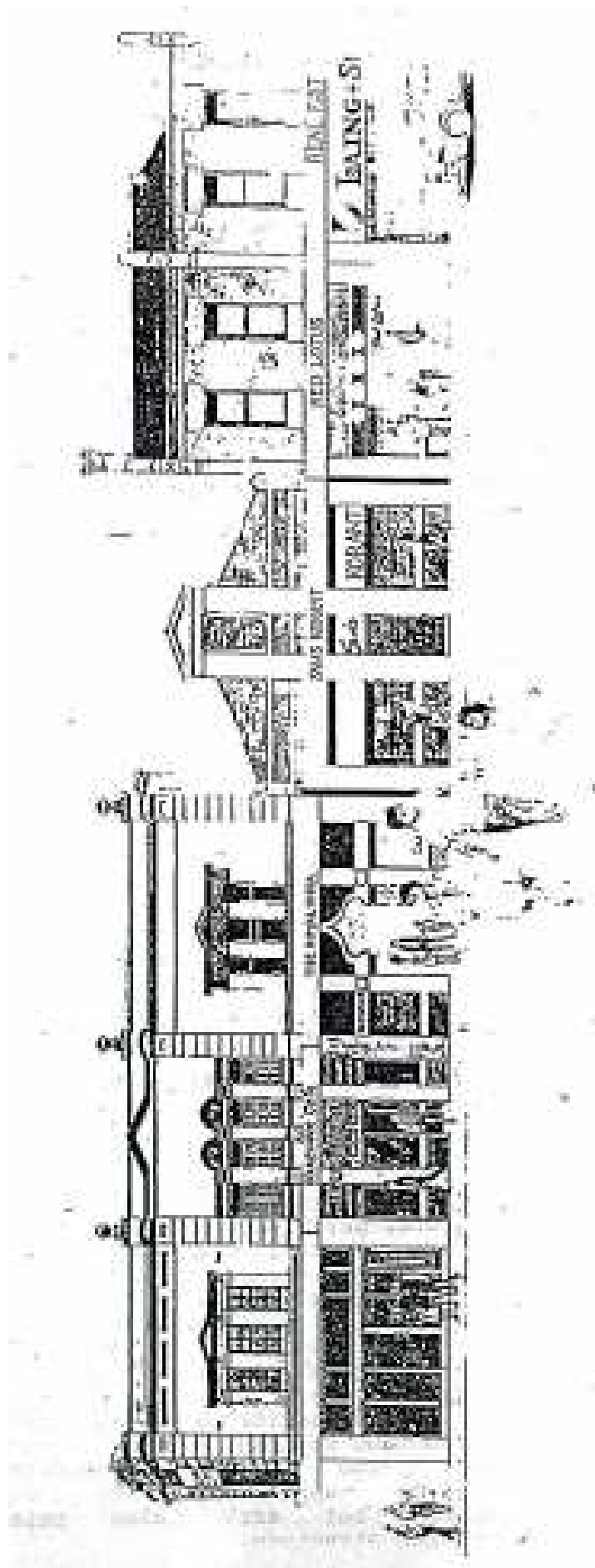
3.3.1 The height controls of this DCP are as described below for the whole Centre with the **exception** of the land bounded by Churchill Avenue, Raw Square and Albert Road which is dealt with separately later in this section.

- a) Properties with frontage to The Boulevarde, Parnell, Lyons and Morwick Streets shall generally be no more than 2 storeys construction at the street frontage and consistent in height with the taller of the two storey terraces.
- b) Selected corner buildings on prominent entry points can be up to three or four storeys at property boundaries (see **Figure 2**).
- c) Any taller elements than in a) or b) above shall be setback in conformity with a 45° building height plane parapet to parapet.
- d) With the exception of the building on the southwestern corner of The Boulevarde/Churchill Avenue intersection which can be up to four storeys, development on the southern side of Churchill Avenue can be up to three storeys in height.
- e) Development on the northern side of Redmyre Road may be two storeys with a third storey setback to a 45° height plane parapet to parapet.
- f) Redevelopment of the Strathfield Plaza apartments or the two office buildings on the corner of Redmyre Road and Raw Square is unlikely in the foreseeable future and detailed development controls have not been considered for the purpose of this document. Based on the principles of these DCP controls, however, all three buildings are considered inappropriate in their height, scale, bulk, setbacks and use of material and are not to be relied upon as precedents other than as general contextual elements.
- g) Development on the southern side of the railway land generally fronting Strathfield Square shall be single storey construction and designed to complement and preferably reveal and emphasise the heritage platform canopies.
- h) Development above the station airspace should not be allowed due to visual, bulk and overshadowing impacts on the public realm and heritage impacts on the railway property itself.
- i) Roof lines on all buildings in the Centre shall conceal machinery, lift and plant rooms etc so as to integrate with the rest of the structure.

3.2.2 Height controls of structures to property boundaries are indicated at Figure 2.

3.4 Facades

- 3.4.1 As a general principle across the Centre, it is considered essential that the facades of all nineteenth and early twentieth century be preserved and that any new facades respect those heritage values. Further, it is essential that all facades address the street, incorporate shopfront configuration and access, and display similar architectural characteristics of height, proportions of solids to voids, articulation, modulation and rhythm, fenestration and parapet interest. The following principles are particularly applicable to streetfront development but are also relevant to above-podium structure.



**FACADE TREATMENT
STRATHFIELD TOWN CENTRE**

3.4.2 Principal considerations at the design stage should include the following:

a) *Vertical Elements*

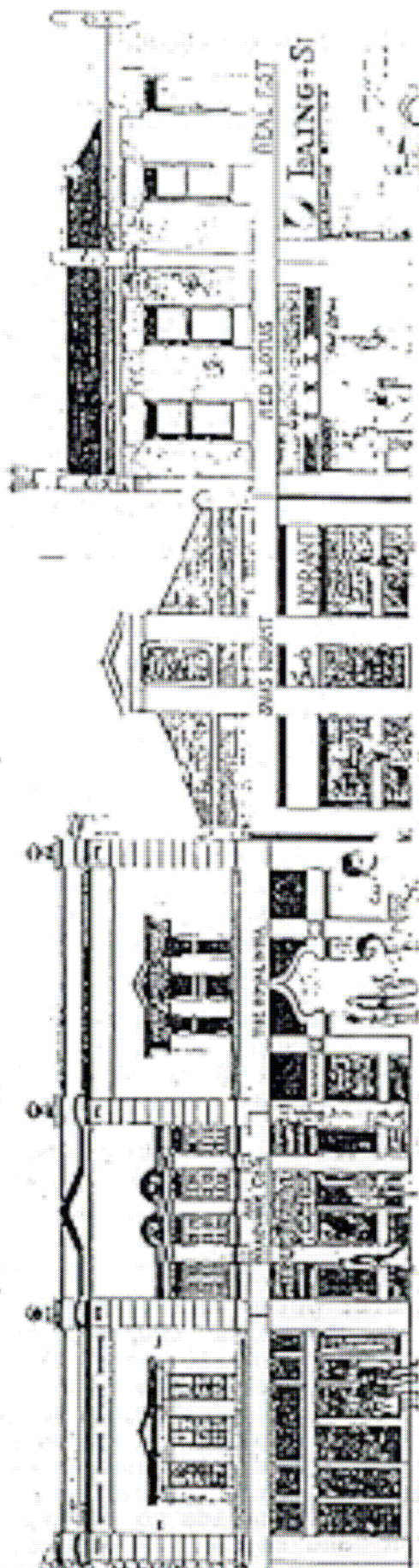
It is important that vertical modulating elements be employed to retain similar structural form to that predominating in the Centre and to maintain a high level of pedestrian interest with the added objective of breaking up lengthy horizontal elements which have no place in a centre of this type and age. The width of bays, typically set by shopfront dimensions, engaged piers, windows etc should be 5m-6m consistent with traditional forms. Unbroken expanses both of windowless and glass facade walls should be avoided. Window elements should have vertical proportion similar to traditional fenestration forms evident in the Centre and employ non-reflective glazing.

b) *Horizontal Elements*

The principal aim is to ensure consistency of new structure with old, particularly where new structure adjoins or extends heritage buildings. Accordingly, horizontal elements should align with those of adjoining buildings and should be consistent with existing horizontal elements in the case of extension or modification of an existing building. Revealed horizontal elements will include windows, awnings, parapets, cornices and the like. All buildings fronting footpath areas are to incorporate protective awnings over, using traditional cantilever form and materials unless special circumstances dictate otherwise.

c) *Ornamentation*

This refers to the architectural detailing of the facade - pediments, corbels, window surrounds etc. Exact reproduction of such elements using the same design and traditional material and finishes is encouraged in the case of the extension of an existing heritage building and is acceptable in the case of development adjoining heritage structures. Inexact imitation or mimic is **not** encouraged however, and it would be preferable for new buildings to reflect the form of such elements rather than seek their replication, except where existing heritage buildings are being extended or otherwise changed.



3.5 Buildings Displaying Heritage Features

3.5.1 These provisions complement the heritage-related provisions noted in Section 3.4 and apply to the properties identified at **Figure 3**.

3.5.2 Any development application in the Town Centre over those properties identified in Figure 3 shall take the following matters into consideration. The conservation provisions of Strathfield LEP30 shall also apply to those properties identified as heritage items.

a) Facade Materials

New buildings should be consistent with traditional practice, employing either rendered masonry or clay brick of traditional colour, texture and finish. The use of granosite, metal or other prefabricated cladding is not acceptable, nor are wire grills, metal louvres, roller shutters or other affixtures of non-traditional usage. Where buildings are to be painted, traditional colours are to be used. Consult Council's Planning Building & Environmental Services Department for details.

b) Fenestration

Window treatment is a very important design consideration, as noted earlier. Metal framed windows are not favoured as they are not true to style. Windows shall be vertical in proportion and symmetrically arranged to the facade. The ratio of wall solid to voids should not depart dramatically from the traditional treatment which pre-dated modern industrialised construction technology. Heritage buildings on the western side of The Boulevard between Strathfield Plaza and Redmyre Road should be examined for guidance as to suitable treatment.

c) Other

Where proposed development adjoins a building exhibiting a raked roof, the treatment of the new building should as far as practicable, reflect the same feature. Other considerations of a heritage nature are to be found in Section 3.4.

3.6 Access

3.6.1 This falls into two categories - pedestrian and vehicle.

3.6.2 Pedestrian Access

To maximise shopper amenity, convenience and safety it is important that pedestrians and disabled persons enjoy priority treatment within the Town Centre itself. All new development shall therefore comply with the relevant provisions for the disabled in the Building Code of Australia and Council's Access Policy. Consideration shall be given to the choice of flooring/paving material to ensure user safety as well as easy access for wheelchairs and strollers by the avoidance of steps where possible. Council will also pay attention to appropriate pedestrian and wheelchair aids (handles, railings etc) and adequate signage and lighting.

- 3.6.3 Use of public land adjoining shopfront premises for outdoor seating purposes is generally favoured by Council providing that no conflict occurs with other uses.

3.6.4 **Vehicular Access**

Vehicular access is not permitted across the following property boundaries:

- ♦ Properties with frontage to The Boulevard
- ♦ Properties fronting Strathfield Square, Albert Road and Churchill Avenue as far west as the existing service access to Strathfield Plaza

- 3.6.5 Where access gutter crossings are elsewhere required, design shall be to Council specification and RTA guidelines or Australian Standard. Where any parking is to be provided on site, vehicle and service access will be from the rear of the property.

3.7 **Parking**

- 3.7.1 This information supplements Part I of Strathfield Consolidated DCP 2005 – (Provision of Off-Street Parking Facilities) which should also be consulted. Council's Parking Code stipulates a provision of 6.2 car spaces per 100m² gross leasable area (GLA) of retail floor space and 1 space per 30m² gross floor area (GFA) for office development in Strathfield Town Centre. Council's Parking Policy also distinguishes between long stay and short stay parking. Parking provision rates for other uses is found in Council's general parking policy.

- 3.7.2 As a general principle, employee (ie long term) parking may be provided on site if practicable ie 1.5 spaces per 100m² GLA for retail and the great bulk (2.5-2.7 spaces per 100m² GFA) for office uses. In the case of office uses, if all required parking can be provided on-site in a manner Council considers practicable and safe, then it may be provided on-site on the basis that other DCP provisions are not contravened. In the case of smaller retail uses, a minimum of 1.5 spaces per 100 m² GLA may be provided on-site though also subject to DCP conformity otherwise. Spaces not provided on-site may be provided by contribution in lieu as provided for in Council's Section 94 Contributions Plan for provision in Council public parking area elsewhere serving the Town Centre.

- 3.7.3 Council has the discretion to vary these rates according to circumstances - for example, in the case of out-of-hours uses such as evening restaurants when ample parking might be available.

3.8 **Signage**

- 3.8.1 Many common types of advertising signs can be ugly and offensive and significantly detrimental to aesthetics and heritage values of buildings. Signs are commonly placed on buildings in a manner designed to attract maximum exposure which usually means minimum consideration of building form or colour. Once such practice becomes widespread, as it has in the Strathfield Town Centre, the visual clutter becomes excessive and no single sign registers with the viewer.

3.8.2 To address these problems and to control the proliferation of unco-ordinated signage, the following DCP objectives are adopted by Council for application to signs in Strathfield Town Centre;

1. to permit adequate identification and business advertising;
2. To ensure that signs enhance the commercial/retail vitality of the area without adversely affecting the amenity of the locality;
3. to ensure that signs are in keeping with the scale and character of the building to which they are affixed and do not detract from the architectural treatment;
4. to ensure that all businesses have the opportunity for reasonable exposure for the purposes of identification.

3.8.3 The following approach is adopted by Council for each shopfront premises:

- ♦ One awning fascia sign (or two in the case of end premises).
- ♦ One suspended under-awning sign (can be backlit).
- ♦ One sign on roll-down awning blind hanging from the awning fascia (which must incorporate no roller or other structural elements closer than 2.1m above footpath level and which remains the public liability of the owner, not of Council).
- ♦ One further sign at ground level above window transom level.
- ♦ One upper level sign above upper floor window (or close to parapet level if no window), designed to complement the architecture and be consistent with design lines of the building.
- ♦ Projecting wall signs or A-frame (sandwich boards) on footpaths will not be permitted.

3.8.4 Signage subject matter will be limited to advertising the business itself or the goods or services offered by that business on that property. All signs are to be displayed predominantly in the English language, but may include a direct or near direct translation into another language using similar lettering or characters. Predominantly means more than 50% of the written area of the sign. This shall not increase the total sign coverage allowance.

4.0 PART 4 – DEVELOPMENT CONTROLS OVER LAND BOUNDED BY ALBERT ROAD, RAW SQUARE, CHURCHILL AVENUE AND STRATHFIELD SQUARE

4.1 Background

- 4.1.1 This is the part of the Town Centre offering the most immediate opportunity for significant redevelopment. By virtue of its proximity and relationship to Strathfield Square and other important pedestrian areas in the Town Centre, its development has the potential for significant impact on the Town Centre. Control of its development is of high priority for the Centre and close attention needs to be given to any potential impacts that might be posed by a proposed development. The DCP controls that follow, seek to provide the general development guidelines within which that more detailed impact assessment might occur.

4.2 Planning Objectives

- 4.2.1 The planning objectives nominated in sections 2.1.1, 2.1.2 and 3.2.1 of this DCP except for those which clearly relate to other parts of the Town Centre, also apply to land referred to in Part 4.
- 4.2.2 The following planning objectives have more specific application to this land:
- ♦ To ensure shopfront development built to the street alignment, at least over the eastern half of the block, fronting Albert Road, Strathfield Square and Churchill Avenue.
 - ♦ To retain human scale to the streetscape by keeping street frontage development a minimum of two storeys and a maximum of 12m in height.
 - ♦ To minimise visual impacts on the pedestrian, particularly as viewed from Strathfield Square, by stepping taller building elements up away from the Square and setting back a minimum of 3-4m from street alignments.
 - ♦ To recognise the contextual “framing” elements formed by the Strathfield Plaza and Sandalwood apartments buildings as viewed both from the east and west.
 - ♦ To see the planning advantages available from development over sites of 3000 m² or more by offering up to 3:1 FSR bonus for site consolidation and associated public benefits.
 - ♦ To maximise site access to any development.
 - ♦ To maximise on-site availability of public parking.
 - ♦ To minimise below-ground parking to minimise massing impacts.
 - ♦ To minimise overshadowing and wind effects.

4.3 Planning Controls

4.3.1 The following controls reflect those objectives. They are provided as design parameters and DA guidelines within which Council shall consider the performance of a proposed development against Section 90 Heads of Consideration. Building envelope controls shown at Figure 4 as well as LEP controls also apply:

- ♦ Adequate provision is made for public car parking on the land (LEP).
- ♦ Appropriate measures for pedestrian comfort, safety and convenience are incorporated into the development (LEP).
- ♦ The width of the elevation of a tower or towers that is situated along or is immediately adjacent to Albert Road or Churchill Avenue is minimised (LEP).
- ♦ Development at ground level should be a minimum of two storey shopfront form built to the street alignment, at least over the eastern half of the street block, with weather protection for pedestrians.
- ♦ This street frontage development could be up to 12m in height above ground to parapet with an additional level setback 5-7m.
- ♦ Taller built element(s) could appear slightly taller than the framing elements formed by the Strathfield Plaza residential tower and the Sandalwood development when viewed from Strathfield Square.
- ♦ This would yield the building envelope shown in east-west elevational section at **Figure 4**.
- ♦ Building elements taller than four storeys (12m) should be setback from the property street frontage by 5-7m.
- ♦ Buildings shall not exceed 45m in height from the natural ground level to the ceiling of the topmost floor (LEP).
- ♦ The building(s) do not overshadow Strathfield Square or the southern side of Churchill Avenue west to the Plaza pedestrian entry, before 3pm on the winter solstice (LEP).
- ♦ Roof lines shall be “finished”, i.e. not revealing lift overruns or services.
- ♦ Comprehensive redevelopment should only be permitted if the maximum basement parking feasible from an engineering viewpoint is provided, since aboveground parking will contribute significantly to perceived building bulk (by virtue of its exclusion from FSR calculation).
- ♦ Any parking provided in aboveground structure shall be sympathetically treated in its external presentation.
- ♦ A model of the proposal shall be prepared, showing the Square and other nearby building forms; a photomontage representation shall also be

prepared by a recognised specialist, certified by a surveyor as to accuracy.

- ♦ The articulation of the facade and roofs should be designed to create a good quality landmark with particular attention to streetscape and the street corners.
- ♦ Upper facade designs above the proposed podium level should be developed to have middle level, upper level and cornice and roof elements. These levels of buildings should be articulated to provide a good quality masonry construction building with a facade ratio treatment of high solid masonry surface to windows and voids. The balustrades shall be solid in appearance and detailed in handrails.
- ♦ The building's facade should be developed to achieve the above appropriate proportions, patterns and masonry to window ratios for a well designed building complex. The materials should be good and approved by Council.
- ♦ The upper levels and cornice and roof treatment should be well designed to terminate the buildings and provide a significant good quality landmark building on the skyline.
- ♦ If possible, two-way vehicular linkage should be provided to both Albert Road and Churchill Avenue, connected within the site to provide vehicles a choice of departure route and that section of Albert Road from the site exit back to Raw Square made two-way to facilitate traffic egress.
- ♦ Any loss of at-grade public parking should at least be replaced on-site with visible and accessible parking of generous dimension.
- ♦ Wind effects are to be examined by a qualified specialist. Details shall accompany the development application.
- ♦ Other DCP controls would still apply.

4.3.2 The base floor space ratio is 3:1. Over the western part of the site, as shown in the LEP, additional FSR up to a maximum of 6:1 is available, with consent of Council, for development on consolidated sites of 3000m² or more, providing that the proposed development complies with the preceding DCP controls.

5.0 PART 5 – PERFORMANCE STANDARDS

5.1 General

- 5.1.1 Building design and choice of building materials should concentrate on the comfort and amenity of its occupants as well as how the building relates to adjoining and nearby developments. It is essential that the building designer pay close regard to how a proposed building will contribute to overshadowing and wind conditions in nearby public areas, as well as reflected heat and potentially eye-damaging glare. Other considerations are the sensitive use of materials and colours, building proportion and appearance, pedestrians and disabled access and weather protection.
- 5.1.2 Council will take into account all of these matters when considering an application. Applicants should demonstrate in their application that close attention has been given to all of these performance issues, as any building in the Town Centre has the real potential to impact significantly on the many people who use the Centre, particularly pedestrians. This applies particularly to larger developments and Council reserves the right to call for additional information dealing with these matters including advice from specialists in matters such as wind, overshadowing, reflectivity, etc.



6.0 ATTACHMENTS

Diagrams

Figure 1 – Strathfield Town Centre DCP Area of Coverage

Figure 2 – Building Heights to Property Boundaries

Figure 3 – Building Displaying Heritage Features

Figure 4 – East-West Building Envelope Controls (for land bounded by Albert Road, Raw Square, Churchill Avenue and Strathfield Square)

Appendices

1. Strathfield LEP 30 (Heritage Items)
2. Strathfield LEP 48 ('Sandalwood Apartments')
3. Strathfield LEP 70 (Town Centre)

SCM122127

STRATHFIELD TOWN CENTRE
DEVELOPMENT CONTROL PLAN NO. 13

FIGURE 1

DCP AREA OF COVERAGE



STRATHFIELD TOWN CENTRE
DEVELOPMENT CONTROL PLAN NO. 13

FIGURE 2

BUILDING HEIGHTS TO PROPERTY BOUNDARIES



STRATHFIELD TOWN CENTRE

DEVELOPMENT CONTROL PLAN NO. 13

FIGURE 3

BUILDINGS DISPLAYING HERITAGE FEATURES

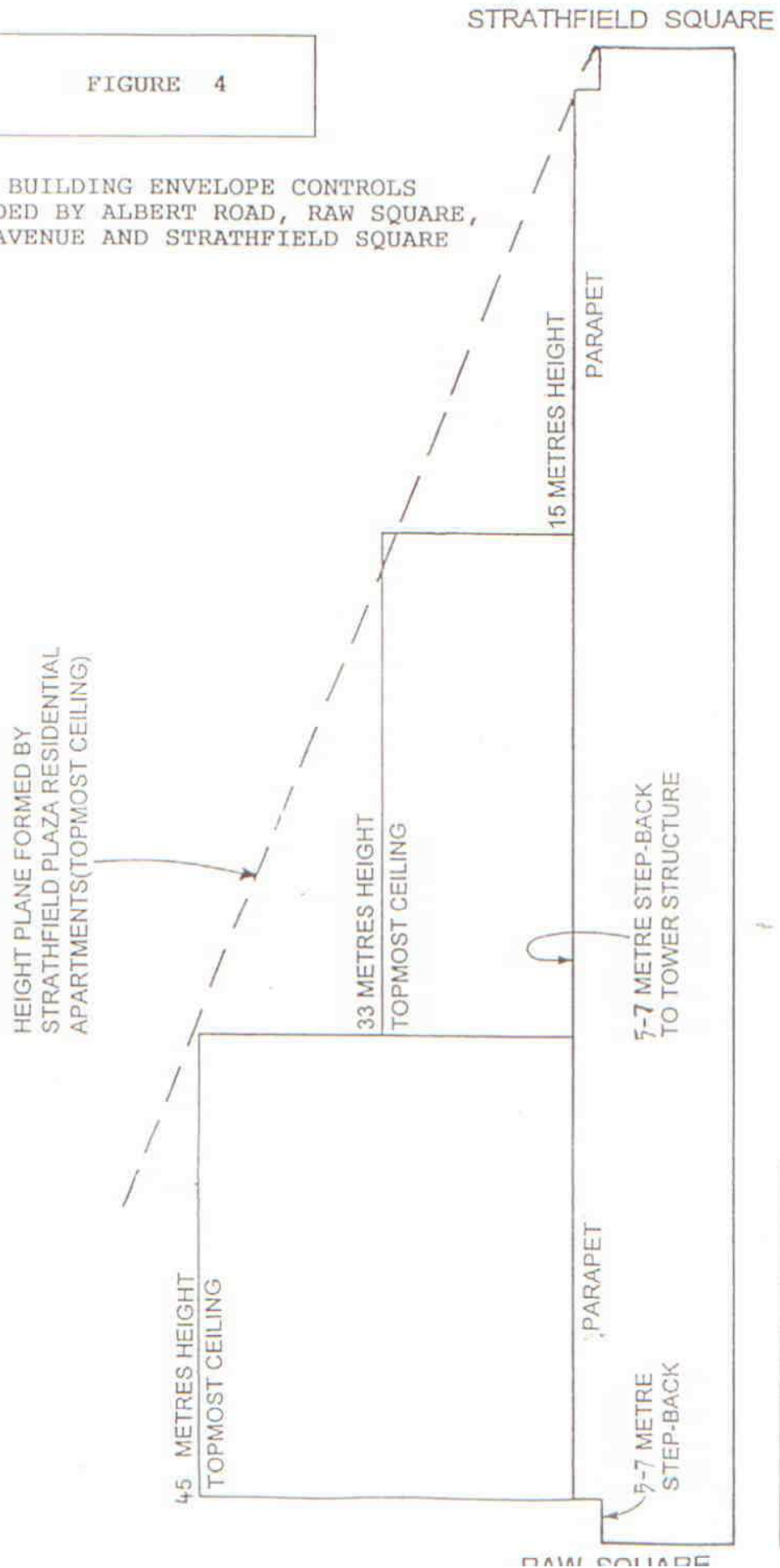


STRATHFIELD TOWN CENTRE

DEVELOPMENT CONTROL PLAN NO. 13

FIGURE 4

EAST-WEST BUILDING ENVELOPE CONTROLS
FOR LAND BOUNDED BY ALBERT ROAD, RAW SQUARE,
CHURCHILL AVENUE AND STRATHFIELD SQUARE



SCALE 1:600 HORIZONTAL
& VERTICAL

APPENDIX 1

STRATHFIELD LEP 30

HERITAGE ITEMS

(Please also refer to the map held in the Council offices)

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
STRATHFIELD LOCAL ENVIRONMENTAL PLAN No.30

I, the Minister for Planning, in pursuance of section 70 of the Environmental Planning and Assessment Act 1979, make the local environmental plan set out hereunder. (S90/01921)

ROBERT WEBSTER

Minister for Planning

Sydney, 20 July, 1992.

Citation

1. This plan may be cited as Strathfield Local Environmental Plan No.30.

Aims, objectives etc.

2. The aims of this plan are-

- (a) to conserve the environmental heritage of the Municipality of Strathfield; and
- (b) to integrate heritage conservation into the planning and development control process; and
- (c) to provide for public involvement in the matters relating to the conservation of Strathfield's environmental heritage; and
- (d) to ensure that new development is undertaken in a manner that is sympathetic to and does not detract from the heritage significance of certain items and their settings, as well as streetscapes and landscapes, and the distinctive character that they impart to the Municipality of Strathfield.

Land to which plan applies

3. This plan applies to all land within the Municipality of Strathfield.

Relationship to other environmental planning instruments

4. (1) This plan amends the Strathfield Planning Scheme Ordinance in the manner set out in clause 5.

(2) This plan amends State Environmental Planning Policy No.4 - Development Without Consent in the manner set out in proposed clauses 59A(3) and 59C(4) to be inserted in that Ordinance by clause 5(c).

Amendment of Strathfield Planning Scheme Ordinance

5. The Strathfield Planning Scheme Ordinance is amended:

- (a) by inserting in clause 4 in appropriate alphabetical order the following definitions -

"alter", in relation to a heritage item or to a building or work within a heritage conservation area, means -

- (a) make structural changes to the outside of the heritage item, building or work; or
- (b) make non-structural changes to the detail, fabric, finish or appearance of the outside of the heritage item, building or work, other than changes that maintain the existing detail, fabric, finish or appearance of the outside of the heritage item, building or work;

"building" includes a structure or any part of a structure;

"demolition", in relation to a heritage item or to a building or work within a heritage conservation area, means the damaging, defacing, destruction, pulling down or removal of the heritage item, building or work, in whole or in part;

"Heritage and Conservation map" means the map identifying heritage items and heritage conservation areas referred to in Schedules 9 and 10, deposited in the office of the Council;

"heritage conservation area" means an area of heritage significance referred to in Schedule 10 and being the land edged heavy black with grey toning and marked "Heritage Conservation Area" on the Heritage and Conservation map;

"heritage item" means a building, work, relic, tree or place of heritage significance to the Municipality of Strathfield, described in Schedule 9 and identified on the Heritage and Conservation map;

"heritage significance" means historic, scientific, cultural, social, archaeological, architectural, natural or aesthetic significance;

"maintenance" means the continuous protective care of the fabric of a heritage item and its setting;

"relic" means any deposit, object or material evidence relating to the use or settlement of the area of the Municipality of Strathfield which is 50 or more years old;

"structure" includes a wireless aerial, mast or post visible from any public reserve, a swimming pool, a fence and a tennis court;

- (b) by omitting clauses 60A, 60AA, 61EA(3), (4) and (5), 61FA and 61HA;
- (c) by inserting after clause 59 the following clauses -

Heritage items

59A. (1) A person shall not, in respect of a building, work, relic, place or tree that is a heritage item -

- (a) demolish or alter the building or work;
- (b) damage or move the relic;
- (c) excavate for the purpose of exposing the relic;
- (d) damage or despoil the place or tree;
- (e) erect a building on, or subdivide, land on which the building, work or relic is situated or that comprises the place; or
- (f) damage any tree included in the Council's Tree Preservation Order on land on which the building, work or relic is situated or on the land which comprises the place,

except with the consent of the Council.

(2) The Council shall not grant a consent referred to in subclause (1) unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the item and any stylistic or horticultural features of its setting.

(3) Nothing in clauses 6, 9 or 10 of State Environmental Planning Policy No.4 - Development Without Consent authorises the carrying out of development referred to in subclause (1) without the need to obtain development consent.

(4) Nothing in subclause (1) requires development consent for the erection of-

- (a) a free-standing structure having a roof or floor area of 12 square metres or less -
 - (i) on a site which is not a corner lot, if the structure is located behind the rear line (when viewed from the front of the site) of any dwelling-house listed in Schedule 9 that is on the site; or
 - (ii) on a site which is a corner lot, if the structure is located behind the rear line (when viewed from the front of the site) of any dwelling-house listed in

Schedule 9 that is on the site and behind the line of the side wall of that dwelling-house that is furthest from the side street;

- (b) pergolas, swimming pools and fences (except a fence forward of the building line or a fence on the boundary where that boundary adjoins a public place other than a rear lane).

Development in the vicinity of heritage items

59B. The Council shall not grant consent to an application for consent to the carrying out of development on land in the vicinity of a heritage item unless it has made an assessment of the effect the carrying out of that development will have on the heritage significance of the item and its setting.

Heritage conservation areas

59C. (1) A person shall not, in respect of a heritage conservation area -

- (a) demolish or alter a building or work within the area;
- (b) damage or move a relic within the area;
- (c) excavate within the area for the purpose of exposing the relic;
- (d) damage or despoil any place or tree within the area; or
- (e) erect a building on, or subdivide, land within the area,

except with the consent of the Council.

(2) The Council shall not grant a consent referred to in subclause (1) unless it has taken into consideration the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage conservation area.

(3) The Council shall not grant a consent referred to in subclause (1), being a consent to an application to erect a new building or to alter an existing building, unless the Council has made an assessment of -

- (a) the pitch and form of the roof;
- (b) the style, size, proportion and position of the openings for windows and doors; and
- (c) whether the colour, texture, style, size and type of finish of the materials to be used on the exterior of the building are compatible with the materials used in the existing buildings in the heritage conservation area.

(4) Nothing in clauses 6, 9 or 10 of State Environmental Planning Policy No.4 - Development Without Consent authorises the carrying out of development referred to in subclause (1) without the need to obtain development consent.

(5) Nothing in subclause (1) requires development consent for the erection of-

- (a) a free- standing structure having a roof or floor area of 12 square metres or less -
 - (i) on a site which is not a corner lot, if the structure is located behind the rear line (when viewed from the front of the site) of any dwelling-house listed in Schedule 10 that is on the site; or
 - (ii) on a site which is a corner lot, if the structure is located behind the rear line (when viewed from the front of the site) of any dwelling-house listed in Schedule 10 that is on the site and behind the line of the side wall of that dwelling-house that is furthest from the side street;
- (b) pergolas, swimming pools and fences (except a fence forward of the building line or a fence on the boundary where that boundary adjoins a public place other than a rear lane).

Submission of heritage assessment

59D. (1) The Council shall not consent to the carrying out of development referred to in clause 59A, 59B or 59C unless a statement is submitted with the application -

- (a) demonstrating that consideration has been given to the heritage significance and the conservation of the building, work or land to which the application relates; and
- (b) setting out any steps to be taken to mitigate any impact of the development on the heritage significance of that building, work or land; and
- (c) describing the significance of that building, work or land as part of the environmental heritage of the Municipality of Strathfield.

Heritage advertisements and notifications

59E. (1) Except as provided by subclause (2) -

- (a) the provisions of sections 84, 85, 86, 87(1) and 90 of the Environmental Planning and Assessment Act 1979 apply to and in respect of -
 - (i) the demolition of a building or work that is a heritage item;

- (ii) the demolition of a building or work within a heritage conservation area; and
- (iii) the use of a building or land referred to in clause 59F for a purpose which, but for that clause, would be prohibited under this Ordinance,

in the same way as these provisions apply to and in respect of designated development; and

- (b) where a person makes a development application to demolish a building or work that is a heritage item, the Council shall not grant consent to that application until 28 days after the Council has notified the Secretary of the Heritage Council of its intention to do so.

(2) Subclause (1) does not apply to the partial demolition of a heritage item or a building or work within a heritage conservation area if, in the opinion of the Council, the partial demolition will be minor and will not adversely affect the heritage significance of the heritage item, building or work in relation to the environmental heritage of the Municipality of Strathfield.

Conservation incentives

59F. (1) Nothing in this plan prevents the Council from granting consent to an applicant to -

- (a) the use, for any purpose, of a building that is a heritage item or the land on which the building is erected; or
- (b) the use, for any purpose, of a building within a conservation area or the land on which the building is erected,

i. it is satisfied that -

- (c) the proposed use would have little or no adverse effect on the amenity of the area; and
- (d) the conservation of the building depends on the Council's granting that consent.

(2) When considering an application to erect a building on land on which there is situated a building which is a heritage item, the Council may -

- (a) for the purpose of determining the floor space ratio; and
- (b) for the purpose of determining the number of parking spaces to be provided on the site,

exclude from its calculation of the floor space of the buildings erected on the land the floor space of the item, but only if the Council is satisfied that the conservation of the building depends upon the Council's granting the exclusion.

(3) In this clause -

- (a) "floor space ratio", in relation to a building, means the ratio of the gross floor area of the building to the area of the site on which the building is, or is proposed to be, erected; and
- (b) "gross floor area" means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1 400 millimetres above each floor level, excluding the following-
 - (i) columns, fin walls, shade devices, awnings and any other elements, projections or works outside the general lines of the outer face of the external wall;
 - (ii) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and air-conditioning ducts;
 - (iii) car-parking needed to meet the requirements of the Council and any internal access to that car-parking;
 - (iv) space for the loading and unloading of goods;
 - (v) internal public arcades and thoroughfares, terraces and balconies with outer walls less than 1 400 millimetres high.

Provisions relating to heritage items covered by a conservation instrument

59G. Clauses 59A, 59C, 59D and 59E shall not apply to a building, work, relic or place that is a heritage item or is within a heritage conservation area and is the subject of a conservation instrument within the meaning of the Heritage Act 1977.

(d) by inserting after Schedule 8 the following Schedules -

SCHEDULE 9 (Cl. 4)
Heritage Items

INVENTORY
ITEM NO.

PROPERTY

86	33-35 Abbotsford Road, Homebush - Federation Houses
76	78-80 Abbotsford Road, Homebush - Victorian House
126	65-69 Albert Road, Strathfield - Strathfield Education Centre
143	95-103 Albert Road, Strathfield - Former Australia Post Training Centre
129	102 Albert Road, Strathfield - Former Homebush Congregational School
52	179 Albert Road, Strathfield - Mount St Mary College
146	194 Albert Road, Strathfield - Edgebaston Vale
200	12-14 Albyn Road, Strathfield - Federation House
196	32-34 Albyn Road, Strathfield - Darent

- 195 96 Albyn Road, Strathfield - Californian Bungalow
 163 4 Alviston Street, Strathfield - Tara
 45 12 Arthur Street, Strathfield West - Interwar House
 47 Cnr Arthur Street & Mitchell Road, Homebush - Ukrainian
 Orthodox Church
 51 96A Barker Road, Strathfield - St Davids Presbyterian Church
 95 33-35 Beresford Road, Strathfield - Montesca
 125 44 Beresford Road, Strathfield - Masonic Temple
 87 41 Broughton Road, Homebush - Federation House
 101 60 Broughton Road, Homebush - Victorian Italianate Villa
 176 5 Brunswick Avenue, Strathfield - House
 62 51 Burlington Road, Homebush - Strathfield-Homebush Uniting
 Church
 70 82 Burlington Road, Homebush - Meyrick
 71 102 Burlington Road, Homebush - Camden Lodge
 172 2 Carrington Avenue, Strathfield - Glen Luna
 169 13 Carrington Avenue, Strathfield - Uniting Church,
 Strathfield
 '3 101 Coronation Parade, Strathfield South - Federation House
 224 Coronation Parade, cnr Liverpool Road, Strathfield South -
 Former Enfield Council Chambers
 224A Coronation Parade, cnr Liverpool Road, Strathfield South -
 Coronation Arch
 219 22-26 Cotswold Road, Strathfield - Fairholm
 107 17 Coventry Road, Homebush - Federation House
 116 Davey Square - War Memorial
 25 1 Eastbourne Road, Strathfield West - Manx Cottage
 53 Edgar Street, Strathfield - Brother Hickey Building
 36 8-10 Exeter Road, Strathfield West - Morinda
 181 10 Florence Street, Strathfield - Two Storey House
 182 14-16 Florence Street, Strathfield - Victorian Villas
 213 5 Gelling Avenue, Strathfield - Bungalow and Garden
 37 34 Hampstead Road, Strathfield West - St Sava, Serbian
 Orthodox Church
 40 Hampstead Road, Strathfield West - War Memorial, Melville
 Reserve
 35 26 Henley Road, Strathfield West - Timber House
 27 Henley Road, Strathfield West - Homebush West Post Office
 65 Homebush Railway Station
 73 Homebush Boys High School, Bridge Road, Homebush
 64 Homebush Public School - Cnr The Crescent and Rochester St,
 Homebush
 67 Homebush South Post Office - 17 The Crescent, Homebush
 93 24 Homebush Road, Homebush - Verani
 123 27-29 Homebush Road, Strathfield - Federation House
 119 36-42 Homebush Road, Strathfield - St. Annes Anglican Church
 128 50 Homebush Road, Strathfield - Korean United Church
 154 65 Homebush Road, Strathfield - Council Chambers
 180 81 Homebush Road, Strathfield - Victorian Villa
 183 91 Homebush Road, Strathfield - Federation House
 184 93 Homebush Road, Strathfield - Federation House
 186 110 Homebush Road, Strathfield - Californian Bungalow
 204 127 Homebush Road, Strathfield - Brockby House
 26 1 Hornsey Road, Strathfield West - Brooklyn
 29 10 Hornsey Road, Strathfield West - Thornleigh
 256 1-7 Juno Parade, Greenacre - Enfield Brick Pits
 208 17-19 Kingsland Road, Strathfield - House and Garden
 228 416-420 Liverpool Road, Strathfield South - Leigh College
 229 416-420 Liverpool Road, Strathfield South - Brundah

- 209 16 Llandilo Avenue, Strathfield - Arts & Crafts House
 210 54-56 Llandilo Avenue, Strathfield - Federation House
 167 16 Margaret Street, Strathfield - Branxton
 79 19-21 Meredith Street, Homebush - Edensor
 80 23 Meredith Street, Homebush - Federation House and Garden
 113 13 Merley Road, Strathfield West - Interwar Style House
 114 15 Merley Road, Strathfield West - Georgian Revival House
 Milestones
 227A Liverpool Road, cnr Telopea Avenue, Strathfield South
 227B Liverpool Road, south side west of Braidwood Street,
 Strathfield South
 227C Parramatta Road, south side east of Bridge Road, Homebush
 239 12 Newton Road, Strathfield - Crosby
 21 55-57 Parramatta Road, Homebush - Niterider Theatre
 Restaurant
 22 70 Parramatta Rd, Cnr Knight St, Homebush - Horse & Jockey
 Hotel
 165 10-28 Redmyre Road, Strathfield - Meriden School
 90 67 Rochester Street, Homebush - Weatherboard Cottage
 16 1 Short Street East, Homebush - Cottage & Garden
 248 St Ann's Square, Strathfield South - including the Historic
 Church of St Ann's
 173 15 Strathfield Avenue, Strathfield - House & Garden
 136 Strathfield Railway Station, Strathfield Square, Strathfield
 32 34 Tavistock Road, Strathfield West - Timber House
 142 39 The Boulevarde, Strathfield - Keary's Corner
 168 49 The Boulevarde, Strathfield (Lauriston) - Santa Maria Del
 Monte
 170 59-63 The Boulevarde, Strathfield (Brunyarra) - Santa Maria
 Del Monte
 206 119 The Boulevarde, Strathfield (Somerset) - House and Garden
 207 125-127 The Boulevarde, Strathfield - Trinity Grammar
 Preparatory School
 61 42 The Crescent, Homebush - Hollywood
 161 3-5 Vernon Street, Strathfield - Russian Orthodox Church
 258 23 Vernon Street, Strathfield - House
 203 8-10 Victoria Street, Strathfield (Winbin) - Federation House
 216 10 Wakeford Road, Strathfield - Glencona
 15 80 Wentworth Road, Homebush - Spanish Mission House

SCHEDULE 10 (Cl. 4)
Conservation AreasINVENTORY
ITEM NO.

PROPERTY

- 69 Abbotsford Road Precinct
Abbotsford Road Nos. 1-101, 2-104
Meredith Street Nos. 7-9
Rochester Street Nos. 57-63
- 134 Churchill Avenue Precinct
Churchill Ave Nos. 33-73, 48-86
St Martha's School situated on the western side of No.86
- 117 Homebush Road Precinct
Homebush Road Nos. 24-64, 17-59
Oxford Road No. 2
- 50 Marion Street, Precinct
Marion Street Nos. 1-45, 2-26
Shortland Avenue Nos. 46-50
Barker Road Nos. 45-55
~~Praser Street No. 23~~
- 241 Melville Avenue to Myee Avenue Precinct
Boden Avenue Nos. 2-34, 1-33
Melville Avenue Nos. 2-34, 1-33
Myee Avenue Nos. 2-34, 1-33
- 149 Redmyre Road, Precinct
Redmyre Road Nos. 21-103, 34-108
Homebush Road Nos. 74-80, 61-67
Vernon Street Nos. 2-8
- 160 Vernon Street Precinct
Vernon Street Nos. 1-15, 10-34
Alviston Street Nos. 2-8
- 190 Woodward Avenue Precinct
Woodward Avenue Nos 2-28
The Boulevarde Nos. 95-103
Albyn Road Nos. 3-19
-

APPENDIX 2

STRATHFIELD LEP 48

'SANDALWOOD APARTMENTS'

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
STRATHFIELD LOCAL ENVIRONMENTAL PLAN No.48

I, the Minister for Planning, in pursuance of section 70 of the Environmental Planning and Assessment Act 1979, make the local environmental plan set out hereunder.

ROBERT WEBSTER

Minister for Planning

Sydney, 11 August, 1992.

Citation

1. This plan may be cited as Strathfield Local Environmental Plan No.48.

Aims, objectives etc.

2. This plan aims:

- (a) to rezone the land to which this plan applies from partly Business General, partly Business Special and partly Special Uses "B" (Railways) to Business General under the Strathfield Planning Scheme Ordinance;
- (b) to allow for mixed commercial/residential use of the land to which this plan applies; and
- (c) to limit the retail and commercial component of any development of the land to which this plan applies.

Land to which plan applies

3. This plan applies to land known as Nos.3-7 Albert Road, Strathfield, as shown edged heavy black on the map marked "Strathfield Local Environmental Plan No.48" deposited in the office of the Council of the Municipality of Strathfield.

Relationship to other environmental planning instruments

4. This plan amends the Strathfield Planning Scheme Ordinance in the manner set out in clause 5.

Amendment of Strathfield Planning Scheme Ordinance

5. The Strathfield Planning Scheme Ordinance is amended:

- (a) by inserting at the end of paragraph (b) of the definition of "Scheme map" in clause 4 the following words:

Strathfield Local Environmental Plan No.48.

- (b) by inserting after clause 44 the following clause:

Floor Space Ratio for Residential Flat Buildings

44A. (1) This clause applies to the land to which Strathfield Local Environmental Plan No.48 applies.

(2) So much of the floor space area of a building on the land to which this clause applies as is used exclusively for a residential purpose shall be excluded from the calculation of the total floor space area of the building for the purposes of clause 44.

- (c) by inserting after clause 46 the following clause:

Storeys - Special Provisions

46A. (1) This clause applies to land within Zone No.3(a) and described in Column 1 of the Table to this clause.

(2) A building shall not be erected on land to which this clause applies if the number of storeys measured vertically above natural ground level would exceed the number of storeys specified opposite the land in Column 2 of the Table.

(3) In this clause:

"Storeys", in relation to a building, means the maximum number of storeys, levels or floors, as the case may be, of the building which may be intersected by the same vertical line, not being a line which passes through any wall of the building.

Table

Column 1 Land	Column 2 Storey (Maximum)
Land known as Nos.3-7 Albert Road, Strathfield, as shown edged heavy black on the map marked "Strathfield Local Environmental Plan No.48" deposited in the office of the Council.	16

- (d) by inserting after clause 56A the following clause:

Use of Residential Buildings in Zone No.3(a)

56B. (1) This clause applies to any building erected on land within Zone No.3(a) wholly or partly for residential purposes pursuant to a grant of development consent.

(2) No building or part of a building to which this clause applies shall be used for any purpose other than residential or home occupation.

APPENDIX 3

STRATHFIELD LEP 70

‘TOWN CENTRE’

ENVIRONMENTAL PLANNING AND ASSESSMENT ACT 1979
STRATHFIELD LOCAL ENVIRONMENTAL PLAN No.70

I, the Minister for Urban Affairs and Planning, in pursuance of section 70 of the Environmental Planning and Assessment Act 1979, make the local environmental plan set out hereunder. (R93/00177)

Minister for Urban Affairs and Planning.

Sydney, 8th March, 1996.

Citation

1. This plan may be cited as Strathfield Local Environmental Plan No.70.

Aims, objectives etc.

2. This plan aims:

- (a) to rationalise land use zoning within the Strathfield town centre by consolidating the town centre planning controls into a single planning instrument; and
- (b) to strengthen the subregional role and promote the vitality of the town centre by allowing a broader range of compatible land uses; and
- (c) to provide for an appropriate distribution and intensity of development by prescribing floor space ratios and minimum development areas; and
- (d) to protect the amenity of residential areas in the locality and the pedestrian environment of the town centre including Strathfield Square; and
- (e) to protect buildings of heritage significance; and
- (f) to provide the framework for more detailed controls to be contained within a development control plan.

Land to which plan applies

3. This plan applies to land shown edged heavy black on Sheets 1 and 2 of the map marked "Strathfield Local Environmental Plan No.70" deposited in the office of Strathfield Council.

Relationship to other environmental planning instruments

4.(1) This plan:

- (a) amends Strathfield Planning Scheme Ordinance in the manner set out in clause 5; and
- (b) repeals the following environmental planning instruments (which will be redundant when this plan is made):

Interim Development Order No.7 - Municipality of Strathfield
Strathfield Local Environmental Plan No.3
Strathfield Local Environmental Plan No.10
Strathfield Local Environmental Plan No.14
Strathfield Local Environmental Plan No.19
Strathfield Local Environmental Plan No.34
Strathfield Local Environmental Plan No.50

(2) The repeal of Strathfield Local Environmental Plan No.58 does not affect the definition of "Amusement centre" inserted into clause 4 of the Strathfield Planning Scheme Ordinance by that plan.

Amendment of Strathfield Planning Scheme Ordinance

5. Strathfield Planning Scheme Ordinance is amended:

- (a) by omitting from paragraph (b) of the definition of "scheme map" in clause 4 the following words:

Strathfield Local Environmental Plan No.19.
Strathfield Local Environmental Plan No.34.

- (b) by inserting at the end of paragraph (b) of the definition of "scheme map" in clause 4 the following words:

Strathfield Local Environmental Plan No.70.

- (c) by inserting before the Table to clause 44 the following subclause:

(2) This clause does not apply to land to which Strathfield Local Environmental Plan No.70 applies (see clause 44B).

- (d) by inserting after clause 44A the following clause:

Floor space ratios for Strathfield Town Centre
44B. (1) This clause applies to land shown edged heavy black on Sheet 2 of the map marked "Strathfield Local Environmental Plan No.70" deposited in the office of Strathfield Council ("the floor space ratio map").

(2) The Council may consent to the carrying out of development on land to which this clause applies only if the ratio of the gross floor area of any building or buildings to the area of the site on which the building or buildings is or are to be erected does not exceed the ratio shown in respect of the land on the floor space ratio map.

(3) Development of land which is shown on the floor space ratio map as having a bonus of up to 3:1 over the base floor ratio of 3:1 only attracts that bonus if:

- (a) the application for consent to carry out the development is made in respect of a contiguous site area of 3,000 square metres or more; and
(b) that site area consists of one allotment only.

(4) A person must not, without the consent of the Council, subdivide an allotment on which development has been carried out only because of the bonus provided by subclause (3).

(5) In this clause:

"gross floor area" means the sum of the areas of each floor of a building where the area of each floor is taken to be the area within the outer face of the external enclosing walls as measured at a height of 1,400 millimetres above each floor level, excluding:

- (a) columns, fin walls, sun control devices and any elements, projections or works outside the general lines of the outer face of the external wall; and

- (b) lift towers, cooling towers, machinery and plant rooms and ancillary storage space and vertical air-conditioning ducts; and
- (c) car parking needed to meet any requirements of the Council and any internal access thereto; and
- (d) space for the loading and unloading of goods.
- (e) by omitting from Table to clause 61A the matter relating to Lot 1, D.P. 510831, Churchill Avenue, Strathfield;
- (f) by omitting clause 61BC and by inserting instead the following clause:

Development of certain land - Strathfield Town Centre 61BC. (1) This clause applies to land shown edged heavy black on Sheet 1 of the map marked "Strathfield Local Environmental Plan No.70" deposited in the office of Strathfield Council ("the town centre map").

(2) Despite any other provision of this Ordinance, the Council must not consent to the carrying out of development on land shown hatched on the town centre map unless it is satisfied that:

- (a) adequate provision is made for public car parking on the land; and
- (b) appropriate measures for pedestrian comfort, safety and convenience are incorporated in relation to the land; and
- (c) the width of any tower or towers situated along or immediately adjacent to Albert Road or Churchill Avenue is minimised; and
- (d) the proposed development will not cause any overshadowing of Strathfield Square, or the southern side of Churchill Avenue west to the Strathfield Plaza pedestrian entry, before 3.00 pm on any day during the winter solstice; and
- (e) the buildings will not exceed 45 metres in height from the natural ground level to the ceiling of the topmost floor.

(3) Clause 35 does not apply to the determination of any application relating to land to which this clause applies.

(4) Despite any other provision of this Ordinance, development for the purpose of an amusement centre is prohibited on land to which this clause applies.

- (g) by omitting clause 61CC.



3(a)

Business General

5(b)

Special Uses 'B' [Railways]

6(a)

Recreation Existing



Land to which clause 61BC(2) applies



Sheet 1 of 2

SCALE:—1:4000

SUBJECT LAND EDGED HEAVY BLACK

LOCALITY STRATHFIELD

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

STRATHFIELD LOCAL ENVIRONMENTAL PLAN No. 70

DRAWN BY M. Broderick DATE 15.12.95

SUPERVISING
DRAFTSMAN

PLANNING
OFFICER M. Broderick

COUNCIL FILE NO. 785C Pt. 2/3

DEPT. FILE NO. R93/00177/002

GOV. GAZETTE OF 8/3/00

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

AMENDS THE STRATHFIELD
PLANNING SCHEME

CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT

M. Broderick



Floor Space Ratios

Sheet 2 of 2



SUBJECT LAND EDGED HEAVY BLACK

SCALE:— 1:4000

LOCALITY STRATHFIELD

ENVIRONMENTAL PLANNING & ASSESSMENT ACT, 1979

STRATHFIELD LOCAL ENVIRONMENTAL PLAN No. 70

DRAWN BY M.Braderick DATE 15.12.95

SUPERVISING
DRAFTSMAN

PLANNING
OFFICER M.Braderick

COUNCIL FILE NO. 785c Pt.2/3

DEPT. FILE NO. R93/00177/002

GOVT GAZETTE OF 8/1/96

STATEMENT OF RELATIONSHIP WITH OTHER PLANS

AMENDS THE STRATHFIELD
PLANNING SCHEME

CERTIFIED IN ACCORDANCE
WITH THE ENVIRONMENTAL
PLANNING & ASSESSMENT ACT

M.Braderick