

2.0 Strategic centres

2.1 Hurstville City Centre

Strategic context

The strategic centre of Hurstville is one of two strategic centres in the Georges River LGA, and is comprised of the Hurstville City Centre and the adjoining B2 – Hurstville East (Forest Road) village (refer to *Section B2 – Hurstville East (Forest Road)* for analysis of the village).



Hurstville strategic centre | Source: South District Plan

As a strategic centre, the *South District Plan* nominates a series of Actions that must be completed by Council, other planning authorities and State agencies to strengthen Hurstville's regional significance:

- a. encourage and support shopping centre improvements to better integrate with the surrounding public spaces
- b. create a strong sense of place by celebrating Hurstville's cultural diversity
- c. support the expansion of the hospitals in the centre and the growth of allied health services
- d. encourage new lifestyle and entertainment uses to activate streets and grow the night-time economy
- e. build on the centre's administrative and civic role
- f. retain and manage existing commercial lands for future employment opportunities
- g. facilitate the attraction of office and commercial floor space and provide opportunities to allow commercial and retail activities to innovate
- h. recognise and support the role of Forest Road as a movement corridor and as an eat street
- i. encourage activation of secondary streets.

To ensure that the Hurstville continues to perform as a regionally significant strategic centre, the *South District Plan* also specifies a set of employment targets to be achieved by the centre by 2036. The following targets are cumulative job numbers to be provided by the

strategic centre, inclusive of the Hurstville City Centre, the B2 – Hurstville East (Forest Road) village and adjoining employment generating uses located in the SP2 Infrastructure zoning, including Hurstville Public School, Georges River College and Sydney Technical High School.

- 2016 estimate: 11,600 total jobs
- 2036 baseline target: 15,000 total jobs (+3,400)
- 2036 higher target: 20,000 total jobs (+8,400)

Local context

The majority of the Hurstville strategic centre footprint is taken up by the Hurstville City Centre. The City Centre is recognised as an important retail destination with an active main street (Forest Road) and a large shopping centre (Westfield). It also has excellent public transport connectivity as provided by the Hurstville Railway Station and two bus interchanges.

Historically, the centre provided a significant amount of employment floor space to the southern region. The centre is currently undergoing major transformations through enthusiastic redevelopment activities. As result, a significant amount of this has been lost to the development of mixed-use and residential precincts. The centre nonetheless retains its presence of commercial and civic functions and a growing health services sector, as well as the opportunity to leverage its existing cultural diversity to grow in the local and international tourism sphere. The proposed renewal of the Civic Precinct intends to revitalise the area by transforming it into a vibrant, culturally significant and inviting place for people to live, work and interact.

The inviting and vibrant nature of the Hurstville City Centre is celebrated by our community. Council recognises the critical role of the centre within the Georges River LGA and broader Sydney and is currently preparing a Place Strategy to reinforce the centre's identity as the Heart of the City.

Demographic information for the Hurstville (City Centre) profile area

(Source: Profile ID)

- The 2018 Estimated Resident Population is 7,526 with a population density of 148.91 persons per hectare
- 80% of residents are born overseas and 87% speak a language other than English at home
- The median age is 29 years, which is 8 years younger than the median age of the LGA
- 52% of residents use public transport to get to work compared to 23% in Greater Sydney
- There is a significant presence of the young workforce (25 to 34 years old) which makes up 36.3% of the population compared to 16.1% in Greater Sydney
- Higher proportion of university qualifications 45% compared to 28% in Greater Sydney
- There is a high unemployment rate of 11.1% compared to 6% in Greater Sydney
- The median weekly rent of \$509 is higher than the Greater Sydney average of \$447

The young median age and the high unemployment rate indicate a significant presence of international students and visitors staying within the City Centre. Opportunities to provide

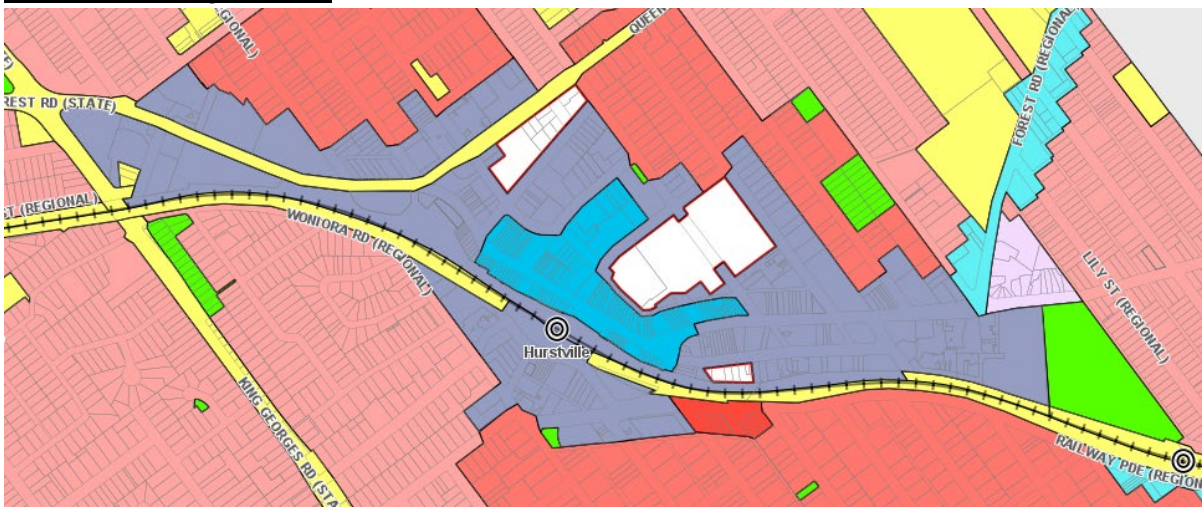
appropriate student and visitor accommodation should be considered within the existing zoning and density provisions.

Furthermore, the prevalence of a highly educated, young workforce contributes to the increase of families with young children residing in the City Centre; however 18% of housing is recorded as having insufficient bedrooms with occupants experiencing overcrowding. Consideration should be given towards increasing the diversity and size of housing stock to reduce overcrowding and reducing car parking requirements to improve affordability for workers in light of Hurstville's excellent access to public transport as demonstrated by the high public transport patronage.





Current planning controls



- Zone**
- B1 Neighbourhood Centre
 - B2 Local Centre
 - B3 Commercial Core
 - B4 Mixed Use
 - E1 National Parks and Nature Reserves
 - IN2 Light Industrial
 - R2 Low Density Residential
 - R3 Medium Density Residential
 - RE1 Public Recreation
 - RE2 Private Recreation
 - SP2 Infrastructure
 - W2 Recreational Waterways
 - DM Deferred Matter

HLEP 2012 and KLEP 2012 Land Zoning Map | Source: IntraMaps

LEP in effect	Hurstville LEP 1994 Hurstville LEP 2012 Kogarah LEP 2012	
Zone	B3 – Commercial Core B4 – Mixed Use Deferred Matter – under the Hurstville LEP 2012	
Height	HLEP	13m to 65m
	KLEP	39m
FSR	HLEP	1.4:1 to 9:1
	KLEP	4.5:1
Heritage	A large number of heritage items are located within the centre with the majority of these items located on Forest Road	

	The southern edge of the centre directly adjoins the O'Brien's Estate Heritage Conservation Area	
Active Street Frontage	Barratt Street Crofts Avenue Cross Street Dora Street Durham Street Forest Road Hill Street Hudson Street	Macmahon Street Park Road Queens Road Rose Street The Avenue Treacy Street Woodville Street

Existing floor space and employment

Category	Floor space (sqm)	Employment (jobs)
Population serving	139,415	4,526
Knowledge intensive	70,000	3,917
Industrial	7,350	194
Health & education	32,044	377
Vacant	25,697	0
Total employment*	274,506	FSR: 1.20:1
Share of all centres	51%	43%
Residential	488,561	FSR: 1.77:1
Total floor space	763,067	
Total site area	275,749	

* Note: does not include the floor space proposed by current planning proposals and development applications in the pipeline.

Employment floor space demand

	Floor space (sqm)	FSR (x:1)
Current supply*	330,031	1.20
Demand in 2036	407,366	1.48
Increase required	77,335	0.28 (23% increase)

** Note: includes existing vacant floor space and current planning proposals and development applications in the pipeline.

The 2036 projected floor space demand includes the provision of an additional 43,800sqm of retail floor space which increases the total retail provision in the centre by 30% over this period to reinforce the role of Hurstville City Centre as a retail destination.

The significant presence of the young workforce age group residing in the City Centre demonstrates an urgent demand for additional employment floor space to be provided, especially in knowledge intensive job sectors, to enhance the resident containment rate of Georges River.

To ensure that appropriate employment floor space is provided to meet the projected demand for employment uses, LEP mechanisms should be implemented to require an appropriate proportion of non-residential floor space to be provided in each mixed use

development. The following mechanisms should be investigated for implementation in the B4 Mixed Use zone of the centre:

- Prohibiting residential uses from being located on the ground and first floors
- Specifying a minimum non-residential FSR of 1:1
- Requiring development applications to demonstrate no net loss in employment floor space
- Providing bonus development controls to mixed use developments that incorporate a higher proportion of employment uses, for example, any non-residential floor space provided are not counted as part of GFA (the maximum building height must include allowances for additional height)
- Specifying a maximum FSR for residential land uses whilst permitting the maximum FSR to be exceeded for the purpose of employment generating uses (the maximum building height must include allowances for additional height)

Development capacity – District job targets

To accommodate the projected baseline and higher job targets as identified by the *South District Plan*, it is estimated that the Hurstville strategic centre would need to accommodate a total of approximately 1.13 to 1.28 million square metres of employment and residential space.

The Study assesses and compares the development capacity of the current LEP controls and the controls proposed by the HCCUDS in meeting the *South District Plan* job targets. It is estimated that the strategic centre area encompasses around 36 hectares of land with a theoretical maximum development capacity (“TMDC”), under its current controls, of around 1.28 million square metres while under the proposed controls around 1.36 million square metres could be developed.

Under the proposed controls scenario there is sufficient capacity to accommodate the baseline employment target. However, planning controls will need to be reviewed to better accommodate the higher job target. This is due to the need to provide at least 20% residual development capacity to reduce the chance of artificially increasing land values due to limited supply.

Due the complexity associated with the review of existing development standards, further testing is recommended to be conducted in Part 2 of the Strategy to inform LEP 2022.

Development capacity – existing controls

The Study also considers the development capacity of the Hurstville City Centre in meeting the projected 2036 employment floor space demands under the following two scenarios:

	Scenario 1		Scenario 2
TMDC*	1,244,982 sqm	TMDC*	1,244,982 sqm
Non-resi demand by 2036	407,366 sqm (36% of total GFA)	Non-resi demand by 2036	407,366 sqm (33% of TMDC)
Residential GFA	603,044 sqm	Non-resi floor space as required by LEP	298,796 sqm (24% of total GFA)

Total GFA (non-resi and residential)	1,010,410 sqm	Under supply of non-resi floor space	108,570 sqm
Residual capacity (TMDC – total GFA)	234,572 sqm (23%)	Unmet non-resi demand	36%
Capacity under existing controls	Yes	Capacity under existing controls	No

**Note: Theoretical Maximum Development Capacity – this refers to the maximum GFA achievable under the existing FSRs specified by the LEP in effect.*

Scenario 1: Redevelopment of all allotments in the centre to meet the projected 2036 employment floor space demands based on the existing non-residential floor space composition of 36% of total GFA.

This scenario utilises the projected 2036 employment floor space demand of 407,366sqm as the proportional 36% of total GFA, and subsequently projects the provision of 603,044sqm of residential floor space. This equates to a total GFA of 1,010,410sqm being required, which provides a 23% residual capacity. Any residual capacity above 20% is considered to be sufficient supply.

Scenario 2: Redevelopment of all allotments in the centre utilising a non-residential vs residential proportional breakdown that is based on Council’s application of the existing LEP control which requires a minimum non-residential FSR of 0.5:1 to be provided:

- Non-residential floor space: 24% of total GFA
- Residential floor space: 76% of total GFA

This scenario demonstrates that the non-residential vs residential proportional breakdown prescribed by the existing LEP controls allocates a significant percentage of the total GFA to residential development which results in a significant unmet demand in the provision of employment floor space.

If redevelopment continues to provide non-residential floor space in accordance with the minimum FSR specified by the existing LEP controls, there would be insufficient capacity to provide essential services for the growing population. It is recommended that the provision of non-residential floor space is urgently addressed in LEP 2020.

Development capacity – HCCUDS controls

In June 2018, Council considered the *Hurstville City Centre Urban Design Strategy* (“HCCUDS”) which was prepared to update the existing development standards partly with the aim to identify opportunities for additional housing capacity within the Hurstville City Centre.

The same assessment process is repeated by the Study to assess the development capacity of the controls recommended by the HCCUDS in meeting the projected 2036 employment floor space demands. Scenario 1 and 2 are revised to utilise the proposed HCCUDS development standards.

Scenario 1 (HCCUDS)		Scenario 2 (HCCUDS)	
TMDC*	1,285,630 sqm	TMDC*	1,285,630 sqm
Non-resi demand by 2036	407,366 sqm (36% of total GFA)	Non-resi demand by 2036	407,366 sqm (32% of TMDC)
Residential GFA	603,044 sqm	Non-resi floor space as required by LEP	269,982 sqm (21% of total GFA)
Total GFA (non-resi and residential)	1,010,410 sqm	Under supply of non-resi floor space	137,384 sqm
Residual capacity (TMDC – total GFA)	275,220 sqm (27%)	Unmet non-resi demand	51%
Capacity under existing controls	Yes	Capacity under existing controls	No

**Note: Theoretical Maximum Development Capacity – this refers to the maximum GFA achievable under the proposed HCCUDS controls.*

Scenario 1: Redevelopment of all allotments in the centre to meet the projected 2036 employment floor space demands based on the existing non-residential vs residential floor space composition provided within the centre:

- Non-residential floor space: 36% of total GFA
- Residential floor space: 64% of total GFA

This scenario utilises the projected 2036 employment floor space demand of 407,366sqm as the proportional 36% of total GFA, and subsequently projects the provision of 603,044sqm of residential floor space. This equates to a total GFA of 1,010,410sqm being required, which provides a 27% residual capacity. Any residual capacity above 20% is considered to be sufficient supply.

Scenario 2: Redevelopment of all allotments in the centre utilising a non-residential vs residential proportional breakdown that is based on Council's application of the existing LEP control which requires a minimum non-residential FSR of 0.5:1 to be provided:

- Non-residential floor space: 21% of total GFA
- Residential floor space: 79% of total GFA

Likewise with the commentary provided for Scenario 2 of the existing controls capacity assessment above, it is recommended that the provision of non-residential floor space is urgently addressed in LEP 2020.

LEP 2020 recommendation

- Retain existing B3 Commercial Core zone
- Retain existing B4 Mixed Use zone
- Retain existing height and FSR development standards
- Increase the minimum non-residential FSR requirement in the B4 Mixed Use zone to 1:1
- Encourage land uses associated with tourism, community functions, arts and culture in the B3 Commercial Core and B4 Mixed Use zones to improve its viability

- Enable the permissibility of markets and artisan food and drink to activate streets and grow the night-time economy
- Investigate the provision of affordable and diverse housing products that are balanced with the demand for commercial and community land uses (refer to the *Inclusive Housing Strategy*)
- Introduce design excellence mechanisms to facilitate good design
- Remove existing active street frontage provisions and incorporate into DCP 2020 to enhance the centre's connectivity and vibrancy

LEP 2022 and beyond recommendation

- Review the minimum non-residential FSR requirement in the B4 Mixed Use zone with the aim of providing sufficient non-residential floor space to meet the 2036 demand, including the provisions of additional non-residential floor space within the maximum height and FSR recommended by the HCCUDS
- Conduct place-based analysis to activate centre and ensure its ongoing viability – including investigating the existing height and FSR development standards, infrastructure provisions and public domain outcomes
- Investigate expansion of centre if there is demonstrated demand for additional commercial floor space that cannot be met within the existing centre (must comply with the guidelines for centre expansion)
- Investigate mechanisms to achieve the higher District Plan job target for the Hurstville strategic centre

2.2 Kogarah Town Centre

Strategic context

The strategic centre of Kogarah is one of two strategic centres in the Georges River LGA and is comprised of the Kogarah Town Centre and the surrounding hospital and education uses. The Greater Sydney Commission identifies Kogarah as a health and education precinct due to the high concentration of medical facilities and schools in addition to the presence of a mix of retail and community activities. Kogarah is also highlighted as a Collaboration Area where a place-based and multi-stakeholder process commenced in March 2019 to deliver regionally significant outcomes in terms of liveability, productivity, connectivity and sustainability.

As the Collaboration Area process will generate city-shaping outcomes for Kogarah including changes to future LEPs, it is anticipated those changes will be implemented as part of LEP 2022.



As a strategic centre, the *South District Plan* nominates a series of Actions that must be completed by Council, other planning authorities and State agencies to strengthen Kogarah Town Centre's regional significance:

- a. support the growth of the health and education precinct
- b. encourage new lifestyle and entertainment uses to activate streets and grow the night-time economy

- c. facilitate the attraction of office and commercial floor space and provide opportunities to allow commercial and retail activities to innovate
- d. retain and manage surrounding employment, industrial and urban services encourage activation of secondary streets.

To ensure that the Kogarah Town Centre continues to perform as a regionally significant strategic centre and health and education precinct, the *South District Plan* also specifies a set of employment targets to be provided within and immediately adjacent to the centre by 2036. The following targets are cumulative job numbers to be provided by the strategic centre, inclusive of the Kogarah Town Centre and surrounding employment generating uses located in the SP2 Infrastructure zoning, including Kogarah Public School, Kogarah Public High School, St George High School, St George TAFE College, the St George and Sutherland Clinical School and the three hospitals; St George Public, St George Private and Wesley Hospital.

- 2016 estimate: 11,800 total jobs
- 2036 baseline target: 16,000 total jobs (+4,200)
- 2036 higher target: 20,500 total jobs (+8,700)

Local context

The Kogarah Town Centre occupies more than half of the overall Kogarah strategic centre footprint. In addition to the public transport connectivity provided by the Kogarah Railway Station, the Town Centre benefits from good road access to the Sydney CBD, Sydney Airport and Port Botany.

The centre contains a concentration of knowledge intensive jobs, especially in the banking sector as attributed to the presence of Westpac in the former St George Bank headquarters, as well as a large volume of allied health practices located in the centre to support the adjacent hospital precincts. The retail offering in the centre is considerably smaller when compared to the Hurstville City Centre. However, the local residents and workers are well serviced by the combination of the supermarkets and specialty stores accommodated within the indoor shopping centre adjacent to the station and the main street of Railway Parade / Regent Street.

The strategic significance of Kogarah and its distinctive specialisation in health, education and innovation is recognised by Council. A Place Strategy will be developed by Council as an output of the Kogarah Collaboration Area process to reinforce Kogarah's identity as the Health and Research Hub in the context of both the Georges River LGA and broader Sydney.

Demographic information for the Kogarah profile area

(Source: Profile ID)

- The 2018 Estimated Resident Population is 7,106 with a population density of 77.14 persons per hectare
- 63% of residents are born overseas and 68% speak a language other than English at home
- The median age is 32 years, which is 5 years younger than the median age of the LGA

- 43% of residents use public transport to get to work compared to 23% in Greater Sydney
- There is a significant presence of the young workforce age group (25 to 34 years old) which makes up 28.1% of the population compared to 16.1% in Greater Sydney
- Higher proportion of university qualifications – 40% compared to 28% in Greater Sydney
- There is a higher unemployment rate – 7.6% compared to 6% in Greater Sydney
- The median weekly rent of \$492 is higher than the Greater Sydney average of \$447

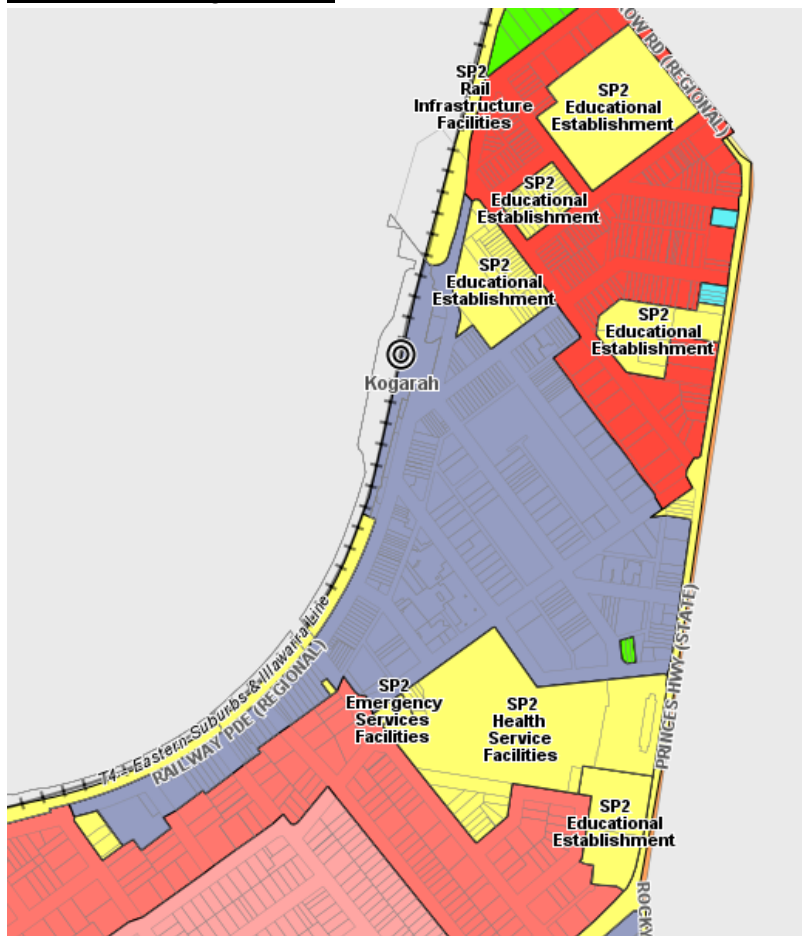
Kogarah has the highest overall proportion of residents in key worker occupations of all suburbs across the Georges River LGA, most notably in midwifery and nursing professions. With the anticipated intensification of the Kogarah as a Health and Education Precinct, measures to deliver housing and choice for key workers in and around the Kogarah Town Centre are critical to supporting the future growth of Kogarah.

In addition, there is an emerging presence of medi-hotel type accommodations where hotel services are provided for self-caring patients accessing nearby hospital services. The provision of short-term and medium-term accommodation within close proximity to the hospitals is encouraged to support the medical tourism industry.





Current planning controls



Zone

B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B6	Enterprise Corridor
E2	Environmental Conservation
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
SP2	Infrastructure
W2	Recreational Waterways

KLEP 2012 Land Zoning Map | Source: IntraMaps

LEP in effect	Kogarah LEP 2012
Zone	B4 – Mixed Use
Height	9m to 39m
FSR	2.5:1 to 4.5:1
Heritage	A large number of heritage items are distributed across the centre
Active Street Frontage	No ASF provision in the LEP. ASF are applied to the following streets in the Kogarah DCP 2013: <ul style="list-style-type: none"> • Kensington Street • Montgomery Street • Railway Parade • Regent Street • South Street

Existing floor space and employment

Category	Floor space (sqm)	Employment
Population serving	45,307	1,294
Knowledge intensive	77,693	2,854
Industrial	6,325	109
Health & education	34,204	384
Vacant	50 vacant commercial premises	0
Total employment	163,529	FSR: 1.21:1
Share of all centres	23%	22%
Residential	176,128	FSR: 1.31:1
Total floor space	339,657	
Total site area	134,846	

Employment floor space demand

	Floor space (sqm)	FSR (x:1)
Current supply	163,529	1.21
Demand in 2036	215,715	1.60
Increase required	52,186	0.39 (32% increase)

**Note: includes existing vacant floor space and current planning proposals and development applications in the pipeline.*

The adjoining hospitals are driving the demand for non-retail commercial space in Kogarah – particularly ancillary medical services. Other industries that would benefit from proximity to the hospital would be scientific, education and professional workers, predominantly those workers associated to medical research, development and education.

Within the forecasted increase, retail space is projected to increase by around 13,000sqm, increasing the total retail floor space in the centre by around 48%. Majority of net growth in employment floor space in the Kogarah Town Centre will be attributed to non-retail space owing to the proximity to the hospital precincts.

To ensure that appropriate employment floor space is provided to meet the projected demand for employment uses, LEP mechanisms should be implemented to require an appropriate proportion of non-residential floor space to be provided in each mixed use development. The following mechanisms should be investigated for implementation in the B4 Mixed Use zone of the centre:

- Prohibiting residential uses from being located on the ground and first floors
- Specifying a minimum non-residential FSR of 1:1
- Requiring development applications to demonstrate no net loss in employment floor space
- Providing bonus development controls to mixed use developments that incorporate a higher proportion of employment uses, for example, any non-residential floor space provided are not counted as part of GFA (the maximum building height must include allowances for additional height)
- Specifying a maximum FSR for residential land uses whilst permitting the maximum FSR to be exceeded for the purpose of employment generating uses (the maximum building height must include allowances for additional height)

Development capacity – District job targets

The projected baseline and higher job targets as identified by the *South District Plan* are applicable to the Kogarah strategic centre, which includes employment generating uses located in the surrounding SP2 Infrastructure zoned land. As such, a proportion of the total employment target will be provided within the Kogarah Town Centre. The development capacity assessment provided below is restricted to the Kogarah Town Centre.

To accommodate the projected growth in employment, it is estimated that the centre would need to accommodate a total of between 449,714 and 505,958sqm of employment and residential space.

Under current controls, there is sufficient capacity for the centre to accommodate the growth forecast in order for it to reach the baseline employment targets. However, planning controls will need to be reviewed to better accommodate the baseline and higher job targets. This is due to the need to provide at least 20% residual development capacity to reduce the chance of artificially increasing land values due to limited supply.

Due the complexity associated with the review of existing development standards, further testing is recommended to be conducted in Part 2 of the Strategy to inform LEP 2022.

Development capacity – existing controls

The Study also considers the development capacity of the Kogarah Town Centre in meeting the projected 2036 employment floor space demands under the following two scenarios:

	Scenario 1		Scenario 2
TMDC*	557,824 sqm	TMDC*	557,824 sqm
Non-resi demand by 2036	215,715 sqm (48% of total GFA)	Non-resi demand by 2036	215,715 sqm (39% of TMDC)
Residential GFA	233,691 sqm	Non-resi floor space	66,939 sqm

	(52% of total GFA)	as required by LEP	(12% of total GFA)
Total GFA (non-resi and residential)	449,406 sqm	Under supply of non-resi floor space	148,776 sqm
Residual capacity (TMDC – total GFA)	108,418 sqm (24%)	Unmet non-resi demand	222%
Capacity under existing controls	Yes	Capacity under existing controls	No

**Note: Theoretical Maximum Development Capacity – this refers to the maximum GFA achievable under the existing FSRs specified by the LEP in effect.*

Scenario 1: Redevelopment of all allotments in the centre to meet the projected 2036 employment floor space demands based on the existing non-residential vs residential floor space composition provided within the centre:

- Non-residential floor space: 48% of total GFA
- Residential floor space: 52% of total GFA

This scenario utilises the projected 2036 employment floor space demand of 215,715sqm as the proportional 48% of total GFA, and subsequently projects the provision of 233,691sqm of residential floor space. This equates to a total GFA of 449,406sqm being required, which provides a 24% residual capacity. Any residual capacity above 20% is considered to be sufficient supply.

Scenario 2: Redevelopment of all allotments in the centre utilising a non-residential vs residential proportional breakdown that is based on Council’s application of the existing LEP control which requires a minimum non-residential FSR of 0.5:1 to be provided:

- Non-residential floor space: 12% of total GFA
- Residential floor space: 88% of total GFA

This scenario demonstrates that the non-residential vs residential proportional breakdown prescribed by the existing LEP controls allocates a significant percentage of the total GFA to residential development which results in a significant unmet demand in the provision of employment floor space.

If redevelopment continues to provide non-residential floor space in accordance with the minimum FSR specified by the existing LEP controls, there would be insufficient capacity to provide essential services for the growing population. It is recommended that the provision of non-residential floor space is urgently addressed in LEP 2020.

LEP 2020 recommendation

- Retain existing B4 Mixed Use zone
- Retain existing height and FSR development standards
- Increase the minimum non-residential FSR requirement in the B4 Mixed Use zone to 1:1
- Encourage land uses associated with health-related visitor accommodation, allied health, education and research

- Enable the permissibility of markets and artisan food and drink to activate streets and grow the night-time economy
- Investigate the provision of key worker housing that are balanced with the demand for commercial and community land uses (refer to the *Inclusive Housing Strategy*)
- Introduce design excellence mechanisms to promote good design
- Review and incorporate active street frontage provisions into DCP 2020 to enhance the centre's connectivity and vibrancy

LEP 2022 recommendation

- Review the minimum non-residential FSR requirement in the B4 Mixed Use zone with the aim of providing sufficient non-residential floor space to meet the 2036 demand
- Conduct place-based analysis to activate centre and ensure its ongoing viability – including investigating the existing height and FSR development standards, infrastructure provisions and public domain outcomes
- Investigate expansion of centre if there is demonstrated demand for additional commercial floor space, in particular for health and education related uses, that cannot be met within the existing centre (must comply with the guidelines for centre expansion)
- Investigate review of development controls to provide additional residual development capacity in meeting the baseline District Plan job target for the Kogarah strategic centre as well as exploring additional housing opportunities to meet housing needs
- Consider additional review of development controls to achieve the higher District Plan job target for the Kogarah strategic centre
- Note: the Kogarah Town Centre is located within the Kogarah Collaboration Area study area where city-shaping outcomes will be generated, including changes to future LEPs. It is anticipated those changes will be implemented as part of LEP 2022