

B3.4 ENSURE SUFFICIENT COMMERCIAL OFFICE SITES IN STRATEGIC CENTRES

Identify, protect and promote sites for large scale development in Strategic Centres.

SW B3.4.1 Through the development of Principal LEPs, the Department of Planning and Councils to use planning controls to ensure key sites are not fragmented.

SEE ALSO ACTIONS SW B2.1.1, SW B2.1.2 & SW B3.3.2.

Securing and protecting sites for larger footprint buildings will be important for the development of Strategic Centres and creating the preconditions for major investments.

SW B3.4.2 The NSW Government and Liverpool Council to identify sites in Liverpool and Warwick Farm suitable for redevelopment, and establish a process to achieve redevelopment that will support Liverpool Regional City.

Redevelopment of key sites within 1 km of train stations for commercial development can deliver substantial benefits to the centre.

SW B3.4.4 The Department of Planning to work with Liverpool and Campbelltown Councils to include provisions in Principal LEPs that will ensure commercial floor space requirements in Liverpool and Campbelltown-Macarthur can be met.

Liverpool and Campbelltown Councils have undertaken structure planning for their Major Centres and have addressed the issue of ensuring sufficient commercial office sites. Emphasis will be on increasing development potential, enabling redevelopment and refurbishment and promoting high quality design.

The Planned Major Centre at Leppington in the South West Growth Centre will be planned to incorporate a commercial core.

B4 CONCENTRATE ACTIVITIES NEAR PUBLIC TRANSPORT

B4.1 CONCENTRATE RETAIL ACTIVITY IN CENTRES, BUSINESS DEVELOPMENT ZONES AND ENTERPRISE CORRIDORS

The South West Subregion provides a range of retail functions, from major shopping precincts at Liverpool and Macarthur; to main street retail strips such as Queen Street, Campbelltown and Tahmoor; to local retail centres such as Narellan, Ingleburn, Casula Mall and Carnes Hill. The net community benefit criteria and specific criteria relating to bulky goods retail outlets included in *The Right Place for Business and Services* will continue to apply as a merit based test for any major development applications and spot rezonings (as required by *Ministerial Direction 3.4—Integrating Land Use and Transport*).

SW B4.1.1 Councils to investigate appropriate locations for retail uses in centres, Business Development Zones (supporting identified Strategic Centres) and Enterprise Corridors.

In preparation of Principal LEPs, Councils will reflect the subregional structure plan and retail hierarchy through locating sufficient area of appropriate zones in the right place. Retail will generally be located in commercial core and mixed use zones in centres. Business Development Zones should be considered to accommodate existing or emerging regional bulky good outlet clusters. These would only be located adjacent or linked to those identified Strategic Centres that would benefit from supporting activity in the zone.

The inclusion of measures to prevent retail activities in other areas will provide certainty for investors in office and retail in centres and ensure that ad-hoc 'out of centre' development does not have additional cost impacts for Government and the community. In the South West Subregion, a large proportion of the growth in retailing has been out of centres, in light industrial zones and special business zones. Chapter A discusses Business Development Zones and Enterprise Corridors, where bulky goods retail and small start-up businesses are encouraged to locate in order to support centres rather than compete with them. These zones may or may not be deemed appropriate for this subregion, as determined during the comprehensive LEP process.

ARGYLE STREET, PICTON



HIGH GRADE OFFICE BUILDING

