



Director City Strategy & Development
Ordinary Council Meeting

Proposed SEPP Amendment – Marsden Park Industrial Precinct

Item: ORD07 Report: SD340108 File: 145-558-1/17

Ordinary Meeting on 19 November 2014 Committee Meeting on 19 November 2014

Division is required

Topic	A suggested Planning Proposal by Council to amend State Environmental Planning Policy (Sydney Region Growth Centres) (SEPP) 2006 to reduce the maximum size of neighbourhood shops in the Marsden Park Industrial Precinct.
Analysis	The maximum size of neighbourhood shops in the Marsden Park Industrial Precinct should be reduced. The current maximum size of 1,000 sqm has the potential to negatively impact on the future development of the Marsden Park Town Centre. This size is also inconsistent with other Growth Centre precincts and Council's adopted draft Blacktown Local Environmental Plan 2014.
Report Recommendation	1. Prepare and forward a Planning Proposal to the Minister for Planning seeking a Gateway Determination to amend Clause 5.4(7) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Appendix 5 Marsden Park Industrial Precinct by reducing the maximum gross floor area of neighbourhood shops to 80 sqm.

1 Key reasons

1.1 Potential impact on the Marsden Park Town Centre

The SEPP development standard for a neighbourhood shop in the Marsden Park Industrial Precinct is for a maximum floorspace of 1,000 sqm and relates to a single retail shop premises. If many 1,000 sqm neighbourhood shops were proposed in a group, it would potentially have a negative impact on the viability of the future Marsden Park Town Centre. The cumulative impact of a number of neighbourhood shops grouped together would create an unplanned centre in areas that were never intended for centres to be established. This creates impacts on other retail centres, creates traffic implications and changes the character of planned areas.

1.2 Inconsistent controls for the size of neighbourhood shops

The maximum permitted size of a neighbourhood shop in the Marsden Park Industrial Precinct of 1,000 sqm is 10 times larger than other Growth Centre precincts, which are either 80 or 100 sqm. It is also inconsistent with Council's adopted draft Blacktown Local Environmental Plan 2014 which is 80 sqm. A Planning Proposal is suggested to be necessary to amend the provision to 80 sqm.

1.3 Inconsistent with the original intent

The original precinct plan that was exhibited for the Marsden Park Industrial Precinct proposed a maximum gross floor area of 100 sqm for neighbourhood shops. The post exhibition Planning Report prepared by the Department of Planning and Environment discussed a cumulative maximum total of 1,000 sqm for a neighbourhood centre. However, the clause that was gazetted in the Growth Centres SEPP allows for individual neighbourhood shops to a maximum gross floor area of 1,000 sqm. This is clearly an error.

2 Supporting analysis

2.1 Post exhibition planning report

- a. The post exhibition Planning Report prepared by the Department of Planning and Environment dated 28 October 2010 clearly states in Section 4.4.4 the follows:

*"Clause 5.4(7) in the exhibited SEPP allows for neighbourhood shops with a maximum retail gross floor area of 100 square metres. The maximum retail gross floor area has been increased to a **cumulative total** of 1,000 square metres."*

*A small retail centre of 100 square metres is not large enough to support viable local retailing and services of the type required by the Precinct. By increasing the maximum size of **a neighbourhood centre** to 1,000 this would allow sufficient local scale retail development including local services such as banks and cafes to support the surrounding business and industrial zones. This change will not impact on the future viability of the Marsden Park Town Centre."*

- b. The gazetted SEPP provisions in Clause 5.4(7) of the Marsden Park Industrial Precinct do not reflect the comments in the Department's Planning Report.

3 Context

3.1 Definition and intention of neighbourhood shops

- a. The Growth Centres SEPP defines neighbourhood shops as:

"premises used for the purposes of selling general merchandise such as foodstuffs, personal care products, newspapers and the like to provide for the day-to-day needs of people who live or work in the local area, and may include ancillary services such as a post office, bank or dry cleaning, but does not include restricted premises."

- b. The definition of neighbourhood shops is clearly intended to only allow small-scale retail shops to service the day-to-day needs of workers in the Marsden Park Industrial Precinct. It was never intended to allow larger 1,000 sqm retail shops that draw in trade from a broader catchment and away from existing planned centres.

3.2 Current development application

- a. Council is in receipt of a development application for an Aldi supermarket of 1,000 sqm gross floor area on land zoned IN2 Light Industrial within the Marsden Park Industrial Precinct. The proposal alerted Council officers to the unintended consequences of permitting large neighbourhood shops, and the potential negative impacts this could have on trade in existing and planned centres. The cumulative impact of further

neighbourhood shops is of concern.

3.3 Impact on planned centres

- a. The development standards for each land use needs to be consistent in order to ensure that new development does not have a negative impact on the viability of existing and planned centres. The viability of the Marsden Park Town Centre is considered to be a high priority given that it is intended to function as a major centre servicing a large population in the North West Growth Centre. Neighbourhood shops should only service smaller population catchments and not draw trade away from larger centres. The current 1,000 sqm standard for neighbourhood shops has the potential to impact on other centres and should be reduced to align with its intended function.

Approval

	Name and position
→ Report author	Chris Shannon
→ Endorsed by	Chris Shannon
→ Director approval	Glennys James, Director City Strategy & Development
	Signature:
→ General Manager approval	Kerry Robinson, General Manager
	Signature:

Attachments

There are no attachments to this report.

Recommendations

Report Recommendation	1. Prepare and forward a Planning Proposal to the Minister for Planning seeking a Gateway Determination to amend Clause 5.4(7) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Appendix 5 Marsden Park Industrial Precinct by reducing the maximum gross floor area of neighbourhood shops to 80 sqm.
Council Resolution	1. Prepare and forward a Planning Proposal to the Minister for Planning seeking a Gateway Determination to amend Clause 5.4(7) of State Environmental Planning Policy (Sydney Region Growth Centres) 2006, Appendix 5 Marsden Park Industrial Precinct by reducing the maximum gross floor area of neighbourhood shops to 80 sqm.
Council Division	Supported: Pendleton; Lowles; Bleasdale; Atalla; Bali; Benjamin; Dickens; White; Donaldson; Siljeg; Holmes; Diaz Absent: Kelly; Smith; Robinson