



Our vision to transform the Hurstville Civic Precinct

Georges River Council is progressing its vision to activate and revitalise the civic heart of the Hurstville City Centre.

We are working to deliver new commercial and residential land uses, incorporating contemporary multipurpose community facilities, expanded civic and entertainment opportunities, and inviting public open spaces in the Hurstville Civic Precinct (Precinct). The transformation of the Precinct will be a lasting legacy for current and future generations of the Georges River community to enjoy.

Our aim is to build community, cultural and recreational facilities that will provide enduring benefits to the Georges River community, in line with the Hurstville Civic Precinct Concept Master Plan (adopted in 2020).

Our ambition is to ensure that Hurstville, southern Sydney's most energetic Strategic Centre, is enriched as a vibrant place to visit, work and shop.

Council will work the community, other governments and the private sector to achieve this ambition.

The Precinct is located on the northern edge of the Hurstville City Centre, approximately 150 metres from the Hurstville railway station and 15km south west of the Sydney CBD.

“ Council’s ambitions are to make the heart of Hurstville a vibrant hub that meets people’s living needs into the future. ”

- Mayor Nick Katris



In the north eastern portion of the Precinct, there will be two landmark residential towers with ground floor shops, cafes and restaurants. The south western portion of the Precinct will include new commercial and community buildings integrated with a new Civic Plaza that will be a destination and focal point for the wider Hurstville City Centre.

Council is working to establish land use zoning, building height and floor space ratio (FSR) controls to support future detailed Development Applications for new mixed use development. The focus being to provide significant future public benefit for the Hurstville City Centre and the Georges River community, while ensuring the future development is consistent with the urban form of the centre.

The proposed planning controls have been informed by community workshops and engagement in 2015, along with numerous studies of potential impacts.

Public exhibition of the proposal occurred in January and February 2023.

To ensure the community benefits are delivered, the proposed planning controls will require at least 50% of the total site area of 12,500sqm to be public open space. At least 25% of the permissible floor area of the buildings on the site will need to be for community uses and facilities, and residential land use will be capped at 55% of the total permissible floor area.

Vision snapshot and key public benefits



50% of the Precinct (i.e. over 6,000sqm) dedicated as public open space, including a new civic plaza and pocket park with trees and good solar access



Over 14,000sqm of community and civic floorspace providing opportunities for entertainment and cultural experiences, and enhanced civic function



7,500sqm of commercial and 3,200sqm retail floorspace supporting increased employment and amenity



Some 300 new dwellings with a mix of 1, 2 and 3 bedrooms, well located near transport and amenities



An 'eat street' with new restaurants and cafes



Basement car parking to maximise activation of streets and public places



Information

For any enquiries, please contact **Georges River Council** on 02 9330 6400 or visit www.georgesriver.nsw.gov.au

