

New City Plan

Planning for the future of the City of Kogarah



1.1. REVITALISING THE PRINCES HIGHWAY, CARLTON

Our City's plan to meet the needs of our growing population

The introduction of a new land use zone B6 – Enterprise Corridor Zone aims to ensure that bulky goods retail is grouped at a highly accessible location close to the major centre.

Bulky goods retail generally refers to furniture and whitegoods shops in a warehouse building. The zone will allow a mix of employment uses including business, office and light industrial as well as bulky goods retailing.

Residential dwellings and apartments are also proposed to be permissible in this zone, however, as the main objective of the B6 – Enterprise Corridor zone is to encourage the redevelopment of commercial/ bulky goods retailing development, the amount of residential floor space will be restricted in this zone.

FACT SHEET 11

provides a summary of the changes to revitalise the Princes Highway, Carlton

EMPLOYMENT LANDS AND ECONOMIC DEVELOPMENT STRATEGY

The *Kogarah Employment Lands and Economic Development Strategy* reviews and analyses the major transport corridors and employment lands within Kogarah City and identifies strategies to promote economic growth within the City, in particular options to support growth of small to medium enterprises.

The Strategy has been prepared taking into account the issues and key strategic directions identified in Kogarah City Council's Community Strategic Plan *Bright Future Better Lifestyle, Kogarah 2030*.

The Strategy is a key background document to this Planning Proposal and full copies are available as part of the exhibition material at Council's Customer Service Centre, libraries and online at kogarah.nsw.gov.au/newcityplan.

THE B6 ENTERPRISE CORRIDOR ZONE

WHY DO WE NEED THIS NEW ZONE?

Consultants SGS Economics and Planning were commissioned by Kogarah City Council to complete the *Kogarah Employment Lands and Economic Development Strategy* to inform the preparation of the New City Plan.

The Strategy recommended the introduction of the B6 Enterprise Corridor Zone to encourage appropriate businesses and offer a range of employment opportunities.

WHAT IS THE AIM OF THE B6 ZONE?

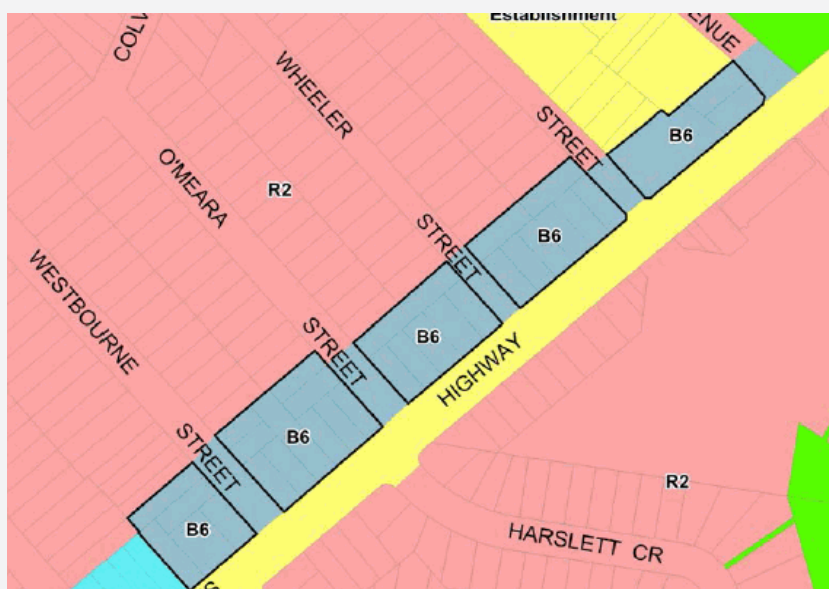
The introduction of a new land use zone - the B6 – Enterprise Corridor Zone aims to ensure that large bulky goods retail (for example, furniture retailers) are grouped at a highly accessible location, close to the Kogarah Town Centre.

Residential uses are also proposed to be permitted in the B6 zone however it is proposed that the amount of residential development be limited to no more than 65% of the gross floor area of the development.

Detailed design controls for this precinct will be developed at a later stage. These design controls will aim to ensure that new development provides separation from the existing residential development to the rear and will provide for a street wall fronting the Princes Highway, with residential above stepping down to the west away from the Highway frontage.

WHAT AREAS ARE AFFECTED?

The B6 - Enterprise Corridor zone is proposed to apply to land fronting the Princes Highway, Carlton between Westbourne Street and Jubilee Avenue, plus half of the block (the former 'White Castle' site) between Francis and Westbourne Streets.



Proposed B6 - Enterprise Corridor zone

Summary Table of Development Controls for B6

Minimum site area	There is no minimum site area requirement
Maximum height	21 metres
Floor space ratio	2:1 with a minimum of 0.7:1 being commercial floor space
Maximum amount of residential floor space	65% of the total gross floor area of the proposed development
Minimum ground floor plate for commercial/retail/bulky goods	500 square metres

WHERE CAN I SEE THE NEW CITY PLAN?

You can access the New City Plan and associated documentation, including a series of detailed fact sheets, online and in person:

IN PERSON

Kogarah City Council
Customer Service Centre
2 Belgrave Street, Kogarah
8.30 - 5.00pm (Monday to Friday)

Council's Planners will be available to discuss the New City Plan and associated documentation.

You can drop in or appointments can be made by calling 9330 9480.

Kogarah City Council Libraries

Kogarah Library, Oatley Branch Library and South Hurstville Branch Library during Library opening hours.

Please note that Library Staff are not able to answer any questions related to the New City Plan or associated documentation.

ONLINE

www.kogarah.nsw.gov.au/newcityplan

TELEPHONE ENQUIRIES

For enquiries call the New City Plan Enquiry Line on 9330 9480.

PRIVACY

Once received by Council, submissions are public documents and will not remain confidential.

Following the exhibition period, all submissions will be considered and details about submissions will be reported to Council. Submissions may be made publicly available when they are being considered by Council.

DISCLAIMER

This document contains general information about the Planning Proposal to amend Kogarah Local Environmental Plan 2012. The information in this document does not constitute legal advice and only provides general information regarding the major proposed changes to Kogarah Local Environmental Plan 2012.

While every reasonable effort has been made to ensure that this document is correct at the time of publication you should note that the changes identified in the New City Plan have not yet been made and have not commenced and may not be made or may be made with or without variations.

Kogarah City Council and its councillors and employees will not accept liability for any loss, damage, cost or expense that may be incurred as a result of the use of or reliance upon the information in this document.

GIFTS AND DONATIONS

You must disclose if you have made a reportable political donation within the past two (2) years.

A disclosure can be made by completing a "Political Donations and Gifts Disclosure Statement". This form can be found on Council's website. The form should be completed and attached to your submission.

Submissions must be received by 5pm on Friday
29 May 2015

HAVE YOUR SAY

Submissions must be made in writing and clearly marked 'New City Plan'. Council will acknowledge receipt of all submissions.

Please ensure that a return email or postal address is included in any submission. Submissions close at **5pm on Friday 29 May 2015**.

You can choose to make your submission in any of the following ways:

- Complete the online form at: www.kogarah.nsw.gov.au/newcityplan.
- Email your submission to newcityplan@kogarah.nsw.gov.au
- Post your submission to
New City Plan
Kogarah City Council
Locked Bag 8
Kogarah NSW 2217

For more information call (02) 93309480 or visit the website at kogarah.nsw.gov.au/newcityplan