

Explainer:

Part 7 Specific Places

This Part of the draft Bayside Development Control Plan 2022 provides controls for areas within the Bayside LGA where more specific controls exist. This ranges from wider precincts (which may be at a suburb scale), as well as a series of town and local centres, business parks, industrial areas and individual sites.

Part 6 applies to areas listed within the subsequent chapters. The controls in the chapter override any similar provisions in other sections of the draft DCP.

This Part structures place-specific controls in a tiered fashion. For example, some wider precincts contain smaller localities (like a centre or a business park) or key sites. In those cases, development applications are to respond to both the wider objectives and controls, as well as the more specific objectives and controls. In the event of any inconsistency, the more specific objectives and controls are to apply.

Generally, existing controls contained in *Rockdale Development Control Plan 2011* and *Botany Bay Development Control Plan 2013* have been carried over into this draft DCP. However, wherever place-based controls are duplicated elsewhere in the draft DCP, or where it has been determined that place-based controls no longer serve their original intent, they have not been carried over.

There are also some instances where precincts have merged or have had boundaries adjusted to better reflect the intent of the precinct or the underlying zoning under *Bayside Local Environmental Plan 2021* (LEP).

The Specific Places include:

Bexley Town Centre	Mascot West Employment Lands	Botany South
Rockdale Town Centre	Mascot Station Town Centre	Page Street Neighbourhood Centre
Ramsgate Beach Commercial Area	Rosebery	Banksmeadow Industrial Precinct
Arncliffe and Banksia	Mascot Local Centre	Hillsdale Local Centre
Bonar Street Precinct	Maloney Street Neighbourhood Centre	Daceyville
Wolli Creek	Botany	

Chapter 7.1 – Bexley Town Centre

This chapter provides a description, desired future character, objectives and controls to guide development in Bexley Town Centre. It includes controls specific to pedestrian connection, public domain, retail activity and access. A Structure Plan is also included in this chapter, which must be taken into account by any proposed development in the Town Centre.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.1 Bexley Town Centre			From 7.3 Bexley Town Centre

Chapter 7.2 – Rockdale Town Centre

This chapter has been subject of a separate plan-making process under draft Bayside LEP 2021 (Amendment No 1). On 3 November 2021, following a public exhibition process, Bayside Council endorsed amendments to LEP controls applying to Rockdale Town Centre, subject to the preparation of accompanying DCP controls for the centre.

An updated DCP chapter for the Rockdale Town Centre was publicly exhibited in April-May 2022. This takes into account, and elaborates upon, the endorsed LEP amendments for the centre. On 22 June 2022, the DCP chapter was endorsed by Council. The LEP amendments will shortly be made into law, at which point the updated DCP chapter will come into force. At this point, the chapter's contents will be inserted into this chapter of the draft Bayside DCP 2022. No further changes are proposed to this chapter under the draft DCP process.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.2 Rockdale Town Centre	Subject of separate planning process for Bayside LEP 2021 (Amendment 1) Upon finalisation of LEP Amendment, updated DCP chapter will be inserted here		

Chapter 7.3 – Ramsgate Beach Commercial Area

This chapter provides a description, background, vision, objectives and controls to guide development in Ramsgate Beach Commercial Area. It includes controls specific to built form, car parking, landscaping and building materials.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.3 Ramsgate Beach Commercial Area			From 7.4 Ramsgate Beach Commercial Area

Chapter 7.4 – Arncliffe and Banksia

This chapter provides a detailed description, vision and controls to guide development in Arncliffe and Banksia Planned Precincts. The chapter carries over details from the existing Chapter 7.7 of Rockdale DCP 2011 and elaborates upon the NSW Government-initiated amendments to LEP controls for these precincts, which came into force in October 2018.

The chapter contains controls governing land use, built form, landscaping, public domain, road network, active frontages and pedestrian connectivity. These controls relate generally to Arncliffe and Banksia, as well as to specific Special Character Areas and Sub-Precincts within the Planning Precincts.

In addition, a Structure Plan is also included in this chapter, which must be taken into account by any proposed development in the Planned Precincts.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.4 Arncliffe and Banksia			From 7.7 Arncliffe and Banksia

Chapter 7.5 – Bonar Street Precinct

This chapter provides a description and controls governing any proposed development in Bonar Street Precinct, located between Wolli Creek and Arncliffe. It includes controls relating to land uses, built form, landscaping, road network and access, public domain, fencing and drainage.

A Structure Plan is also included in this chapter, which must be taken into account by any proposed development in the precinct. Further, this chapter should also be considered alongside the Wolli Creek and Bonar Street Precinct Public Domain Plan and Technical Manual.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.5 Bonar Street Precinct			From 7.2 Bonar Street Precinct

Chapter 7.6 – Wolli Creek

This chapter contains a description, vision and controls governing development in Wolli Creek. The area to which this chapter applies is generally bounded by Wolli Creek and the Cooks River to the north, the Southern and Western Suburbs Ocean Outfall Sewer (SWSOOS) to the west, Innesdale Road to the south and Marsh Street to the east, which has historically been identified as the 'Wolli Creek Redevelopment Area'.

The chapter contains controls guiding land uses, built form, landscaping, road network and access, parking, pedestrian connectivity and public domain. A Structure Plan is also included in this chapter, which must be taken into account by any proposed development in the precinct.

In addition, the chapter must be considered alongside the Wolli Creek and Bonar Street Precinct Public Domain Plan and Technical Manual.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.6 Wolli Creek			From 7.1 Wolli Creek

Chapter 7.7 – Mascot West Employment Lands

This chapter details requirements for development in the Mascot West Employment Lands, which are bounded by Alexandra Canal to the west, Sydney Airport to the south, Gardeners Road and Mascot Station Town Centre to the north and Botany Road to the east.

This precinct contains a mix of land zoned for industrial, business development, and business park purposes generally to the north of the airport in the vicinity of O’Riordan Street, Coward Street, and Gardeners Road.

The chapter contains a variety of controls governing open space and movement, built form and land use, utilities, environmental management, traffic and transport, flood risk management and interfacing with Sydney Airport.

This chapter combines controls from two existing sub-chapters under Part 6 Employment Zones, of Botany Bay DCP 2013.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.7 Mascot West Employment Lands		From: 6.2.3 Mascot (West) Industrial Precinct; and 6.2.4 Mascot Business Development Precinct	

Chapter 7.8 – Mascot Station Town Centre

This chapter outlines provisions for the Mascot Station Town Centre, which contains business and mixed use zones centred around Mascot railway station. The boundaries of this centre are defined by four major roads: Coward Street in the south, Kent Road in the west, Gardeners Road in the north and, generally, O’Riordan Street in the east.

An important aim of this chapter is to foster high levels of pedestrian amenity, calmed vehicular traffic and a balance between transport modes such as bicycles, buses and other vehicles, particularly on Bourke Street and Church Avenue.

The chapter contains objectives and controls regarding open space and movement, land uses and built form, building design, landscaping and street character. These apply to the Town Centre generally, as well as the two distinct halves of the precinct, which are identified as 'Urban Block 1' and 'Urban Block 2'.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.8 Mascot Station Town Centre		From Part 9A Mascot Station Precinct	

Chapter 7.9 – Rosebery Character Precinct

This chapter contains objectives and controls governing the Rosebery Character Precinct. This Precinct contains the generally lower-density residential area bounded by Gardeners Road to the north, Botany Road to the west, Coward Street to the south and Maloney Street to the east. It also contains the Rosebery Neighbourhood Centre, which includes business-zoned land along Gardeners Road and Botany Road.

The chapter explains the desired future characters of both areas, as well as controls relating to built form, fencing, landscaping, road network and access and heritage. It also incorporates height provisions relating to Special Height Area H1.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.9 Rosebery Character Precinct		From: 5.2.2.6 Rosebery Neighbourhood Centre 8.6 Rosebery Character Precinct	

Chapter 7.10 – Mascot Local Centre

This chapter contains provisions for development in Mascot Local Centre, which consists of largely business-zoned land along Botany Road, King Street and Robey Street, between Tunbridge Street to the north and Wentworth Avenue to the south.

The chapter outlines the desired future character for the centre, as well as controls relating to land use, road network and access, built form, street character and heritage.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.10 Mascot Local Centre		From 5.2.2.8 Mascot Local Centre (Botany Road)	

Chapter 7.11 – Maloney Street Neighbourhood Centre

This chapter contains a description, desired future character, objectives and controls governing development in the Maloney Street Neighbourhood Centre, on the boundary of the suburbs of Mascot and Eastlakes. It contains a description, desired future character, objectives and controls for land uses, lot consolidation, built form and street character in the neighbourhood centre.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.11 Maloney Street Neighbourhood Centre		From 5.2.2.4 Maloney Street Neighbourhood Centre	

Chapter 7.12 – Botany

This chapter outlines requirements for development in the locality generally known as the Botany Precinct. This precinct is bounded by Sydney Airport, parklands abutting Botany Bay, Banksmeadow industrial area and the goods railway line.

The chapter consolidates a number of existing place-based chapters in Botany Bay DCP 2013, relating to:

- Botany Character Precinct;
- Botany Local Centre (including Botany Township Heritage Conservation Area);
- Botany (West) Industrial Precinct;
- Lord Street Business Park Precinct (including 1-3 Lord Street, Botany);
- Banksmeadow Neighbourhood Centre; and
- Swinbourne Street Neighbourhood Centre.

Descriptions, objectives and controls are included applying each of these specific places and relate to land uses, built form (including site consolidation), street character, heritage (including identification of contributory, neutral and uncharacteristic sites within the Heritage Conservation Area), road network and access, public domain, flood planning and environmental management.

In addition, Structure Plans are also included for some of these specific places, which must also be taken into account by any proposed development in those areas.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.12 Botany		From: 8.4 Botany Character Precinct; 5.2.2.7 Botany Local Centre; 3B.4.1 Botany Township Heritage Conservation Area; 6.2.7 Botany (West) Industrial Precinct; 6.2.6 Lord Street Business Park Precinct (including 1024 Botany Road, Botany); 6.2.9 1-3 Lord Street, Botany; 5.2.2.3 Banksmeadow Neighbourhood Centre; and 5.2.2.5 Swinbourne Street Neighbourhood Centre	

Chapter 7.13 – Botany South

This chapter contains provisions to guide development in the Botany South Precinct. This precinct consists of largely business park and mixed use zones bounded by Botany Road to the south and west, Pemberton Street to the east and parts of Rochester, Cranbrook, Tenterden and Aylesbury Streets to the north.

The intention of the mixed use zone within the Precinct is to act as a buffer between the business park area and low density residential areas and to enhance and protect the amenity of existing residential dwellings, while encouraging the centre of the Precinct to be redeveloped with uses including creative industries, light industrial, warehouses and associated offices.

This chapter is divided into provisions applying to either the business park zone or mixed use zone. Each half of the chapter contains desired future characters, objectives and controls regarding land uses, vehicle access and parking, built form, landscaping and interface with residential areas.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.13 Botany South		From Part 9B Botany South Precinct	

Chapter 7.14 – Page Street Neighbourhood Centre

This chapter outlines provisions for development in the Page Street Neighbourhood Centre, comprising business-zoned land on Dalley Avenue, Holloway Street and Baker Street, Pagewood. The chapter outlines a desired future character for the centre, as well as objectives and controls relating to land uses, site consolidation, road network and access, built form and street character.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.14 Page Street Neighbourhood Centre		From 5.2.2.2 Page Street Neighbourhood Centre	

Chapter 7.15 – Banksmeadow Industrial Precinct

This chapter contains requirements for development in the Banksmeadow Industrial Precinct, which is located in the eastern portion of Bayside LGA. The precinct consists of 4 separate areas to the north and east of the Botany Industrial Park, including:

- Light industrial-zoned land bounded by Moore Street, Baker Street and Wentworth Avenue;
- Business development-zoned land at 81 Holloway Street, Banksmeadow;
- Business development and business park-zoned land to the east of Denison Street and south of Smith Street, Hillsdale; and
- Business development-zoned land at 96A Denison Street, Hillsdale

In addition to Botany Industrial Park, these 4 areas are bordered by residential uses and therefore visual and other amenity impacts must be taken into consideration by any proposed development in these areas.

The chapter outlines a desired future character, objectives and controls relating to land uses, road network and access, risk management, flood planning and interfaces with residential areas.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.15 Banksmeadow Industrial Precinct		From 6.2.8 Banksmeadow Industrial Precinct	

Chapter 7.16 – Hillsdale Local Centre

This chapter outlines provisions relating to the Hillsdale Local Centre, which is occupied by the multi-storey Southpoint Shopping Centre, residential tower and associated parking areas and a mix of 1-3 storey commercial and residential buildings.

Although already substantially developed, this chapter contains a desired future character, objectives and controls for the centre overall, including remnant developable sites. These relate to land uses, lot consolidation, built form and street character.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.16 Hillsdale Local Centre		From 5.2.2.9 Hillsdale Local Centre	

Chapter 7.17 – Daceyville

This chapter contains requirements for development within the locality of Daceyville, which includes the Daceyville Garden Suburb Heritage Conservation Area.

The chapter includes a description, character statement, classification of items in the Heritage Conservation Area, as well as objectives and controls relating to heritage significance, infill development, landscaping, fences, public domain, subdivision and non-residential development.

Comparison with current Development Control Plans

Chapter / Subchapter	New chapter / subchapter?	Adapted from Botany Bay DCP 2013?	Adapted from Rockdale DCP 2011?
7.17 Daceyville		From: 5.2.2.1 Daceyville Neighbourhood Centre; and 3B.4.2 Daceyville Garden Suburb Heritage Conservation Area	