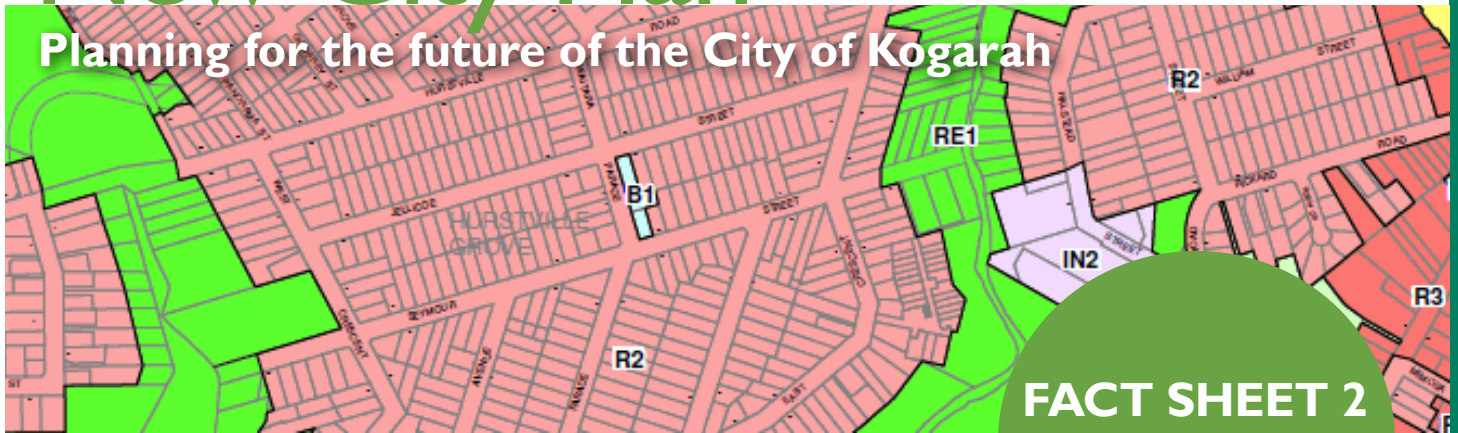


New City Plan

Planning for the future of the City of Kogarah



FACT SHEET 2

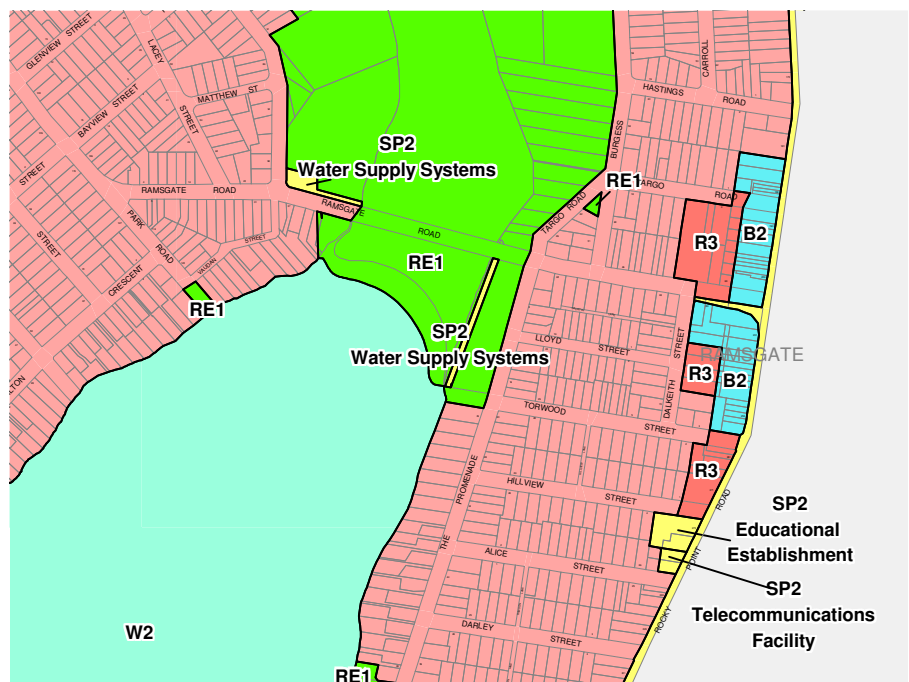
Provides an overview of the maps and land use tables

2. MAPS AND LAND USE TABLES

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

MAPS

The written instrument - Kogarah Local Environmental Plan (LEP) 2012 is accompanied by a series of maps. In addition to the Land Zoning Map, there is a series of maps that relate to a clause or clauses within the written instrument. The table below provides a summary of the maps associated with Kogarah LEP 2012. The maps can be viewed on Council's website kogarah.nsw.gov.au.



Further details are available at kogarah.nsw.gov.au/newcityplan

Phone 9330 9480

Map Series	Amendment to Existing Maps
Land Zoning Map (LZN)	<ul style="list-style-type: none"> Reflects changes to land use zones Deletes Zone E4 – Environmental Living & Zone RE2 – Private Recreation Introduces Zone R4 – High Density, Zone B6 – Enterprise Corridor and Zone E2 – Environmental Conservation
Lot Size Map (LSN)	Reflects changes to the minimum subdivision lot size requirements
Land Reservation Acquisition Map (LRA)	Reflects the proposed changes to the strategic Open Space Link from Denman Street Reserve to Quarry Reserve
Heritage Map (HER)	Reflects deletion of Item No. 1117 Mortdale Railway Station
Acid Sulfate Soils Map (ASS)	No changes are proposed
Flood Planning Map (FLD)	No changes are proposed
Foreshore Building Line Map (FBL)	No changes are proposed
Kogarah Town Square Precinct Map (KTS)	Map is proposed to be deleted as it is redundant
Lot Size for Dual Occupancy Development Map (LSD)	Map identifies the minimum allotment size for dual occupancy development
Height of Buildings Map (HOB)	Map identifies the maximum allowed building height
Floor Space Ratio Map (FSR)	Map identifies the floor space ratio

LAND USE ZONES

Land use zones identify how land can be used. They establish the land uses that are permissible (with or without consent) or prohibited in a particular location. All land in the City of Kogarah is zoned.

There are 12 land use zones that are proposed to apply under the New City Plan.

All land use zones are shown as coloured areas on the Land Zoning Map (LZN) and are as follows:

Residential Zones

R2 Low Density Residential
R3 Medium Density Residential
R4 High Density Residential

Business Zones

B1 Neighbourhood Centre
B2 Local Centre
B4 Mixed Use
B6 Enterprise Corridor

Industrial Zones

IN2 Light Industrial

Special Purpose Zones

SP2 Infrastructure

Recreation Zones

RE1 Public Recreation

Waterway Zones

W2 Recreational Waterways

Conservation Zones

E2 Environmental Conservation

What is the land use table?

Each zone contains a list of land uses that are permissible (with or without Council's consent) or prohibited. These are identified in the Land Use Table.

What land uses are permitted on my property?

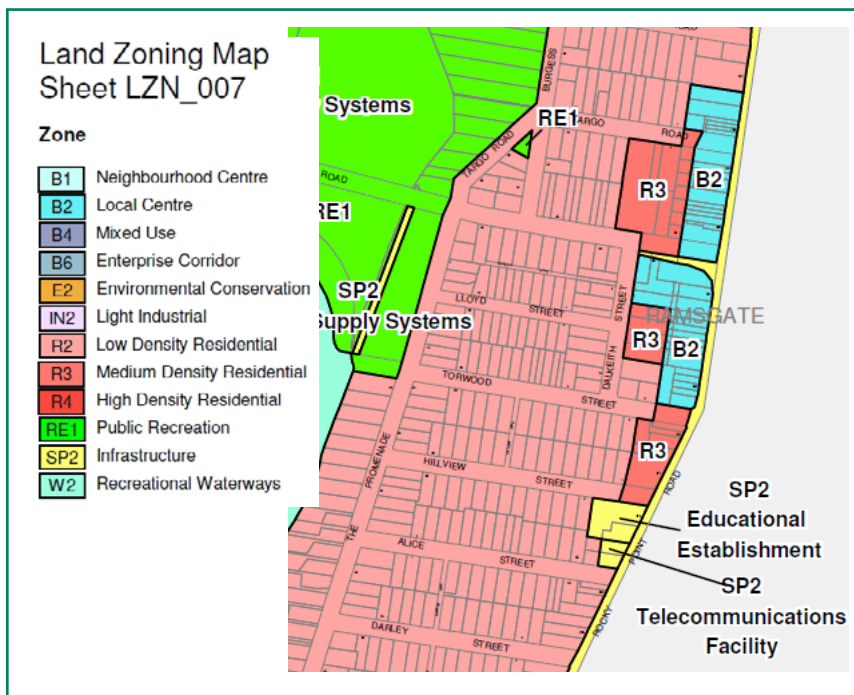
Step 1. Find out what zone applies

To identify what zone applies to your property, locate it on the Land Zoning Map, then compare the colour and code to the map legend (see extract of the Land Zoning Map below).

Step 2. Refer to the Land Use Table

Part 2 of the Kogarah Local Environmental Plan 2012 written document contains a land use table. The land use table tells you what land uses are permitted without consent, permitted with consent, and prohibited for each zone.

Each zone contains specific land uses that are permissible and prohibited and each zone is different. The land uses are tailored to respond to the specific objectives for each zone.



Proposed Changes to the Land Use Tables

As part of the amendment of Kogarah LEP 2012 changes are proposed to the permitted and prohibited land uses within each of the existing zones.

For more information refer to the [Planning Proposal - A New City Plan](#) on Exhibition (Section 2.3 and Appendix I - Draft Land Use Tables).

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.

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

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.

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