KOGARAH CITY COUNCIL

a better lifestyle



New City Pan Planning for the future of the City of Kogara

I2. LAND SUBDIVISION Our City's plan to meet the needs of our growing population

FACT SHEET 12

provides a summary of proposed changes to land subdivision requirements

LAND SUBDIVISION REQUIREMENTS

This Fact Sheet explains the proposed changes to subdivision and provides a summary of the minimum lot sizes needed to subdivide land proposed in the New City Plan.

Changes are proposed to the subdivision of land to allow for smaller lots across the City.

The proposed requirements are designed to provide opportunities for land owners with larger blocks to subdivide their land. Any development on the subdivided lot would still need to comply with height and density controls.

HOUSING STRATEGY

The Kogarah 2031 Housing Strategy details the background research, demographic analysis and housing options that were developed to ensure adequate housing supply to 2031.

The Kogarah 2031 Housing 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 Housing 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.

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MINIMUM SUBDIVISION LOT SIZE

Clause 4.1 Minimum subdivision lot size sets out the minimum subdivision lot sizes. The minimum lot size in the table below is the required site area for each new lot to be created.

For example, land on the waterfront in the R2 Low Density Residential zone needs to be a minimum of 1,400 square metres if you wish to subdivide into 2 lots of 700 square metres.

For a lot with an access handle (commonly known as a battle-axe block), the area of the access handle or any right of carriageway, will not be included in calculating the allotment size. The area in the access handle will need to be in addition to the minimum allotment size.

Zone	Minimum Lot Size
R2 Low Density Residential	550 square metres
R2 Low Density Residential in waterfront areas*	700 square metres
R3 Medium Density Residential	850 square metres
R4 High Density Residential	850 square metres
Minimum street frontage	No minimum street frontage

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

To identify the minimum subdivision lot size for your property, locate it on the Lot Size Map then compare the colour and code to the map legend.



Kogarah Local Environmental Plan 2012

Lot Size Map Sheet LSZ_004

Minimum Lot Size (m2)





April 2015

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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.

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.

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.

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