

5.0 Small villages

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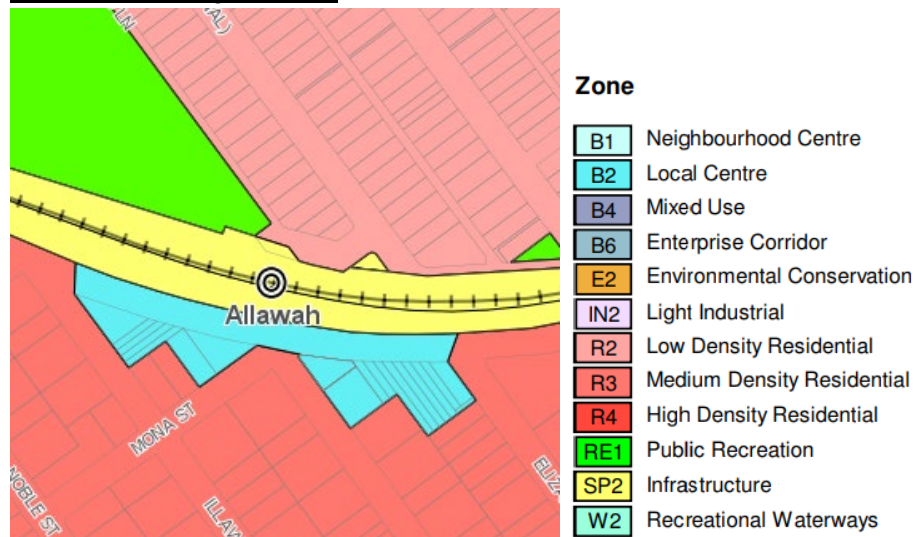
5.1 B2 – Allawah (Railway Parade)

Local context

The centre is a linear strip fronting Railway Parade and is situated opposite Allawah Railway Station. The centre accommodates a mix of uses including retail, commercial, restaurants, take away food outlets, and the Allawah Hotel. These uses benefit from the passing trade on Railway Parade and the train commuters. It is expected that recent development applications will create additional residential floor space through new mixed use developments. Vehicular access to most of the sites is accessed from the side streets, with the exception of the driveway next to Allawah Hotel on Railway Parade.



Current planning controls



KLEP 2012 Land Zoning Map | Source: IntraMaps

LEP in effect	Kogarah LEP 2012
Zone	B2 – Local Centre
Height	21m
FSR	2.5:1
Heritage	1 heritage item at 470 Railway Parade (Allawah Hotel)
Active Street Frontage	Nil

Existing floor space

Category	Floor space	
Population serving floor space	2,580 sqm	
Knowledge intensive floor space	1,786 sqm	
Industrial floor space	0 sqm	
Health and education floor space	357 sqm	
Total employment floor space	4,723 sqm	FSR: 0.71:1
Total residential floor space	4,619 sqm	FSR: 0.70:1
Total site area	6,631 sqm	
Vacancy rate	Low	

Employment floor space demand

	Floor space (sqm)	FSR (x:1)
Current supply*	4,723	0.71:1
Average 15% increase	708	0.11:1
Min. demand in 2036	5,431	0.82:1

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

In addition to the average 15% increase tabulated above, a greater share of non-residential floor space is required to be provided due to a greater demand generated by:

- Location within an area of high forecast population growth
- Close proximity to a railway station
- Having good visibility from passing trade
- Having access to car parking provisions
- Evenly distributed spatially from similar and higher ordered centres

LEP 2020 recommendation

- Retain existing B2 Local Centre zoning
- Retain existing height and FSR development standards
- Implement a minimum non-residential FSR requirement in the centre of 0.3:1
- Enable the permissibility of self-storage units to complement the everyday retail functions of existing stores
- Review and incorporate active street frontage provisions 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 centre 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
- Review development standards in accordance with the existing classification of “small village” in the centres hierarchy

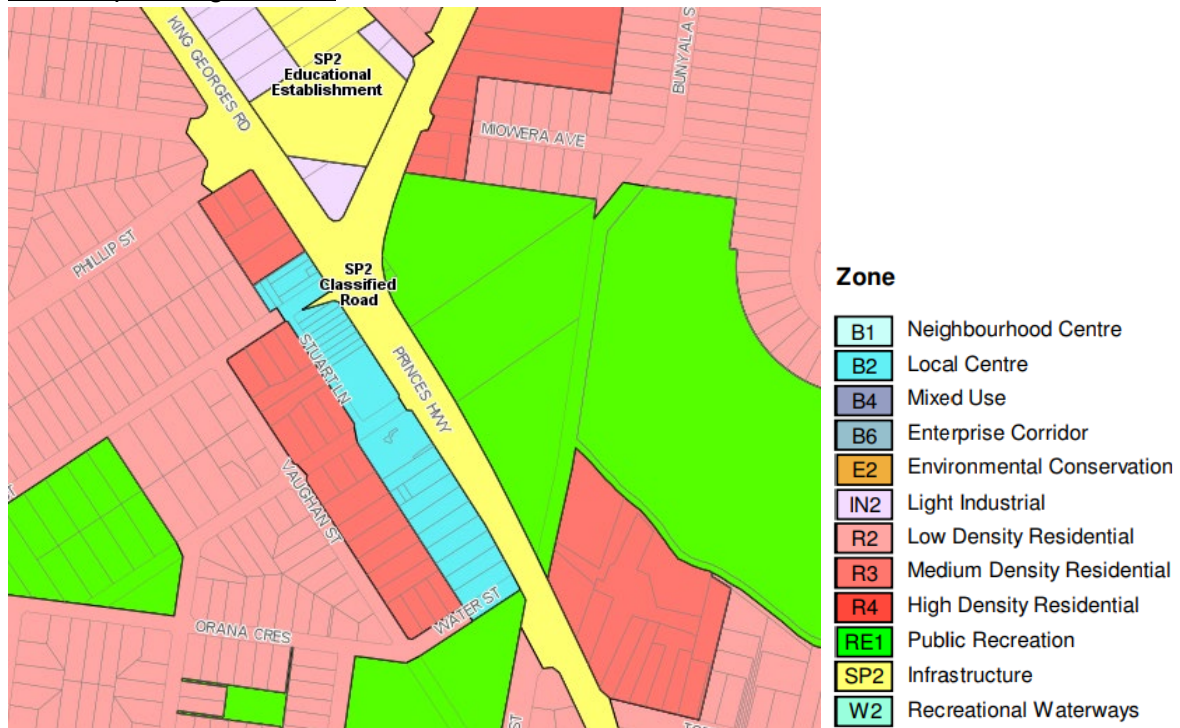
5.2 B2 – Blakehurst (Princes Highway)

Local context

A relatively long strip of retail and commercial premises fronting Princes Highway, located at the major intersection with King Georges Road and benefits from excellent exposure to passing trades. King Georges Road is classified as a National Land Transport Network road utilised by heavy freight vehicles. This freight corridor causes notable impacts on the amenity of this centre. The centre is situated on the western side of the Princes Highway, opposite Todd Park and is dominated by fast moving traffic on a wide regional road. The mix of uses within the centre includes small service-type commercial uses together with specialist retail. Marine-related and auto-related activities are prominent and there is a lack of food or supermarket outlets that might serve the local community. Some residential accommodation is provided above ground level commercial. On-site car parking is provided at the rear of some premises through an informal access easement.



Current planning controls



KLEP 2012 Land Zoning Map | Source: IntraMaps

LEP in effect	Kogarah LEP 2012
Zone	B2 – Local Centre
Height	21m
FSR	2.5:1
Heritage	Nil
Active Street Frontage	Nil

Existing floor space

Category	Floor space	
Population serving floor space	1,245 sqm	
Knowledge intensive floor space	2,595 sqm	
Industrial floor space	552 sqm	
Health and education floor space	2,587 sqm	
Total employment floor space	6,979 sqm	FSR: 0.56:1
Total residential floor space	5,654 sqm	FSR: 0.45:1
Total site area	12,525 sqm	
Vacancy rate	Low	

Employment floor space demand

	Floor space (sqm)	FSR (x:1)
Current supply*	6,979	0.56:1
Average 15% increase	1,047	0.08:1
Min. demand in 2036	8,026	0.64:1

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

In addition to the average 15% increase tabulated above, a greater share of non-residential floor space is required to be provided due to a greater demand generated by:

- Location within an area of high forecast population growth
- Close proximity to frequent bus services
- Having good visibility from passing trade
- Having access to car parking provisions
- Evenly distributed spatially from similar and higher ordered centres

LEP 2020 recommendation

- Retain existing B2 Local Centre zoning
- Retain existing height and FSR development standards
- Implement a minimum non-residential FSR requirement in the centre of 0.3:1
- Enable the permissibility of self-storage units to complement the everyday retail functions of existing stores
- Review and incorporate active street frontage provisions 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 centre 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
- Review development standards in accordance with the existing classification of “small village” in the centres hierarchy

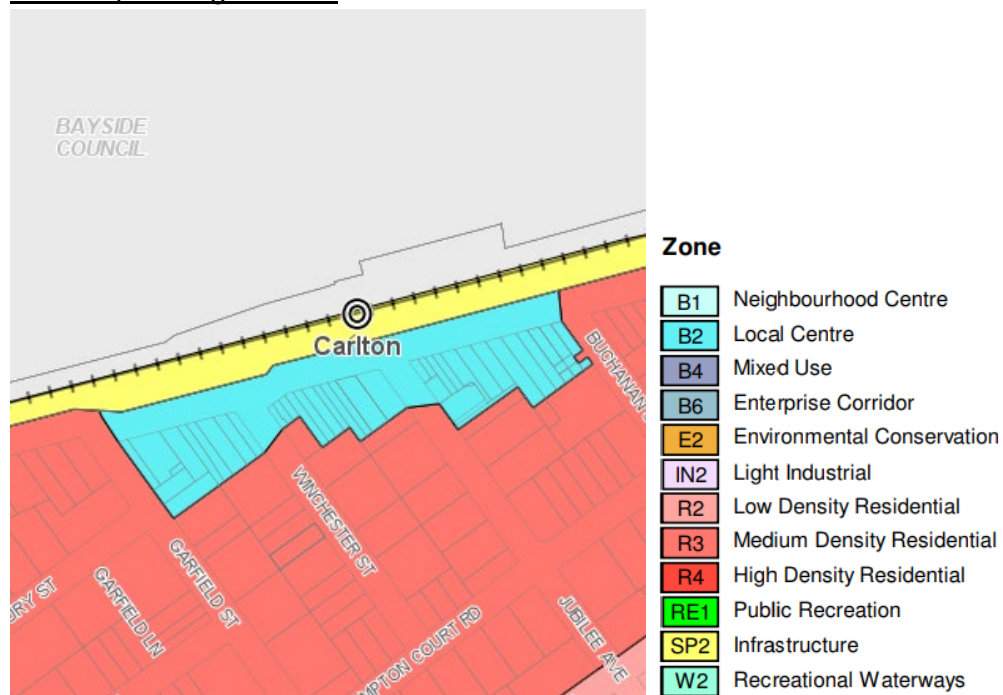
5.3 B2 – Carlton (Railway Parade)

Local context

The centre is a linear strip fronting Railway Parade situated opposite Carlton Railway Station. The centre accommodates a mix of essential local services to the surrounding residents, including retail, commercial, restaurants and food outlets. These uses benefit from the passing trade on Railway Parade and the train commuters. Residential development along this strip is minimal at the present though recent development approvals will lead to an influx of residential floor space through new mixed use developments. Car parking is an important issue impacting the development of additional retail.



Current planning controls



KLEP 2012 Land Zoning Map | Source: IntraMaps

LEP in effect	Kogarah LEP 2012
Zone	B2 – Local Centre
Height	21m
FSR	2.5:1

Heritage	1 heritage item at 314 Railway Parade (the Royal Hotel)
Active Street Frontage	Nil

Existing floor space

Category	Floor space	
Population serving floor space	6,878 sqm	
Knowledge intensive floor space	420 sqm	
Industrial floor space	210 sqm	
Health and education floor space	1,602 sqm	
Total employment floor space	9,110 sqm	FSR: 0.76:1
Total residential floor space	1,485 sqm	FSR: 0.12:1
Total site area	11,983 sqm	
Vacancy rate	Very low	

Employment floor space demand

	Floor space (sqm)	FSR (x:1)
Current supply*	9,110	0.76:1
Average 15% increase	1,367	0.11:1
Min. demand in 2036	10,477	0.87:1

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

In addition to the average 15% increase tabulated above, a greater share of non-residential floor space is required to be provided due to a greater demand generated by:

- Location within an area of high forecast population growth
- Close proximity to a railway station
- Having good visibility from passing trade
- Evenly distributed spatially from similar and higher ordered centres

LEP 2020 recommendation

- Retain existing B2 Local Centre zoning
- Retain existing height and FSR development standards
- Implement a minimum non-residential FSR requirement in the centre of 0.3:1
- Enable the permissibility of self-storage units to complement the everyday retail functions of existing stores
- Review and incorporate active street frontage provisions 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 centre 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
- Review development standards in accordance with the existing classification of “small village” in the centres hierarchy

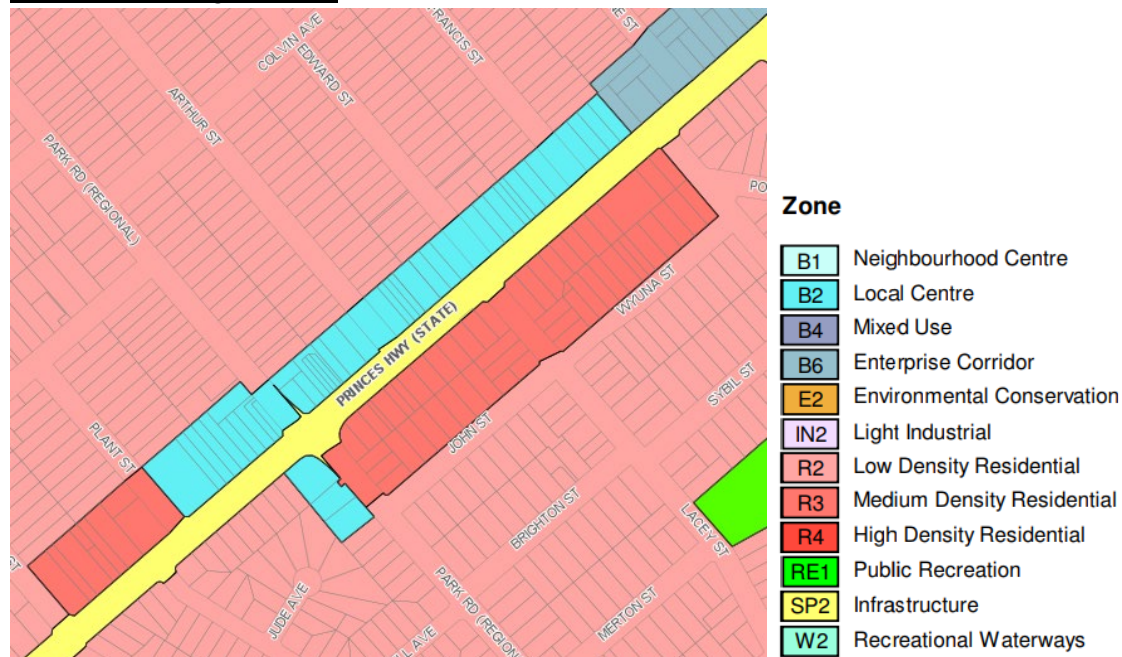
5.4 B2 – Carlton / Kogarah Bay (Princes Highway)

Local context

The centre is a relatively large shopping strip located on the north western side of the Princes Highway and at the intersection of Park Road. Generally, the locality includes a mix of retailing, professional offices, service facilities, take away food outlets and commercial uses, which generally serve the needs of the local and wider community. Residential development along this strip is minimal at the present though recent development approvals will lead to an influx to residential floor space through new mixed use developments.



Current planning controls



KLEP 2012 Land Zoning Map | Source: IntraMaps

LEP in effect	Kogarah LEP 2012
Zone	B2 – Local Centre
Height	21m
FSR	2.5:1
Heritage	Nil
Active Street Frontage	Nil

Existing floor space

Category	Floor space	
Population serving floor space	2,559 sqm	
Knowledge intensive floor space	8,503 sqm	
Industrial floor space	0 sqm	
Health and education floor space	659 sqm	
Total employment floor space	11,721 sqm	FSR: 0.48:1
Total residential floor space	5,375 sqm	FSR: 0.22:1
Total site area	24,575 sqm	
Vacancy rate	Very low	

Employment floor space demand

	Floor space (sqm)	FSR (x:1)
Current supply*	11,721	0.48:1
Average 15% increase	1,758	0.07:1
Min. demand in 2036	13,479	0.55:1

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

In addition to the average 15% increase tabulated above, a greater share of non-residential floor space is required to be provided due to a greater demand generated by:

- Location within an area of high forecast population growth
- Close proximity to frequent bus services
- Having good visibility from passing trade
- Evenly distributed spatially from similar and higher ordered centres

LEP 2020 recommendation

- Retain existing B2 Local Centre zoning
- Retain existing height and FSR development standards
- Implement a minimum non-residential FSR requirement in the centre of 0.3:1
- Enable the permissibility of self-storage units to complement the everyday retail functions of existing stores
- Review and incorporate active street frontage provisions 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 centre 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
- Conduct further investigation to determine the suitability of the possible promotion to the “village” classification in the centres hierarchy

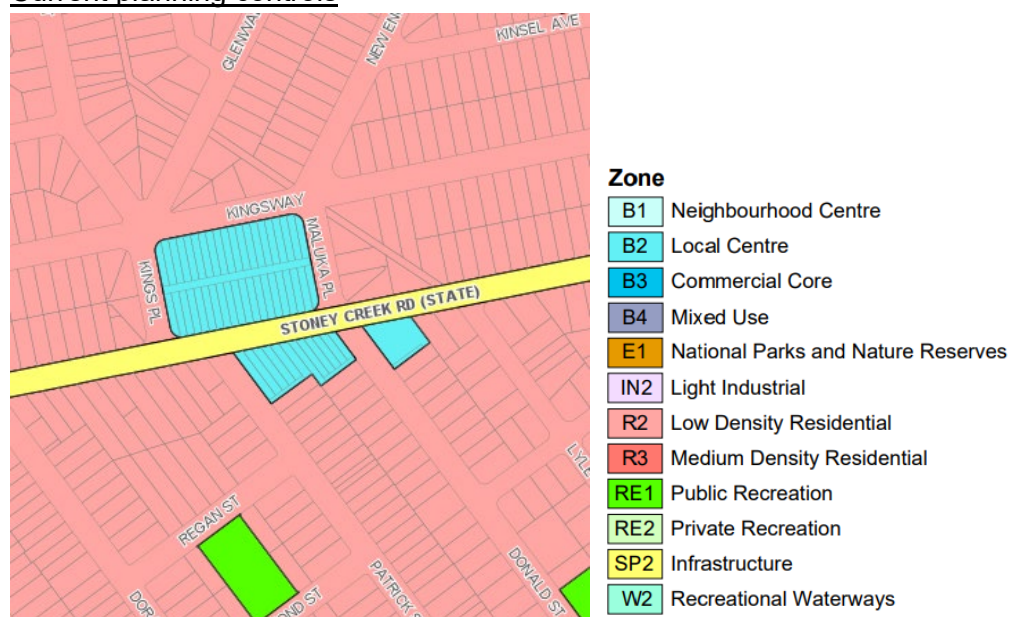
5.5 B2 – Kingsgrove (The Kingsway)

Local context

This centre fronts both The Kingsway and Stoney Creek Road which offers good exposure to passing trades. It provides a mix of commercial uses, including business services, retail and cafes / restaurants. There are no key traders within this centre. There is one service station. All existing shops are 'neighbourhood shops'. Potential may exist for a small-scale supermarket. Considering its size, the precinct provides a moderate level of residential, this is mostly attributable to shop top housing.



Current planning controls



HLEP 2012 Land Zoning Map | Source: IntraMaps

LEP in effect	Hurstville LEP 2012
Zone	B2 – Local Centre
Height	9m
FSR	1.5:1
Heritage	Nil
Active Street Frontage	The Kingsway Stoney Creek Road

Existing floor space

Category	Floor space	
Population serving floor space	7,366 sqm	
Knowledge intensive floor space	1,262 sqm	
Industrial floor space	1,128 sqm	
Health and education floor space	389 sqm	
Total employment floor space	10,658 sqm	FSR: 0.83:1
Total residential floor space	987 sqm	FSR: 0.08:1
Total site area	12,905 sqm	
Vacancy rate	Low	

Employment floor space demand

	Floor space (sqm)	FSR (x:1)
Current supply*	10,658	0.83:1
Average 15% increase	1,599	0.12:1
Min. demand in 2036	12,257	0.95:1

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

LEP 2020 recommendation

- Retain existing B2 Local Centre zoning
- Retain existing height and FSR development standards
- Implement a minimum non-residential FSR requirement in the centre of 0.3:1
- Enable the permissibility of self-storage units to complement the everyday retail functions of existing stores
- Remove existing active street frontage provisions and incorporate into DCP 2020 to enhance the centre's connectivity and vibrancy

LEP 2022 recommendation

- Review the minimum non-residential FSR requirement in the centre 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

LEP 2025 and beyond recommendation

- Conduct further investigation to determine the suitability of the possible promotion to the "village" classification in the centres hierarchy
- Review development standards in accordance with the proposed classification of "village" in the centres hierarchy

5.6 B1 – Lugarno (Forest Road)

Local context

The centre provides its relatively affluent and captive residential market with a good mix of services to meet daily needs. It is anchored by a local IGA supermarket. All existing shops are ‘neighbourhood shops’ that provide a good collection of essential services. The Forest Road frontage offers fair exposure to passing trade and appears to be well patronised by its local catchment. There is little provision of residential uses within the precinct.



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

HLEP 2012 Land Zoning Map | Source: IntraMaps

LEP in effect	Hurstville LEP 2012
Zone	B1 – Neighbourhood Centre
Height	9m
FSR	1.5:1
Heritage	Nil
Active Street Frontage	Nil

Existing floor space

Category	Floor space	
Population serving floor space	2,992 sqm	
Knowledge intensive floor space	378 sqm	
Industrial floor space	0 sqm	
Health and education floor space	0 sqm	
Total employment floor space	3,370 sqm	FSR: 0.77:1
Total residential floor space	487 sqm	FSR: 0.11:1
Total site area	4,371 sqm	
Vacancy rate	Low	

Employment floor space demand

	Floor space (sqm)	FSR (x:1)
Current supply*	3,370	0.77:1
Average 15% increase	506	0.12:1
Min. demand in 2036	3,876	0.89:1

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

In addition to the average 15% increase tabulated above, a greater share of non-residential floor space is required to be provided due to a greater demand generated by:

- Having good visibility from passing trade
- Having access to car parking provisions
- Evenly distributed spatially from similar and higher ordered centres

LEP 2020 recommendation

- Retain existing B1 Neighbourhood Centre zoning
- Retain existing height and FSR development standards
- Implement a minimum non-residential FSR requirement in the centre of 0.3:1
- 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 centre 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

LEP 2025 and beyond recommendation

- Review development standards in accordance with the existing classification of “small village” in the centres hierarchy

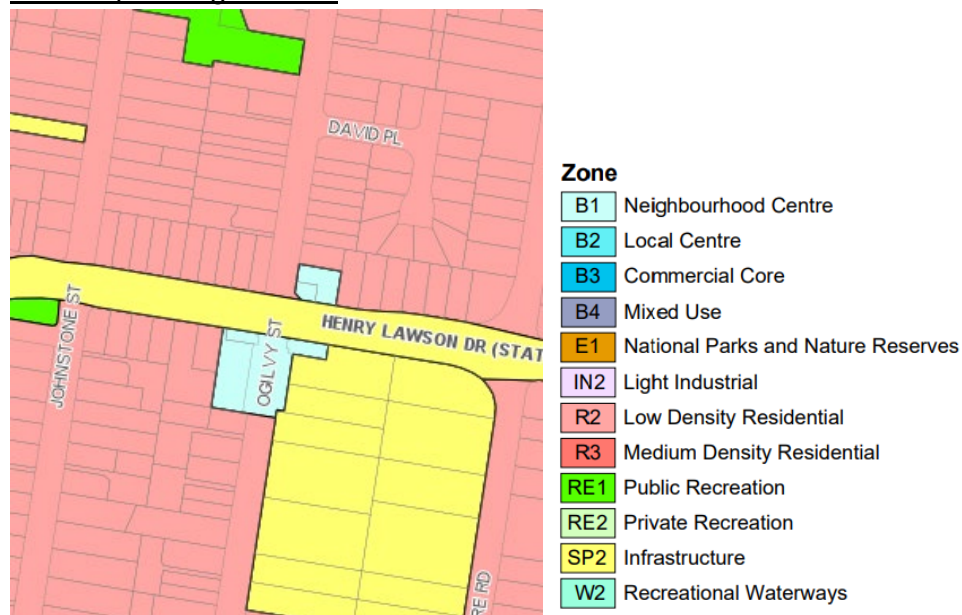
5.7 B1 – Peakhurst (Henry Lawson Drive)

Local context

The centre is split by Henry Lawson Drive into two small groups of tenancies diagonally opposite each other at the intersection of Henry Lawson Drive and Ogilvy Street. Given different land uses on either side of Henry Lawson Drive, and the busy nature of road, it essentially operates as two distinct zones. The northern portion accommodates office type premises whilst the southern portion provides a variety of small neighbourhood shops, including a local grocer. There is no apparent provision of residential uses within the precinct.



Current planning controls



HLEP 2012 Land Zoning Map | Source: IntraMaps

LEP in effect	Hurstville LEP 2012
Zone	B1 – Neighbourhood Centre
Height	9m
FSR	1.5:1
Heritage	Nil
Active Street Frontage	Nil

Existing floor space

Category	Floor space	
Population serving floor space	1,474 sqm	
Knowledge intensive floor space	315 sqm	
Industrial floor space	0 sqm	
Health and education floor space	315 sqm	
Total employment floor space	2,104 sqm	FSR: 1.02:1
Total residential floor space	0	FSR: 0
Total site area	2,060 sqm	
Vacancy rate	No vacancy	

Employment floor space demand

	Floor space (sqm)	FSR (x:1)
Current supply*	2,104	1.02:1
Average 15% increase	316	0.15:1
Min. demand in 2036	2,420	1.17:1

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

In addition to the average 15% increase tabulated above, a greater share of non-residential floor space is required to be provided due to a greater demand generated by:

- Location within an area of high forecast population growth
- Close proximity to frequent bus services
- Having good visibility from passing trade
- Having access to car parking provisions
- Evenly distributed spatially from similar and higher ordered centres

LEP 2020 recommendation

- Retain existing B1 Neighbourhood Centre zoning
- Retain existing height and FSR development standards
- Implement a minimum non-residential FSR requirement in the centre of 0.3:1
- Review and incorporate active street frontage provisions 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 centre with the aim of providing sufficient non-residential floor space to meet the 2036 demand
- Conduct a place-based analysis to investigate the suitability of the possible promotion to "village" classification in the centres hierarchy
- Review development standards in accordance with the proposed classification of "village" in the centres hierarchy

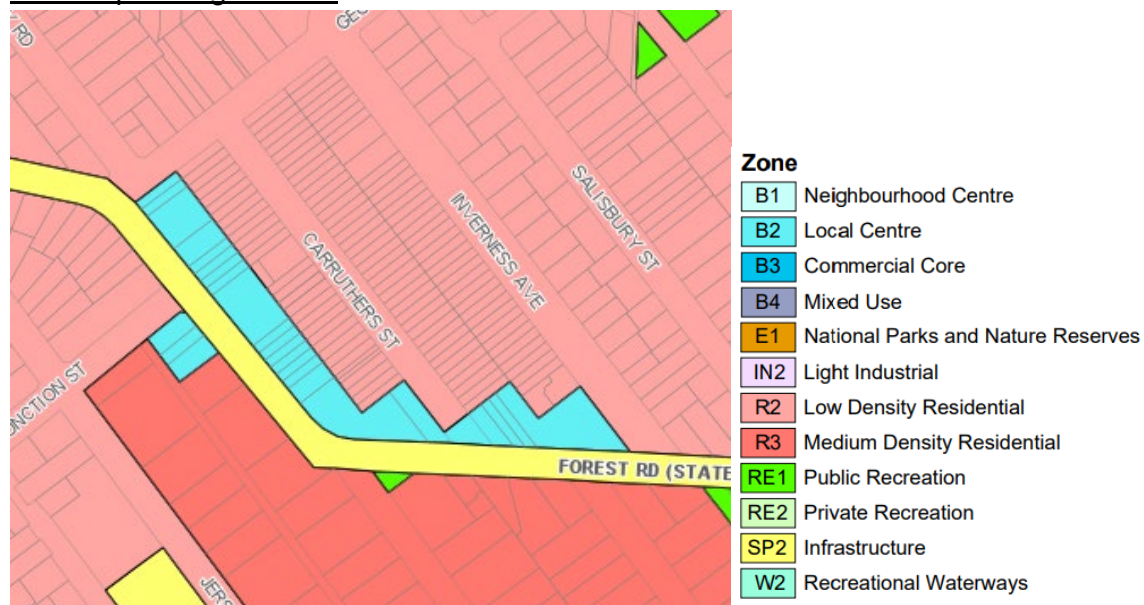
5.8 B2 – Penshurst (Forest Road)

Local context

The centre is primarily located on the northern side of Forest Road and is only 400m away from the Penshurst Local Centre. There is limited public transport services available as the centre is served by bus routes but the frontage to Forest Road offers good exposure to passing trades. The mix of land uses includes light industry, service trade, business and retail uses. The area has attracted considerable multi-storey residential development. There is significant residential within the precinct, attributable to stand-alone dwellings, mixed use and pure residential developments. Car parking is an important issue impacting the development of additional retail.



Current planning controls



HLEP 2012 Land Zoning Map | Source: IntraMaps

LEP in effect	Hurstville LEP 2012
Zone	B2 – Local Centre
Height	9m
FSR	1.5:1
Heritage	Nil
Active Street Frontage	Forest Road

Existing floor space

Category	Floor space	
Population serving floor space	2,560 sqm	
Knowledge intensive floor space	100 sqm	
Industrial floor space	825 sqm	
Health and education floor space	0 sqm	
Total employment floor space	3,485 sqm	FSR: 0.35:1
Total residential floor space	2,330 sqm	FSR: 0.23:1
Total site area	9,934 sqm	
Vacancy rate	Low to medium	

Employment floor space demand

	Floor space (sqm)	FSR (x:1)
Current supply*	3,485	0.35:1
Average 15% increase	523	0.05:1
Min. demand in 2036	4,008	0.40:1

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

LEP 2020 recommendation

- Retain existing B2 Local Centre zoning
- Retain existing height and FSR development standards
- Implement a minimum non-residential FSR requirement in the centre of 0.3:1
- Enable the permissibility of self-storage units to complement the everyday retail functions of existing stores
- Remove existing active street frontage provisions and incorporate into DCP 2020 to enhance the centre's connectivity and vibrancy

LEP 2022 recommendation

- Review the minimum non-residential FSR requirement in the centre 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

LEP 2025 and beyond recommendation

- Conduct a place-based analysis to investigate the suitability of the possible promotion to “village” classification in the centres hierarchy
- Review development standards in accordance with the proposed classification of “village” in the centres hierarchy

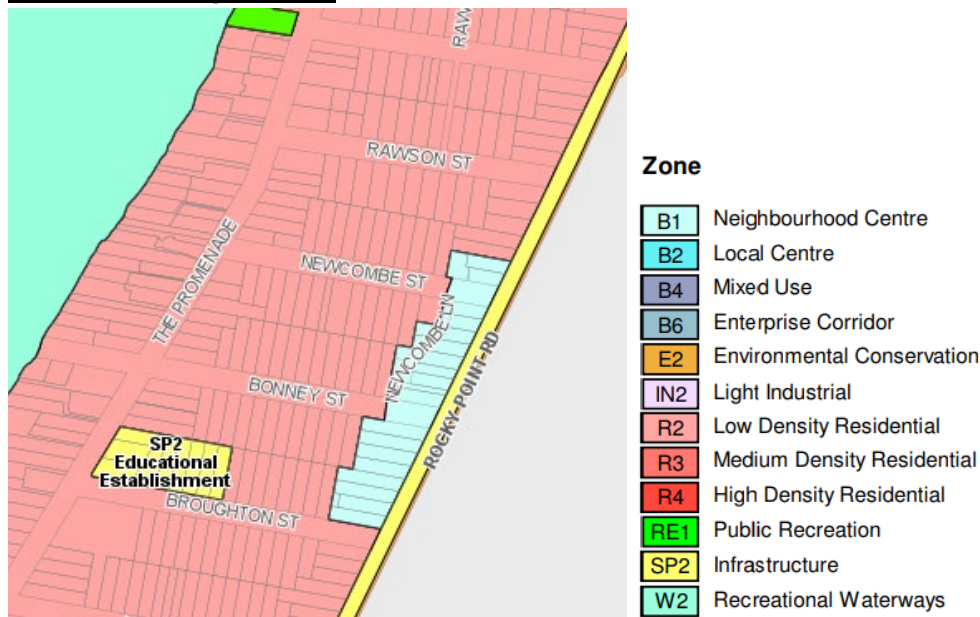
5.9 B1 – Sans Souci (Rocky Point Road)

Local context

Rocky Point Road forms the boundary with Bayside Council, with the western side of the road being within the Georges River LGA. The eastern half of the centre is located within the Bayside LGA. The centre benefits from excellent exposure from its frontage to this arterial road whilst also being served by frequent bus services. A mix of commercial, retail, restaurants, fast food outlets and a small residential component make up the centre. Car parking is an important issue impacting the development of additional retail.



Current planning controls



KLEP 2012 Land Zoning Map | Source: IntraMaps

LEP in effect	Kogarah LEP 2012
Zone	B1 – Neighbourhood Centre
Height	15m
FSR	2:1
Heritage	Nil
Active Street Frontage	Nil

Existing floor space

Category	Floor space	
Population serving floor space	1,744 sqm	
Knowledge intensive floor space	3,646 sqm	
Industrial floor space	416 sqm	
Health and education floor space	141 sqm	
Total employment floor space	5,947 sqm	FSR: 0.57:1
Total residential floor space	10,261 sqm	FSR: 0.99:1
Total site area	10,380 sqm	
Vacancy rate	Low	

Employment floor space demand

	Floor space (sqm)	FSR (x:1)
Current supply*	5,947	0.57:1
Average 15% increase	892	0.09:1
Min. demand in 2036	6,839	0.66:1

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

In addition to the average 15% increase tabulated above, a greater share of non-residential floor space is required to be provided due to a greater demand generated by:

- Location within an area of high forecast population growth
- Close proximity to frequent bus services
- Having good visibility from passing trade
- Evenly distributed spatially from similar and higher ordered centres

LEP 2020 recommendation

- Retain existing B1 Neighbourhood Centre zoning
- Retain existing height and FSR development standards
- Implement a minimum non-residential FSR requirement in the centre of 0.3:1
- Review and incorporate active street frontage provisions 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 centre with the aim of providing sufficient non-residential floor space to meet the 2036 demand
- Conduct a place-based analysis to investigate the suitability of the possible promotion to "village" classification in the centres hierarchy
- Review development standards in accordance with the proposed classification of "village" in the centres hierarchy