

3.5 RETAILING WITHIN THE BUSINESS (AUTOMOTIVE) ZONE

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1 Objectives of this Part

The objectives of this Part are:

- To restrict the range of retail activities permissible within the Business (Automotive) zone under the terms of the Ryde Planning Scheme;
- To prevent mainstream retail uses being established outside the limits of existing district centers and within fringe commercial zones;
- To maintain the economic viability of established centers; and
- To provide for out-of-centre bulky goods retailing without posing any significant threat to the trading of function of existing district centers.

2 Land to which this Part applies

This Part applies to the land within the Business (Automotive) zone under the Ryde Planning Scheme.

3 Controls

- a) Land to which this Part applies shall not be used for any shop purpose other than:
 - non mainstream retailing; and
 - bulky goods retailing.
- b) Council will not consent to the carrying out of development permitted by subclause (a) unless Council is satisfied that:
 - suitable land for the development is not available with any nearby Business General Zone; and
 - the proposed development will not be detrimentally affect the viability of any established district shopping centre.