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7H.1 Introduction

7I.1.1 Land to which this Part Applies

The controls in this Part of the DCP apply to land in the City of Botany Bay where neighbourhood shops are permissible. Neighbourhood shops are permitted with the consent in the following zones:

- R2 - Low Density Residential
- R3 - Medium Density Residential
- R4 - High Density Residential
- B1 - Neighbourhood Centre
- B2 - Local Centre
- B3 - Commercial Core
- B4 - Mixed Use
- B5 - Business Development
- B7 - Business Park
- IN1 - General Industrial
- IN2 - Light Industrial

This Part needs to be read in conjunction with:

Part 1 - Introduction
Part 2 - Notification and Advertising
Part 3 - General Provisions
Part 4 - Residential Development
Part 5 - Business Centres
Part 6 - Employment Zones
Part 8 - Character Precincts
Part 9 - Key Sites
Part 10 – Technical Guidelines

Note: Neighbourhood shops must comply with the all other applicable Parts of the DCP. If there is a discrepancy between **Part 7H - Neighbourhood Shops** and other Parts, the Objectives and Controls of **Part 7H** will always prevail.



7H.1.2 General Objectives

- O1** To encourage neighbourhood shop development within areas that serve the community's everyday needs;
- O2** To ensure the appropriate concentration of neighbourhood shops in the City of Botany Bay;
- O3** To ensure neighbourhood shop design integrates with the character of the existing streetscape;
- O4** To maintain the amenity of surrounding areas by enabling neighbourhood shops to operate with minimal adverse impacts to surrounding properties in terms of privacy and safety; and
- O5** To ensure neighbourhood shops are appropriately designed to facilitate a high level of safety and security on and surrounding the premises.



7H.2 General Requirements

Objectives

- O1** To prevent an over concentration of neighbourhood shops;
- O2** To ensure neighbourhood shops are consistent with the existing character of an area; and
- O3** To protect the amenity of the surrounding area.

Controls

Location

- C1** In R2 Low Density Residential and R3 Medium Density Residential zones, all new Neighbourhood shops should not to be located within a radius of 200 metres of another Neighbourhood shop.
- C2** Neighbourhood shops must be designed and sited to minimise disturbance to adjacent and surrounding properties and must:
 - (i) Be in or adjacent to business and industrial zones; and
 - (ii) Be in close proximity to public transport.

Design

- C3** The building form and design of new neighbourhood shops are to be in character with the existing streetscape.
- C4** Neighbourhood shop development should include shop top housing where the use is permissible.
- C5** Where shop top housing is included in neighbourhood shop development, the residential component must be integrated into the shop development, and not designed as a separate enclosed development.
- C6** Provision of rubbish bins must be made available in store for customer use, limiting of potential littering and disruption to the area surrounding the shop.



Operation

- C7** A Plan of Management (POM) is required to be submitted. The Plan of Management (POM) is a written report which describes how the ongoing operation of the neighbourhood shop will be managed to reduce its impact upon the amenity of surrounding properties.

The POM allows Council to exercise control over the ongoing operation of a premises by requiring, as a condition of consent, that the premises operate in accordance with the POM. A condition of consent may require that a POM be regularly revised and submitted to Council.

The POM must provide all details relevant to the operation of the premises. As a minimum the following must be included:

- (i) Title;
- (ii) Objectives;
- (iii) Operational details;
- (iv) Hours of operation;
- (v) Staffing details;
- (vi) Measures to minimise unreasonable impacts on adjoining properties;
- (vii) Maintenance of fire safety;
- (viii) Deliveries and loading/unloading;
- (ix) Managing customers or patrons;
- (x) Security details;
- (xi) Complaint recording and handling process; and
- (xii) The review process to continuously improve the POM.