

APPENDIX 1

OVERVIEW OF KEY CHANGES IN THE KOGARAH TOWN CENTRE B4 – MIXED USE ZONE

Appendix 1 - Overview of Key Changes in KTC

The main objectives of the Planning Proposal are to amend Kogarah LEP 2012 to provide opportunities for the future redevelopment of specific land for dual occupancy development, multi-unit residential development and shop top housing which:

- is in close proximity to transport nodes and commercial centres;
- encourages the use of public transport;
- provides for diversity and choice in housing across the LGA; and
- will assist Council to achieve its dwelling target under the State Government's *Metropolitan Strategy* and *draft South Subregional Strategy*

Table 1 below provides a summary of those sites in the Kogarah Town Centre where a change to the height and/or density (FSR) is proposed. These changes are in accordance with the Kogarah 2031 Housing Strategy and were exhibited as part of the Planning Proposal for the New City Plan.

Table 1: Proposed Changes to Height and FSR

	Properties/Areas Proposed to be Rezoned	Proposed Height (LEP)	Proposed FSR (LEP)	Existing Height (DCP)	Existing FSR (DCP)
Kogarah Town Centre Area zoned B4 – Mixed Use					
(i)	Kogarah Town Centre – Core Centre	39m	4.5:1	Site specific from 12m-25m	Site specific from 1.3:1 to 4:1
(ii)	Properties fronting Railway Parade and Regent Street	9m – 15m	2.5:1	9m + rooftop	1.6:1
(iii)	Railway Parade South (between Gray Street and English Street)	39m	4:1	15m-18m	Site specific from 1.3:1 to 2.3:1
(iv)	Site bounded by Princes Highway, Gray Avenue and Rocky Point Road	21m	2:1	15m	2:1