

**Commercial Centres Strategy
PART 1**

**APPENDIX 2
CENTRES REVIEW**

February 2020

1.0 Overview of structure

2.0 Strategic centres

- 2.1 Hurstville City Centre
- 2.2 Kogarah Town Centre

3.0 Local centres

- 3.1 B2 – Beverly Hills (King Georges Road)
- 3.2 B2 – Kingsgrove (Kingsgrove Road)
- 3.3 B2 – Mortdale (Morts Road)
- 3.4 B1 – Oatley (Mulga Road)
- 3.5 B2 – Penshurst (Penshurst Street)
- 3.6 B2 – Riverwood (Belmore Road)
- 3.7 B2 – South Hurstville (King Georges Road)

4.0 Villages

- 4.1 B2 – Hurstville East (Forest Road)
- 4.2 B2 – Narwee (Broad Arrow Road)
- 4.3 B2 – Oatley (Oatley Avenue / Frederick Street)
- 4.4 B1 – Peakhurst (Forest Road)
- 4.5 B2 – Ramsgate (Rocky Point Road)

5.0 Small villages

- 5.1 B2 – Allawah (Railway Parade)
- 5.2 B2 – Blakehurst (Princes Highway)
- 5.3 B2 – Carlton (Railway Parade)
- 5.4 B2 – Carlton / Kogarah Bay (Princes Highway)
- 5.5 B2 – Kingsgrove (The Kingsway)
- 5.6 B1 – Lugarno (Forest Road)
- 5.7 B1 – Peakhurst (Henry Lawson Drive)
- 5.8 B2 – Penshurst (Forest Road)
- 5.9 B1 – Sans Souci (Rocky Point Road)

6.0 Neighbourhood centres

- 6.1 B1 – Beverly Hills (Stoney Creek Road)
- 6.2 B1 – Carlton (Andover Street)
- 6.3 B1 – Carlton (Jubilee Avenue)
- 6.4 B1 – Carss Park (Carwar Avenue)
- 6.5 B1 – Hurstville (Gloucester Road)
- 6.6 B1 – Hurstville (Kimberley Street)
- 6.7 B1 – Hurstville Grove (Hillcrest Avenue)
- 6.8 B1 – Hurstville Grove (Seymour Street)
- 6.9 B4/B1 – Kogarah (Princes Highway)
- 6.10 B2 – Kogarah (Regent / Stanley Street)
- 6.11 B1 – Kogarah (Rocky Point Road)
- 6.12 B1 – Kyle Bay (Kyle Parade)
- 6.13 B1 – Lugarno (Lime Kiln Road)
- 6.14 B1 – Oatley (Hurstville Road)
- 6.15 B1 – Oatley (Lansdowne Parade)
- 6.16 B1 – Peakhurst (Baumans Road)
- 6.17 B1 – Peakhurst (Belmore Road)
- 6.18 B1 – Peakhurst (Boundary Road)
- 6.19 B1 – Peakhurst (Lorraine Street)
- 6.20 B1 – Peakhurst (Park Street)
- 6.21 B1 – Peakhurst Heights (Pindari Road)
- 6.22 B1 – Riverwood (Broad Arrow Road)
- 6.23 B1 – Sans Souci (Water Street)
- 6.24 B1 – South Hurstville (Connells Point Road)

7.0 Special areas

- 7.1 B6 – Carlton Enterprise Corridor
- 7.2 Schedule 1 Additional permitted use premises

1.0 Overview of structure

The analysis conducted for each centre is based on information readily available from existing Council documents, mapping, site visits, and demographic resources and the evidence base provided in the *Economic Study* (refer **Appendix 1**).

This document is intended as a holistic stocktake of all business zoned land within the Georges River LGA. There are a multitude of Council strategies and studies that have been prepared or are being prepared that conduct detailed and/or centre-specific investigations. These documents should be ideally read in conjunction.

It was beyond the scope of this centres review to consider amendments to existing development standards and urban design guidelines. Further investigation will be conducted in Part 2 of the Strategy.

Each centre's review is comprised of a combination of the following headings:

- Strategic context
- Local context
- Demographic information
- Current planning controls
- Existing floor space
- Existing employment
- Employment floor space demand
- Development capacity
- LEP recommendations