

Hurstville Civic Precinct Master Plan

Activating the heart of Hurstville

Hurstville is recognised as southern Sydney's regional centre due to its geographic, social and economic role. The Hurstville Civic Precinct Master Plan provides an urban design framework to showcase Hurstville as a vibrant place to live, work and shop. The Master Plan identifies the development potential of the Civic Precinct as a strategic site to deliver new community facilities, expanded civic functions and inviting public open spaces.

Developing this site through a combined public and private development model would provide a unique opportunity to deliver community benefits. The Master Plan provides a mix of uses including commercial, retail, residential and public car parking, which will enable delivery of a range of community, cultural and recreational facilities.

Hurstville City Council considers the site to be the 'heart of Hurstville' and has a vision for the Civic Precinct to "be a showcase in the St George region and include facilities for community and cultural uses as well as open public spaces."

Mayoral Minute, November 2014.



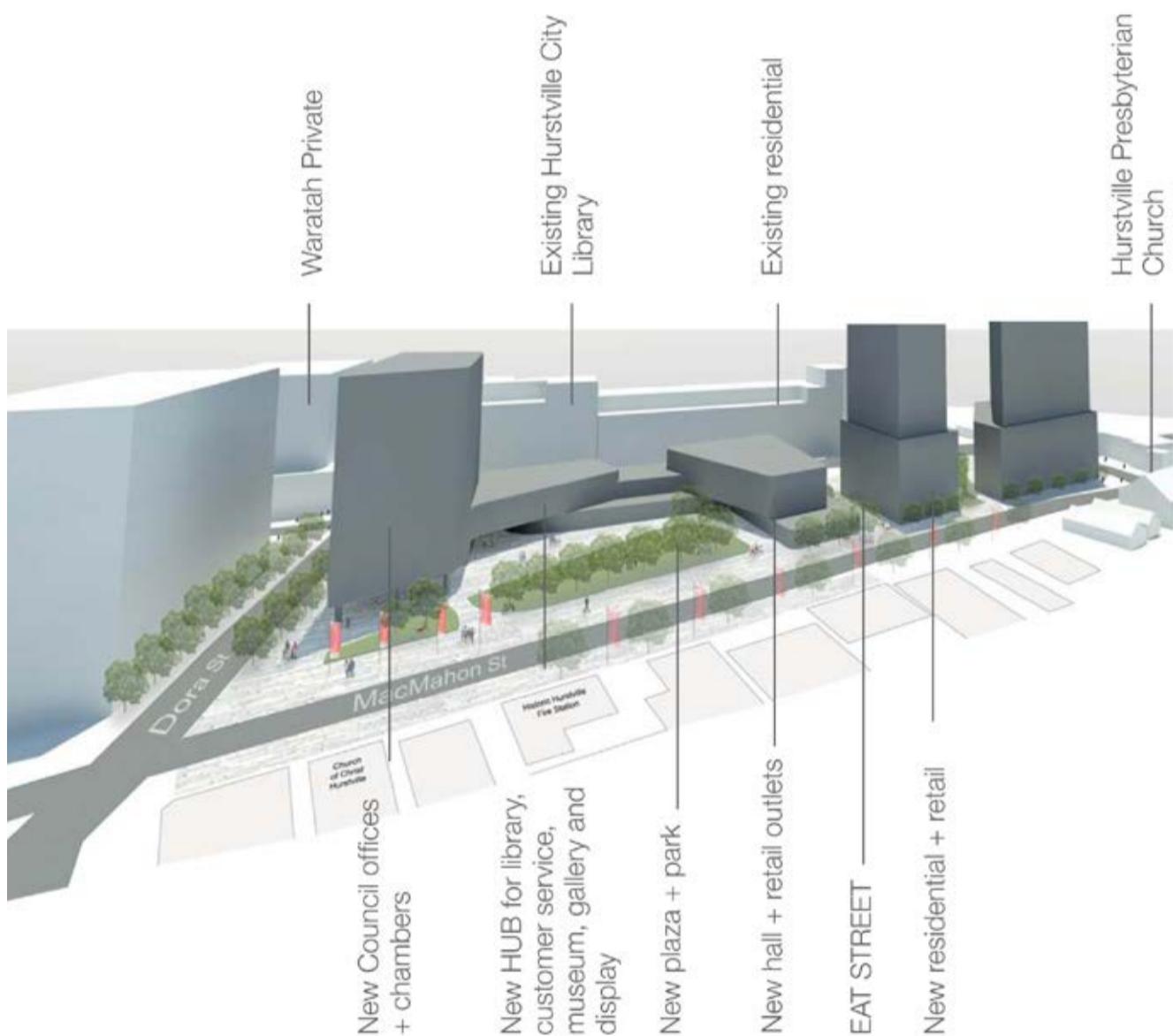
Enhancing a strategic site within the Hurstville CBD

The Hurstville Civic Precinct is located on the northern edge of the Hurstville CBD, approximately 150 metres to the north-east of the Hurstville train station and 15km south west of the Sydney CBD. The Civic Precinct is strategically important in the context of the City Centre as it extends from the main town centre, along the prominent hill top ridge, to form a civic spine radiating in a north south direction. The Master Plan provides opportunity to enhance the connectivity between the town centre and the surrounding residential development.

Community and stakeholder consultation

As part of the planning process consultation was undertaken with the local community and Hurstville Councillors to capture feedback on the initial draft Master Plan.

A series of stakeholder workshops and community information stalls were held during 2015 to present the draft Master Plan and seek feedback. The comments received during the consultation activities were considered during the preparation of the Master Plan to ensure stakeholders had opportunities to provide local insights and have their say about how the precinct is developed into the future.



The Hurstville Civic Precinct Master Plan

The Master Plan provides an integrated and coordinated framework for the redevelopment of the site, which emphasises the importance of creating a high quality public domain that can be enjoyed by the community. It will set the overall future direction for the Civic Precinct, as well as identify valuable infrastructure to promote community wellbeing. The vision is to transform the Civic Precinct into a dynamic and inviting part of Hurstville, by providing:

- An iconic and connected place where people can live, work, play, study, relax and socialise.
- A vibrant community/function centre and an active urban heart of the city.
- A new library, which is integrated within the precinct and includes the Council Customer Service Centre.
- New Council Chambers and offices, which are located above the library at the western end of the site.
- A new museum, gallery, auditorium and theatre spaces for a range of cultural and community activities.
- Large public open spaces for visitors and locals to relax and enjoy good solar access throughout the year.
- A strengthened civic focus and a desirable commercial destination – there will be leasable commercial office spaces above the Council Chamber offices.
- An 'EAT STREET' providing a range of cafes, restaurants and shops, which are all accessible via the public plazas.
- A new multilevel basement carpark which extends across the length of the site and provides ample car parking for all users of the site and the general public.
- Two landmark residential buildings at the northern end of the precinct realises the value of views and outlook to the surrounding lower valleys and the city skyline in the distance.
- Good accessibility from a number of entry points, with landscaped terraces and walkways.

Fast facts

The new Civic Precinct will provide:

- A library, gallery, museum and flexible auditorium and community centre spaces.
- 4,200m² of commercial office space.
- A range of speciality fresh food shops, cafés, restaurants and mini supermarket.
- Council Chambers and Customer Service Centre.
- A mix of 1, 2 and 3 bedroom apartments, totalling 358 new homes.
- 49% of the site area will be landscaped open space.
- A new multilevel basement carpark which extends across the length of the site.

More Information

For any enquiries, please phone **Georges River Council** on **02 9330 6400** or visit www.georgesriver.nsw.gov.au