

South District

Local Planning Summaries

Prepared for the Department of Planning & Environment
February 2016



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TABLE OF CONTENTS

1	INTRODUCTION	1
1.1	Context and limitations	1
1.2	This report	1
2	CANTERBURY	2
3	HURSTVILLE	8
4	KOGARAH	12
5	ROCKDALE	18
6	SUTHERLAND	25

1 INTRODUCTION

1.1 Context and limitations

This report summarises publicly available current and draft local planning policies and strategies for Sydney Metropolitan Area Local Government Areas (LGAs).

Associated hyperlinks, where available, have been inserted throughout the report. Initial Council comments relevant to the scope of this report have been incorporated. However, it should be noted that this report does not capture the full extent of strategic planning work that Councils are currently undertaking but instead provides a catalogue of current and draft local planning policies and strategies that are publicly available information as at February 2016¹.

1.2 This report

This report provides a summary of planning policy and strategy in the South District of Sydney.

It contains summaries for the following LGAs:

- Canterbury
- Hurstville
- Kogarah
- Rockdale
- Sutherland.

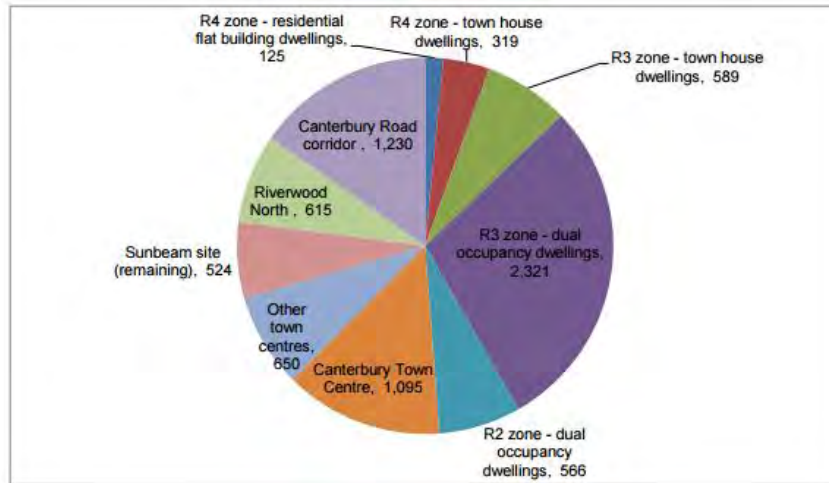
¹ These reports were initially researched and prepared in July 2015. They were provided to Councils for comment in February 2016.

2 CANTERBURY

District	South
LGA	Canterbury
Vision	
<p><i>The City of Canterbury is a great place to live, play and work.</i></p> <p>2014-2023 Community Strategic Plan. The rest of the vision statement is available on page 7. http://www.canterbury.nsw.gov.au/Council/Integrated-Plans-2014-2023</p>	
Key Issues	
<ul style="list-style-type: none"> – Population is growing at an annual rate of 1.3%. Both the population under 15 and over 65 are growing – The population of the LGA is multicultural, with 45% of residents born overseas – While being more affordable than other areas of Sydney, there is an issue with housing affordability for low and medium income earners. There is also a long wait for social housing – Loss of employment in the LGA – Shortage of recreational infrastructure in many areas and need to upgrade. 	
Indigenous History	
<p>The Canterbury City Council acknowledges the prior ownership of this area by the Bediagal people. http://www.canterbury.nsw.gov.au/Community/Aboriginal-People</p> <p>Places of significance are listed here – http://www.canterbury.nsw.gov.au/Community/Aboriginal-People/Aboriginal-History-Places-of-Significance-Population-today</p> <p>Information on the Canterbury Aboriginal Advisory Group is provided here – http://www.canterbury.nsw.gov.au/Community/Aboriginal-People/Canterbury-Aboriginal-Advisory-Group-Other-Council-Initiatives/Canterbury-Aboriginal-Advisory-Group</p>	
Jobs	
Centres	<p>There are no strategic centres as identified in <i>a Plan for Growing Sydney</i></p> <p>Centres include:</p> <ul style="list-style-type: none"> – Town Centre – Campsie – Village – Lakemba, Earlwood, Punchbowl – Small Village – Belmore, Canterbury, Hurlstone Park, Clemton Park, Croydon Park, Narwee.
Employment Lands	<ul style="list-style-type: none"> – Economic Development and Employment Strategy (2009) – At the time of writing the Economic Development and Employment Strategy Canterbury was experiencing a decline in employment, primarily through a loss of manufacturing jobs – The LGA also has low employment self-sufficiency (less than half) – The Strategy identifies the following precincts and makes recommendations about their future use: <ul style="list-style-type: none"> – Precinct 1 – Harp Street, Campsie/Belmore – light industrial, 24.6Ha. Recommended to rezone land to the north to B6, with the remainder to remain light industrial (2010 Part 3A decision to allow R4 and B2 uses in part of this area).

	<ul style="list-style-type: none"> – Precinct 2 – Kingsgrove – light industrial, 35.7Ha. Recommended to protect for key uses – Precinct 3 – Chapel Street, Roselands – light industrial, 7.2Ha. Proposed to maintain light industrial uses – Precinct 4 – Bonds Road, Riverwood – general industrial and light industrial, 50Ha. The largest scale employment lands within the LGA are located here. There were also some smaller premises i.e. factory units. Recommended to preserve precinct – Precinct 5 – Wiggs Road, Riverwood – light industrial, 6ha. Proposed to maintain light industrial uses – Precinct 6 – Moxon Road, Punchbowl – light industrial, 15.6ha. The area has good access to the M5, but is not easily accessible by public transport. Proposed to maintain light industrial uses in southern part of precinct – Precinct 7 – Lakemba – light industrial, 12ha. The site has opportunities for new employment uses, residential and live-work arrangements – Precinct 8 – Canterbury Road, Wiley Park, Belmore & Campsie – light industrial. Recommended to be rezoned B6. <p>Maps of the precincts are shown on pages 105-115 of the strategy. http://www.canterbury.nsw.gov.au/Business/Town-Centres-Economic-Development-Program/Economic-Development-Employment-Strategy</p>
Retail	<ul style="list-style-type: none"> – No retail studies available – Campsie is the largest centre in the LGA and has a mix of retail. Many stores service an East Asian clientele, with an increasing Subcontinental presence (Economic Development and Employment Strategy 2009) – Canterbury town centre suffers from having Canterbury Road bisect the centre. The masterplan prepared for the centre aimed to utilise the waterfront and encourage development along the Cooks River (Economic Development and Employment Strategy 2009) – Roselands shopping centre is a standalone shopping centre in the LGA. It is in close proximity to Bankstown Square (now Bankstown Central), another standalone shopping centre.
Housing	
Local Housing Strategy	<p>The Canterbury Residential Development Strategy (2013, adopted by Council) found that the LGA provides some of the most accessible and affordable housing in the Sydney region. Key characteristics of the housing include:</p> <ul style="list-style-type: none"> – Significant numbers of 2 bedroom dwellings suited to the early household formation years – A significant number of social housing dwellings – A diversity of housing age and condition – Many housing types and price-points represented, from more affordable private rental housing in Lakemba/Wiley Park to executive style dwellings in Earlwood. <p>About 52% of housing is single detached dwelling houses. However, Canterbury has a high proportion of medium and high density housing (48%). The trend for higher density living is evident with dual occupancies and townhouses being the most common form of housing approved in recent years.</p> <p>Preferences are houses in the eastern portion of the LGA (Earlwood, Hurlstone Park, Ashbury) with residents moving from eastern LGAs.</p> <p>The Canterbury LGA has more people renting than the Sydney average. Dwelling vacancy is relatively low, which may ensure a continuing investor presence in the market.</p> <p>The Residential Development Strategy states there are large areas zoned for multi dwelling housing with ample capacity meaning there are good opportunities to consolidate parcels</p>

for a redevelopment site, particularly in the R3 zone. Based on zoning and development control in 2013, there was an estimated theoretical additional dwelling potential of 28,834 dwellings in the Canterbury LGA. Around 8,000 lots were identified as development ready sites and are as follows:



If demand for housing dramatically increases in the LGA, the Residential Development Strategy suggests a detailed study of development controls around the train stations be completed.

Residential development strategy - http://www.canterbury.nsw.gov.au/files/9fe90b46-0af3-40cb-a066-a27a00dfbcf6/5_Att_a.pdf?streamFile=true.

In conjunction with the Residential Development Strategy, a planning proposal was approved at gateway with conditions, which included removal of the proposal to permit 'residential flat buildings' in the consolidated B5 Business Development zone and the proposal to remove floor space ratio controls on large sites zoned R4 High Density Residential, prior to exhibition and pending further work by Council. The changes were gazetted on 5 March 2015 with only 8 of the 19 items being made. The remaining 11 items are deferred, pending the need to satisfy RMS concerns or due to post exhibition amendments.

<http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1380>

Recent Re-Zonings

- 436 and 446-454 Canterbury Road, Campsie, 591-605 Canterbury Road, Belmore, 754-794 Canterbury Road and 1A Trafalgar Street, Belmore – increase to residential density. Has the potential to permit an additional 203 dwellings. Gazetted 11 April 2014
- Permitting the subdivision of dual occupancies across the LGA to a minimum allotment of 300m². Gazetted 21 March 2013–
<http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1183>
- 15 Close Street, Canterbury – rezoning for high density residential – zone R4, height ranges from 11.5m to 26m, max FSR of 2.4:1. Has been exhibited and awaiting gazettal – <http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1738>
- 2-16 Sixth Avenue, Campsie – increase FSR from 1.8:1 to 2.9:1, when the site is greater than 3,000sqm with a street frontage of 50m. Has been exhibited and awaiting gazettal – <http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1943>
- 15-23 Homer Street, Earlwood – increase building height limit to 17m and permit half of the site to have ground floor residential. Has been exhibited and awaiting gazettal – <http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1952>
- 15-33 Brighton Street Croydon Park planning proposal received 2 July 2015 seeking to rezone the Croydon Park industrial precinct to R4 High Density Residential. Approved at Gateway and with RPA for implementation.

	<ul style="list-style-type: none"> – Planning proposal to amend Clause 6.7- clarifies that development consent must not be granted for residential accommodation, as part of a mixed use development that includes a medical centre, with dwellings at ground level in the B1, B2 and B5 zones. Gazetted 14 August 2015 – Planning proposal to reclassify seven sites from Community to Operational and remove interests. Sites are currently zoned residential and there is no proposal to rezone. Approved at Gateway and not delegated to Council – 135-137 Victoria Road, Punchbowl – rezoned to R4 high density residential with FSR increase to 0.75:1. Gazetted 11 November 2015.
Affordable Housing	<ul style="list-style-type: none"> – The Canterbury Residential Development Strategy (2013) identifies that while housing is more affordable in the LGA than in other areas of Sydney, there is a housing affordability issue. There is a lack of affordable housing for purchase for key workers – There is also significant demand for social housing, the Residential Development Strategy indicates there is a 5-10 year wait social housing in Canterbury.
Priority Growth Areas	The draft strategy for the Sydenham to Bankstown Urban Renewal Corridor has been released. It provides an overview of opportunities for more jobs and homes around seven railway stations in Canterbury LGA.
Urban Renewal	<p>15 Close Street, Canterbury. Site contains a bowling club (no longer operating). The proposal involves:</p> <ul style="list-style-type: none"> – Rezoning the site from RE1 Public Recreation to R4 High Density Residential and to include a community facility – Incorporating a small retail component enabling a use such as a restaurant or café – Permitting a maximum Floor Space Ratio of 2.4:1 – Establishing maximum heights of 11.5m in the south east corner, 20m and 21m in the central and north eastern areas, and 26m along the western edge towards the town centre. <p>Issues raised during a public hearing include traffic and loss of public land. Approved at Gateway and with RPA for implementation. http://futureclosestcanterbury.com/</p> <p>Canterbury Town Centre. A masterplan was prepared for the centre between the railway line and Cooks River. The masterplan has since been translated into DCP controls.</p> <p>Former Sunbeam site, Campsie and Clemton Park. Currently being developed. Comprises more than 700 dwellings and includes aged care accommodation and a shopping centre. Expected to be completed in 2017- four of the five stages are already completed.</p>
General Infill	The <i>Residential Development Strategy</i> (2013) notes that the primary form of new development in the LGA is dual occupancies and town houses. Note: In recent years the primary form of new development (in terms of dwelling numbers) has been mixed use development and medium-high rise residential flat buildings. Knock-down rebuilds are also common across the LGA.
Other	<p>Riverwood North – urban renewal project of 600 dwellings led by Housing NSW. Incorporating 150 social housing units for seniors and up to 450 privately owned and affordable dwellings.</p> <p>Map of precinct shown on page 4 of this document: http://www.housing.nsw.gov.au/NR/rdonlyres/A7769DF2-C45D-4E42-874B-52C6E82FF3FF/0/ContractParticulars.pdf</p>

Sustainability	
Liveability	<p><i>We want Canterbury to be sustainable. This means balancing the ecological, societal, economic and human habitat needs of present generations so they do not compromise the needs of future generations. It means our City is a great place to live, play and work for people here now, and in the future. It means keeping the things we like about our City, and making life better where we can. This Community Strategic Plan describes what making life better means and ways we can all work together to achieve this.</i></p> <p>The sustainability statement is provided on page 6 of the <i>Community Strategic Plan (2014)</i> http://www.canterbury.nsw.gov.au/Council/Integrated-Plans-2014-2023</p>
Open Space	<ul style="list-style-type: none"> – Council has undertaken a Playgrounds and Playspaces Study (2014) and Open Space Needs Review (2015) – The Strategic Recreation Plan (2010) notes there are Canterbury City has 345 hectares of public open space in 251 park areas. There is also an increasing population, placing additional pressure on recreational infrastructure. The 2010 Strategic Recreation Plan is currently being reviewed by Council – The redevelopment of open space along Salt Pan Creek and Cooks River is recommended to make use of the waterfront – The strategy suggests encouraging private developers to include public space in new developments. – Key features/issues identified in the Strategic Recreation Plan (2010) include: <ul style="list-style-type: none"> – Canterbury has diverse open space and recreation settings ranging from waterways, bushland, parks and garden, sporting fields and courts and built recreation facilities. Increasingly multicultural community with diverse recreation needs – Many facilities at capacity with some in poor condition – As the LGA is highly developed, there is limited opportunity for new open space – Shortage of sportsfields and ovals, and increased demand for informal outdoor space. <p>The Open Space Needs Review has identified gaps in open space provision and the need for further land acquisition. It also looks at the situation in relation to future forecast growth in Canterbury.</p> <p>All of the Open Space documents referred to can be accessed by the following link: http://www.canterbury.nsw.gov.au/Discover/Parks-sporting-community-facilities/Open-Space-Recreation-Planning</p>
High Environment Value	<p>Canterbury has nine items of state heritage significance.</p> <p>Very few areas of native vegetation. Primarily located in the south east corridor of LGA in Wollli Creek, Campsie (Cooks River), Kingsgrove and Riverwood (Salt Pan Creek) (see map from Strategic Recreation Plan 2010).</p>

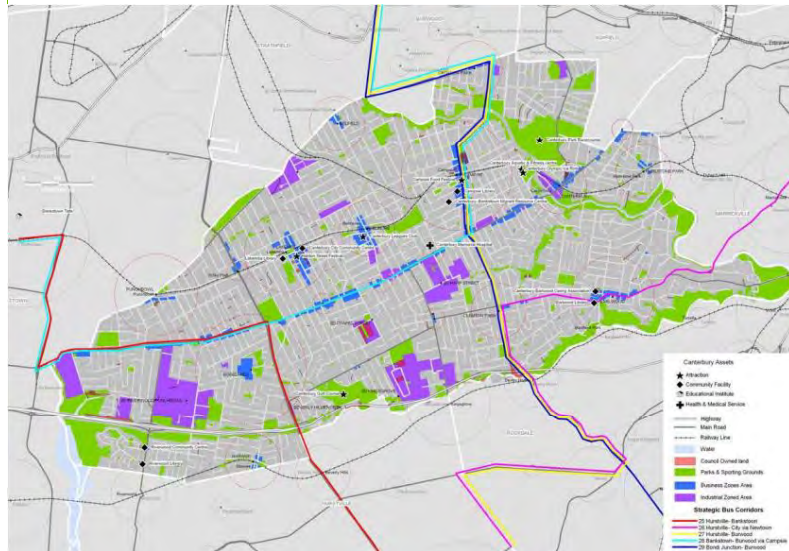


Hazards

- Acid sulfate soils are present in properties along Salt Pan Creek, Wollie Creek and Cooks River. Managed through LEP model clause and mapping
- Flooding along Salt Pan Creek, Wollie Creek and Cooks River. Managed through LEP model clause, mapping and DCP controls
- Stormwater management identified as an issue across LGA, managed through DCP.

Other

Map Map of business and industrial areas in the LGA:



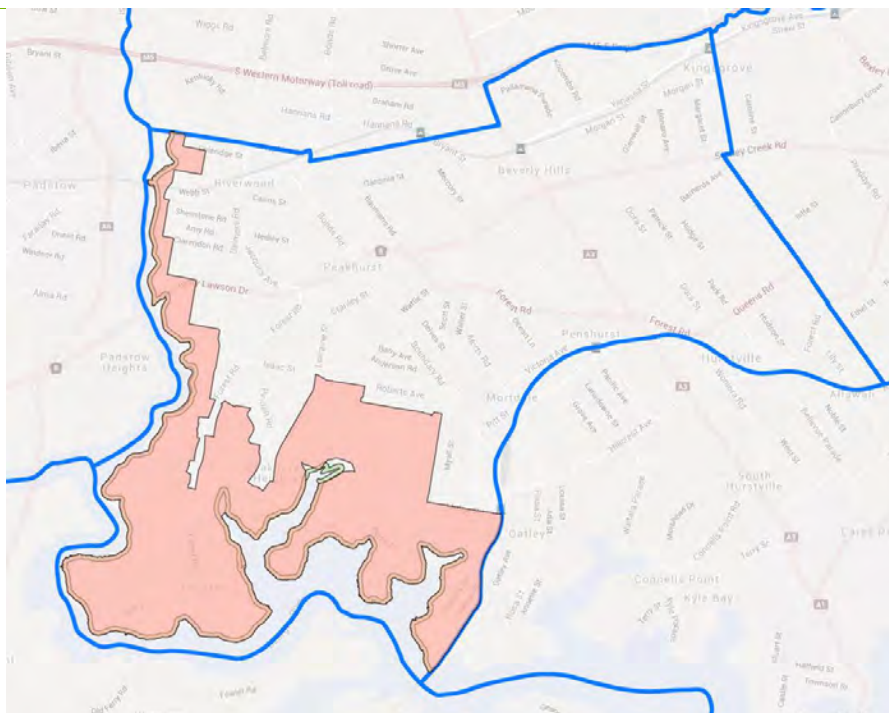
<http://www.canterbury.nsw.gov.au/Business/Town-Centres-Economic-Development-Program/Economic-Development-Employment-Strategy> page 18

3 HURSTVILLE

District	South
LGA	Hurstville
Vision	
<p><i>An evolving city which promotes a sustainable and safe community that connects people and places and celebrates diversity.</i></p> <p>Hurstville Community Strategic Plan 2015 http://www.hurstville.nsw.gov.au/IgnitionSuite/uploads/docs/Hurstville%20CSP%202025.pdf</p>	
Key Issues	
<ul style="list-style-type: none"> – Hurstville centre appears to be the primary focus of strategic planning in the LGA. There is a particular focus on maintaining the commercial core and preventing competition from other uses – There is no employment lands, retail or housing study for the LGA. Council is currently undertaking an Employment Lands Study that will produce the Industrial Lands and the Commercial Lands strategies – http://www.hurstville.nsw.gov.au/Hurstville-Employment-Lands-Study.html – No affordable housing strategies or actions are present in Council planning documents – Council has a number of open space facilities including Hurstville Oval, Evatt Park and is currently working on upgrades to Golf Course, Oatley Park and Gannons Park Masterplan. These facilities are good quality and diverse in nature and purpose. Council’s Section 94 Plan is levying contributions for the embellishment of existing open space parks and playgrounds. 	
Indigenous History	
<p>The Community Strategic Plan has an action to ‘Increase awareness of Aboriginal and Torres Strait Islander culture and heritage by celebrating NAIDOC and Reconciliation weeks’ and to ‘Raise community awareness about the identification, use and preservation of heritage sites/items’ involving Aboriginal and Torres Strait Island organisations.</p> <p>Extensive Cultural Heritage Study was undertaken as part of development of Georges River Coastal Zone Management Plan in 2013. The Study covered the whole Georges River Catchment in Hurstville LGA. Council has also developed an Aboriginal Strategy that can be found at the following link:</p> <p>http://www.hurstville.nsw.gov.au/IgnitionSuite/uploads/docs/Hurstville%20City%20Council%20Aboriginal%20Strategy.pdf</p>	
Jobs	
Centres	<p>Hurstville is a strategic centre as identified in <i>A Plan for Growing Sydney</i>.</p> <p>Hurstville City Centre has been subject to extensive planning. The <i>Hurstville City Centre Masterplan</i> (2004) suggested the following:</p> <ul style="list-style-type: none"> – Create a new bus interchange – Create a new civic precinct – Improve north-south connections – Improve railway station access – Create a new sequence of public spaces – Establish parks, green gateways and street trees – Simplify the traffic system. <p>http://www.hurstville.nsw.gov.au/IgnitionSuite/uploads/docs/Folder3_4.3.htm</p>

	<p>The principles of the Masterplan and other key studies including urban form, Transport Management and Accessibility Plan (TMAP) were used to inform the draft Hurstville LEP (Hurstville City Centre) 2014 and DCP No. 2 - Hurstville City Centre in 2014. This draft Hurstville LEP (Hurstville City Centre) 2014 was incorporated in Hurstville LEP 2012 and became effective on 24 July 2015. http://www.hurstville.nsw.gov.au/Draft-HLEP-City-Centre-Folder3.html</p> <p>Council is preparing a Concept Master Plan and a Planning Proposal for the Hurstville Civic Precinct. The Civic Precinct is bounded by Queens Road, Park Road, McMahons Road and Dora Street. http://www.hurstville.nsw.gov.au/IgnitionSuite/uploads/docs/15142_Consultation%20Boards_%20July%20final%20(3).pdf</p> <p>In 2005, Hurstville Council resolved to protect commercial uses in the Hurstville City Centre through the creation of a commercial only core area. In August 2011, LEP 1994 was amended to include zone 3(d) – City Centre Commercial Core which only permits commercial and retail uses and prohibited residential development. This was translated to the B3 Commercial Core zone in Hurstville LEP 2012.</p> <p>No planning documents have a clear centres hierarchy. Hurstville City Centre is the largest centre in the LGA. Other centres include Mortdale, Penshurst, Riverwood, Beverly Hills and Kingsgrove.</p> <p>The history of planning for Hurstville centre is located here: http://www.hurstville.nsw.gov.au/Hurstville-City-Centre-Project.html</p>
Employment Lands	<p>The Community Strategic Plan includes a jobs vision of increasing Hurstville’s level of income and capital, and distributing this wealth to the community in the form of local expenditure, services and jobs.</p> <p>Council engaged Jones Lang LaSalle to prepare an Employment Lands Study. The Hurstville LGA Employment Lands Study will:</p> <ul style="list-style-type: none"> – Provide a clear strategic direction for employment lands – Review all employment lands within the Hurstville LGA, being land zoned B1 Neighbourhood Centre, B2 Local Centre and IN2 Light Industrial under the Hurstville LEP 2012 – Provide Council with a level of certainty in projecting growth and development potential of its employment lands – Ensure sufficient land is zoned to accommodate existing and potential growth across a range of land use types – Investigate alternative opportunities for existing employment land including the revitalisation of the areas. <p>http://www.hurstville.nsw.gov.au/Hurstville-Employment-Lands-Study.html</p> <p>The Hurstville City Centre has a range of commercial and retail uses, providing employment opportunities. There are controls in place to maintain commercial uses in the centre and prevent retail/residential creeping into the commercial core (under the draft Hurstville LEP 2014).</p> <p>The areas zoned IN2 are shown in the map for strategic centres above. The largest industrial area is in Peakhurst/Mortdale bounded by Boundary Road, Roberts Avenue, Lorraine Street/Pritchard Place and Forest Road. There is also a large industrial area in Kingsgrove, bounded by The Crescent, Vanessa Street, Kingsgrove Road, and Wollie Creek. There are three smaller industrial areas in Beverly Hills, Hurstville and Penshurst.</p>
Retail	<p>There is no retail study for the LGA. There is a major standalone shopping centre in Hurstville City Centre – Hurstville Westfield.</p>

Housing	
Local Housing Strategy	There is no local housing strategy available for Hurstville.
Recent Re-Zonings	<p>Planning proposals</p> <ul style="list-style-type: none"> – 93 Forest Road, Hurstville – increase in height and FSR on site. Provides the capacity for a potential additional 102 dwellings. http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=2083 – Repeal of Clause 4.4A – Exceptions to floor space ratios for buildings on land in certain zones, and amendment to Clause 6.6. Active street frontages, in Hurstville Local Environmental Plan 2012 – http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=2114 – Both Planning Proposals are approved at Gateway and with RPA for implementation.
Affordable housing	Relying on Affordable Rental Housing SEPP 2007. No other strategies or proposals are put forward in planning documents.
Priority Growth Areas (Greenfields)	No greenfield sites in the LGA.
Urban Renewal	No urban renewal precincts in the LGA.
General Infill	No areas for general infill identified in the LGA.
Sustainability	
Liveability	No liveability statement.
Open Space	<p>The Community Strategic Plan includes an open space vision: <i>Protecting and improving the City's natural and built environments and cultural assets for the health, well-being and benefit of current and future residents.</i></p> <p>The Hurstville Open Space, Recreation, Community & Library Facilities Strategy (2010) notes there is generally enough open space to meet community demand. The majority of the larger open space areas are located in the western and central parts of the LGA, with only smaller parks in the eastern parts of the LGA.</p> <p>Some key issues include:</p> <ul style="list-style-type: none"> – There is limited access to the foreshore of Georges River/Salt Pan Creek – Amenities blocks and facilities are nearing the end of their lives and need replacing – The majority of community open spaces look the same – The strategy outlines criteria for open space priorities. The priorities are areas of population growth, areas with poorer levels of facilities provision, and the social return on investment – The Strategy prioritises the upgrade and embellishment of the parks. The Section 94 Contributions Plan levies contributions for the Priority One open space projects including: Peakhurst Park, Olds Park, Penshurst Park, Riverwood Park, Hurstville Oval, Jubilee Park, Gannons Park.
High Environment Value	<p>The <i>Hurstville Open Space, Recreation, Community & Library Facilities Strategy</i> (2010) identifies natural areas along the Georges River and Salt Pan Creek. These areas are bushland or wetlands and are protected through zoning (E1 and RE1). There are also development controls requiring the retention of trees in the DCP.</p> <p>Riparian corridors (green) and scenic protection areas (pink) are present along the Georges River foreshore.</p>



<https://maps.planningportal.nsw.gov.au/Map>

Hazards

- Council is preparing an overland flow study for the LGA. This study also identifies flood prone land. The study can be found here:
<http://www.hurstville.nsw.gov.au/Appendices-Draft-Hurstville-LGA-Overland-Flow-Flood-Study.html>
- Bushfire prone land map is shown here (managed through Planning for Bushfire Protection):
<http://www.hurstville.nsw.gov.au/IgnitionSuite/uploads/docs/Bushfire%20Prone%20Land%20Map.pdf>
- Acid sulphate soils maps is shown here (managed through LEP control):
<http://www.hurstville.nsw.gov.au/IgnitionSuite/uploads/docs/Acid%20Sulphate%20Map.pdf>

Other

The Georges River Estuary Coastal Zone Management Plan has recently been adopted and gazetted. The Georges River Estuary Coastal Zone Management Plan applies to Kogarah, Hurstville, Rockdale, Sutherland, Bankstown, Liverpool and Fairfield LGAs and is available here:
<http://www.georgesriver.org.au/Estuary-Management-Plan.html>

4 KOGARAH

District	South
LGA	Kogarah
Vision	
<p><i>A viable and sustainable future in partnership with our community.</i></p> <p>Community Strategic Plan 2014 http://www.kogarah.nsw.gov.au/__data/assets/pdf_file/0012/3261/2012-Community-Strategic-Plan-Final-amendment-19-March-2014.pdf</p>	
Key Issues	
<ul style="list-style-type: none"> – Developing policies to appropriately manage future population growth, particularly in our local centres and along major corridors – Ensuring that there is adequate “hard” and “soft” infrastructure to support the future population growth – Maintain and enhance the character of our low density neighbourhoods – Managing the catchment, improving water and air quality, protecting the Georges River foreshores and preserving biodiversity – Managing the demand and supply for housing across the City – Ensuring that housing is designed so that it provides choice, is affordable and is suited to the needs of our community – Providing well planned open space, recreational areas and foreshore access across the City – Ensuring that open space, community facilities and social infrastructure takes into account the needs of a wide range of groups – including families, older people, youth and people from CALD backgrounds 	
Indigenous History	
<p>The name “Kogarah” is Aboriginal, meaning “Place of Reeds” and takes its name from the reeds that grew in the inlets along Georges River and at the head of Kogarah Bay. The original Aboriginal inhabitants, the Gadigal people of the Eora nation were part of the Dharuk language group and lived in the area around Botany Bay, between the Cooks and Georges Rivers.</p> <p>Kogarah City Council acknowledges that Aboriginal people are the original inhabitants and custodians of all land and water in the City and recognises Aboriginal spiritual, social and cultural connections to the City’s land and waters. This acknowledgement is provided in the Community Strategic Plan 2014.</p>	
Jobs	
Centres	<p>Kogarah is a strategic centre as identified in <i>a Plan for Growing Sydney</i>.</p> <p>The <i>Employment Lands and Economic Development Strategy</i> (SGS: 2012) notes that the Kogarah Town Centre is primarily a centre focused on the provision of health services (St George Public and Private Hospitals), education (St George TAFE) and to a minor extent finance (Westpac Innovation Centre).</p> <p>The focus of development within the Kogarah Town Centre is the provision of additional opportunities for more people to work and live in walking distance of the Kogarah Town Centre, thereby creating a more lively and vibrant centre.</p> <p>The Hurstville Centre is also identified as a strategic centre. The Hurstville Centre straddles two (2) LGAs - with the portion of the Hurstville Centre, situated south of the railway line within Kogarah LGA. The Kogarah side of the Hurstville Centre is zoned for mixed use development.</p>

	<p>Both the Kogarah and Hurstville centres are proposed to have increased heights and FSR under the new LEP proposed by Kogarah (referred to as the New City Plan).</p> <p>The boundaries of these centres are shown on page 102 (Kogarah) and page 99 (Hurstville) of the Strategy.</p> <p>http://www.kogarah.nsw.gov.au/__data/assets/pdf_file/0018/25083/Employment-Lands-and-Economic-Development-Strategy.pdf</p> <p>The <i>Employment Lands and Economic Development Strategy</i> does not provide details of a centres hierarchy in the Kogarah LGA. Some indication is given of the size of centre, but no formal hierarchy has been established. Details and maps of the centres and employment lands precincts are shown here from page 88:</p> <p>http://www.kogarah.nsw.gov.au/__data/assets/pdf_file/0018/25083/Employment-Lands-and-Economic-Development-Strategy.pdf</p> <p>Local centres include Blakehurst, Carlton (along the Princes Highway), Ramsgate and South Hurstville. These centres are proposed to have increased height limits to 5-7 storeys and an FSR of 2.5:1 (parts of South Hurstville and proposed to have an FSR of 1:1). The proposed controls and centre boundaries are shown here:</p> <p>http://www.kogarah.nsw.gov.au/__data/assets/pdf_file/0015/30606/Factsheet-9-Local-Centres.pdf</p>
Employment Lands	<p>The <i>Employment Lands and Economic Development Strategy</i> (SGS: 2012) identified that the primary industries of employment in the Kogarah LGA are Health Care and Social Assistance and Finance and Insurance.</p> <p>The St George Public and Private Hospitals and the Westpac Innovation Centre are the primary employers for these industries respectively. The top three industries of forecast growth are expected to be Health Care and Social Assistance (3,205 jobs), Public Administration and Safety (803 jobs) and Education and Training (432 jobs).</p> <p>The majority of precincts were not found to require expansion to meet future employment demand. These centres are:</p> <ul style="list-style-type: none"> – Allawah – Blakehurst – Carlton Industrial Area – Carss Park – Oatley – Ramsgate – Sans Souci – South Hurstville. <p>Hurstville and Kogarah centres were identified as requiring expansion to meet demand. Changes to planning controls, including increased height and FSR, have been proposed as part of the New City Plan.</p> <p>The <i>Employment Lands and Economic Development Strategy</i> states the Carlton Industrial area is the primary industrial precinct in the LGA, with smaller industrial areas in South Hurstville and Blakehurst as well as isolated light industrial uses scattered around the LGA. The Carlton Industrial area comprises automotive services, warehousing and some light manufacturing. These industrial areas are proposed to be maintained.</p>

	<p>The Princes Highway, between Jubilee Avenue and Westbourne Street is identified as a potential enterprise corridor. However, the Strategy found that development would not be feasible if only retail/commercial uses are permitted.</p> <p>The New City Plan proposes the introduction of the B6 – Enterprise Corridor Zone which aims to ensure that large bulky goods retail (for example, furniture retailers) are grouped at a highly accessible location, close to the Kogarah Town Centre.</p> <p>Residential uses are also proposed to be permitted in the B6 zone however it is proposed that the amount of residential development be limited to no more than 65% of the gross floor area of the development.</p> <p>Maps of the centres and employment lands precincts are shown here from page 88: http://www.kogarah.nsw.gov.au/__data/assets/pdf_file/0018/25083/Employment-Lands-and-Economic-Development-Strategy.pdf</p>
Retail	<p>The <i>Employment Lands and Economic Development Strategy</i> found that the Kogarah centre plays a local convenience role for retail. Rockdale, Hurstville and Sutherland LGAs play a more significant role in the retail hierarchy for the district through supply of higher order retail.</p> <p>The Strategy states that the smaller centres in Kogarah (Allawah, Carlton, Carss Park, Oatley, Penshurst, Ramsgate, Sans Souci and South Hurstville Village) all provide convenience retail and serve relatively small local catchments. Carss Park, Sans Souci, Ramsgate and South Hurstville Village are car-based and centred on major traffic thoroughfares, whereas Allawah, Carlton, Penshurst and, to a lesser extent, Oatley are served by train stations and their surrounding neighbourhoods.</p> <p>http://www.kogarah.nsw.gov.au/__data/assets/pdf_file/0018/25083/Employment-Lands-and-Economic-Development-Strategy.pdf</p>
Housing	
Local Housing Strategy	<p>The <i>Kogarah Council Housing Strategy 2031</i> (2014, adopted) was prepared to inform the New City Plan (which was on public exhibition in early 2015).</p> <p>Key issues identified in the Housing Strategy include:</p> <ul style="list-style-type: none"> – An ageing population. Council is focused on facilitating ageing in place by enabling smaller housing developments such as dual occupancies and seniors housing across the LGA. – Need for more affordable housing options, especially for young people leaving home and young families. This is proposed to be achieved through permitting dual occupancy developments on smaller sites across the LGA and encouraging residential flat developments close to and within centres – Trend for smaller households – Desire to protect the character of low density suburbs. <p>Key actions outlined in the housing strategy are:</p> <ul style="list-style-type: none"> – Remove the E4 – Environmental Living zone – Allow attached dual occupancies in R2 and R3 land for lots over 650m² – Allow attached dual occupancies in foreshore areas and heritage conservation areas when the property is 1000m² or more – Allow subdivision of dual occupancies – Changes to height and FSR in Kogarah and Hurstville centres – Rezoning low density areas near train stations and close to centres and increasing the development potential for existing residential flat areas – Rezone low density areas to the north of Kogarah centre to R4 with a 33m height limit and 4:1 FSR

	<ul style="list-style-type: none"> – Increase height and FSR in centres to make redevelopment economically viable – Reducing minimum lot sizes for R2 land – Downzone the block bounded by Ocean Street, Princes Lane and Queens Avenue, which is situated within the Kogarah South Heritage Conservation Area from R3 to R2 to protect the heritage values of the area – Increase development potential in local centres including Blakehurst, Carlton (along the Princes Highway), Ramsgate and South Hurstville. These centres are proposed to have increased height limits to 5-7 storeys and an FSR of 1.5:1 - 2.5:1. <p>http://www.kogarah.nsw.gov.au/__data/assets/pdf_file/0015/30606/Factsheet-9-Local-Centres.pdf</p>
Recent Re-Zonings	<p>There have been no recent rezonings of land however Council has recently exhibited its New City Plan.</p> <p>The New City Plan has been approved at Gateway as an LEP amendment and has completed public exhibition. The Plan proposes new controls based on the Kogarah Housing Strategy 2031 (see Local Housing Strategy).</p>
Affordable Housing	<p>The <i>Kogarah Housing Strategy</i> identifies an issue with housing affordability in the LGA and more broadly in the region. This is particularly evident for younger and older people and young families.</p> <p>The provision of housing suited to the needs of key workers in and around the Kogarah Town Centre and along the Illawarra Rail Line is critical to ensuring that residents can continue to live in the Kogarah LGA, close to work and family.</p> <p>The housing strategy encourages a mix housing types to provide greater housing choice. Permitting dual occupancies on smaller lots zones, allowing the subdivision of dual occupancies and providing greater opportunities for apartments aim to contribute to greater housing choice and more affordable housing.</p>
Priority Growth Areas (Greenfields)	No greenfield sites in LGA.
Urban Renewal	No urban renewal sites in LGA
General Infill	<ul style="list-style-type: none"> – Greater opportunity for dual occupancy development and subdivision of dual occupancy development – Increases to height and density in and around major centres – Rezoning of Kogarah North from R2 to R4 to provide greater housing choice and in close proximity to the Kogarah Centre and transport connections (Page 1-8). <p>http://www.kogarah.nsw.gov.au/__data/assets/pdf_file/0006/30012/Kogarah-Housing-Strategy-2031-Precincts-Part-9-Kogarah.pdf</p>
Sustainability	
Liveability	No liveability statement noted.
Open space	<p>Kogarah has approximately 178 hectares of its LGA (approximately 15% of the total LGA) zoned as open space. Of this, 71 hectares are natural bushland areas, 64 hectares are sports fields, while the remainder is landscaped, open space.</p> <p>Kogarah's indoor and outdoor facilities are vital to supporting the community needs of a growing population and pressures from medium and high density living.</p> <p>Kogarah City is facing increasing pressures in catering for the open space and recreation demands of the community, due to a combination of current and expected population growth and</p>

	<p>increasing interest in recreation and a variety of activities especially for health and well-being benefits.</p> <p>There are limited opportunities to significantly increase the amount of open space in the City. The solution for providing passive and active open space for an increasing and changing population therefore relies primarily on strategies to increase the diversity, quality and accessibility of existing open space</p> <p>http://www.kogarah.nsw.gov.au/__data/assets/pdf_file/0019/25084/Kogarah-Open-Space-Review-2014.pdf</p>
High Environment Value	<p>The Georges River foreshore contains wetlands. An estuary management plan has been prepared to address ecological decline and degradation of foreshore land.</p> <p>The <i>Neverfail Bay and Oatley Point Reserve Fauna Study</i> (2010) found there is significant biodiversity in foreshore reserves, however these reserves should be linked to other bushland and a buffer put in place to protect the native fauna species in the LGA. There were also found to be significant issues with poor stormwater drainage causing degradation of these reserves:</p> <p>http://www.kogarah.nsw.gov.au/__data/assets/pdf_file/0009/4689/Oatley_and_Neverfail_Fauna_Survey_2010_r.pdf</p>
Hazards	<p>Floodplain risk management studies and plans have been undertaken for the following areas in the LGA (reports not available online):</p> <ul style="list-style-type: none"> – Kogarah Bay Creek catchment – Beverley Park catchment – Poulton Park catchment – Moore Reserve catchment – Middle Bays catchment. <p>Flooding is generally associated with stormwater runoff and issues are controlled through Kogarah LEP and the DCP. A water management policy and DCP controls have been developed to mitigate stormwater drainage issues. http://www.kogarah.nsw.gov.au/building/development-rules-lep-dcp/water-management-policycalculator</p> <p>Foreshore erosion has required stabilisation and/or seawalls at Oatley Bay, Kyle Bay, Claydon Reserve and Neverfail Bay.</p> <p>Acid sulfate soils have been identified as being present along the foreshore. Kogarah LEP 2012 has provisions relating to ASS.</p> <p>There are areas subject to aircraft noise. Controlled through LEP control.</p>
Other	<p>The Georges River Estuary Coastal Zone Management Plan has recently been adopted and gazetted. The Georges River Estuary Coastal Zone Management Plan applies to Kogarah, Hurstville, Rockdale, Sutherland, Bankstown, Liverpool and Fairfield LGAs and is available here: http://www.georgesriver.org.au/Estuary-Management-Plan.html</p>
Other	
Map	<p>Details and maps of the centres and employment lands precincts are shown here from page 88: http://www.kogarah.nsw.gov.au/__data/assets/pdf_file/0018/25083/Employment-Lands-and-Economic-Development-Strategy.pdf</p>

Maps of proposed new development controls (including areas of increased density) under the LEP amendment are available here and are grouped by suburb under the heading Kogarah Housing Strategy 2031: <http://kogarahnewcityplan.com.au/a-new-plan-for-our-city/documents>

5 ROCKDALE

District	South
LGA	Rockdale
Vision	
<p><i>One Community, Many Cultures, Endless Opportunity</i></p> <p>2013 Community Strategic Plan http://www.rockdale.nsw.gov.au/pages/pdf/CityPlan2013CommunityStrategicPlan.pdf</p>	
Key Issues	
<ul style="list-style-type: none"> – Urban renewal occurring throughout centres in Rockdale, primarily focused on Wollie Creek, Arncliffe, Banksia and the Rockdale Town Centre – Aircraft noise and height restrictions associated with aircraft movement can limit some development – Desire to maintain low density scale and character of suburbs and focus new residential development in town centres – Cooks Cove development precinct has been declared a Priority Precinct and planning work is underway to establish the most appropriate planning outcomes for the precinct. 	
Indigenous History	
<p>Rockdale Council's website discusses the importance of protecting Aboriginal heritage items and suggests that further information can be found from the Office of Environment and Heritage or the Metropolitan Local Aboriginal Land Council. No vision statement provided.</p> <p>http://www.rockdale.nsw.gov.au/development/Pages/Heritage.aspx</p>	
Jobs	
Centres	<p>There are no strategic centres identified in <i>A Plan for Growing Sydney</i>.</p> <p>Rockdale and Brighton-Le-Sands are identified as town centres in the <i>Rockdale Urban Centres Strategy</i> (2010). Rockdale is the largest centre in the LGA. Wollie Creek is identified as an emerging town centre.</p> <p>The following are identified as village and local centres:</p> <ul style="list-style-type: none"> – Arncliffe – Banksia – Bexley North – Bexley – Bardwell Park – Ramsgate – Carlton – Sans Souci – Ramsgate Beach – Kingsgrove. <p>http://www.rockdale.nsw.gov.au/development/Pages/pdf/Development/UrbanStrategy2010.pdf</p> <p>Rockdale Town Centre has a masterplan. The masterplan was developed in 2012 and has resulted in new development controls (see recent re-zonings). The centre is along the Princes Highway between Harrow Street and Bestic Street. It is also along Bay Street to Lister Street and includes the Rockdale Plaza along Rockdale Plaza Drive. The masterplan suggests improvements</p>

	<p>to access and amenity, increase to height limit, removal of maximum FSR, additional height for larger developments, rezoning approximately half (i.e. southern part of Rockdale) the centre from B2 to B4. These changes have been included in the LEP.</p> <p>http://www.rockdale.nsw.gov.au/development/Pages/pdf/Development/DraftRTCMasterplan.pdf</p>
Employment Lands	<p>The <i>Rockdale Employment Lands Strategy</i> (2007) states there are approximately 1,260,000sqm of employment lands in the LGA. Employment lands are broken down in the following categories:</p> <ul style="list-style-type: none"> – Light industrial - 565,966 square metres - generally located in clusters out of the City’s town, village and neighbourhood centres i.e. Turrella and land along West Botany Street south of Bay Street – General business use - 319,000 square metres - range of employment generating uses including commercial premises, retail, light industrial and mixed use developments. Most of these sites are clustered around town centres and villages (i.e. Brighton Le Sands, Bexley Village) – Highway businesses - 146,230 square metres - range of uses suited to the corridor that runs along the Princes Highway – Mixed use - 139,269 square metres - a form of development that includes a mix of residential and employment generating uses. Precincts within this zone are located in the City’s north around the Wollie Creek development and Gertrude Street – Neighbourhood businesses - 91,362 square metres – interspersed throughout the LGA. <p>The <i>Rockdale Employment Lands Strategy</i> (2007) identifies thirteen key employment precincts in the LGA:</p> <ul style="list-style-type: none"> – Precinct 1: Ramsgate Beach Village <ul style="list-style-type: none"> – Village shopping centre made up of shops fronting Ramsgate Road. Bounded by Ramsgate Road (north), Chuter Avenue (west) and The Grand Parade (east). Has two anchor tenants and benefits from sea views. Constrained by adjoining residential development to the rear. – Precinct 2: Brighton Le Sands Town Centre <ul style="list-style-type: none"> – Shopping precinct along Bay Street from The Grand Parade westward. A map of the precinct is shown on page 40 of the Strategy (complex shape). Fronting Cook Park, the precinct has high amenity and at the time of the plan had significant developer interest. A key constraint is small lots and fragmented ownership – Planned connection to Rockdale Town Centre along Bay Street (<i>Rockdale Urban centres Strategy</i> 2010). – Precinct 3: West Botany Street Light Industrial Area <ul style="list-style-type: none"> – Industrial area located south of Bay Street between Brighton Le Sands (to the east) and Rockdale Town Centre (to the west). West Botany Street bisects the precinct in a north-south direction. Bounded by F6 reservation and to the east, Bicentennial Park and French Street to the south, army reserve and Rockdale Plaza to the west. Industrial uses alongside bulky goods retailing, storage and indoor recreation facilities (gyms). To maintain industrial uses and employment opportunities, it is planned to limit the additional supply of bulky goods retailing in the precinct. – Precinct 4: Rockdale Town Centre <ul style="list-style-type: none"> – Commercial/retail precinct along the Princes Highway near Rockdale station. A map of the precinct is shown on page 44 of the Strategy (very complex shape). The major retail, business and administrative centre in the City of Rockdale. Several main tenants along the highway. Also include Rockdale Plaza, 21,500sqm shopping mall – The centre has been master planned to improve connections and amenity. Development controls contained in the masterplan have been implemented. – Precinct 5: Princes Highway Enterprise Corridor (south) <ul style="list-style-type: none"> – Highway businesses – along Princes Highway between Bestic Street and Avenal Street. Large number of car dealerships and general automotive repairs, services and bulky goods outlets. The strategy states there is an opportunity to increase the intensity of land uses

and to establish an enterprise corridor or zone, which would reduce the pressure on Council to expand existing business zones. The corridor is not considered suitable for residential uses.

- Precinct 6: Princes Highway Enterprise Corridor (north)
 - Highway businesses – along Princes Highway from Wickham Street to Argyle Street. Noted vacancies of older industrial buildings. Primarily bulky goods retailing. As with the south part of the corridor, there is an opportunity to increase the intensity of land uses and to establish an enterprise corridor or zone to encourage a mix of employment generating and community support uses. As part of the enterprise corridor, higher quality bulky goods and car sales / showrooms could be promoted which could activate the highway through appropriate design.
- Precinct 7: Northern Gateway (Wolli Creek and Gertrude Street)
 - Mixed use precinct involving two areas either side of the Princes Highway; Wolli Creek (bounded by Cooks River, Wolli Creek, train line and Argyle Street – retail and commercial uses) and Gertrude Street (bounded by Princes Highway, Innesdale Road, Marsh Street and Cahill Park – automotive uses/airport related uses). Due to proximity to the airport, there is potential to develop this precinct as a business park with an office component related to uses that support the function of the airport and port. An ‘Innovation Centre’ is proposed to connect Wolli Creek and Cooks Cove.
- Precinct 8: Bonar Street Industrial Area
 - Former light industrial – has since been rezoned for high density development – no longer an employment precinct.
- Precinct 9: Turrella Light Industrial Area
 - Light industrial – Bounded by Wolli Creek (north and west), Turrella Street (south), and a pipeline to the east. Light industrial, distribution and logistics uses. Proposed to continue operation. However, there are continuous inquiries about opportunities for precinct renewal through master planning and residential redevelopment.
- Precinct 10: Bexley Village
 - Village shopping centre – along Forest Road between Stoney Creek Road and Bexley Road/Harrow Street. Small ground floor retail and commercial uses
 - Some renewal is proposed on two key sites. The first site lies between Forest Road and Albyn Street towards the southern end of Forest Road and is identified to accommodate a new ‘village square’. The second site is the triangular site between Bexley Road and Stoney Creek Road at the southern end of the Village envisaged village square development with a building height of 4 storeys.
- Precinct 11: Bexley North Village
 - Village shopping centre – Bounded by train line (north), Sarsfield Circuit (east), Fortescue Street (south), and Caldwell Lane (west). The centre in general appears to be trading well with a low level of vacancy. It predominantly caters for local residents through the provision of small goods and personal services. It lacks a major tenant
 - Opportunity to increase public realm and non-residential uses by providing a small village square and mixed use development to the east of Bexley Road and to the south of Slade Road.
- Precinct 12: Carlton Small Village
 - Small village retail – along Carlton Parade between Mill Street and Short Street. Small retail and commercial uses at ground floor with some residential on the upper floors. Tenants include a convenience supermarket, takeaway food bars and cafes. There are no major tenants in the village
- Precinct 13: Cooks Cove
 - Bound by the Cooks River to the east, Marsh Street to the north, Muddy Creek and Bestic Street to the south and West Botany Street to the west
 - Significant redevelopment site (100ha). In close proximity to Sydney Airport and Port Botany and excellent links with road and rail transport infrastructure. A previously approved masterplan under SREP33 proposed to accommodate a maximum of 270,000 square metres of floor space including 5000 square metres of commercial floor space and

	<p>15,000 square metres of hotel space creating over 11,000 permanent jobs and 4,755 tenant car parking spaces. SREP33 is currently under review through DP&E's Priority Precinct process. Through this process, a range and mix of land uses are being considered</p> <ul style="list-style-type: none"> – Has had a complex planning past. Rockdale Council has nominated the site as a Priority Precinct and is awaiting DP&E assessment. <p>Most precincts border or include residential uses. Minimising land use conflict was noted as an issue for all employment precincts. No job targets or timing has been included, except for Cooks Cove (however, there is no timing information).</p> <p>Rockdale is the primary location for jobs in the LGA, with 32% of jobs in the LGA. Rockdale masterplan contains details of planned development (See strategic centres).</p> <p>http://www.rockdale.nsw.gov.au/development/Pages/pdf/Development/EmploymentLandsStrategy2007.pdf</p> <p>The <i>Princes Highway Corridor Strategy</i> (2013) identifies areas along the highway with large floorplates for retail and commercial redevelopment –</p> <p>http://www.rockdale.nsw.gov.au/development/Pages/Princes-Highway-Study.aspx. The strategy includes recommendations about rezonings, increased building heights and FSR, increasing the number of uses in the B6 zone, and increased areas of R4 land adjoining the corridor at Arncliffe.</p> <p>Pressures on employment lands from residential development. Since the preparation of Council's Employment Lands Strategy, significant developer pressure and Government policy positions on transit oriented residential development have placed strains on the viability of historic employment lands. This is compounded by changing trends in industrial activities in inner Sydney.</p> <p>Precincts at Wolli Creek, Cooks Cove, Bonar St, and the Princes Highway Corridor are now focusing on medium-high density residential development. A recent rezoning decision in the Production Avenue industrial precinct – Ramsgate – has seen 1/3 of the light industrial precinct rezoned to high density residential.</p> <p>Pressures on all employment lands from residential developers will continue to be high.</p>
Retail	<ul style="list-style-type: none"> – There is no retail policy available – Rockdale Town Centre is the primary centre for retail. Brighton-Le-Sands is also a significant retail destination. The Urban Centres Strategy (2010) proposes that both centres are master planned (Rockdale's is complete) and the connection along Bay Street is maintained – Bulky goods retailing has been noted in the West Botany industrial precinct and is squeezing out industrial uses. It is proposed to limit bulky goods retailing in the zone (Rockdale Employment Lands Strategy 2007).
Housing	
Local Housing Strategy	<p><i>Residential Strategy</i> adopted October 2007. Used to inform SI LEP. In 2014/15 there were 1,250 dwelling approvals. In 2013/14 there were 1,650 development approvals (Source: Profile ID).</p> <p>Housing mix – approximately 48% separate dwellings, 19% semi-detached/row/terrace, 32% flat/apartment (Profile ID). The majority of dwellings have 2 or 3 bedrooms (70% of units, 87.4% of townhouses). Most new housing is apartments (medium and high rise).</p> <p>Wolli Creek and Bonar Street precincts are the major locations for new housing, expected to house 6,500 residents. The Residential Strategy found Rockdale Town Centre as a secondary location for new housing behind Wolli Creek based on historic approvals.</p>

	<p>The strategy recommends maintaining the scale and character of suburbs and focusing new housing in town centres. The strategy also aims to manage potential land use conflicts involving residential development by limiting residential development along the Princes Highway and providing transitional areas between industrial and residential uses.</p> <p>http://www.rockdale.nsw.gov.au/development/Pages/pdf/Development/ResidentialStrategy2007.pdf</p>
Recent Re-Zonings	<ul style="list-style-type: none"> – 62-82 Harrow Road, Bexley – rezoning private recreation for low density residential development. With RPA for implementation – http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=2059 – Rockdale Town Centre – increase to height limit, removal of maximum FSR, additional height for larger developments, rezoning approximately half (i.e. southern part of Rockdale) the centre from B2 to B4. Implemented – http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1225 – 108 Princes Highway, Arncliffe – rezoning from B6 to B4 (permits residential development). With RPA for implementation – http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=2016 – 152-206 Rocky Point Road, Kogarah – rezone to B6 and R4, increase height limit to 33m from 14.5m, increase FSR from 0.5:1 to 2:1 for R4. With RPA for implementation – http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=1969 – 8-10 Martin Avenue, 9 Bidjigal Road and 47-49 Bonar Street, Arncliffe – Proposal to insert a clause to allow for height and FSR flexibility if community facilities are provided on site. With DP&E for gateway determination – http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=2071
Affordable Housing	<p>There is an aim to increase affordable housing in Rockdale. There is a recognised need for affordable rental housing for low to moderate income earners in the LGA (<i>Residential Strategy 2007</i>). Strategies noted are to reduce car parking requirements in areas close to public transport and to liaise with State government about how affordable housing can be included and enforced in new developments (<i>Residential Strategy 2007</i>). No details on timing.</p> <p>Council is working with SSROC and the NSW Government to advocate for social and affordable housing in renewal areas such as Priority Precincts.</p>
Priority Growth Areas (Greenfields)	Not applicable
Urban Renewal	<ul style="list-style-type: none"> – Wollli Creek <ul style="list-style-type: none"> – Urban renewal commenced in 2002, redeveloping industrial land to high density residential. It is envisaged that the Wollli Creek development will house up to 6,500 residents and provide employment for up to 7,000 workers. Expected to be full in 2050. Map of the precinct shown here (page 160) http://www.rockdale.nsw.gov.au/pages/pdf/RDCP2011.pdf#page=159&view=Fit. – Stormwater and flooding are identified hazards in the precinct, however they do not represent absolute constraints. – Strategy reviewed in 2011 and added to DCP. http://www.rockdale.nsw.gov.au/development/Pages/Wollli-Creek-Strategy.aspx – Bonar Street <ul style="list-style-type: none"> – Planned urban renewal in Arncliffe near Wollli Creek, map shown here (page 182) http://www.rockdale.nsw.gov.au/pages/pdf/RDCP2011.pdf#page=159&view=Fit. Previous industrial uses proposed to be redeveloped as high density residential. Land has been rezoned. No details on number of dwellings or timing.

	<ul style="list-style-type: none"> – Arncliffe and Banksia have been nominated as Priority Precincts and work is being finalised to exhibit draft Structure Plans for these transit oriented development precincts. These have emerged as a result of the Princes Hwy Corridor Strategy. – A masterplan is also proposed for Brighton-Le-Sands (Urban Centres Strategy 2010). – Council has supported and requested DP&E for the nomination of the Kogarah Town Centre (Kogarah West) as a Priority Precinct. Cooks Cove has been nominated as a Priority Precinct (see employment lands). With DP&E for assessment.
General Infill	<p>Arncliffe was identified for development uplift in the Princes Highway Corridor Strategy (2013) on page 43. Western side of train line -</p> <p>http://www.rockdale.nsw.gov.au/development/pages/pdf/development/PHCS-Aug2013-part3.pdf</p>
Sustainability	
Liveability	No liveability statement is provided
Open Space	<ul style="list-style-type: none"> – Primary focus of open space discussed in the Rockdale Urban Centres Strategy are Cook Park (Botany Bay foreshore), Wetlands corridor and Bardwell Valley. These are also the focus for green infrastructure linkages in the LGA – The Rockdale Open Space and Recreation Strategy (2010) identifies the need for a new indoor aquatic centre and a new indoor sports centre in the LGA. The need to enhance open space provision in high density residential areas is also recognised – Rockdale Open Space and Recreation Strategy - https://www.rockdale.nsw.gov.au/pages/pdf/OpenSpaceRecreationStrategy.pdf
High Environment Value	<ul style="list-style-type: none"> – Areas of focus – Bardwell Valley, Rockdale Wetlands Corridor, Botany Bay coastal foreshore, biodiversity habitat links and threatened species/Endangered Ecological Communities – Protected through zoning, plans of management, biodiversity strategy, and DCP controls.
Hazards	<ul style="list-style-type: none"> – Flooding and storm water management controlled through DCP. Consideration of aircraft noise is managed through LEP. – Some areas have height restrictions based on aircraft movements.
Other	<ul style="list-style-type: none"> – Market gardens present in Rockdale LGA that Council wishes to preserve.

Other
Map



Wollie Creek Redevelopment Area

Wollie Creek Map – area of primary housing supply.

Maps of employment land precincts are shown in the *Rockdale Employment Land Strategy* (2007) from page 38 (Note: since release precinct 8 is now a housing precinct):

<http://www.rockdale.nsw.gov.au/development/Pages/pdf/Development/EmploymentLandsStrategy2007.pdf>

6 SUTHERLAND

District	South
LGA	Sutherland
Vision	
<p><i>Sutherland Shire, in Sydney's south, shaped by bays, rivers, beaches and national parks. A connected and safe community that respects people and nature, enjoying active lives in a strong local economy.</i></p> <p>Community Strategic Plan 2011 http://www.sutherlandshire.nsw.gov.au/files/assets/website/publications/community_strategic_plan.pdf</p>	
Key Issues	
<ul style="list-style-type: none"> – Need for affordable housing recognised. The provision of medium and high density dwellings is the approach supported by the Housing Strategy – Rise of bulky goods – has low employment and impacts on industrial land. Low employment self-containment – Increases in density have occur in some of Sutherland's centres, primarily along the rail network – High land value makes the purchase of land for more open space difficult – A significant number of rezonings and Part3A applications have occurred across the LGA, increasing housing supply – Train line is nearing capacity and over capacity at peak periods. 	
Indigenous History	
<p>An acknowledgement of country, reconciliation statement and information on Aboriginal groups and services in the LGA are located here: http://www.sutherlandshire.nsw.gov.au/Community/Community-Support-Services/Aboriginal-and-Torres-Strait-Islander-Communities</p> <p>Council has an Aboriginal Advisory Sub Committee. There is a dedicated webpage for Aboriginal cultural heritage and development, outlining the planning controls and procedures in place to protect Aboriginal cultural heritage: http://www.sutherlandshire.nsw.gov.au/Development/Local-Environmental-Plan-LEP/Aboriginal-Land</p>	
Jobs	
Centres	<p>There are no strategic centres identified in <i>A Plan for Growing Sydney</i>.</p> <p>Sutherland is the largest centre in the LGA. The <i>Employment Study</i> (2013) states the strategic intent for Sutherland centre is to provide a high-density living environment that offers quality urban amenities to residents and workers. No job or floorspace numbers are suggested. Sutherland/Kirrawee has been nominated by Sutherland Council as a Priority Precinct.</p> <p>Miranda is another large centre in the LGA and is the main retail centre of the LGA. Miranda Westfield is the primary shopping centre of the district. The <i>Employment Strategy</i> indicates the centre will remain the retail focus for the LGA.</p> <p>Caringbah and Cronulla are also large centres in the LGA. The role of Caringbah is less clear as it lacks a distinct role. The <i>Employment Strategy</i> states that based on its proximity to Sutherland Public Hospital and Kareena Private Hospital, the centre is considered to have potential to support an increase in mixed use development and a specialist medical cluster. Rezoning between the hospital and the centre requires medical uses to achieve bonus residential floorspace.</p>

	<p>http://www.sutherlandshire.nsw.gov.au/files/assets/website/documents/development/lep2013/strategies/employment-strategy.pdf</p> <p>The <i>Employment Study</i> notes there is competition between these three centres. Planning for the LGA hopes to reinforce the role of each centre. There is no formal centres hierarchy in Council planning documents. Some smaller centres, such as Jannali, Sylvania and Gymea, have been identified for further residential intensification in the Housing Strategy (2014). This redevelopment ranges from townhouses to apartment buildings up to 6 storeys.</p> <p>The centres identified as locations for housing supply are Engadine, Sutherland, Jannali, Gymea, Sylvania Southgate, Miranda, Caringbah and Cronulla. Maps of each centre and proposed zone changes (now in Sutherland LEP 2015) are shown in the Housing Strategy from page 11: http://www.sutherlandshire.nsw.gov.au/files/assets/website/documents/development/lep2013/strategies/housing-strategy.pdf</p> <p>Note: the final LEP has made greater housing changes than described in the Housing Strategy.</p>
Employment Lands	<p>The Community Strategic Plan sets out the following vision around employment:</p> <ul style="list-style-type: none"> – We want to be able to work and shop with ease and minimal travel. We would like to see local skills, knowledge and resources optimised to the benefit of the Shire. – Infrastructure, technology and support for local economic and employment opportunities enable residents to achieve a work/life balance – Local education and training for jobs – A strong local economy that responds to local and visitor needs and interests. <p>From the <i>Employment Study</i> (2013):</p> <p>Sutherland Shire has approximately 342 hectares of land zoned for strategically important industrial and related employment purposes. The largest industrial precinct is located on the Kurnell Peninsula (166 hectares), with the remainder in Taren Point/Caringbah and Kirrawee and on a number of small sites in the Shire’s western suburbs. Kurnell industrial area is zoned IN1 and IN3. Taren Point/Caringbah is zoned IN1 and IN4, and Kirrawee is zoned IN1.</p> <p>A key challenge identified in the <i>Employment Study</i> is to ensure the planning framework has the flexibility to both protect key industrial sites for future industrial purposes and to support the greater employment-generating potential of some of these sites for non-industrial uses, such as office space.</p> <p>A key industrial site mentioned in the <i>Employment Strategy</i> is Shell Point (located at Taren Point). Shell Point has a marine industry cluster and has been protected for future operations by zoning the land IN4.</p> <p>Kurnell Peninsula is particularly important as it is the location of the oil refinery. The refinery ceased operation in October 2014 and is being converted to an import terminal for fuel.</p> <p>ANSTO is a nuclear research facility located in Lucas Heights. This facility currently employs approximately 220 people. ANSTO is currently being expanded, with two new research facilities under construction at the time of writing the employment strategy.</p>
Retail	<p>There is no retail study for the LGA.</p> <p>The <i>Employment Strategy</i> (2013) addresses retailing. Miranda centre is identified as the main centre for retail in the LGA and is planned to remain the major retail focus. Bulky goods retailing is increasing in demand in the LGA. The retail role of Miranda extends well beyond Sutherland Shire. The majority of bulky goods retailing is located in Taren Point, with some limited expansion proposed by the Study. This is now implemented in the LEP 2015. The increasing development of bulky goods retailing is noted as an issue due to low employment opportunities and high opportunity costs, especially in areas where it replaces industrial uses.</p>

	http://www.sutherlandshire.nsw.gov.au/files/assets/website/documents/development/lep2013/strategies/employment-strategy.pdf
Other	The Sutherland Public Hospital currently has a state significant development application lodged for a new emergency department and associated development. The redevelopment would accommodate an additional 152 staff.
Housing	
Local Housing Strategy	<p>The Community Strategic Plan outlines the following vision around housing:</p> <ul style="list-style-type: none"> – Housing accommodates Shire household structures and demographic changes – We want their homes to meet their aspirations and individual requirements and for them to have options to stay locally should their housing needs change – We want people to live in neighbourhoods and communities in which they feel safe and connected, and where they have opportunities to interact with their neighbours and look after their local area. <p>The <i>Sutherland Housing Strategy</i> (2014) identifies three key trends for the LGA:</p> <ul style="list-style-type: none"> – Population growth is slow – The population is ageing – The proportion of small households is increasing. <p>The Strategy identifies areas for increased residential densities. The areas proposed for additional residential flat buildings through increased heights and FSR are Sutherland centre, Jannali centre, Miranda centre, Caringbah centre and Cronulla centre, and in the area between Sutherland Hospital and Caringbah centre. Note: Council did not accept recommendations in Jannali – small rezoning only.</p> <p>Areas identified for residential flat buildings and town houses in areas currently low density are close to Sutherland, Jannali centres (height up to 6 storeys). The centres of Caringbah and Miranda rezoning facilitated up to 8 storeys.</p> <p>The housing strategy also suggests that in areas that currently have residential flat buildings, the removal of minimum lot size, increase height and FSR could encourage development of lower density lots.</p> <p>The strategy recognises that villas are highly sought after but rarely provided. A bonus FSR is suggested to encourage villa development (increasing from 0.55:1 to 0.6:1), along with a reduction in landscaped area requirements, removing minimum lot sizes for medium density areas, and permitting this form of development in the R2 zone in areas with good accessibility.</p> <p>An increase in the number of adaptable units required in multi-unit developments from 20% to 30% is also suggested by the strategy.</p> <p>Restrictions on dual occupancy were removed from the LEP to accommodate additional smaller households throughout established neighbourhoods. These changes have been translated into the Sutherland LEP 2015.</p> <p>The centres identified as locations for housing supply are Engadine, Sutherland, Jannali, Gynea, Sylvania Southgate, Miranda, Caringbah and Cronulla. Maps of each centre and zone under the Sutherland LEP 2015 are shown in the Housing Strategy from page 11:</p> <p>http://www.sutherlandshire.nsw.gov.au/files/assets/website/documents/development/lep2013/strategies/housing-strategy.pdf</p>

Recent Re-Zonings	<ul style="list-style-type: none"> – Kirrawee Brick Pit - adjacent to the Kirrawee shopping strip at the corner of Oak Road and Princes Highway. Mix of residential, commercial and retail uses in a number of buildings with a height of 4-15 storeys with FSR 1.6:1. Potential for 484 dwellings. Approved under Part 3A. Modification approved 30/01/2015, which increases dwelling yield to 749 – West Menai Heathcote Ridge – 23 hectares of land zoned R2 Low Density Residential. State significant rezoning, notified on 27/07/2015 and creates capacity for approximately 320 homes. Note, the rezoning forms a small portion (10%) of the original State significant rezoning referred to in Priority Growth Areas section – Cronulla Leagues Club - 461 Captain Cook Drive Woollooware. Residential development up to 16 storeys. Potential for 600 dwellings. Approved under Part 3A – 19-21 Gerrale Street, Cronulla – increase height from 6 to 9 storeys and increase FSR from 2:1 to 3:1. Approved and gazetted http://leptracking.planning.nsw.gov.au/PublicDetails.aspx?Id=467 – Significant rezonings as part of new LEP – There has been some controversy with several rezonings occurring under a Mayoral Minute. This caused a delay in the production of the SI LEP.
Affordable Housing	<p>The need for affordable housing is noted in the housing strategy. Housing affordability was particularly noted as an issue for young households and seniors households. Proposed methods of improving housing affordability are supplying a range of new dwellings, primarily units and some townhouses. No other strategies are proposed.</p>
Priority Growth Areas (Greenfields)	<p>West Menai State significant site:</p> <ul style="list-style-type: none"> – Only 23ha of the original application was rezoned. – The application was submitted in 2009 by the Gandangara Local Aboriginal Land Council and there is significant community opposition, access, bushfire and biodiversity issues (including threatened species falling under the Federal Environmental Protection and Biodiversity Conservation Act). <p>http://majorprojects.planning.nsw.gov.au/page/state-significant-sites/proposed-sites/?action=view_job&job_id=4093</p> <p>Greenhills estate:</p> <ul style="list-style-type: none"> – Kurnell (now called Greenhills Beach) headland adjacent to Cronulla High school. Approximately 160 dwellings. Construction currently underway. <p>http://www.savills.com.au/_news/article/109969/124859-0/2/2014/all-approvals-now-in-place-for-shearwater-landing-residential-development-to-commence</p>
Urban Renewal	<p>There are no urban renewal areas identified in the LGA.</p> <p>Sutherland/Kirrawee centres have been nominated as a Priority Precinct as they are less than 1 kilometre apart. http://www.sutherlandshire.nsw.gov.au/Development/Local-Environmental-Plan-LEP/Urban-Activation-Precincts</p>
General Infill	<p>Increase in densities around centres has occurred under the Sutherland LEP 2015. The increase in densities is outlined in the Local Housing Strategy section. Notably, there has been a significant take up of housing potential under the new LEP.</p>
Other	<p>To resolve community concerns, an Independent review of the draft Sutherland LEP was undertaken. The independent review, publicly released in June 2014, make 92 recommendations for Council to consider in finalising the draft LEP, including recommendations to amend or reconsider a number of provisions in conjunction with additional evidence. In summary, the review concluded that Council prepared the draft LEP in accordance with the EP&A Act and that the overall thrust of the draft LEP is sound. The draft LEP was subsequently amended by Council in line with the recommendations of the review and exhibited for a third time in September 2014.</p>

Sustainability	
Liveability	<ul style="list-style-type: none"> – No liveability statement – Council has an Ageing Well Strategy aimed at improving the liveability of its ageing community.
Open Space	<p>Open space vision in Community Strategic Plan:</p> <ul style="list-style-type: none"> – We want to keep enjoying the Shire’s abundant natural areas and preserve them for communities to come – Diverse leisure opportunities – They [the community] can participate in the kinds of leisure pursuits they like and contribute to their wellbeing – The 2005 Shire-Wide Open Space and Recreation Facilities Plan (provides a framework for open space planning in the LGA and details of funding, primarily through s.94 contributions – As the population is growing and property values are increasing, the Plan notes that the capacity of existing public spaces needs to be increased – The focus is on the provision of cycle ways, active recreation (sportsground and leisure centres), a coastal open space network and a riverine open space network along the Georges River between Como and Kareela. <p>http://www.sutherlandshire.nsw.gov.au/files/assets/website/documents/development/development-contribution-plans/sutherland-shire-council-contribution-plan-shire-wide-open-space-and-recreation-facilities-2005-part-1.pdf</p>
High Environment Value	<ul style="list-style-type: none"> – Areas with Species and Communities of High Conservation Significance and/or part of the Green web are mapped here under the heading Maps related to environmental topics: http://jointheconversation.sutherlandshire.nsw.gov.au/draft-development-control-plan-2015/documents – These areas are managed by DCP controls – Environmentally sensitive land due to terrestrial biodiversity, groundwater vulnerability, riparian land and watercourses, and/or natural landforms is protected under LEP controls. – Estuary management plans have been prepared for localities along Port Hacking and the Woronora River. These plans manage biodiversity concerns, as well as erosion, degradation, and water quality issues: http://www.sutherlandshire.nsw.gov.au/Outdoors/Environment/Waterways/Estuary-Management
Hazards	<p>Bushfire prone land is shown here: https://mapping.ssc.nsw.gov.au/Sutherland/?basemap=Bush%20Fire%20Prone%20Land Bushfire hazard is managed through Planning for Bushfire Protection</p> <p>Flood prone land is shown here: https://mapping.ssc.nsw.gov.au/Sutherland/?basemap=Flood+Prone+Land Flooding is managed through LEP and DCP controls. Flood studies are available here: http://www.sutherlandshire.nsw.gov.au/Outdoors/Environment/Flooding</p> <p>There are some areas subject to aircraft noise. This is controlled through LEP controls.</p> <p>Acid sulfate soils potentially present in the LGA are shown on the map below. This hazard is managed by an LEP control: https://mapping.ssc.nsw.gov.au/Sutherland/?basemap=Acid+Sulfate+soils</p> <p>Areas of archaeological sensitivity and possible locations of Aboriginal heritage items and places are shown on the below map. Brown areas are areas of high likelihood, yellow is medium and green is low: https://mapping.ssc.nsw.gov.au/Sutherland/?basemap=Archaeological+Sensitivity</p> <p>Estuary management plans have been prepared for localities along Port Hacking and the Woronora River. These plans manage biodiversity concerns, as well as erosion, degradation, and water</p>

	<p>quality issues: http://www.sutherlandshire.nsw.gov.au/Outdoors/Environment/Waterways/Estuary-Management</p> <p>Areas shown on the Activity Hazard Risk Map in the LEP need to have any impacts from the nuclear research facility or oil refinery considered before granting consent. These potential hazards are controlled by an LEP control.</p>
Other	<p>The Georges River Estuary Coastal Zone Management Plan has recently been adopted and gazetted. The Georges River Estuary Coastal Zone Management Plan applies to Kogarah, Hurstville, Rockdale, Sutherland, Bankstown, Liverpool and Fairfield LGAs and is available here: http://www.georgesriver.org.au/Estuary-Management-Plan.html</p>
Other	
	<p>There has been significant issues developing a standard instrument LEP. Three iterations were developed and there has been significant controversy generated from substantial rezonings occurring through a Mayoral Minute.</p>
Map	<p>There is no housing map. A map of the centres with recent changes to residential densities is shown here from page 11: http://www.sutherlandshire.nsw.gov.au/files/assets/website/documents/development/lep2013/strategies/housing-strategy.pdf A list of hazard maps is shown in the Hazards section.</p>

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