

## 7.0 Special areas

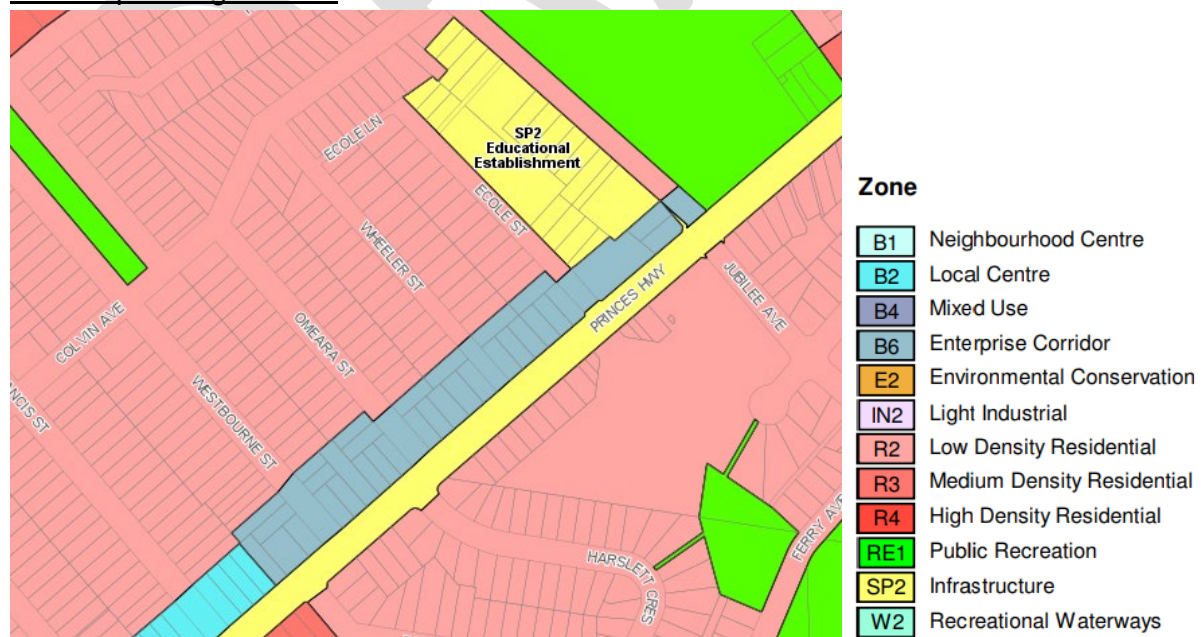
### 7.1 B6 – Carlton Enterprise Corridor

#### Local context

This enterprise corridor is a relatively long strip of retail / commercial premises and residential dwellings fronting Princes Highway which offers excellent exposure to passing trade but poor pedestrian amenity. The centre is located immediately adjacent the Jubilee Stadium and opposite the St George Leagues Club. The southern boundary of this centre directly adjoins the B2 – Carlton / Kogarah Bay (Princes Highway) centre and is perceived as one continuous frontage of retail / commercial activity long Princes Highway. Warehouse type premises dominate the centre including show rooms, car hire services and other specialise retail functions. 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. On-site car parking is generally provided via driveways on Princes Highway.



#### Current planning controls



KLEP 2012 Land Zoning Map | Source: IntraMaps

<b>LEP in effect</b>	Kogarah LEP 2012
<b>Zone</b>	B6 – Enterprise Corridor
<b>Height</b>	21m
<b>FSR</b>	2:1
<b>Heritage</b>	Nil
<b>Active Street Frontage</b>	Nil

#### Existing floor space and employment

Category	Floor space	Employment
Population serving	2,464 sqm	54
Knowledge intensive	2,108 sqm	83
Industrial	661 sqm	5
Health & education	91 sqm	1
<b>Total employment</b>	<b>5,323 sqm</b>	<b>FSR: 0.29:1</b>
Total residential	2,586 sqm	FSR: 0.14:1
Total site area	18,598 sqm	
Vacancy rate	Low to medium	

#### Employment floor space demand

	Floor space (sqm)	FSR (x:1)
<b>Current supply*</b>	5,323	0.29:1
<b>Average 15% increase</b>	798	0.04:1
<b>Min. demand in 2036</b>	6,121	0.33:1

\* 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:

- The B6 Enterprise Corridor zoning of the centre due to its role / function as an employment generator (including business, office, retail and light industrial uses) and significant service provider
- 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 B6 Enterprise Corridor zoning
- Retain existing height and FSR development standards
- Retain the minimum non-residential FSR of 0.7:1 in the B6 Enterprise Corridor zone

#### LEP 2022 and beyond recommendation

- Review the minimum non-residential FSR requirement in the centre with the aim of providing additional employment floor space to enhance the role of the centre as an employment generator and service provider
- Investigate site amalgamation to provide large floor plates for special use premises and urban distribution functions

## 7.2 Schedule 1 Additional permitted use premises

The following premises are located within or adjacent to existing commercial centres and/or permits limited commercial purposes through Schedule 1 Additional permitted uses.

### Hurstville LEP 2012

Schedule 1 Item No.	Address of APU land	LEP 2020 Recommendation
5	95 Mulga Road, Oatley	Retain
11	12 and 14 Pindari Road, Peakhurst Heights	Retain

### Kogarah LEP 2012

Schedule 1 Item No.	Address of APU premise	LEP 2020 Recommendation
16 (1) (b)	30 Jubilee Avenue, Carlton	Retain
16 (1) (c)	32 Jubilee Avenue, Carlton	Retain
16 (1) (h)	55 Jubilee Avenue, Carlton	Retain
16 (1) (i)	115 Connells Point Road, Connells Point	Retain
16 (1) (j)	40 Bellevue Parade, Hurstville	Retain
16 (1) (ja)	129 Laycock Road, Hurstville Grove	Remove and incorporate into the boundary of B1 – Hurstville Grove (Hillcrest Avenue)
16 (1) (k)	13–15 Gray Street, Kogarah	Retain
16 (1) (l)	71 Gray Street, Kogarah	Remove due to recent site amalgamation and redevelopment
16 (1) (la)	29–31 Rocky Point Road, Kogarah	Remove and incorporate into the boundary of B1 – Kogarah (Rocky Point Road)
16 (1) (m)	4A Wyee Street, Kogarah Bay	Retain
16 (1) (n)	59 Rosa Street, Oatley	Retain
16 (1) (o)	281 Rocky Point Road, Sans Souci	Retain
16 (1) (p)	283 Rocky Point Road, Sans Souci	Retain
16 (1) (q)	393 Rocky Point Road, Sans Souci	Retain
16 (1) (r)	395–399 Rocky Point Road, Sans Souci	Retain
16 (1) (r1)	401 and 403 Rocky Point Road, Sans Souci	Retain
16 (1) (s) and (t)	64 Blakesley Road, South Hurstville	Retain
16 (1) (u)	100 Connells Point Road, South Hurstville	Retain
16 (1) (v)	911 King Georges Road, South Hurstville	Retain