

New City Plan

Planning for the future of the City of Kogarah

I. OVERVIEW OF THE NEW CITY PLAN

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

FACT SHEET I

Provides a summary
of the key elements
proposed under the
New City Plan

WHY DO WE NEED A NEW CITY PLAN?

Council is exhibiting changes to the Kogarah Local Environmental Plan 2012 (LEP2012). The Kogarah LEP 2012 is the primary planning document for development in the City of Kogarah. Those changes can only be made through a process that includes developing a Planning Proposal which is publicly exhibited for comment. The Planning Proposal that is now on public exhibition is called the New City Plan.

The changes propose rezoning some land and putting in place rules for floor space ratio and height for development across the City of Kogarah.

The aim of these changes is to help deliver housing and employment opportunities to meet the current and future needs of Kogarah's population.

The New City Plan has been endorsed by the NSW Department of Planning & Environment allowing Council to place it on exhibition.

The New City Plan is a draft document pending community input and a final Council decision on the proposal.

The New City Plan is on public exhibition until 29th of May 2015 and Council is seeking feedback from the community on the range of options that have been put forward for consideration.

GET MORE DETAIL

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

Phone 9330 9480

KEY ELEMENTS OF THE NEW CITY PLAN

INTRODUCTION OF NEW LAND USE ZONES

R4 - High Density Residential

Zone - The New City Plan proposes to apply this zone to land surrounding the Kogarah and Hurstville Town Centres, where residents can readily access services and public transport.

The zone aims to revitalise areas for high density living, close to public transport, hospitals, employment opportunities and shopping.

B6 - Enterprise Corridor Zone

– The New City Plan proposes to apply this zone along a section of the Princes Highway, between Jubilee Avenue and Westbourne Street, Carlton. The aim of the zone is to encourage appropriate businesses and offer a range of employment opportunities. Multi-unit residential development will also be permitted in this zone.

E2 - Environmental

Conservation Zone – No. 52 Waratah Street, Blakehurst has been identified as having important high quality vegetation/bushland and this zone is proposed to be applied to the land to ensure the protection and management of this land by limiting potential development.



KEY ELEMENTS OF THE NEW CITY PLAN

PRINCIPAL DEVELOPMENT STANDARDS

Principal development standards are rules that control development and include minimum subdivision lot size, height of buildings and floor space ratios.

MINIMUM SUBDIVISION LOT SIZE

The New City Plan proposes to change the current rules for land subdivision to allow for the creation of smaller lots across the City of Kogarah.

The proposed minimum lot sizes for subdivision are listed in Table 1. Refer to Fact Sheet No.12 *Land Subdivision* for more information.

HEIGHT OF BUILDINGS

Building height is the maximum total height of a building measured from the existing ground level to the highest point of the building.

Currently, Kogarah LEP2012 does not include maximum heights of buildings. They are currently found in Kogarah Development Control Plan 2013, and are measured in storeys.

Refer to the Fact Sheet No.3 *Building Height and Floor Space Ratio* for more information.

It is proposed to introduce height of building controls into Kogarah LEP 2012 and to specify the maximum allowable height of buildings defined in metres above ground level. There will be no reference to the number of storeys in a development in Kogarah LEP 2012.

FLOOR SPACE RATIO (FSR)

Floor Space Ratio (FSR) is the ratio of a building's floor area to the size of land that the building sits on. Limits on FSR to make sure that the size and scale of buildings are suitable for the parcel of land they sit on, and within the surrounding neighbourhood.

Currently, Kogarah LEP2012 does not include floor space ratio controls. They are currently found in Kogarah Development Control Plan 2013.

It is proposed to introduce FSR controls into Kogarah LEP 2012.

Refer to the Fact Sheet No.3 *Building Height and Floor Space Ratio* for more information.

Table 1. Minimum subdivision lot size

Land Use Zone	Minimum land size
Zone R2 - Low Density Residential not on the waterfront	550 square metres
Zone R2 - Low Density Residential in waterfront areas*	700 square metres
Zone R3 - Medium Density Residential	850 square metres
Zone R4 - High Density Residential	850 square metres

*"Waterfront areas" are mapped separately and generally applies to land between the waterway and the closest adjoining street.

WHAT IS FLOOR SPACE RATIO?

The floor space ratio is the ratio of a building's floor area to the size of land that the building sits on.

To calculate the total floor area of a building, the following formula should be applied:

$$\text{Site Area} \times \text{Floor Space Ratio} = \text{Total floor area}$$

For example:

Site area = 600 square metres

Floor space ratio (FSR) = 0.55:1

$600 \times 0.55 = 330$ square metres (total floor area)

KEY OPTIONS OF THE NEW CITY PLAN

1. REMOVING THE E4 - ENVIRONMENTAL LIVING ZONE

The E4 – Environmental Living Zone is proposed to be replaced with the R2 – Low Density Residential Zone. This will allow for greater housing choice in the waterfront and foreshore areas.

Refer to
Fact Sheet

4

2. MORE OPPORTUNITY FOR DUAL OCCUPANCY DEVELOPMENT

The proposed changes aim to provide opportunities for a wider range of dual occupancy development across the City of Kogarah, including dual occupancy on large blocks on the waterfront.

Refer to
Fact Sheet

5

3. HOUSING FOR OUR OLDER RESIDENTS

Council is proposing to introduce its own controls (known as Local Provisions), which will allow seniors housing in the form of villas (single storey) and townhouses (two-storey) in all areas of the City including foreshore and waterfront areas.

Refer to
Fact Sheet

10

4. APPROPRIATELY LOCATED, WELL DESIGNED AND ACCESSIBLE APARTMENTS

A number of areas close to existing Centres and along main roads and the railway line are proposed to be rezoned to allow for more apartments with lift access, creating additional housing opportunities for residents of all ages.

Refer to
Fact Sheets

6,7,8,9

5. REVITALISING THE PRINCES HIGHWAY, CARLTON

The introduction of the B6 – Enterprise Corridor zone along the Princes Highway, between Westbourne Street and Jubilee Avenue, including the former White Castle site will allow for a range of employment uses (office, light industrial and bulky goods). Residential development will also be permitted but will be limited.

Refer to
Fact Sheet

11

OTHER KEY CHANGES

- Review of the Infrastructure Zone
- Review of open space lands (refer to Factsheet No.13 – Open Space)

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.

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

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.