



STRATHFIELD DEVELOPMENT CONTROL PLAN NO 26

2-6 Pilgrim Avenue and 9-13
Albert Road, Strathfield

Adopted by Council on #####

In force from #####

STRATHFIELD
COUNCIL

| AMENDMENTS | | | |
|---------------|---|--------------------|----------------|
| Amendment No. | Description | Adopted by Council | Date Effective |
| 1 | Deletion of Part L. Part L has been repealed by a separate document, the Strathfield Community Participation Plan (CPP). All references to Part L deleted and General Housekeeping amendments. | XXX | XXX |
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- e) To ensure suitable provision is made for vehicular access across the site, including the provision of public car parking in the uppermost basement;
- f) To provide an acceptable acoustic environment for residents through appropriate design, layout and construction measures, which mitigate noise and vibration impacts from the nearby road and rail transport activities;
- g) To ensure that the site is adequately provided with water, sewerage and stormwater drainage services; and
- h) To ensure environmental, flooding and contamination matters are addressed at the Development Application stage.

1.7 Relationship to Other DCPs and Policies

This DCP should be read in conjunction with:

- i) Strathfield Local Environmental Plan 2012;
- ii) Strathfield Section 94 Direct Development Contributions Plan 2010-2030
- iii) Strathfield Section 94A Indirect Contributions Plan 2010

Development of the site is governed by SLEP 2012. This site specific DCP should be read in conjunction with the provisions and controls in Council's other relevant DCP's. This DCP adopts the following provisions of the Strathfield Consolidated Development Control Plan 2005.

- Part C – Multiple Unit Housing
- Part F – Bed and Breakfast Establishments
- Part H – Waste Minimisation and Management
- Part I – Provision of Off Street Parking
- Part J – Advertising Signs and Structures
- Part K - Development on Contaminated Land
- ~~Part L – Public Notification of Development Applications~~
- Part N – Water Sensitive Urban Design
- Part P – Heritage
- Part Q – Urban Design Controls
- Strathfield Community Participation Plan

If there is any inconsistency between controls in this DCP and Council's other DCP's the controls in this DCP shall prevail as they relate to the site.

2.0 PLANNING PRINCIPLES

2.1 Density, bulk and scale

- To ensure that maximising the site's development potential is balanced with environmental and aesthetic considerations and that the scale of development is appropriate to the site's context and its proximity to the Town Centre and railway station
- To promote redevelopment in the form of a mixed-use scheme comprising ground floor commercial uses with residential above
- To ensure that building envelopes (in terms of height, scale and set back) respect the desired character, topography and built form of the site and locality
- To relate building forms to private open spaces across the site