

B6.2 IDENTIFY FUTURE RENEWAL CORRIDORS

B6.2.1 Identify future renewal corridors through subregional planning.

Each of the 10 subregions of Sydney will undertake a planning exercise to determine the capacity for additional dwellings and jobs, and the implications of these increased numbers. Within this process, particular areas along transport routes, where there is a potential for significant renewal, will be investigated and, if appropriate, nominated as renewal corridors.

B7 RECOGNISE THE ROLE OF ENTERPRISE CORRIDORS AS LOCATIONS FOR LOCAL EMPLOYMENT

Busy roads typically do not make high amenity residential locations. Nevertheless, because some of these locations are 'run-down', opportunities to convert poorly performing business uses to residential are often pursued. It is important that the local employment role of these corridors be recognised especially when there are competing demands for residential development. Enterprise corridors are important as they often provide lower rent locations which are ideal for large shops, niche retailing, low impact light industrial uses and small business start ups.

B7.1 CREATE A ZONE RECOGNISING THE ROLE OF ENTERPRISE CORRIDORS

B7.1.1 Establish an enterprise corridor zone in the Local Environmental Plan (LEP) template.

This zone and the associated controls will provide for uses such as nurseries, plumbing and building supplies, retailing, light industrial and ancillary offices. Retailing in these zones should be restricted to less than 1000 square metres of floor area.

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