

Draft Sydney Development Control Plan 2012 - Retail Review of Southern Sydney Amendment

The purpose of the Development Control Plan

The purpose of this Development Control Plan (DCP) is to amend the Sydney Development Control Plan 2012, which was adopted by Council on 14 May 2012 and came into effect on 14 December 2012.

The provisions guide future development of all land to which this development control plan applies.

Amendment to Sydney Development Control Plan 2012

1. Amend Section 3.4 - Hierarchy of Centres, City South as shown in Appendix A
 2. Amend Section 2.10.2 North Alexandria to cross-reference the sub-areas identified in *Figure 5.198 Southern Enterprise Area Urban Strategy*
 3. Amend the active frontage tile map and corresponding figures in Section 5 of Sydney DCP 2012 to ensure that a continuous active frontage is provided opposite the northern edge of the future recreation space proposed at 25-43 Mandible Street Alexandria. This would run along the northern side of the future street proposed between Bowden Street and McCauley Street
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Citation

This amendment may be referred to as Draft Sydney Development Control Plan 2012 - Retail Review of Southern Sydney

Land covered by this plan

This plan applies to Green Square and City South, as defined by this amendment.

Appendix A - Section 3.4 - Hierarchy of Centres, City South

Section 3.4 - Hierarchy of Centres, City South

The following objectives and provisions apply to all development within the Green Square Town Centre Primary Trade Area as shown on Figure 3.42 3.XX Hierarchy of centres, City South.

The City has established a hierarchy of planned centres to ensure the orderly and economic development of Green Square and the southern areas of the LGA. Green Square Town Centre will be the highest-order centre and the heart of the City South. The planned centres will accommodate more dense forms of residential development, jobs, shops, entertainment, community facilities, access to public transport and new public spaces. The benefits of a centres planning approach in the southern areas are:

- Fewer trips by private vehicle.
- The creation of engaging public spaces and focal points for communities.
- Competitive, sustainable environments for local businesses.
- Public investment in public transport, open spaces and community facilities can be focussed in centres, where it will have maximum community benefit.

To realise this vision, it is essential that new, larger retail development is clustered in the planned centres. Shops are major attractors of business and people, and will form a key component of the planned mixed-use centres.

~~The City commissioned the Green Square and Southern Areas Retail Study (2008) to inform land use controls for the centres. The Retail Study recommended a hierarchy of centres, based on how much retail floor area will be supported by the forecast population in 2021. To achieve these centres, the Retail Study recommends larger retailers, like supermarkets, must primarily be located in higher order centres. Outside of planned centres, retail development should be limited to smaller shops with a maximum floor area of 1,000sqm which provide convenience shopping opportunities within walking distance of homes and workplaces.~~

Figure 3.11
Local village, Danks Street,
Waterloo



Definitions

~~Minor retail development~~ means a single shop or retail tenancy that has a gross floor area of 1,000sqm or less.

~~Major retail development~~ means a single shop or retail tenancy with a gross floor area greater than 1,000sqm.

~~Full-line supermarket~~ means a supermarket with a full range of goods, including packaged groceries, fresh meat, bakery and deli department, fresh fruit and vegetables and frozen foods, that has a gross floor area greater than 2,500sqm. Full-line supermarkets are classified as 'shops' under the Sydney LEP 2012 definition.

~~Small supermarket~~ means a supermarket with a reduced range of groceries and food that has a gross floor area less than 2,500sqm. Small supermarkets are classified as 'shops' under the Sydney LEP 2012 definition.

~~Discount supermarket~~ means a supermarket that does not have a full range of groceries and food and where the products are sold for less than they are typically sold for at full-line supermarkets. Discount supermarkets are classified as 'shops' under the Sydney LEP 2012 definition.

~~For the purposes of this Section, discount supermarkets and small supermarkets are also considered to be either minor retail development or major retail development, depending on the gross floor area of the discount supermarket or small supermarket.~~

~~Clause 7.23 of the Sydney LEP 2012 complements this strategy by limiting the gross floor area for shops and markets outside of planned centres to 1000sqm. Clause 7.23 seeks to limit the size of individual tenancies and not the total amount of retail floor space on a site.~~

Objectives

- (a) Encourage a viable and successful hierarchy of centres in the City South area.
- (b) Promote the Green Square Town Centre as the primary retail, community and entertainment centre in the City South area.
- (c) Ensure that major retail development is located within the planned centres where it will have maximum community benefit, result in fewer trips by private vehicle and create competitive, sustainable environments for local business.
- (d) ~~Provide~~ **Facilitate** adequate and appropriate retail development to meet the needs of existing and future workers and residents.
- (e) Create a hierarchy of centres that will protect and support public investment.
- (f) Promote centres as the appropriate location for entertainment uses, attractions, community facilities and services, public domain improvements and public transport improvements.
- (g) Ensure that retail development in the City South area does not have an adverse impact on one or more centres, either on its own or cumulatively with recent applications or developments, or undermine the viability of any centre or its role in the economic and social life of the community.
- (h) **Ensure retail spaces in the expanded retail areas are flexible and suitable for a range of employment generating uses.**
- (i) **Ensure retail activates the public domain.**

Provisions

3.4.1 Land Use

- (1) ~~Where appropriate, major retail development is to be located within the major centre, the local villages and small village identified in the Hierarchy of Centres, City South map.~~

- (2) ~~Minor~~ Retail development is permissible outside of centres provided it does not have a negative impact on the viability and economic role of the planned centres in the Southern areas retail hierarchy map and where it will result in a net community benefit.
- (3) Retail development in centres is to be consistent with the function and ~~appropriate retail use~~ of that centre in Table 3.3 Desired character of centres.
- (4) Additional neighbourhood centres may be permissible in locations where the applicant can demonstrate that there will be no significant impact on the viability or vitality of the hierarchy of centres described in Table 3.3 Desired character of centres.
- (5) ~~Appropriate minor~~ Retail development outside of centres is to activate the public domain and provide for convenient shopping opportunities within walking distance of homes and workplaces.
- (6) ~~Bulky goods development is to be located fronting O'Riordan Street where it is consistent with the zoning controls. Smaller bulky goods retailers, for example homewares stores, are best located in or adjoining the Green Square Town Centre and the local villages.~~

Table 3.3 Desired Character of Centres

Centre	Function	Appropriate retail uses
Major centre The Green Square Town Centre	The primary retail, commercial and community centre in the City South area. The range of retail and entertainment uses found in the Green Square Town Centre is to be greater than other centres and it should be the most highly visited and vibrant centre.	A full range of retail uses aimed at attracting regional visitors, including full-line supermarkets, department stores, discount supermarkets, cinemas, markets, specialty shops, fashion, comparison shopping, homewares, convenience shops, fresh food, cafes, restaurants and bars.
Local villages Victoria Park Danks Street Ashmore Estate George Street, Waterloo	Existing and future local village centres will meet local daily shopping in denser residential areas. These centres are to be accessible via public transport and bikeways and be supported by services and open space.	A reduced range of retail uses providing for the local area, including one full-line supermarket, one discount supermarket, specialty stores, homewares, convenience retailers, fresh food, cafes, restaurants and bars.
Small villages Botany Road, Rosebery Fountain Street, Alexandria Waterloo Metro	The small village will continue to service the convenience retail needs of local residents and workers. Additional specialty shops and services in this location will consolidate the small village as demand increases.	Retail uses that do not provide for a full range of groceries and food, but includes one small supermarket, specialty stores, convenience retailers, fresh food, cafes, restaurants and bars.
Neighbourhood centres Dalmeny Avenue, Rosebery	A neighbourhood centre is a group of more than three neighbourhood shops that	Approximately five neighbourhood shops, including delicatessens,

Centre	Function	Appropriate retail uses
<p>Crewe Place, Rosebery</p> <p>Future locations to be determined by demand.</p>	<p>provide convenience shopping within walking distance of homes and workplaces. They should not provide so wide a range of groceries and food that people do not need to visit a village centre or the major centre.</p> <p>New neighbourhood centres may be developed where they are consistent with other planning controls and will not significantly detract from other centres. A neighbourhood centre is to be provided with minimal car parking spaces.</p>	<p>hairdressers, newsagents, cafes and other specialty or food retailers. small supermarkets (that are also minor retail development) may be appropriate in neighbourhood centres where they are consistent with other controls and planning strategies.</p>
<p>Expanded Retail Area</p>	<p>A full range of retail uses is encouraged in the expanded retail area including full-line supermarkets, department stores, discount supermarkets, cinemas, markets, specialty shops, fashion, comparison shopping, homewares and fresh food.</p>	

3.4.2 Economic impact assessment

- (7) Where a proposed ~~retail~~ development is inconsistent with ~~the appropriate retail uses described in Table 3.3~~ Desired character of centres, the consent authority may require the applicant to prepare an economic impact assessment to demonstrate that the proposed development is consistent with:
- (a) the function of that centre as described in Table 3.3 Desired character of centres;
 - (b) the objectives of this Section; and
 - (c) wider planning strategies.
- (8) ~~Where a new neighbourhood centre is proposed the consent authority may require the applicant to prepare an economic impact assessment to demonstrate that the proposed development is consistent with:~~
- ~~(a) the function and appropriate retail uses of a neighbourhood centre as described in Table 3.3 Desired character of centres;~~
 - ~~(b) the objectives of this section; and~~
 - ~~(c) wider planning strategies.~~
- (9) ~~An economic impact assessment is to contain the information outlined in the City of Sydney's Practice.~~

~~Note: Retail Development in the Southern Area: Preparing Economic Impact Assessments.~~

~~(10) In the preparation of economic impact assessments, applicants are to use the Green Square and Southern Areas Retail Study (2008) and subsequent updates for the Green Square Trade Area.~~

3.4.3 Retail greater than 2,000 sqm of consolidated floor space

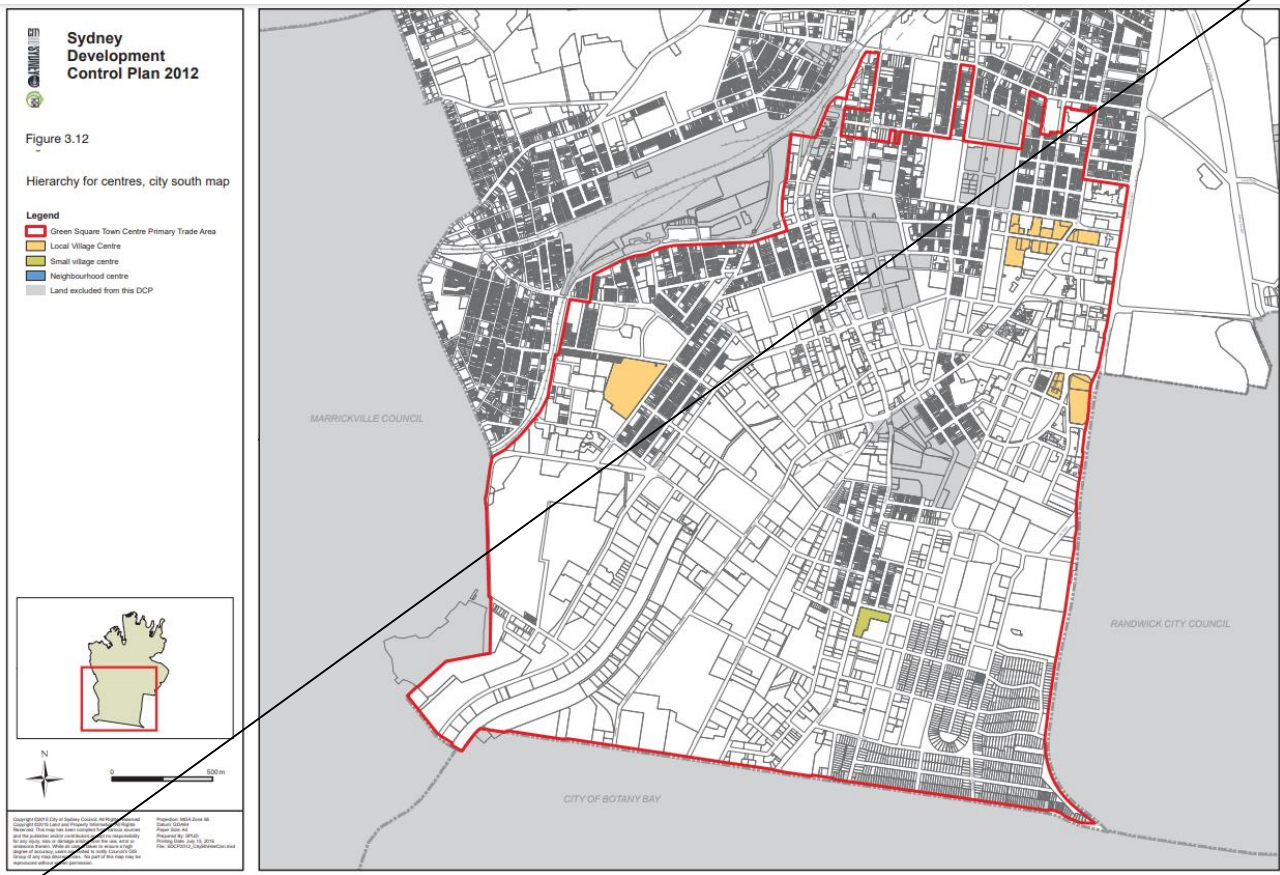
- (1) Where retail with a consolidated floor space of more than 2,000 square metres is provided:
 - (a) the Traffic Management Plan required to accompany development applications is to provide a detailed assessment of the traffic and safety measures required for the development, including 'direct to boot', 'click and collect' options, for servicing and loading, and for movement of medium-ridged and heavy-ridged vehicles; and
 - (b) the development application is to demonstrate best practice site-wide resource recovery for operational waste and recycling systems.
- (2) Any supermarket development of more than 2,000 sqm, is to submit an operational waste management plan that, at minimum:
 - (a) establishes targets that match or exceed the NSW government targets, including:
 - i. targets for recovery of food organics;
 - ii. targets for resource recovery rate from all waste streams; and
 - iii. targets derived from national packaging targets (where applicable);
 - (b) specifies design and operational measures required to meet targets;
 - (c) commits to attaining Green Star Performance with "exceptional performance" under Responsible Resource Management;
 - (d) specifies how the development embeds core circular economy principles, including:
 - i. designing out waste and pollution;
 - ii. keeping products and materials in use; and
 - iii. regenerating natural systems.
 - (e) specifies strategies and actions to encourage public recycling for 'return and earn' containers and small household problem waste such as batteries, light bulbs, mobile phones and small electronics.

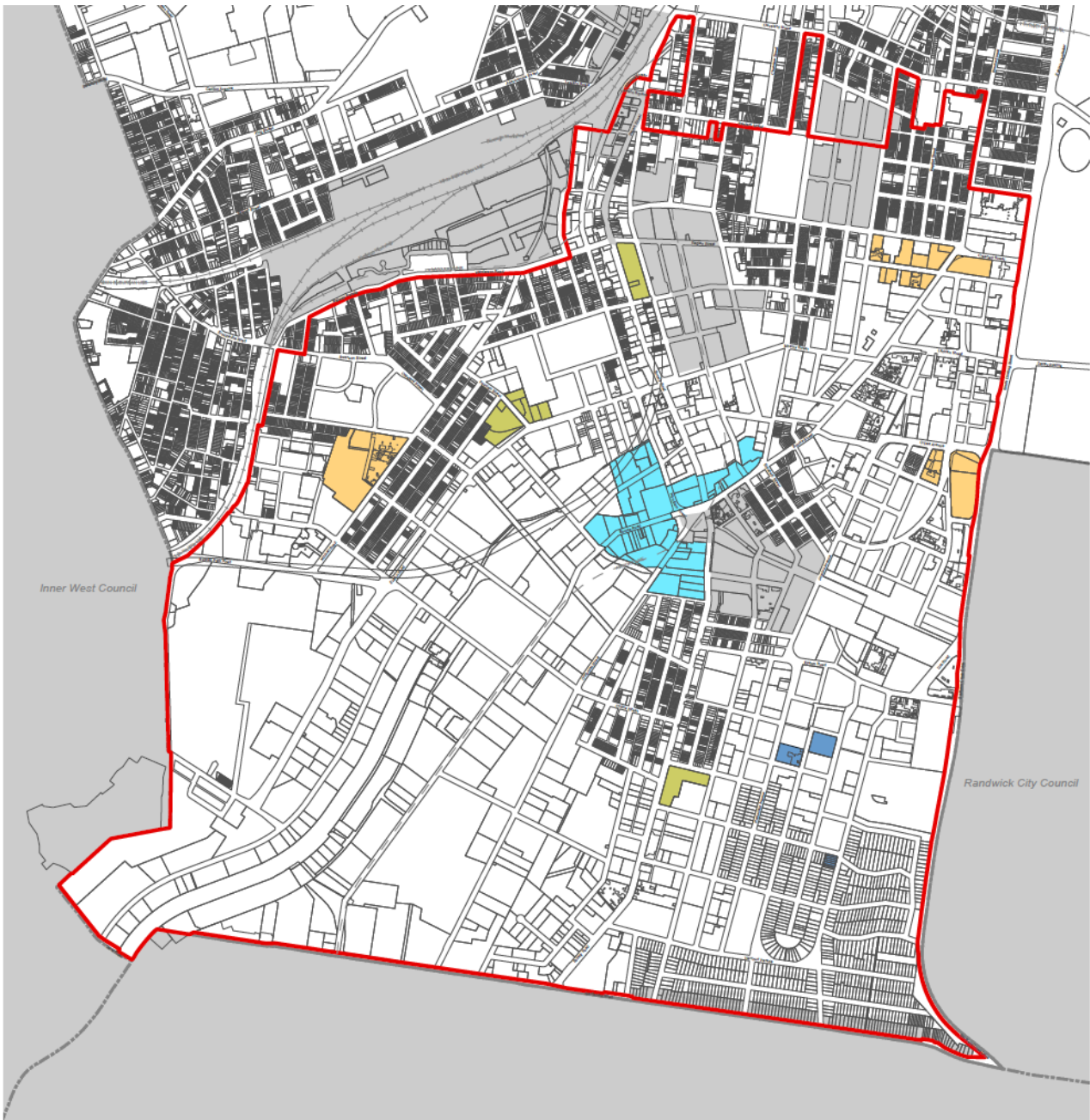
3.4.4 Retail in the expanded retail area

The provisions in this section apply to land within the expanded retail area identified in the Hierarchy of Centres, City South map.

- (1) Where there is an inconsistency between provisions in this Section and Section 5.8 of this DCP, the provisions in this section prevail.
- (2) The retail component of any development is required to have:
 - (a) at least a 5-metre-wide frontage to a public place;
 - (b) a minimum depth of 6 metres;
 - (c) a minimum floor to ceiling height of 4.5 metres for at least 30 per cent of the ground level of the building, with the remainder of the ground floor to have at least 3.6 metres floor to ceiling height; and
 - (d) a minimum 3.6 metre floor to ceiling height for basement level retail.
- (3) Retail spaces are to incorporate large areas of transparent glazing that enable clear sightlines between the public domain and internal area.

Figure 3.12 Hierarchy for centres, city south map






Hierarchy for centres, city south map

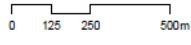
Figure 3.12

Legend

- Green Square Town Centre Primary Trade Area
- Local Village Centre
- Small village centre
- Neighbourhood centre
- Expanded Retail Area
- Land excluded from this DCP

Sydney Development Control Plan 2012





CITY OF SYDNEY

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