

New City Plan

Planning for the future of the City of Kogarah



FACT SHEET 8

provides an overview
of the changes
proposed in the
Hurstville Town
Centre

8. HURSTVILLE TOWN CENTRE

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

Significant redevelopment has been undertaken in Hurstville Town Centre over the last 10-15 years.

It is important that the Hurstville Town Centre has the potential to continue to grow and provide housing and jobs. Our community has told us that any increase in development should be located close to existing Centres and transport hubs, rather than in our suburban areas, where access to public transport is limited.

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.

WHAT'S CHANGING IN AND AROUND THE HURSTVILLE TOWN CENTRE?

Council is proposing to introduce a high density zone to the east of the Hurstville Town Centre at Nos.546-558 Railway Parade, Hurstville.

The R4 – High Density Residential zone aims to revitalise areas to allow for high density apartments, close to public transport, shopping and jobs.

Building heights are proposed up to 33m, with a floor space ratio of up to 4:1.

Currently, the maximum building height in this area is 12.2m. The proposal represents a significant increase in the redevelopment potential of the land.

These controls aim to encourage the renewal of land to a higher density residential precinct, which will deliver:

- Increased choice in housing close to jobs, public transport, and other services
- An additional supply of housing which has been designed with lift access
- Improved footpaths and streetscape
- Upgraded stormwater and drainage and
- Opportunities to improve existing community facilities, including local parks and libraries.

Increases are also proposed to the height and density in the Hurstville Town Centre to ensure that there are opportunities for redevelopment of the remaining sites within the Hurstville Town Centre.

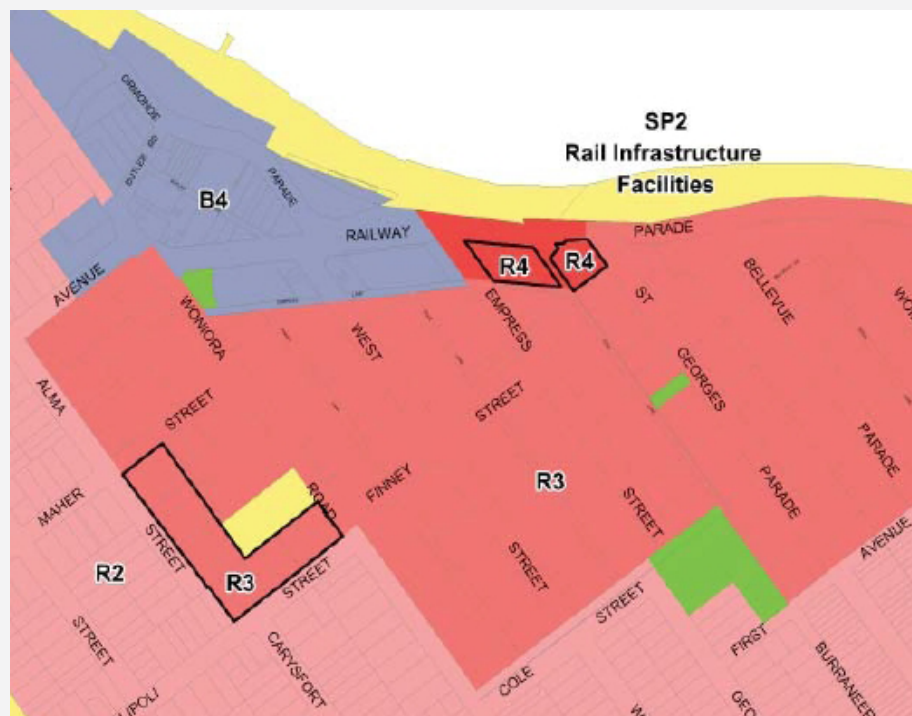
Building heights are proposed up to 39m, with a floor space ratio of 4.5:1.

The proposed controls will provide additional opportunities for more people to live in walking distance of the Hurstville Town Centre creating a more lively and vibrant centre.



HURSTVILLE CENTRE	EXISTING HEIGHT (DCP)	EXISTING FSR (DCP)	PROPOSED HEIGHT (LEP)	PROPOSED FSR (LEP)
Increase in height and density requirements for B4 - Mixed Use Zone within the centre	Up to 27m on specific sites	Variable depending on the site	39m	4.5:1
Rezone Nos. 546-558 Railway Parade from R3 - Medium Density to R4 - High Density residential and increase height and density requirements	12.2m	1:1	33m	4:1
Rezone some surrounding R2 - Low Density Residential to R3 - Medium Density residential and increase height and density requirements	9m	0.55:1	15m	1.5:1
Increase height and density requirements for some R3 - Medium Density residential	2-7 storeys	0.7:1-1.7:1	15m-21m	1.5:1-2:1

WHAT'S CHANGING IN AND AROUND THE HURSTVILLE TOWN CENTRE?



Proposed Land Use Zones for Hurstville Centre



Proposed building heights for Hurstville Centre

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.

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.

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