

Kogarah Council Housing Strategy 2031

Prepared by Kogarah Council

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I. Introduction

1.1 Why have a Housing Strategy?

Planning for housing across the City of Kogarah is an important part of Council's responsibilities. The Housing Strategy is intended to create a framework that will deliver housing to meet the needs of Kogarah's current population and the needs of future generations. Council's goal is to ensure that there is a sufficient supply of appropriate housing over the next 20 years suited to meet the needs of our community.

KEY OBJECTIVES

1. Housing across the City of Kogarah designed so that it provides choice, is affordable and is suited to the needs of our community.
2. Local centres within the City of Kogarah are distinctive and vibrant, providing opportunities for small businesses to flourish throughout the city.
- 3 Kogarah City residents can get to where they need to go in a way that is accessible, safe and efficient.
4. Development in Kogarah maintains and enhances the character and amenity of our neighbourhoods, town centres and local centres.
5. Comply with State Government requirements for housing targets throughout the Sydney Metropolitan Area.

I. Housing across the City of Kogarah designed so that it provides choice, is affordable and is suited to the needs of our community

Meeting the current and future needs of an ageing population

A range of housing choice to suit the different needs of people living in our City was a key concern that was raised by the community in the preparation of Kogarah's Community Strategic Plan – Bright Future, Better Lifestyle: Kogarah 2030, and, in particular, that future housing suits the needs of an ageing population.

Demographic changes across Australia and within the Kogarah LGA indicate a general trend towards an increase in people aged 65 and over as a proportion of the total population. In particular the proportion of people aged 80 and over will be greater than at any other time in history.

The ageing demographic in our community have identified a strong desire to be able to stay in the suburbs where they have raised families and have social networks and connections.

Council wants to provide increased opportunities for our existing residents to age-in-place, in areas and communities where that have established networks and support. To facilitate ageing-in-place the Strategy will increase opportunities for redevelopment of land across the whole of the LGA to provide a more suitable form of accommodation, in the form of dual occupancy development and seniors housing developments that are consistent with the surrounding development.

Meeting the community's need for increased housing choice

Council acknowledges that a mix of age and social groups is needed for a vibrant and diverse community.

Future residential development must be built and designed so that it meets the changing needs of our population as they move through different life stages, so that opportunities exist within the City of Kogarah for young people to move away from home, but still be close to their families, while older people have the opportunity to downsize to a smaller, more appropriate dwelling in their existing suburb.

Council wants to provide opportunities for young people leaving home and young families wanting to set up home in the City of Kogarah – a significant portion of these households will choose to live in small dwellings. Housing affordability was also an important issue for the younger members of our community.

It is becoming increasingly difficult to purchase a house or apartment to stay in the area close to other family members. Having a large medical and educational precinct within the City of Kogarah means that key community service workers like teachers, nurses, police and other emergency services workers are also likely to want to live as close to work as possible.

Providing a choice of housing options that are affordable and are responsive to the needs of our community is a priority. To facilitate this choice the Strategy will increase the potential for dual occupancy development, medium density and seniors housing and modern apartments.

Meeting the current and future needs of smaller sized households

There is a growing trend for smaller household sizes. At the last Census, almost half of Kogarah's households were 1 or 2 person households (49.3%). This can be attributed to the following:

- As the community ages the number of widows and widowers living alone increases
- Divorce leads to two smaller households
- More people are remaining single, or choosing not to have children
- Households become smaller as children leave home

These trends combine to increase the demand for housing even when the population is stagnant or falling. This trend is significant because increasing housing supply is necessary to simply maintain the population status quo.

2. Local centres within the City of Kogarah are distinctive and vibrant, providing opportunities for small businesses to flourish throughout the city.

Promote redevelopment to promote the revitalisation of Centres

Increasing the residential population in and around the City's Centres brings more customers to local businesses. Well designed new mixed commercial/residential apartment buildings also add new shops, cafes, restaurants and other businesses which can contribute to the revitalisation of centres, bringing more people and new businesses into the Centre.

3. Kogarah City residents can get to where they need to go in a way that is accessible, safe and efficient.

Facilitate the use of public transport and the efficient utilisation of existing and future infrastructure

When residents are located within walking distance to public transport, shops and services, they drive less. This takes increased pressure off the road network while also reducing potential greenhouse gas emissions and the need for additional parking stations.

Concentrated housing strategies have environmental benefits over dispersed housing models and encourage the efficient use of services, including public transport services.

The pattern of development over the last 20 years in the City of Kogarah has been greatly influenced by access to public transport and other community infrastructure. The most accessible areas of the City are where the commercial centres, the railway lines and the main roads are located. The location and capacity of existing infrastructure, proximity to public transport and accessibility for pedestrians have informed the selection of areas for increased residential capacity.

4. Development in Kogarah maintains and enhances the character and amenity of our neighbourhoods, town centres and local centres

The 'low density' nature of Kogarah's suburbs is a characteristic of our built environment that our community wants to see retained and protected. The community was extremely proud of the existing character of most of our neighbourhoods and felt that it was important that the City retained this character, particularly in our suburbs.

Future urban development needs to respond to the context of the existing neighbourhood characteristics through sensitive design that combines modern development styles and the natural qualities of the City.

5. Comply with State Government requirements for housing targets throughout the Sydney Metropolitan Area

Meet the requirements of the NSW Government strategies

Release of Population, Household and Dwelling Projections for NSW

In June 2014, the Department of Planning & Environment published updated Population, Household and Dwelling Projections for NSW, with detailed breakdowns for each LGA. This information provides a detailed assessment on how our population is expected to change over the next 20 years.

The projections are based on assumptions by demographers that take into account recent and current trends for births, deaths and migration.

Population Projections

Table 1 below shows population projections for the Kogarah LGA from 2011 to 2031. Based on these projections the total population growth in the Kogarah LGA will be 17,450 people over the next 20 years to 2031.

Dwelling Projections

Projected dwellings show the number of dwellings needed to provide private housing for all projected households. The projections assume that one household occupies one dwelling and an additional adjustment has been made to account for those dwellings that may be unoccupied.

It should be noted that the dwelling projections are not targets, nor are they a projection of future dwelling construction and they include no assumption about the type of dwelling the projected household will live in.

Table 2 indicates the dwellings needed in the Kogarah LGA to 2031 to house the projected population. It is estimated that 7,350 additional dwellings will be needed to be constructed in Kogarah over the next 20 years. That equates to approximately 370 new dwellings per year (from 2011).

Table 1 Population Projections for Kogarah

2011	2016	2021	2026	2031	Total Change	% Change (Total)	Annual Change (%)
58,900	62,950	66,850	71,500	76,350	17,450	29.6%	1.3%

Table 2 Dwelling Projections for Kogarah

2011	2016	2021	2026	2031	Total Dwellings
22,550	24,150 (+1600)	26,000 (+1,850)	27,900 (+1,900)	29,900 (+2000)	7,350

Annual Average Population Growth Rates

Table 3 shows the annual average growth rate for every five year period from 2001 to 2031. Growth rates for 2001-06 and 2006-11 are based on historical estimated resident population data from the Australian Bureau of Statistics. Growth rates from 2011-16 onwards are based on the 2014 NSW population projections.

Household Size

Table 4 indicates projected household size, which can be seen to be in decline from 2.75 persons in 2011 to 2.68 persons in 2031. Projected household size is calculated from the projected number of households and the projected population.

Draft Metropolitan Strategy for Sydney 2031

In March 2013, the NSW Government released its draft Metropolitan strategy for 2031 for comment

The draft Strategy sets the framework for Sydney's growth and prosperity to 2031 and supports the key goals, targets and actions contained in NSW 2021, the NSW Long Term Transport Master Plan and the State Infrastructure Strategy to fully integrate land use and infrastructure outcomes.

The draft Metropolitan Strategy sets a comprehensive strategic approach to ensure that the housing needs of Sydney will be delivered. The Strategy has set a target of at least 545,000 new dwellings across Sydney by 2031. This is a significant expansion on previous strategies.

The draft Strategy also sets minimum housing targets for the subregions – these are broken down into two key timeframes, being 2021 and 2031 and will be achieved through the Subregional Delivery Plans and Local Plans.

Table 3 Annual Average Growth Rate for Kogarah

2001-06	2006-11	2011-16	2016-21	2021-26	2026-31	2011-31
0.9 %	1.5 %	1.2 %	1.4 %	1.3 %	1.3 %	1.3%

Table 4 Projected Average Household Size for Kogarah

2011	2016	2021	2026	2031
2.75	2.72	2.71	2.70	2.68

Table 5. Draft Dwellings Targets for South Subregion 2031

2021 Minimum Housing Targets	2031 Minimum Housing Targets
22,000	42,000

Source: Draft Metropolitan Strategy for Sydney to 2031 (March 2013)
Extract of Table 3 Minimum housing targets by subregion (pg 30)

Kogarah is part of the South Subregion, along with the Sutherland Shire, Hurstville Council, Rockdale Council and Canterbury Council.

The dwelling targets for the South Subregion are identified in Table 5.

The draft Metropolitan Plan for Sydney 2031 is still a draft plan and it is anticipated that it will be finalised in 2014.

Metropolitan Plan for Sydney 2036

In December 2010, the NSW Government released its Metropolitan Strategy for Sydney to 2036 titled "Metropolitan Plan for Sydney 2036".

The 2010 Metropolitan Strategy provides a framework to manage Sydney's growth and development to 2036. It provides a shared vision to guide the activities of State agencies and local government in the Metropolitan Region.

The 2010 Metropolitan Strategy sets a housing target for the South subregion of an additional 58,000 new dwellings for the region by 2036, an increase of 23,000 from the previously endorsed 2005 Metro Strategy (35,000).

Draft South Subregional Strategy (2007)

The NSW Department of Planning & Infrastructure's Draft South Subregional Strategy acts as a broad framework for the long term development of the area, guiding government investment in infrastructure and linking local and state planning issues. Implementing the draft South Subregional Strategy is a statutory responsibility for Kogarah Council.

A key action of the current draft South Subregional Strategy is for the City of Kogarah to make provision for approximately 2,500 additional dwellings to 2031. This target has been based on the population projections of the 2005 Metrostrategy, which are now outdated.

Since the release of the draft South Subregional Strategy in 2007, there have been significant increases to the population and dwelling projections for the Sydney Metro Region.

Based on the most recent population and dwelling targets released by the NSW Department of Planning & Environment, the number of additional dwelling required to house Kogarah's projected population growth to 2031 is approximately 7,350.

1.2 Local Policy Context

There are a number of Kogarah policies and/or strategies that are relevant to consider in relation to housing. The list includes, but is not limited to the following:

- Kogarah Local Environmental Plan 2012
- Kogarah Employment Lands and Economic Development Strategy (SGS:2013)
- Ageing Strategy
- Community Strategic Plan 2030

Community Strategic Plan

The Community Strategic Plan – *Bright Future, Better Lifestyle: Kogarah 2030* includes a number of key strategic directions and goals that are relevant to housing across the LGA:

Key Strategic Direction 2. A Liveable and Connected City

Goal 2.1	Development in Kogarah maintains and enhances the character and amenity of our neighbourhoods, Town Centres and local centres.
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2.1.1	Ensure new development responds to the character of our neighbourhoods and streetscapes.
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2.1.2	Ensure development responds to environmentally sustainable practices and design.
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2.1.3	Recognise and enhance our significant heritage through quality urban planning and design.
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2.1.4	Establish new links and open space corridors.
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Goal 2.2	Housing across the City of Kogarah designed so that it provides choice, is affordable and is suited to the needs of our community.
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2.2.1	Make available diverse, sustainable, adaptable and affordable housing options through effective land use planning.
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2.2.2	Provide a mixture of housing types that allow residents to meet their housing needs at different stages of their lifecycle, within the City.
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2.2.3	Support the location of new higher density development close to our Centres, where there are appropriate services, amenities and public transport.
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Goal 2.3 Kogarah City residents can get to where they need to go in a way that is accessible, safe and efficient.

2.3.4 Appropriate levels of public parking is provided in our centres.

Goal 2.4 Kogarah City Residents are able to walk and cycle safely and conveniently throughout the City.

2.4.1 Develop and enhance walking and cycling networks around the City.

2.4.2 Promote and support walking and cycling as a viable transport option.

2.4.3 Promote and facilitate pedestrian and cyclist safety throughout the City.

2.4.4 Maintain and improve pedestrian connectivity in all of our neighbourhoods.

Key Strategic Direction 3. A Thriving & Prosperous City

Goal 3.1 Kogarah Town Centre is recognised as the major medical, financial and educational precinct in the St George Region.

3.1.1 Monitor existing planning controls to ensure quality outcomes are achieved for the long term benefit of the Centre.

Goal 3.2 Local centres within the City of Kogarah are distinctive and vibrant, providing opportunities for small businesses to flourish throughout the city.

3.2.1 Support and facilitate local centre development programs which contribute to distinctive, vibrant and commercially viable centres.

Goal 3.3 Kogarah City has a dynamic and resilient business community that provides employment and training opportunities that meet the needs of local residents.

3.3.1 Create opportunities for sustainable local employment.

3.3.3 Prepare and implement an economic strategy for the City.

3.3.4 Support and facilitate opportunities for Home Based Businesses to grow and prosper.

2. Demographic Profile

The City of Kogarah is located 15kms south of the Sydney CBD and forms the heart of the St George Region, bounded by the City of Rockdale, the City of Hurstville and the Georges River to the south.

The City comprises 17 suburbs: Allawah, Beverley Park, Blakehurst, Carlton, Carss Park, Connells Point, Hurstville, Hurstville Grove, Kogarah, Kogarah Bay, Kyle Bay, Mortdale, Penshurst, Oatley, Ramsgate, Sans Souci and South Hurstville.

Low density housing remains a key feature of Kogarah's urban landscape. In the last two decades however, the land use geography of the City has undergone change, with the growth of the Kogarah Town Centre and its identification as a Specialised/Major centre in the sub-region. Retail and commercial development in Kogarah are generally focused on the arterial road network and multi-dwelling housing is generally confined to those areas along the railway corridor or within existing commercial centres.

The following demographic profile has been undertaken on population and housing trends within Kogarah Local Government Area (LGA).

This analysis identifies the issues which will have an impact on the overall demand for housing in the City of Kogarah. The statistics used to collate the demographic profile have been based on information provided by profile id and atlas id and are based on 2011 Census data.

Figure 1 Suburbs of Kogarah City



Population size and future population projections

In 2011, the Census indicated that 58,938 people were residents of the City of Kogarah, with the suburbs of Allawah, Hurstville and Kogarah making up approximately 31.5% of the City's total population.

It is estimated that by 2036, Kogarah's population will grow to approximately 67,800 people.

Age

Kogarah has a similar age structure to Greater Sydney with Parents and Home-builders aged 35 to 49 (22%) and the Young Workforce aged 25 to 34 (15%) being the two largest age groups in the Kogarah LGA.

In 2011, 14.5% of Kogarah City's population was aged 65 years or more compared to 12.8% in Greater Sydney. Kogarah City has a lower proportion of pre-schoolers and a higher proportion of people at post retirement age than Greater Sydney.

Figure 2 demonstrates that the City of Kogarah is consistent with national trend towards an ageing population. This is also reflected in the fact that the median age in Kogarah has been

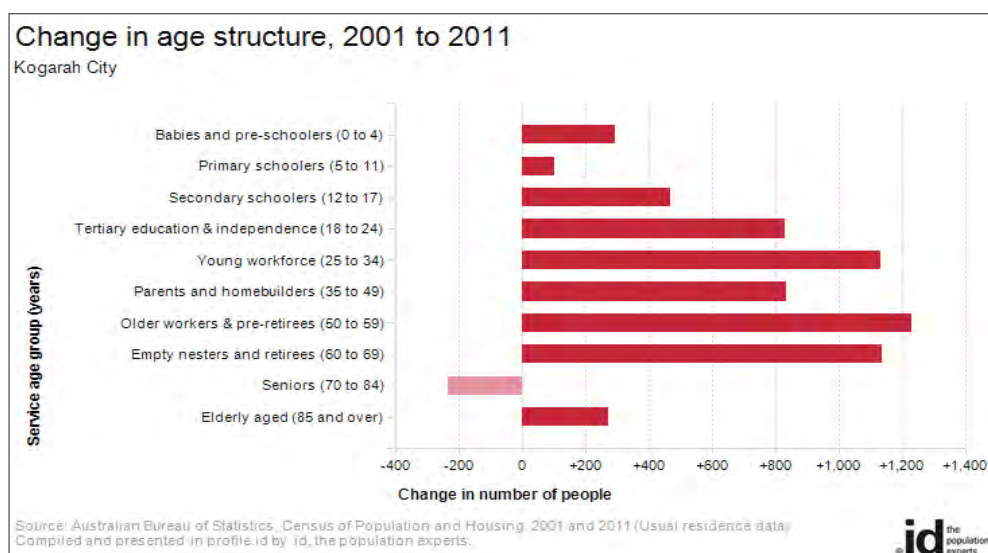
increasing in recent years, rising from 34 in 2006 to 37 in 2011.

It is also interesting to note that there was a small decline in the Seniors group aged 70 to 84 (-235 people) between 2001-2011. This may have been due to a number of contributing factors including migration, insufficient number of retirement villages, natural death rate, or a lack of suitable housing for this age group.

It is also interesting to note that the age structure within the LGA is not evenly spread across the City (see figure 3):

- The largest proportions of young workforce aged 25 to 34 are concentrated in the suburbs of Hurstville, Kogarah and Allawah (67.9%),
- The largest proportions of people aged 65 years and over are concentrated in the suburbs of Beverley Park – Ramsgate, Sans Souci, Blakehurst, Kogarah Bay – Carss Park and Oatley – Mortdale
- Beverley Park – Ramsgate, Sans Souci and Kogarah Bay – Carss Park are also the suburbs with the largest proportion of elderly aged 85 and over.

Figure 2 Kogarah city's Change in Age Structure from 2001 to 2011



The differences in age structure across the suburbs within the City can be influenced by factors such as location and lifestyle, proximity to employment opportunities, availability of rental housing, cost of housing and the size/ diversity of dwellings available.

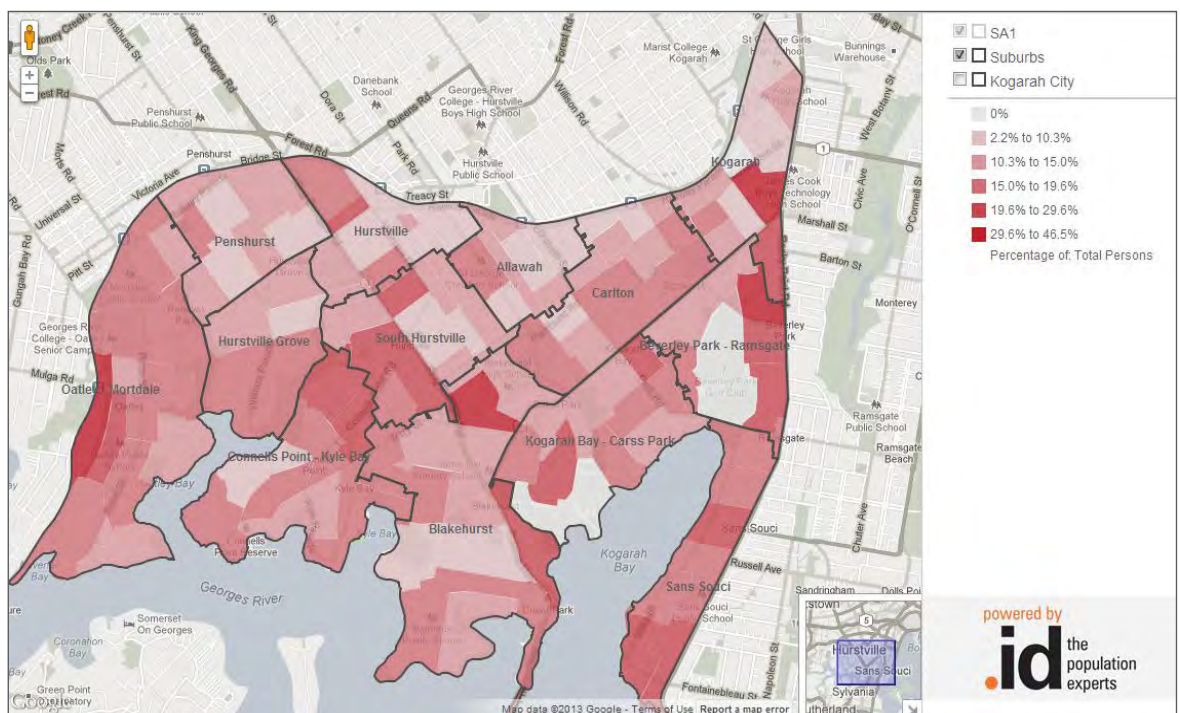
Migration

Migration, or residential mobility, together with births and deaths are significant components of population change in Australia. The movement of people into, and out of an area directly influences the characteristics of the population and the demand for services and facilities.

Migration is the most volatile component of population change and can be affected by changing housing and economic opportunities such as housing affordability issues or the mining boom.

There are three main types of migration in Australia, overseas migration, between-state migration, and within-state migration. By far the most common form of migration is within-state, and Kogarah's migration largely involves moves between neighbouring LGAs where moves are often short.

Figure 3 Proportion of People aged 65 years and over by Suburb.



Between 2006 and 2011, 808 people moved to other areas within NSW, while 4,619 people moved to Kogarah from overseas.

Figure 4 indicates the net migration for Kogarah City in 2011. This is based on the top 3 local government areas ranked by net loss and net gain to the area. The overseas migration figure is total incoming and not net migration as there are no figure for residents who moved overseas.

There is significant pressure for residential dwellings in Kogarah from both existing

residents and migrants, most notably from overseas.

The three suburbs with the highest proportion of migration in the City of Kogarah were Hurstville (49.4%), Kogarah (49.3%) and Allawah (43.9%) which is consistent with the predominantly young transient population and high proportion of newly arrived migrants.

Figure 5 shows that the most mobile age group in terms of migration in the City of Kogarah are the 25 to 34 year old group (young workforce), and 65 years and over (empty nesters, retirees, seniors and elderly).

Figure 4 Migration pattern for Kogarah City between 2006 - 2011

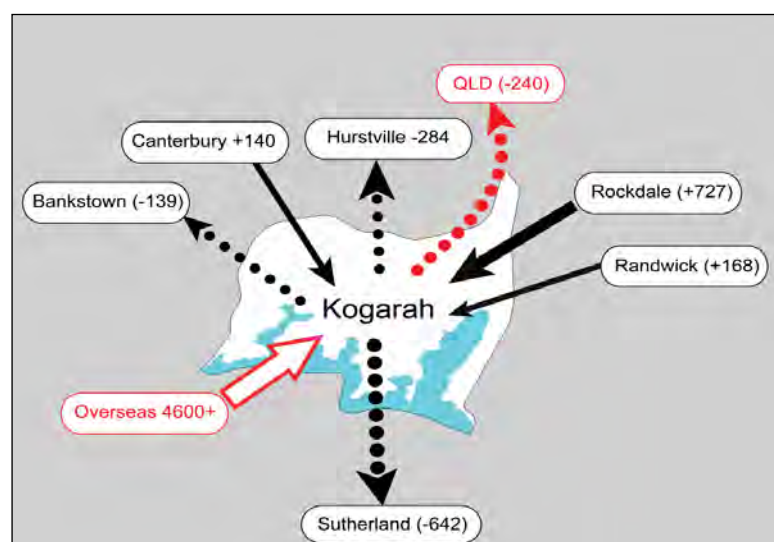
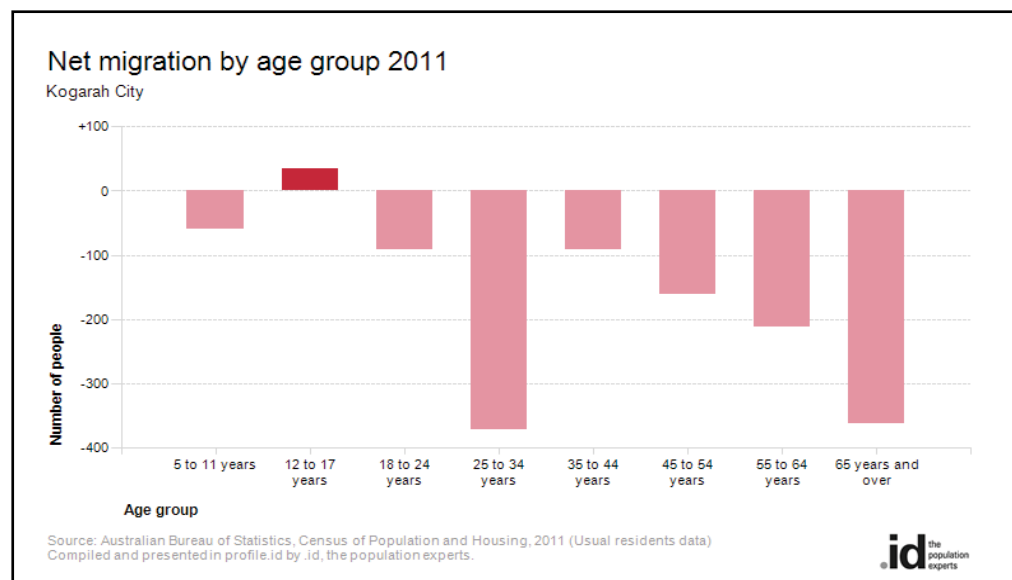


Figure 5 Net Migration by age group 2011



Diversity and Emerging populations

Between 2006 and 2011, the number of people born overseas increased by 17.1%, and the number of people from a non-English speaking background increased by 20.2%.

The largest changes in birthplace countries of the population in the Kogarah LGA between 2006 and 2011 were for those born in:

- China (+1,959 persons)
- Nepal (+651 persons)
- India (+181 persons)
- Bangladesh (+151 persons)

Income

Households in Kogarah City have a median income of \$1,463, which is \$16 more than Greater Sydney.

Across the City, median household incomes range from a low of \$1,181 in Hurstville to a high of \$2,011 in Connells Point - Kyle Bay.

Figure 6 indicates the weekly individual gross income for Kogarah City as compared to Greater Sydney. Overall, 14.9% of persons in the Kogarah LGA earned a high income, and 36.1% earned a low income, compared with 15.3% and 34.8% respectively for Greater Sydney.

Figure 6 Weekly individual gross income 2011



Household Types

Almost half of Kogarah's households are 1 or 2 person households (49.3%).

As a group, family households² are the most common form of household (73.7%) in the City of Kogarah. Of these households, couples with children are dominant (38.7%).

There is some variation evident across suburbs, with:

- Connells Point – Kyle Bay and Hurstville Grove having the largest proportion of family households and those with 4+ persons than the rest of the City of Kogarah
- Group households are most common in Hurstville and Kogarah.
- Lone person households are most common in Oatley-Mortdale and Allawah.
- Older (65 years and over) lone person households are most common in Oatley - Mortdale (11.3%), Kogarah Bay - Carss Park (10.8%) and Beverley Park - Ramsgate (10.2%) [Figure 7]

² Family households include couples without children, couples with children, one parent families, other families.

Figure 8 indicates the changes in household size between 2001 and 2011.

The largest changes in family/household types in Kogarah City between 2001 and 2011 were:

- Couples with children (+857 households)
- Couples without children (+467 households)
- One parent families (+373 households)

The largest changes in household size in Kogarah City between 2001 and 2011 were increases in 3 persons and 4 person households. When compared to Greater Sydney,

Kogarah City has a larger percentage of households with 3 persons (19.9% compared to 17.2%) and a larger percentage of households with 4 persons (19.0% compared to 17.5%).

The increasing household size in an area may indicate a range of issues: lack of affordable housing opportunities for young people, an increase in the birth rate or an increase in family formation in the area.

Table 6: Household Type by Suburb

Suburb	Family	Lone Person	Group
Allawah	68.3%	23.9%	4.3%
Beverley Park-Ramsgate	78.2%	17.7%	1.6%
Blakehurst	80.5%	15.5%	1.9%
Carlton	70.3%	22.3%	3.2%
Connells Point-Kyle Bay	82.6%	14.3%	1.4%
Hurstville	69.4%	18.2%	8.7%
Hurstville Grove	81.3%	15.2%	1.7%
Kogarah	66.5%	20.7%	5.8%
Kogarah Bay – Carss Park	77.7%	18.4%	1.6%
Oatley – Mortdale	71.5%	24.0%	2.3%
Penshurst	79.0%	16.5%	3.7%
Sans Souci	79.4%	15.7%	2.0%
South Hurstville	72.5%	21.2%	3.6%

Source: ABS Census 2011

Figure7: Older 65+ lone persons 2011

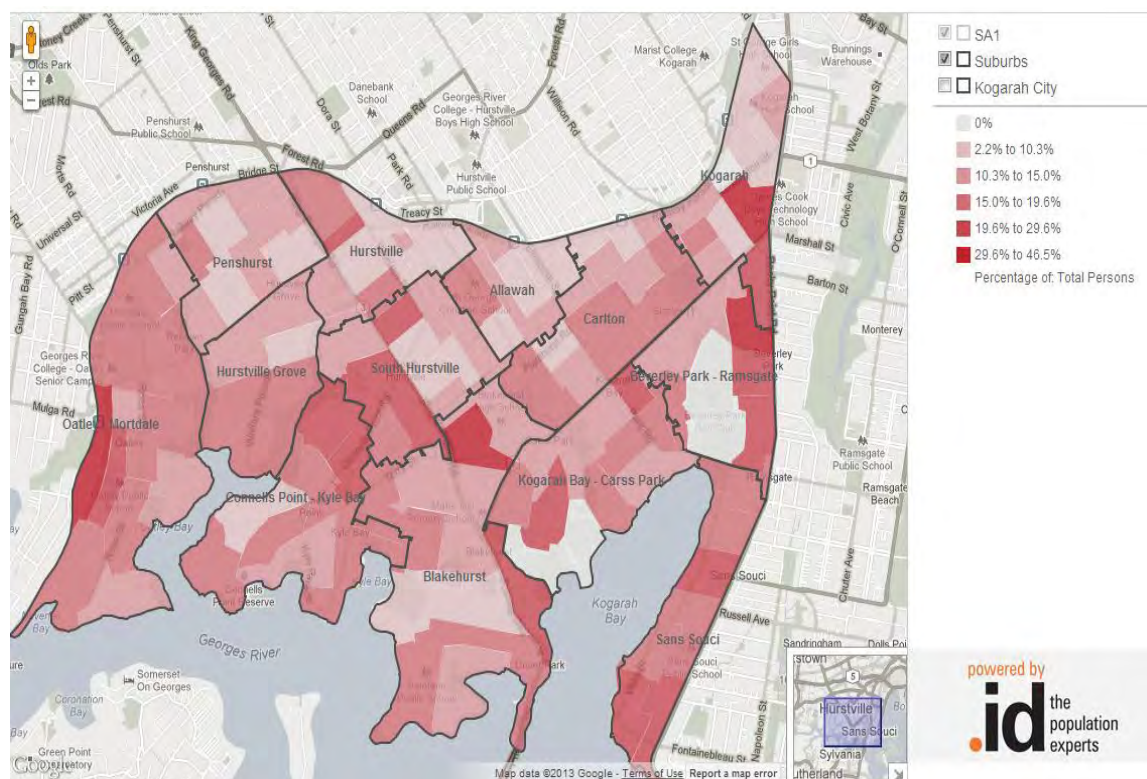
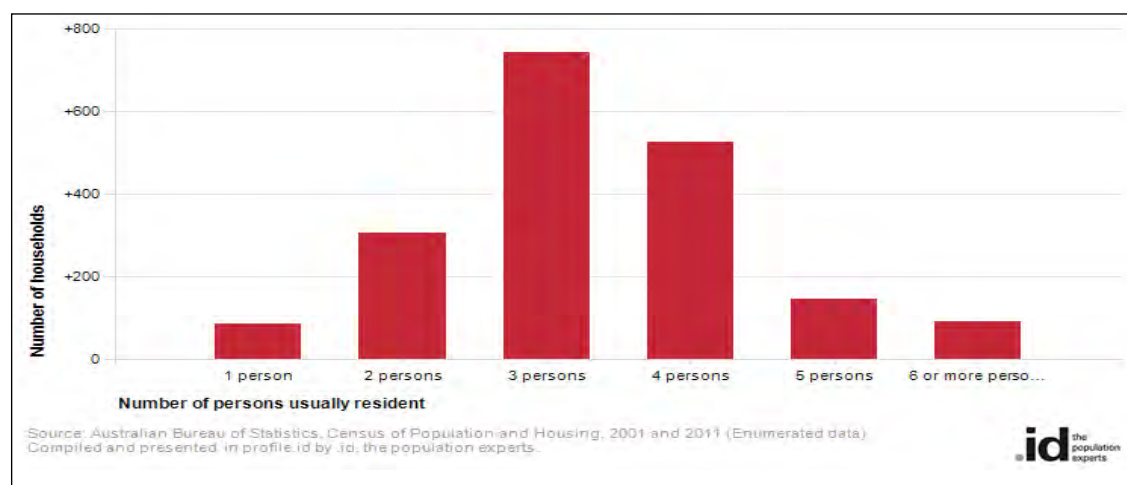


Figure 8 Change in household size 2001 - 2011



Existing Housing Stock

In 2011, Kogarah City's housing stock consisted of:

- 55.8% separate houses
- 16.1% medium density
- 27.6% high density

Separate dwellings comprises the largest share of dwelling types in Kogarah City, however this is not evenly spread across the LGA, as indicated in Table 7.

Table 7: Housing stock, by suburb 2011

Suburb	Separate House	Medium Density	High Density
Allawah	17.0%	14.6%	68.2%
Beverley Park-Ramsgate	90.4%	8.9%	0.0%
Blakehurst	87.2%	9.4%	2.9%
Carlton	44.6%	16.5%	38.1%
Connells Point-Kyle Bay	83.6%	16.2%	0.0%
Hurstville	18.4%	17.9%	63.6%
Hurstville Grove	92.3%	7.7%	0.0%
Kogarah	24.1%	14.7%	59.8%
Kogarah Bay –Carss Park	89.5%	8.1%	1.4%
Oatley – Mortdale	59.2%	27.0%	13.2%
Penshurst	94.4%	5.3%	0.0%
Sans Souci	80.9%	18.0%	0.8%
South Hurstville	54.0%	28.1%	17.2%

ABS Census 2011

Trends

The largest changes in the type of dwellings occupied by households in Kogarah City between 2001-2011 was an increase in high density dwellings, an increase in medium density and a decrease in separate houses [Figure 9].

The stock of high density dwellings increased significantly (+2,632 dwellings) between 1996 - 2011.

This is due to the redevelopment along the Railway Line as well as the redevelopment of the Kogarah Town Centre and Kogarah's side of the Hurstville Centre.

There has also been an increasing trend towards larger dwellings with more bedrooms, which is evident in the data relating to the number of bedrooms per dwelling [Figure 9]

While Kogarah City had a lower proportion of dwellings with four bedrooms or more than Great Sydney, it is important to note that this varied across the City.

Those dwellings with a greater number of bedrooms (4+ more bedrooms) were situated in those more affluent waterfront areas: Connells Point - Kyle Bay (50.2%), Blakehurst (46.1%), Hurstville Grove (44.0%) and Kogarah Bay - Carss Park (41.3%) and Sans Souci (38.2%).

Figure 10 indicates that three bedroom dwellings are the most common across all dwelling structures in Kogarah City.

The major differences between the number of bedrooms per dwelling of Kogarah City and Greater Sydney were:

- A larger percentage of 2 bedroom dwellings (31.6% compared to 23.9%)
- A larger percentage of 5 or more bedroom dwellings (7.3% compared to 6.2%)
- A smaller percentage of dwellings with no or 1 bedrooms (includes bedsitters) (3.2% compared to 7.3%)

Figure 9: Change in dwelling structure, 2001 – 2011

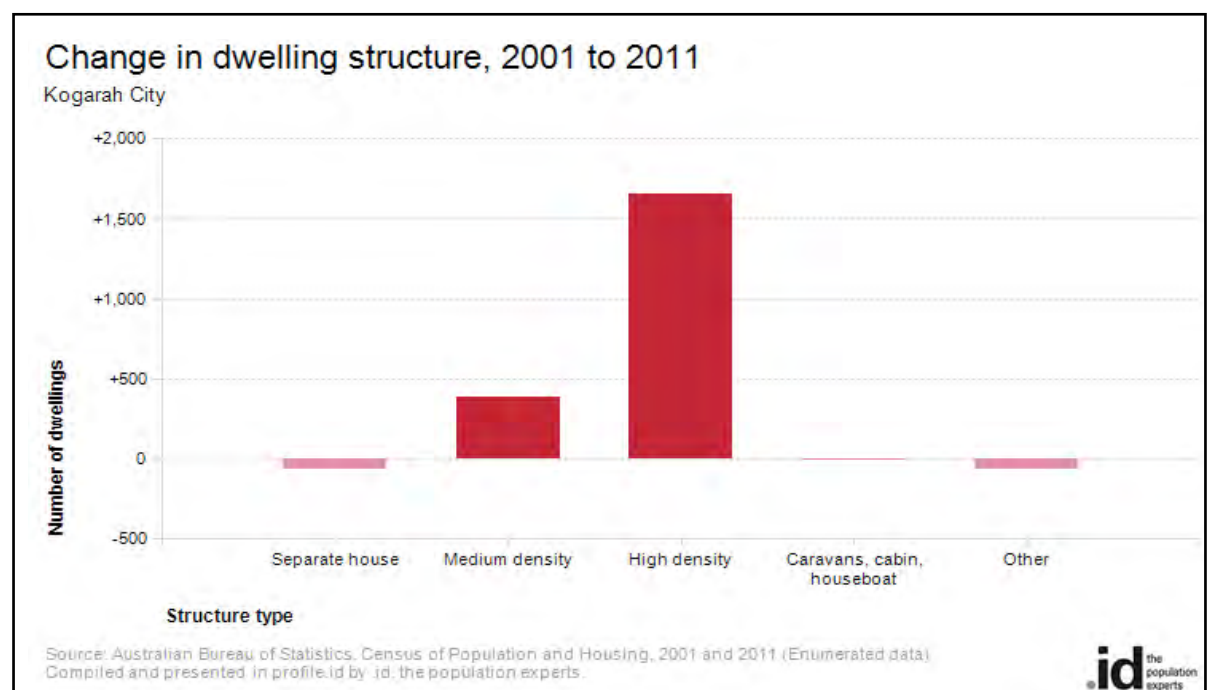


Figure 10: Change in number of bedrooms per dwelling, 2001 – 2011

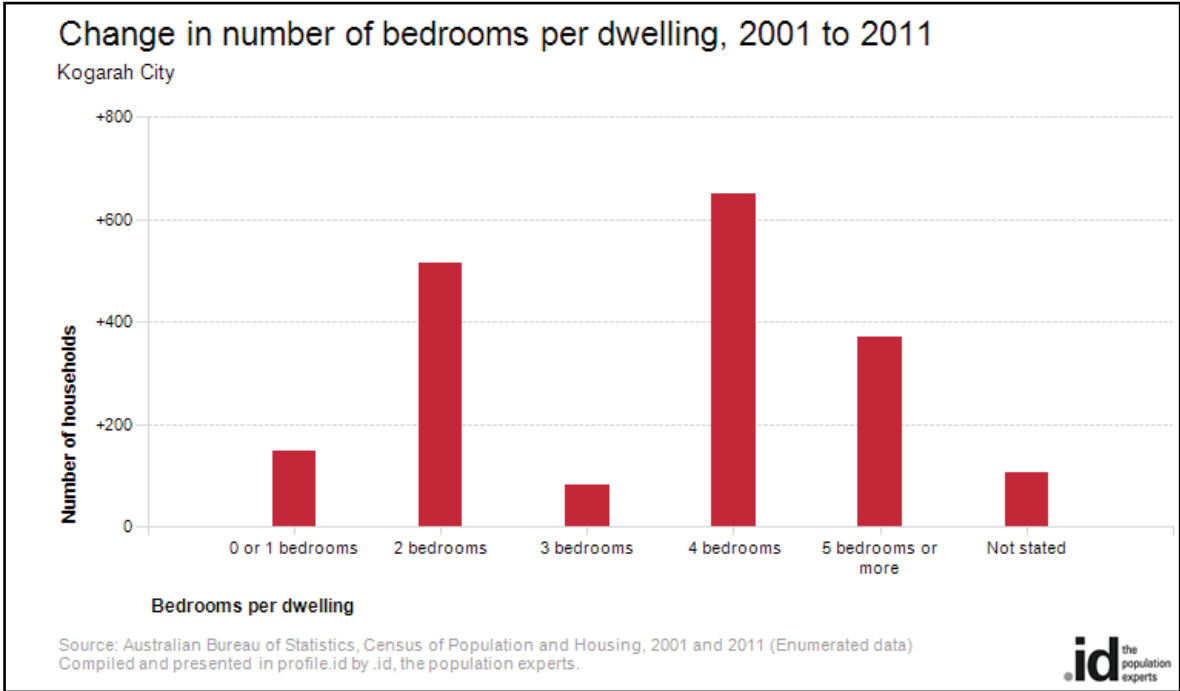
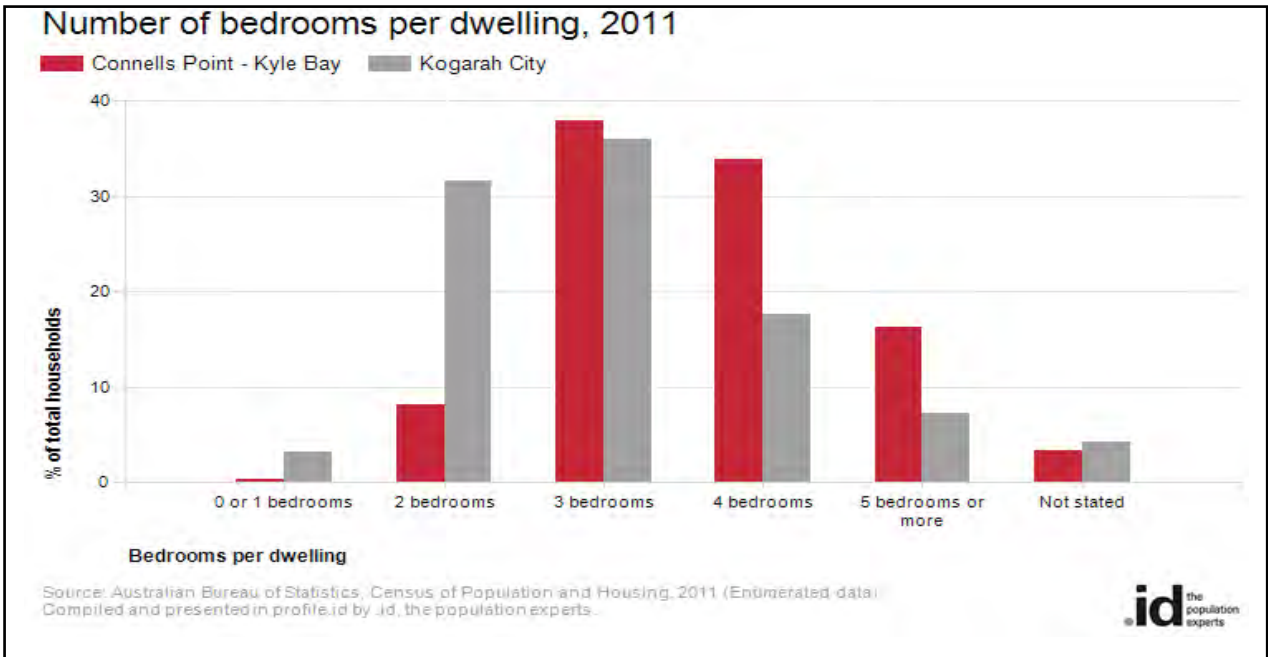


Figure 11: Number of bedrooms per dwelling, 2011



Housing Tenure

Analysis of the housing tenure of the population of Kogarah City in 2011 compared to Greater Sydney indicates that there was:

- a larger proportion of households who owned their dwelling;
- a smaller proportion purchasing their dwelling;
- a smaller proportion who were renters.

In Kogarah City 68% of households are purchasing or fully own their home. Overall, 36.1% of the population owned their dwelling; 32.1% were purchasing, and 26.2% were renting (compared with 29.1%, 33.2% and 30.4% respectively for Greater Sydney) (Figure 12).

The suburbs of Hurstville, Kogarah, Allawah and Carlton, accounting for the largest proportion of rented dwelling (Table 8).

While Kogarah City has a similar amount of private rentals to Greater Sydney (24.3% and 25.0%), Kogarah City has a very small percentage of social housing 1.1% when compared with Greater Sydney (4.8%)³.

³ Information on Kogarah Housing Market, Family and Community Services (Housing NSW) 2011

Figure 12: Housing tenure, 2011

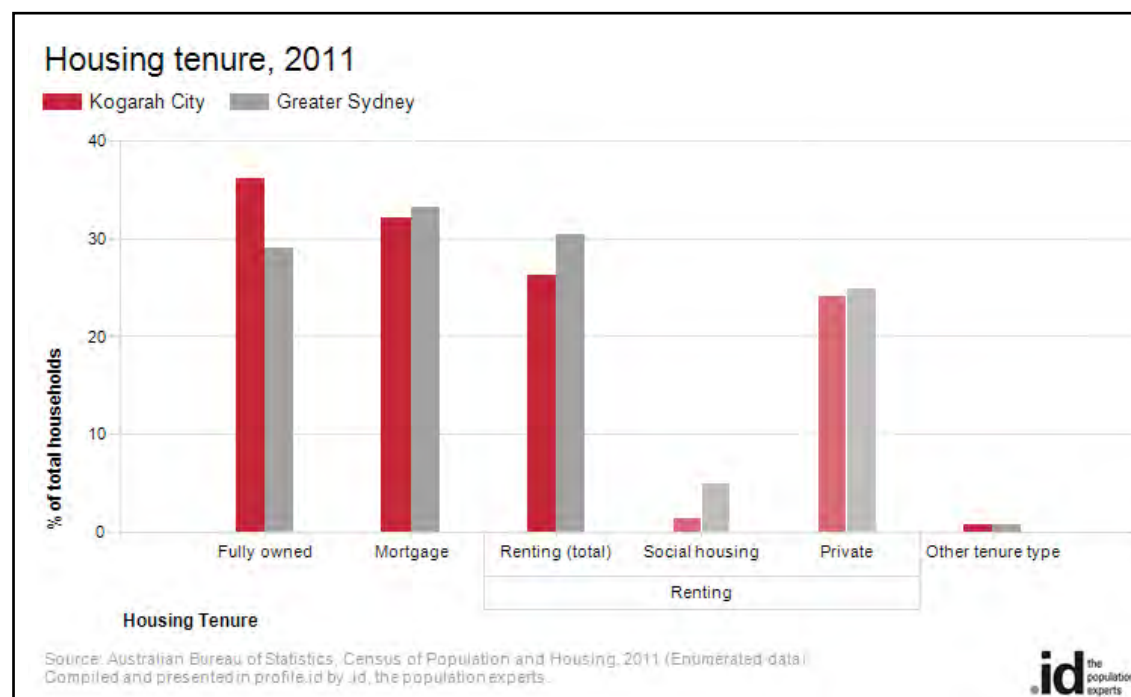


Table 8: Housing tenure, by suburb 2011

Suburb	Owned	Mortgage	Total owned or mortgage	Renting total	Renting Social	Renting Private
Allawah	24.5%	31.5%	56.0%	38.6%	2.1%	35.8%
Beverly Park-Ramsgate	47.6%	31.8%	79.4%	17.2%	1.0%	15.9%
Blakehurst	45.4%	34.4%	79.8%	15.1%	1.0%	13.3%
Carlton	29.4%	29.8%	59.2%	33.7%	3.5%	29.9%
Connells Point-Kyle Bay	49.8%	36.3%	86.1%	9.4%	0.0%	8.6%
Hurstville	21.8%	29.7%	51.5%	41.5%	1.4%	39.7%
Hurstville Grove	49.1%	36.2%	85.3%	11.3%	0.5%	10.8%
Kogarah	22.4%	29.1%	51.5%	40.9%	1.4%	39.0%
Kogarah Bay – Carss Park	44.2%	34.4%	78.6%	15.7%	4.9%	10.5%
Oatley – Mortdale	41.6%	29.1%	70.7%	25.2%	0.4%	24.1%
Penshurst	48.1%	35.2%	83.3%	13.2%	0.5%	12.4%
Sans Souci	45.0%	35.4%	80.4%	13.7%	0.4%	13.0%
South Hurstville	35.2%	34.6%	69.8%	24.2%	2.2%	21.1%

Cost of housing

Mortgage repayments

38.2% of households within Kogarah City with a mortgage were making high loan repayments of \$2,600 or more per month.

Analysis of the monthly housing loan repayments of households in Kogarah City compared to Greater Sydney shows that there was a larger proportion of households paying high mortgage repayments (\$2,600 per month or more), and a similar proportion of households with low mortgage repayments (less than \$1000 per month).

Overall, 38.2% of households were paying high mortgage repayments, and 12.1% were paying low repayments, compared with 36.0% and 11.9% respectively in Greater Sydney.

The major differences between the household loan repayments of Kogarah City and Greater Sydney were:

- A larger percentage of \$4000-\$4999 (7.9% compared to 6.2%)

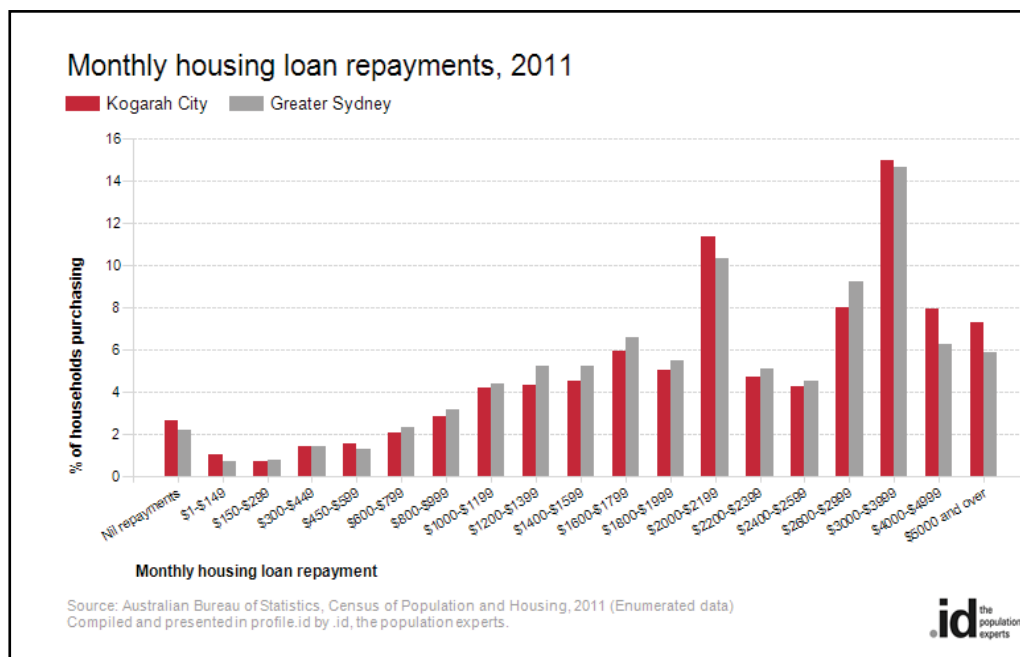
- A larger percentage of \$5000 and over (7.3% compared to 5.9%)
- A smaller percentage of \$2600-\$2999 (8.0% compared to 9.3%)

The quartile method is the most objective method of comparing change in the mortgage payment profile of a community over time.

In Kogarah City, the 'highest' quartile is the largest group, comprising of 35% of households with mortgages. Mortgage repayments in Kogarah City are directly related to house prices, length of occupancy and the level of equity of home owners. When viewed with Household Income data it may also indicate the level of housing stress in the community. (Figure 14)

Housing loan repayment quartiles allow us to compare relative repayment liabilities across time. Analysis of the distribution of households by housing loan repayment quartiles in Kogarah City compared to Greater Sydney shows that there was a larger proportion of households in the highest repayment quartile, and a similar proportion in the lowest repayment quartile.

Figure 13 Monthly housing loan repayments, 2011



The total number of households with a mortgage in Kogarah City increased by 2,945 between 2001 and 2011. The most significant change in Kogarah City during this period was in the highest quartile which showed an increase of 823 households.

Weekly Rent

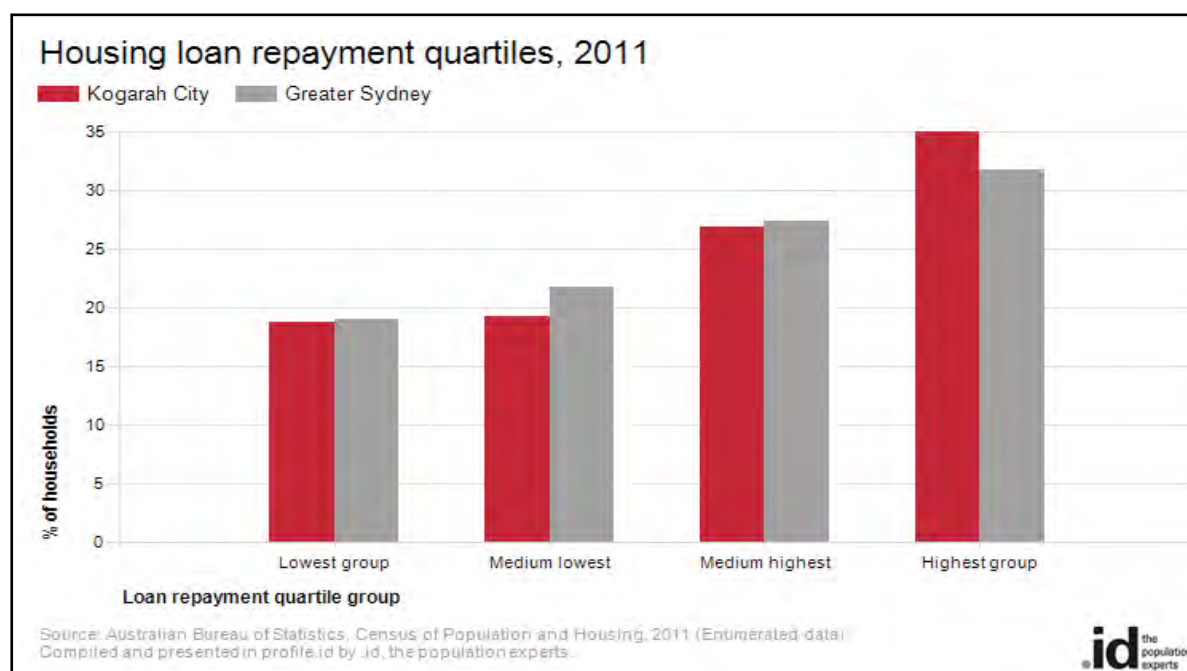
Analysis of the weekly housing rental payments of households in Kogarah City compared to Greater Sydney shows that there was a larger proportion of households paying high rental payments (\$400 per week or more), and a smaller proportion of households with low rental payments (less than \$150 per week).

Overall, 44.3% of households were paying high rental payments, and 7.7% were paying low payments, compared with 39.3% and 13.3% respectively in Greater Sydney.

The major differences between the housing rental payments of Kogarah City and Greater Sydney were:

- A larger percentage of \$450 - \$549 (18.7% compared to 13.2%)
- A larger percentage of \$400 - \$424 (11.1% compared to 6.9%)
- A larger percentage of \$350 - \$374 (12.0% compared to 7.8%)
- A larger percentage of \$375 - \$399 (7.7% compared to 4.6%)

Figure 14: Housing tenure, 2011



Housing Stress

Housing Stress is defined as per the NATSEM (National Centre for Social and Economic Modeling) model as households in the lowest 40% of incomes who are paying more than 30% of their usual gross weekly income on housing costs.

Housing affordability is a significant issue if mortgage and rent payments rapidly increase as a share of income. While stress can be highly dependent on individual circumstances, using Census data to analyse this provides a good overview of the problems, and highlights any areas in Kogarah City where households may be having problems meeting their commitments.

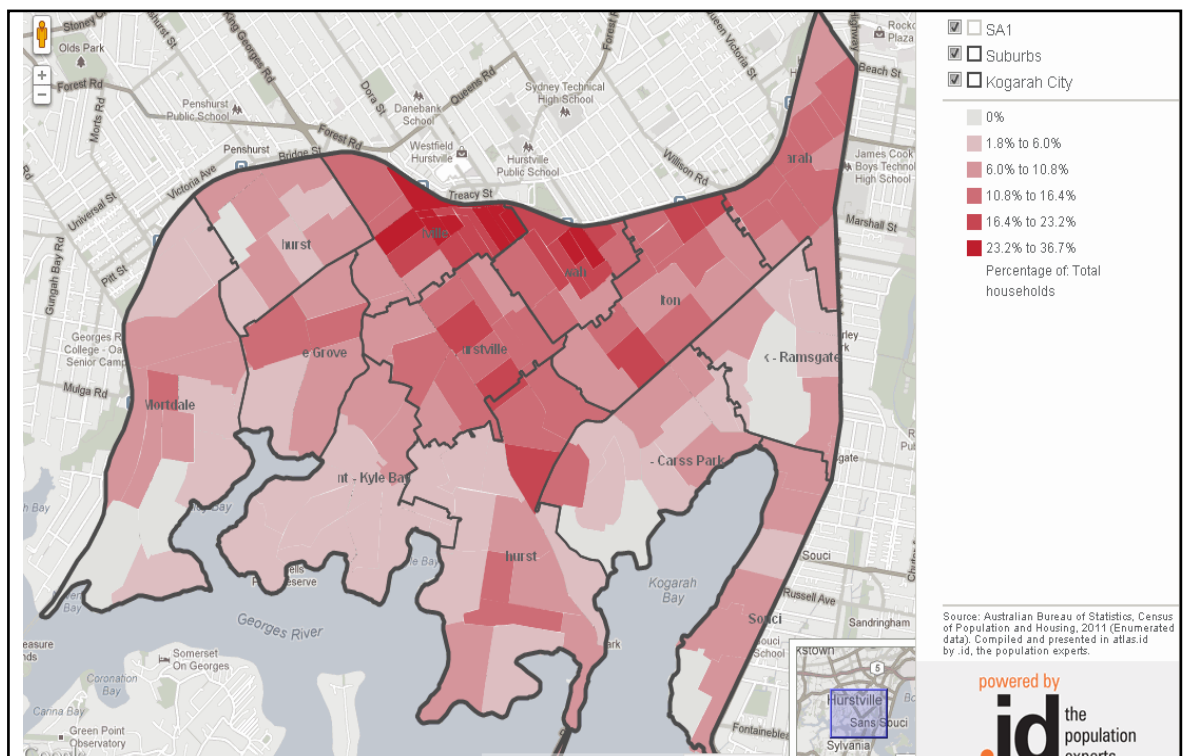
In 2011, 11.9% of Kogarah City's households were experiencing housing stress compared to 11.5% in Greater Sydney.

While Kogarah City had a higher proportion of households experiencing housing stress, it is important to note that this varied across the City. Proportions ranged from a low of 4.8% in Connells Point - Kyle Bay to a high of 22.8% in Hurstville.

The five areas with the highest percentages of households experiencing housing stress were: (Figure 15)

- Hurstville (22.8%)
- Allawah (19.1%)
- Carlton (14.0%)
- Kogarah (13.3%)
- South Hurstville (13.3%)

Figure 15 Areas experiencing housing stress in Kogarah City, 2011



Journey to Work

In 2011, approximately 14.2% of Kogarah City's employed residents choose to work within the Kogarah City LGA, 14.9% work in Sydney CBD, while 16.4% work in the neighbouring Hurstville, Rockdale and Sutherland Shire LGAs.

At the 2011 Census, 54.4% of Kogarah City's employed residents drove to work by car (a decrease of 1.7% from 2006) and 26.9% travelled to work via public transport. This percentage is higher than Greater Sydney where 20% use public transport to travel to work.

Car Ownership

Analysis of the car ownership of the households in Kogarah City in 2011 compared to Greater Sydney shows that 83.3% of the households owned at least one car, while 11.5% did not, compared with 81.2% and 11.8% respectively in Greater Sydney.

Overall, 39.3% of the households owned one car; 31.4% owned two cars; and 12.6% owned three cars or more, compared with 36.8%; 31.4% and 13.0% respectively for Greater Sydney.

The largest changes in the household car ownership in Kogarah City between 2006 and 2011 were:

- an increase in the number of households with 2 motor vehicles (+538 households),
- an increase in the number of households with 3 or more motor vehicles (+341 households) and
- an increase in the number of households with 1 motor vehicle (+312 households).

Table 4: Employment location of residents in the Kogarah LGA, 2011

	Number	%
Live and work in the area	3,837	14.2
Live and work in the same SLA	3,837	14.2
Live in the area and work in different SLA	0	0.0
Live in the area, but work outside	19,948	73.7
Work location unknown	3,286	12.1
Total employed residents	27,071	100.0

3. Kogarah 2031 Housing Strategy

Kogarah 2031 Housing Strategy is Council's commitment to managing housing supply over the next 20 years. Facilitating changes in the supply of housing requires long lead times. The delivery of additional housing begins with changes in statutory planning which then must be taken up by the private sector. A lead time of approximately five years is generally needed between Council's initial decision to increase housing supply in an area and any new housing being delivered.

Kogarah 2031 Housing Strategy seeks to ensure a reasonable supply of new housing comes onto the market over the period from 2015 to 2031 to cater for the projected population.

The ageing of the population and the demographic change to smaller household size are compelling reasons to facilitate more small dwellings in the City of Kogarah. The proportion of residents aged over 65 years was 14.5% of the population in 2011 and population estimates for 2031 suggest that this proportion will increase to 22% of the population. Older people tend to live alone or in two person households. As older person households become the dominant household type, Kogarah's population will fall unless housing supply increases. This is because more dwellings are needed to maintain the population if there are less people in each dwelling.

Council's adopted Ageing Strategy was the result of extensive community consultation and it highlights the housing needs of the ageing community. Older residents want opportunities to downsize to quality dwellings within their communities.

In order to facilitate the housing forms that the City's older residents identified as meeting their needs, the Housing Strategy makes opportunities for new seniors living developments on larger sites across the City.

More opportunities have also been created for dual occupancies across the City, including in the foreshore areas.

Building heights and densities have also been increased in centres to facilitate more housing where older residents can take advantage of public transport, shopping, services and medical facilities within easy walking distance.

Another compelling reason to make provision for increased future housing is to ensure there are housing opportunities within the City for young people starting out and young families. The City of Kogarah has been a family based community and the majority of older residents would prefer to have their children and grandchildren living close by. However, lack of housing supply and affordability is a significant barrier to younger people looking to establish themselves locally. Increasing supply helps to improve affordability. Young working people will seek out well located and designed apartment buildings. In addition, the movement of older residents to smaller new dwellings will free up larger family sized housing.

If Council can use the planning framework to assist this movement of people, residents will move to housing more suited to their needs. At the same time local communities will be revitalised because families will help rejuvenate schools, sporting clubs and local shops. Such a strategy helps keep generations together, which in turn means more community and family support is available for people as they age. If Council does not take initiatives to provide more housing, local communities will experience population loss and become characterised as an aged community. If left unchecked, these trends would undermine the viability of local retail centres, schools and community facilities.

Council will use change to inject vitality into localities that need it most. Population growth in local centres can help improve the economic viability of existing shops, maintain the presence

of services such as banks and post offices, and create new opportunities for small businesses such as local cafés and restaurants. Well located housing also meets the needs of young people who are looking for well designed residential apartments near jobs and public transport.

The Kogarah 2031 Housing Strategy seeks to provide increased housing choices and opportunities for our current and future residents. Through changes to the planning framework, Council is seeking out opportunities in appropriately located areas to achieve the Strategy's objectives.

What Council Actions will deliver the Kogarah 2031 Housing Strategy?

Kogarah Local Environmental Plan 2012 (Kogarah LEP 2012) represented a conversion of the Kogarah LEP 1998 to the Department of Planning's Standard Instrument LEP (SILEP) and was gazetted on 25 January 2013.

That Plan was not a review of the statutory planning controls as it was a conversion of the existing plan to the new Standard Instrument LEP format. There was therefore no strategic review of housing provision undertaken at the time of preparing Kogarah LEP 2012.

The elements which will create additional housing capacity and deliver housing to meet the needs of the population to 2031 are detailed below:

I. Removing restrictions on dual occupancy development to permit redevelopment of a larger number of sites across the LGA.

A review of the current E4 – Environmental Living zone has been undertaken as part of the development of the Housing Strategy and it is proposed that the zone be removed and replaced with the R2 – Low Density zone in order to facilitate dual occupancy development across the LGA and allow residents to undertake Complying Development.

The E4 – Environmental Living zone was introduced into the conversion of KLEP 1998 to the Standard Instrument LEP as a solution to identifying land previously identified under KLEP 1998 as Waterfront Scenic Protection Area (WSPA) and Foreshore Scenic Protection Area (FSPA), which acted to prohibit dual occupancy development. The prohibition was introduced in 2004 in response to previous dual occupancy development that had been undertaken in accordance with the then State Policy – Sydney Regional Environmental Plan No 12 – Dual Occupancy (SREP 12).

When dual occupancy development was first introduced through SREP 12 it was essentially unconstrained. This resulted in community concern because of both the large number of dual occupancies being built and the poor design outcomes that were often involved.

The future ability of our community to age-in-place will depend on the availability of alternative housing types across the LGA and policies to support alternative housing types would allow older residents to redevelop their land to provide a more suitable form of accommodation, whilst not being financially prohibitive.

As well as an ageing population, younger residents and first home buyers are also creating pressure on the LGA's housing stocks. Changing perspectives in housing density are creating a shift in housing demand – research undertaken in other LGAs indicates that the motive for residents to redevelop their land for dual occupancy has changed.

In the past 20 years, Sydney property prices have risen considerably, placing increased pressure on first home buyers, young families and older people looking to downsize and have cash left over for their retirement.

The proposed changes will open up opportunities for a wider range of dual occupancy development across the LGA, including development for dual occupancy on large blocks on the waterfront.

It is proposed that Kogarah LEP 2012 be amended to include provisions that will permit attached dual occupancy development on allotments zoned R2 – Low Density Residential and R3 – Medium Density Residential with an area 650m² or greater, with the exception of those properties in the foreshore areas and heritage conservation areas, where the minimum lot size requirement is 1000m².

For the majority of sites, attached dual occupancy development will be permitted. Council will also permit detached dual occupancy development on sites that have frontage to two streets. The permitted floor space ratio and building height controls will be the same as allowed for single dwellings.

Subdivision of the dwellings will also be permissible. This allows landowners to realise the capital expenditure involved in developing a dual occupancy. This is particularly desirable for older residents who, by subdividing and building a dual occupancy can partially realise the capital tied up in the family home.

2. Increase housing capacity in and around the Kogarah and Hurstville Town Centres

Increasing dwelling capacity in and around the existing Kogarah and Hurstville Town Centres, close to services, facilities and public transport is also proposed.

The Kogarah Town Centre has undergone a significant transformation over the last decade, to become a vibrant, livable and working community. The Kogarah Town Centre is a highly concentrated business district, and is home to the Head Office of the St. George/ Westpac Bank, the St George Private and St George Public Hospital and the second largest TAFE in NSW. The Centre also caters to approximately 200 smaller business.

The Kogarah Centre's identification as a Specialised Centre in the draft Metropolitan Strategy reinforces the growth of the Kogarah Town Centre as a specialised medical precinct.

The existing Kogarah Town Centre boundaries are becoming somewhat constrained, due to the lack of land zoned to accommodate future growth of the Centre. Rezoning has been undertaken in the last decade (Railway Parade South and land bounded by Gray Avenue, Princes Highway and Rocky Point Road) to extend the boundaries of the Town Centre, however there has been minimal redevelopment in these two (2) precincts.

Kogarah's side of the Hurstville Town Centre is also constrained, with much of the land within the precinct fully developed.

Having a large medical and educational precinct within the City of Kogarah means that key community service workers like teachers, nurses, police and other emergency service workers need affordable and appropriate housing, close to work.

A review of the zoning around the Kogarah and Hurstville Town Centres and a review of building height and density will provide significant opportunities for redevelopment, close to the major employment generators and provide Council with an opportunity to investigate opportunities for housing that is more affordable than other suburbs within the LGA.

Details of the areas proposed to be rezoned are summarised in the Table at Annexure 1. Maps identifying the boundaries of the areas where change is proposed, along with zoning height and FSR are included at Annexure 2.

3. Review the development controls in the B4 – Mixed Use zone within the Kogarah and Hurstville Town Centre to allow for additional development opportunities

Significant redevelopment has been undertaken in the Kogarah and Hurstville Town Centres over the last 10-15 years. The majority of larger sites zoned B4 – Mixed Use have been developed to their maximum capacity, however there are still a number of sites that have not been redeveloped to their maximum potential.

A review of the development standards (height and density) in the Kogarah Town Centre and Hurstville Town Centre has been undertaken to ensure that there are significant opportunities for redevelopment of these remaining sites, close to the major employment generators.

Redevelopment of these sites will also provide Council with an opportunity to investigate opportunities for housing that is more affordable than other suburbs within the LGA.

Details of the areas proposed to be rezoned are summarised in the Table at Annexure 1. Maps identifying the boundaries of the areas where change is proposed, along with zoning height and FSR are included at Annexure 2.

4. New areas identified for the development of residential flat buildings and townhouses close to centres and public transport. This will occur through the rezoning of some nominated areas.

Some areas currently zoned for low density residential uses (R2 – Low Density Residential) which are close to existing commercial centres and existing residential flat building development and are located on good public transport networks have been identified to be rezoned to provide increased opportunities for additional residential flat development (R3 – Medium Density Residential).

These new areas will have a range of heights and floor space ratios, with areas allowing heights ranging from 15-21m (this equates to approximately 4 - 6 storeys and Floor Space Ratios (FSR) of up to 2:1.

Some areas close to Oatley Centre and along Rocky Point Road have also been identified to be rezoned for townhouse development. These areas have a proposed height of 9m (2 storeys) and an FSR of 0.7:1.

Details of the areas proposed to be rezoned are summarised in the Table at Annexure 1. Maps identifying the boundaries of the areas where change is proposed, along with zoning height and FSR are included at Annexure 2.

5. Increase opportunities to develop residential apartments (shop top housing) in selected commercial centres and the R3 – Medium Density Residential zones by increasing permissible heights and floor space ratios.

A review of land in existing commercial centres has been undertaken to identify opportunities for increases in dwelling density and heights. The draft South Subregional Strategy identifies that increasing residential densities within the walking radius of smaller local centres can make these places more vibrant and provide much needed housing choice for the ageing and changing population.

A review of the development controls in existing commercial centres has identified that in the majority of centres the current controls are not economically viable, which has resulted in limited redevelopment in these centres- thus limited housing opportunities have been provided. In some centres, it is also proposed that the zone be changed in order to better reflect the future role of the centre.

The proposed changes aim to encourage redevelopment of sites in existing commercial centres, through the provision of shop-top housing and smaller, more affordable residential dwellings.

Increases to height and FSR requirements are also proposed in a number of existing R3 – Medium Density zoned localities. The proposed changes aim to encourage redevelopment of remaining sites in the R3 – Medium Density Residential zone and will also assist in encouraging the redevelopment of older residential flat developments to newer, modern and accessible apartment buildings, with lift access.

Details of the areas where changes are proposed are summarised in the Table at Annexure 1. Maps identifying the boundaries of the areas where change is proposed, along with zoning height and FSR are included at Annexure 2.

6. Provide opportunities for a retailing corridor, including bulky goods retailing through the creation of an Enterprise Corridor along a section of the Princes Highway.

Investigation of appropriate locations for retail uses in centres, business development zones and enterprise corridors is an action identified in the draft South Subregional Strategy. The draft South Subregional Strategy states that Enterprise Corridors are an appropriate location for bulky goods retail uses, where they can take advantage of signage opportunities and access to public transport.

The Kogarah Employment Lands and Economic Development Strategy, prepared by SGS Economics and Planning and completed in March 2013, recommended the implementation of a B6 Enterprise Corridor zone on the north-western side of Princes Highway between Jubilee Avenue and Plant Street (SGS, 2013) so as to ensure that bulky goods retail is clustered at a highly accessible location within close proximity to the Kogarah Town Centre. It will also reinforce the existing bulky goods and mixed business cluster along this strip. Residential uses may be permissible with consent in this zone, but ideally should be setback from the road corridor” (SGS, 2013: 84).

Consistent with the Kogarah Employment Lands and Economic Development Strategy, it is proposed to introduce a B6 Enterprise Corridor zone along the Princes Highway between Westbourne Street and Jubilee Avenue, plus half of the block (the former ‘White Castle’ site) between Francis and Westbourne Streets.

The B6 - Enterprise Corridor zone enables a mix of employment uses including business, office and light industrial as well as bulky goods retailing.

A B6 Enterprise Corridor in the Standard Instrument LEP is a zone that allows employment uses (usually low value), is suited to main road type areas, away from centres and can allow residential. The objectives of the zone are:

- To promote businesses along main roads and to encourage a mix of compatible uses.
- To provide a range of employment uses (including business, office, retail and light industrial uses).
- To maintain the economic strength of centres by limiting retailing activity.

It is considered that the proposed B6 Enterprise Corridor will ensure that the existing non-conforming uses currently situated along the Princes Highway become permissible within the zone, while encouraging a mix of compatible business uses and reinforcing the corridor as a commercial/employment precinct with residential development above.

The objective of the B6 – Enterprise Corridor is to encourage the redevelopment of commercial development (minimum commercial FSR of 0.7:1) with residential development above.

It is proposed that the built form in this zone be large floor plate commercial at ground floor with residential development stepped up and away from the Highway frontage (maximum height of 21m). The overall FSR is proposed to be 2:1.

It is proposed that Kogarah LEP 2012 be amended by rezoning the following area to B6 – Enterprise Corridor.

In conjunction with the introduction of the B6-Enterprise Corridor, it is also proposed to rezone the existing B1 - Neighbourhood Centre zoned land between Plant Street and Edward Street and the remaining sites within

the block bounded by Francis and Westbourne Streets to B2 - Local Centre to achieve greater consistency between the zone objectives and the nature of development within this section of the Princes Highway corridor.

The existing residential strip between Edward and Francis Streets, which divides the centre, is also proposed to be rezoned B2 – Local Centre in order to create a retailing precinct and facilitate the provision of increased retail floor space, catering for the additional demand identified by the Kogarah Employment Lands and Economic Development Strategy.

Details of the areas proposed to be rezoned are summarised in the Table at Annexure 1. Maps identifying the boundaries of the areas where change is proposed, along with zoning height and FSR are included at Annexure 2.

7. Allow dwellings on smaller lots by reducing the minimum subdivision lot size requirements.

The intention is to encourage the subdivision of land, to allow for smaller allotments across the LGA.

Kogarah's current requirements are generally more onerous than other Council areas across Metropolitan Sydney. As outlined above, in the past 20 years, Sydney property prices have risen considerably, and the values of land throughout the Kogarah LGA have increased considerably.

Torrens title subdivision (land subdivision) involves the creation of new allotments from an existing allotment. It is proposed that the minimum allotment size be 700m² on allotments zoned R2- Low Density Residential, which are situated along the waterfront and 550m² on allotments zoned R2 – Low Density Residential outside of the waterfront.

It is also proposed that if the allotment is a battle-axe lot or other lot with an access handle, then the area of the access handle and any right of carriageway will not be included in calculating the allotment size, and this area will need to be in addition to the minimum allotment size.

8. Provide opportunities for seniors housing on large sites in waterfront and foreshore areas.

The new requirements will provide opportunities for land owners with larger blocks to subdivide their land. Any development on the subdivided allotment would still need to comply with FSR, setback and height requirements.

Older people in households in Australia have high rates of home ownership. In 2006, 83% of people over 55 years of age lived in owner occupied dwellings.⁴ In 2007-08, people aged 65 years and over represented 77.9% of outright home owners, whilst 5.4% of this age group still had a mortgage⁵.

Whilst the majority of older people live in private owner occupied three or four bedroom separate dwellings on their own land, these households usually consist of only one or two people.

In the City of Kogarah, the largest proportion of people aged 65 years and over is concentrated in the suburbs of Beverley Park – Ramsgate, Sans Souci, Blakehurst, Kogarah Bay – Carss Park and Oatley – Mortdale.

In the Kogarah LGA, housing designated for seniors is constructed under State Environment Planning Policy – Housing for Seniors and People with a Disability (SEPP HSPD). The SEPP HSPD provides for a range of housing types including *self contained dwellings*⁶.

The current provisions of the SEPP HSPD require that housing for seniors, including self contained dwellings meet certain locational requirements – these requirements generally preclude large development sites in and around the foreshore and waterfront areas.

As a result, older people who choose to move from their own large home in the foreshore or waterfront areas to smaller appropriately constructed homes are constrained, and are forced to move out of the LGA to other LGAs, such as the Sutherland Shire⁷.

Council is seeking to provide additional opportunities for self contained dwellings for seniors on large sites in and around the foreshore. Such developments will provide an option for over 55s to downsize to residential accommodation in areas where there is currently an undersupply of this type of housing.

Detailed controls will ensure that the development for this type of accommodation is not out of context with the character of the existing residential development in terms of height and density.

⁴AHURI - Dwelling, Land and Neighbourhood Use by Older Home Owners, 2010

⁵ABS Household Income and Income Distribution 2007-08.

⁶Under the SEPP HSPD a self-contained dwelling is a dwelling or part of a building (other than a hostel), whether attached to another dwelling or not, housing seniors or people with a disability, where private facilities for significant cooking, sleeping and washing are included in the dwelling or part of the building, but where clothes washing facilities or other facilities for use in connection with the dwelling or part of the building may be provided on a shared basis.

⁷Refer to Figure 3.

9. Protect areas of recognised building character and heritage value and promote high quality residential design and amenity outcomes.

Built heritage is an important part of the built environment and provides our community with a sense of identity, pride and history and makes an important contribution to the character and amenity of the City.

Our aim is to conserve, protect and enhance the natural and built environment of the City of Kogarah and to improve the quality of life for our community and future generations.

Council has three (3) Heritage Conservation Areas (HCAs) identified in Kogarah LEP 2012. Kogarah's residents value many things about the character of these HCAs and Kogarah City Council supports the protection and enhancement of these areas through the retention of the Heritage Conservation Area Guidelines.

It is also proposed to downzone the block bounded by Ocean Street, Princes Lane and Queens Avenue, which is situated within the Kogarah South Heritage Conservation Area and contains a number of Heritage Items from R3 – Medium Density Residential to R2 – Low Density Residential to ensure that these properties are not inappropriately redeveloped.

Kogarah Council Housing Strategy 2031 Precincts

Prepared by Kogarah Council

Version 1.0 July 2014

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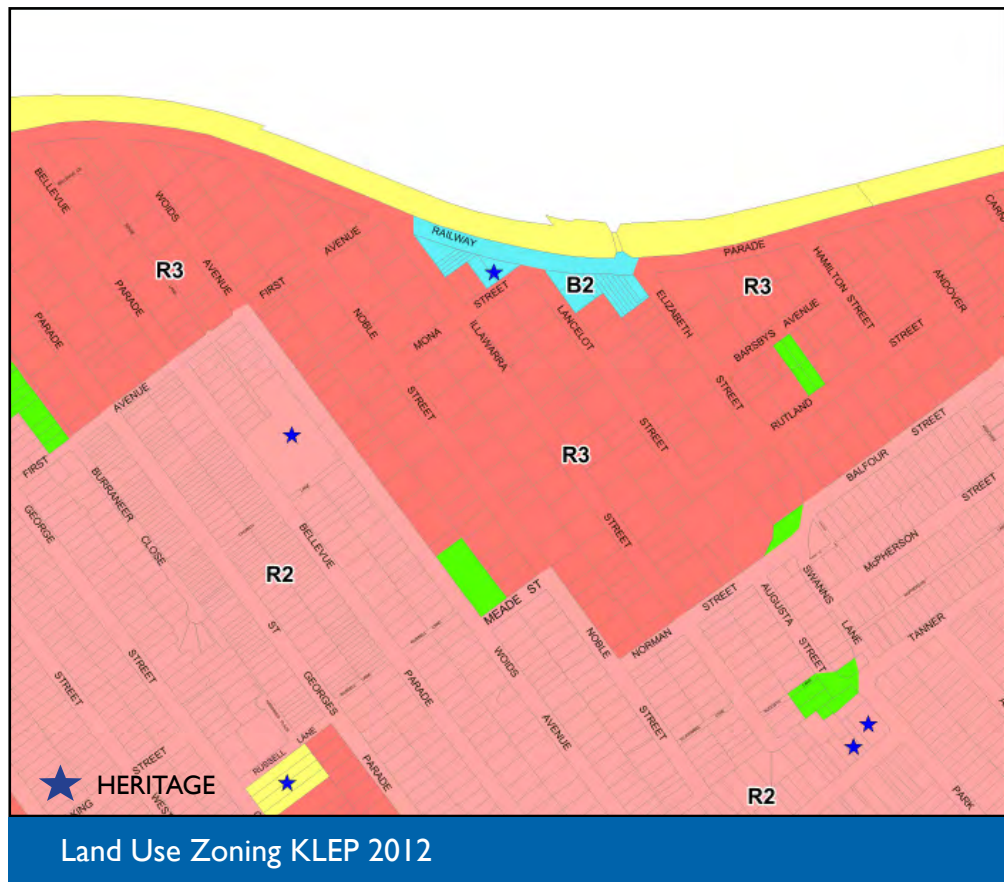
Aerial 2014

Railway Parade

ALLAWAH PRECINCT

3

Railway Parade ALLAWAH PRECINCT



Railway Parade ALLAWAH PRECINCT

Area	250,110m ²
No. of Dwellings	2,060
No. of Properties	280
Existing Zoning(s)	R3 - Medium Density Residential B2 - Local Centre
Proposed Zoning	No changes proposed
Adjoining Zones	R2 - Low Density Residential R3 - Medium Density Residential SP2 - Rail Infrastructure Facilities RE1 - Public Recreation
Current landuses and built form	Predominantly two and three storey brick residential flat buildings some with undercroft parking. Four and five storey residential flat buildings located along Railway Parade. A few single storey brick dwellings remain. Includes local park known as Joy Mead Reserve. Allawah Centre consists of inter-war two storey brick shops with shop top housing along Railway Parade opposite the train station.
Surrounding landuses and built form	Low density housing to the south, Railway line to the north. High density residential flat buildings in Hurstville to the north west.
Amalgamation potential/ ownership patterns	Mostly strata titled ownership pattern, however infill sites are generally in single ownership.
Property Capitalisation	Predominately 1960s residential flat buildings with some recent infill development. Remaining federation and post war single storey dwellings of varying condition. Majority of strata-titled sites are unlikely to be redeveloped.

Railway Parade

ALLAWAH PRECINCT



Environmental constraints	
Flood Planning	Some sites within the precinct are affected by a flood planning level (Kogarah Bay Creek Study Area).
Heritage	The heritage listing of Allawah Hotel (No.470 Railway Parade) within the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing building.
Walkability to transport node	The precinct is within 20m to 400m of Allawah station. Continuous footpaths within the precinct form a continuous link with station. Allawah station is an accessible station.
Walkability to commercial centre	Allawah Commercial Centre is within the precinct. Footpaths form a continuous link within the precinct to the Centre and station.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Meade Park and Joy Mead Reserve and Empress Reserve are within the precinct or adjoining the precinct. Kempt Field is located 50m away.
Walkability to community facility	The following is located within 1km of the precinct: several childcare centres, community rooms, preschools and various churches.

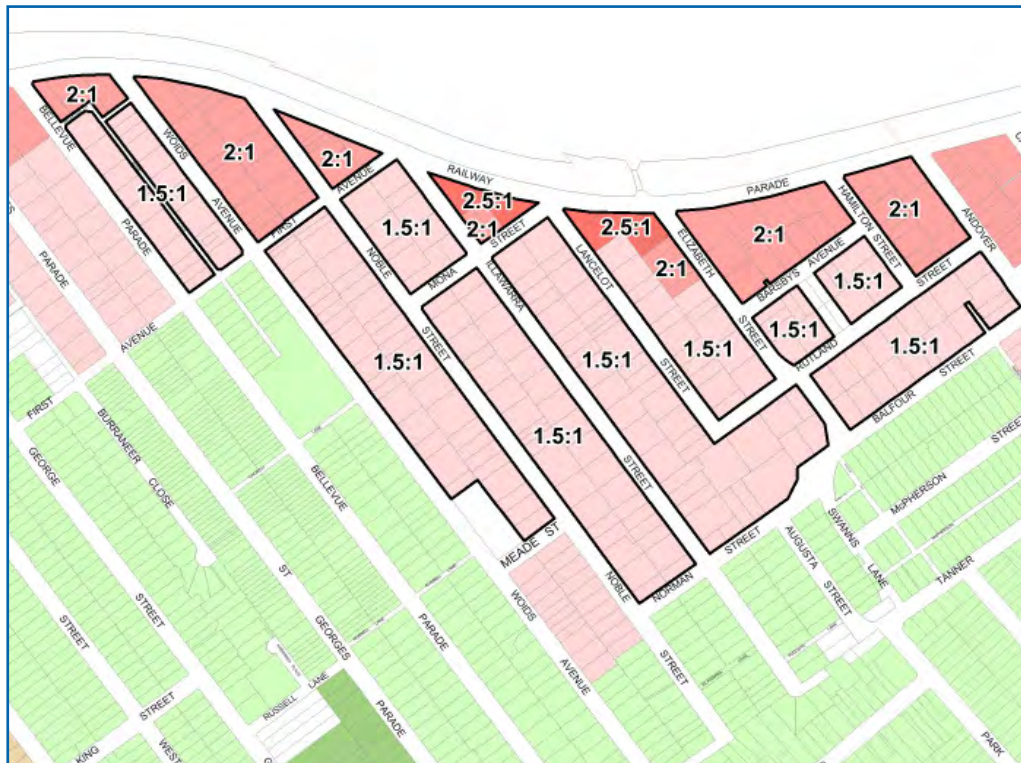
Railway Parade

ALLAWAH PRECINCT

Recommendation			
Proposed Development Type	Residential Flat Building		Mixed use development
Proposed Height	15m (four to five levels)	21m (six to seven levels)	21m (six to seven levels)
Proposed Density	1.5:1	2:1	2.5:1

Railway Parade

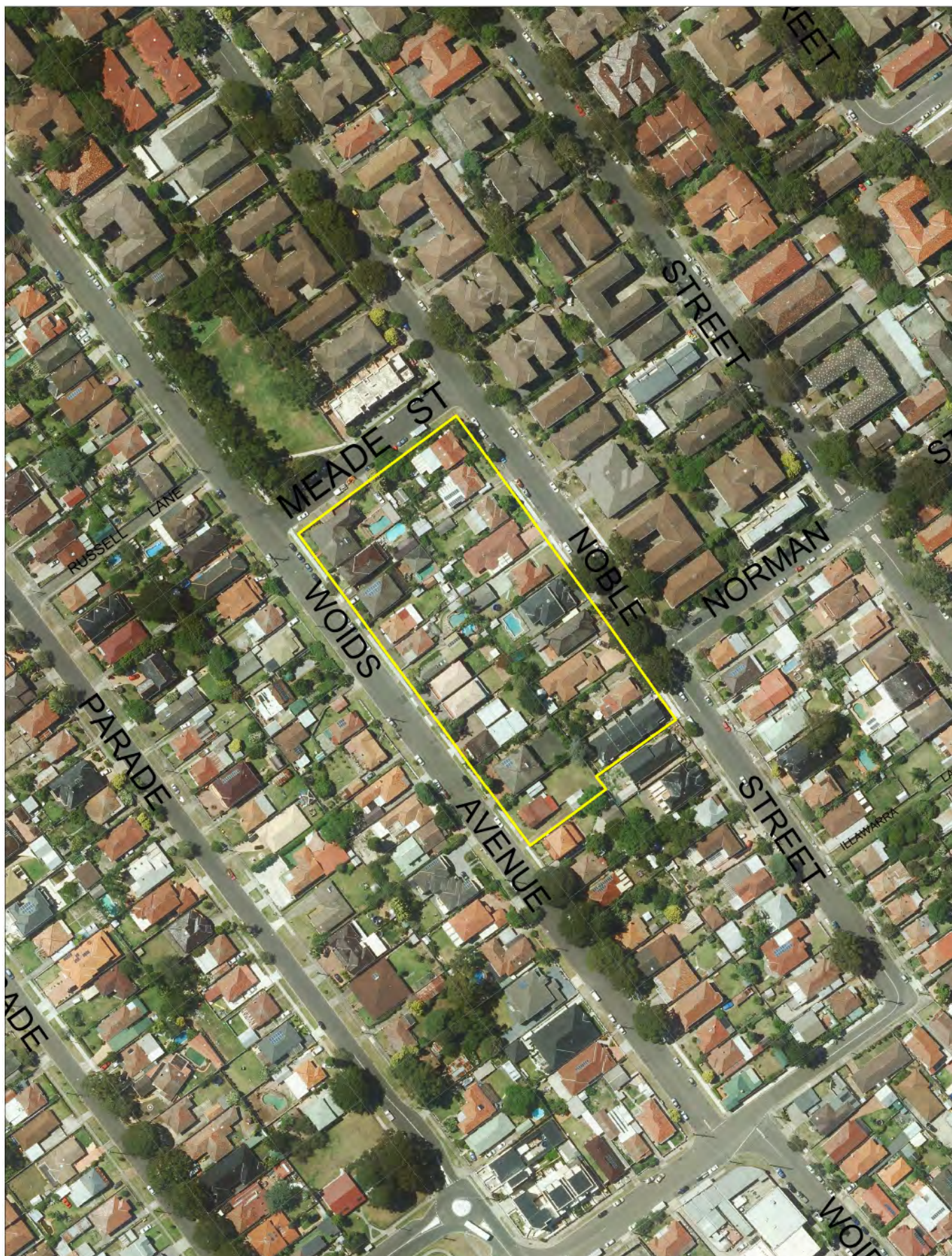
ALLAWAH PRECINCT



Proposed Floor Space Ratios



Proposed Height of Buildings



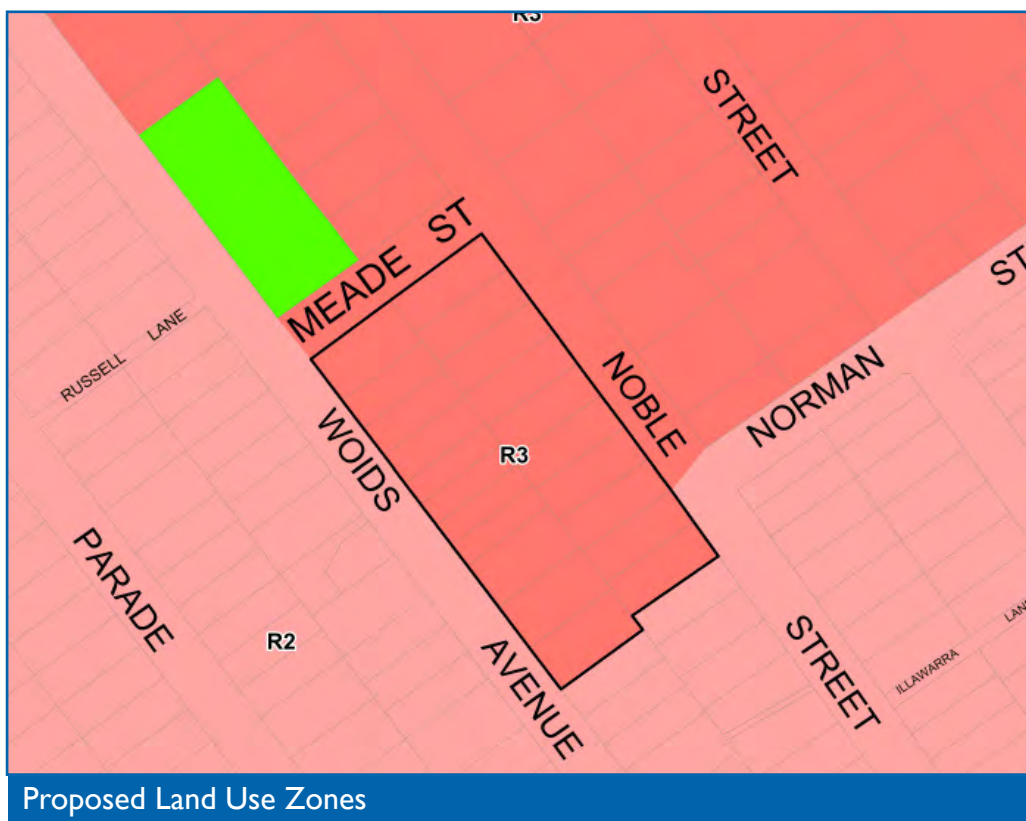
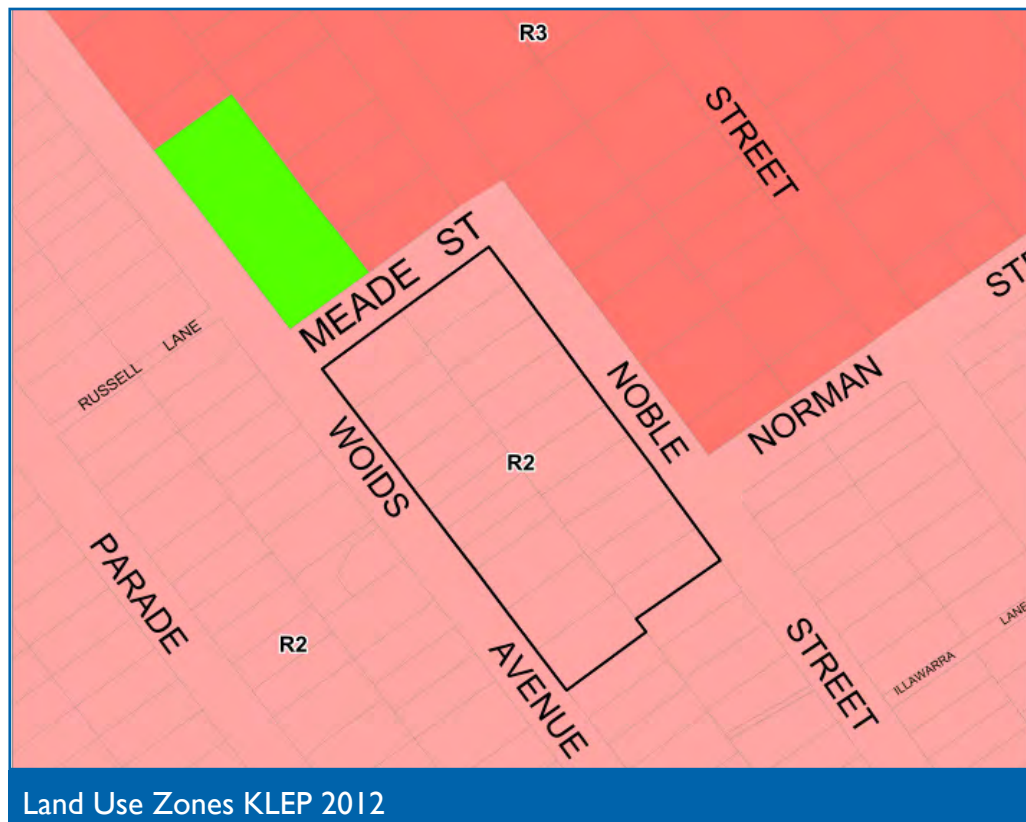
Aerial 2014

Woids Avenue

ALLAWAH PRECINCT

9

Woids Avenue ALLAWAH PRECINCT

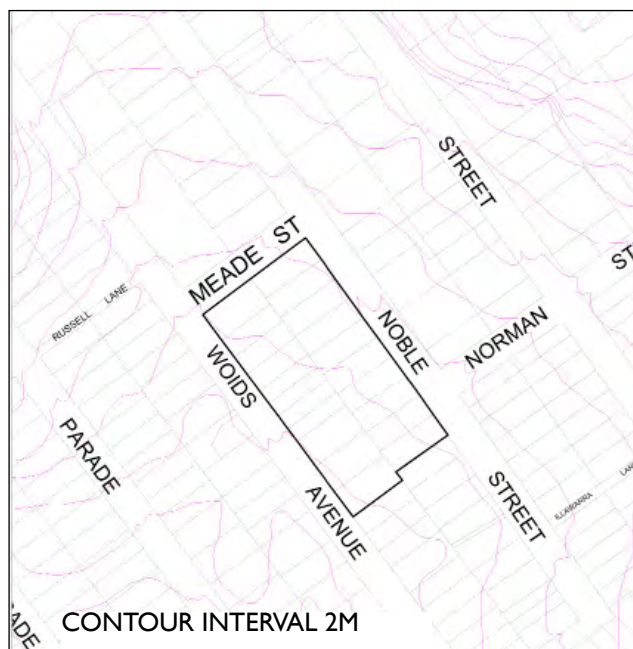


Woids Avenue

ALLAWAH PRECINCT

Area	8,664m ²
No. of Dwellings	17
No. of Properties	17
Existing Zoning(s)	R2 - Low Density Residential
Proposed Zoning	R3 - Medium Density Residential
Adjoining Zones	R2 - Low Density Residential R3 - Medium Density Residential RE1 - Public Recreation
Current landuses and built form	Single and two storey brick and weatherboard dwellings.
Surrounding landuses and built form	Predominantly two and three storey residential flat buildings to the north and east. Low density housing to the south and west. Meade Reserve to the north.
Amalgamation potential/ ownership patterns	Single dwellings are in individual ownership.
Property Capitalisation	Dwelling houses of varying periods of development. Single storey dwellings have high potential for redevelopment, newer two storey brick dwellings have low potential for redevelopment.

Woids Avenue ALLAWAH PRECINCT

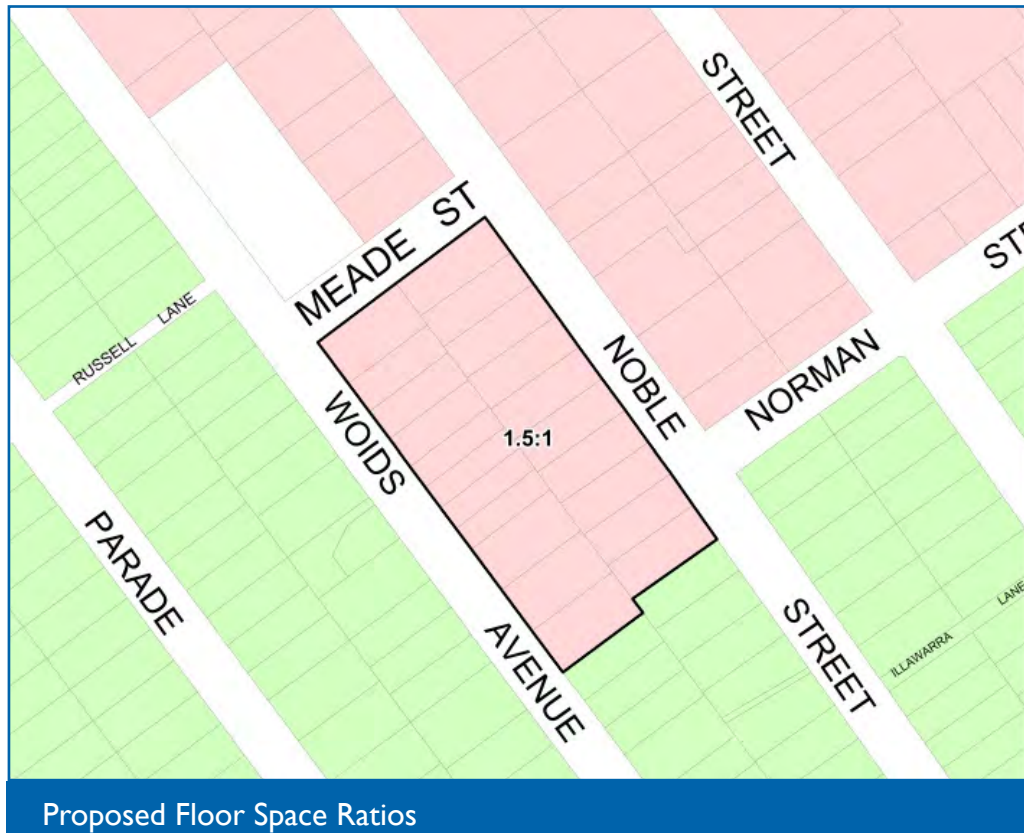


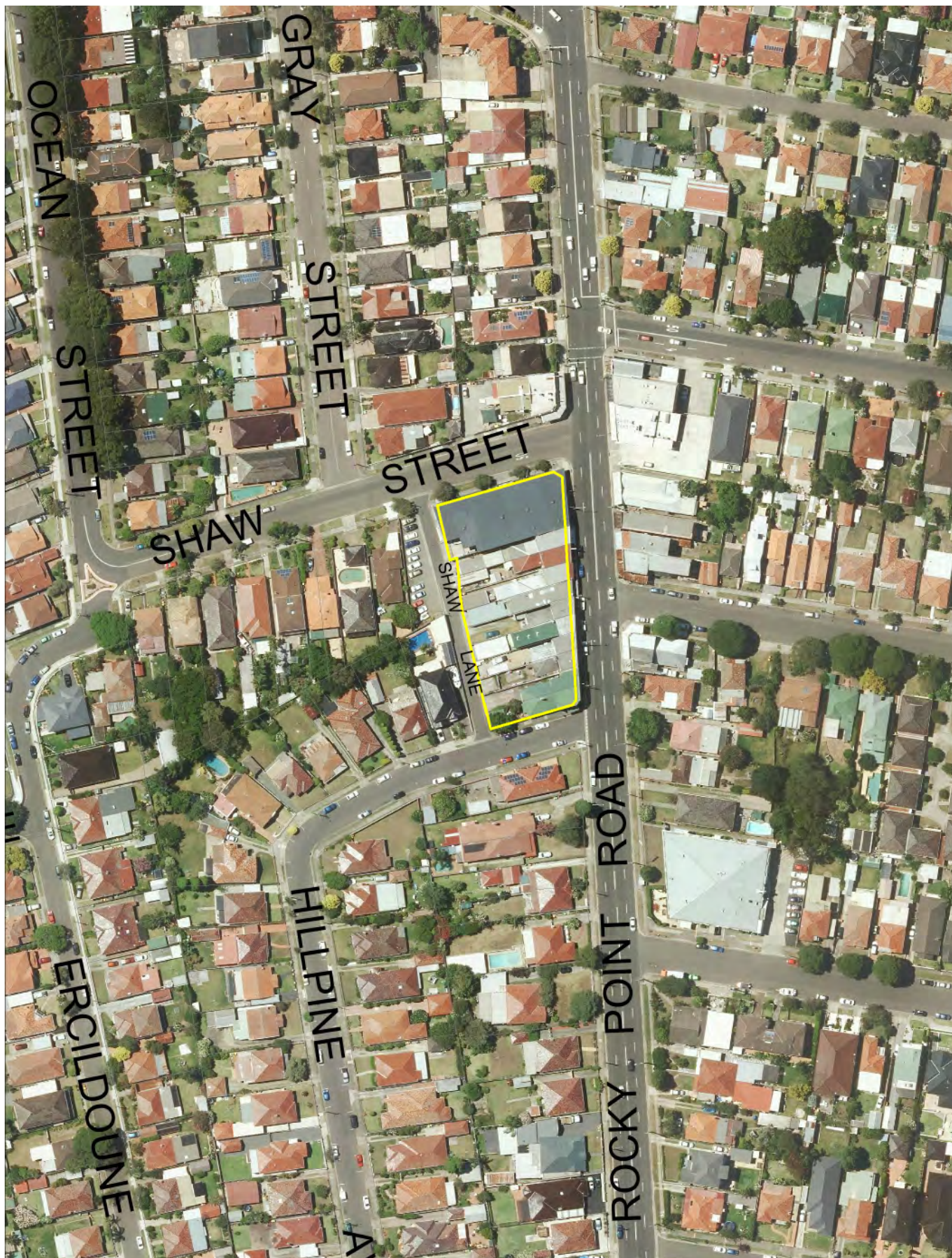
Environmental constraints	
Flood Planning	Precinct is within the flood planning level (Kogarah Bay Creek Study Area).
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	The precinct is within 400m of Allawah station. Continuous footpaths within the precinct form a continuous link with station. Allawah station is an accessible station.
Walkability to commercial centre	Allawah Commercial Centre is within 400m of the precinct. Footpaths form a continuous link within the precinct to the Centre and station.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Meade Park is adjacent to this precinct and PJ Ferry Reserve are within 200m of the precinct or adjoining the precinct.
Walkability to community facility	The following is located within 1 km of the precinct: several childcare centres, community rooms, preschools and various churches.

Woids Avenue ALLAWAH PRECINCT

Recommendation	
Proposed Development Type	Residential flat buildings
Proposed Height	15m (four to five levels)
Proposed Density	1.5:1

Woids Avenue ALLAWAH PRECINCT





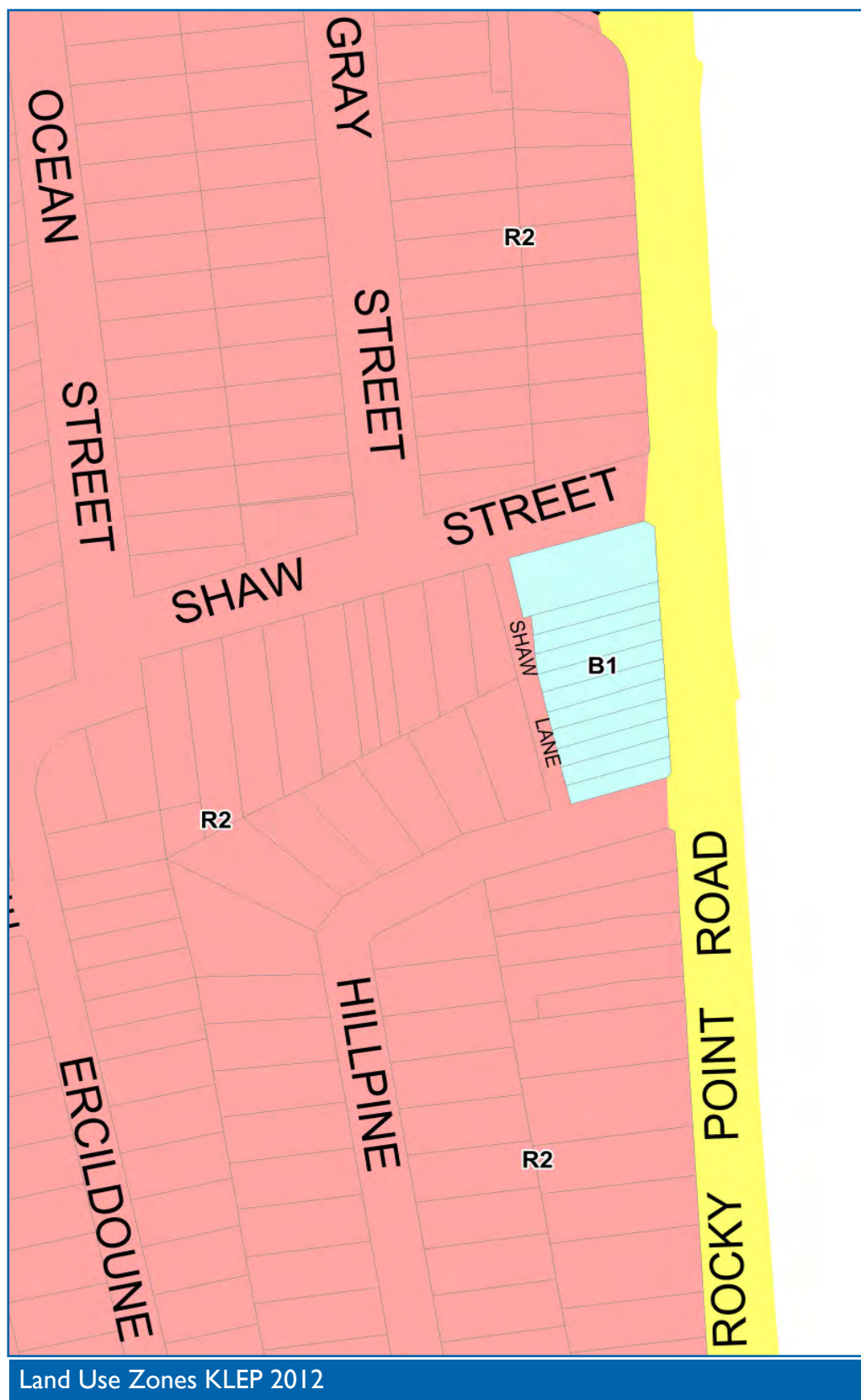
Aerial 2014

Beverley Park Centre

BEVERLEY PARK PRECINCT

15

Rocky Point Road BEVERLEY PARK PRECINCT



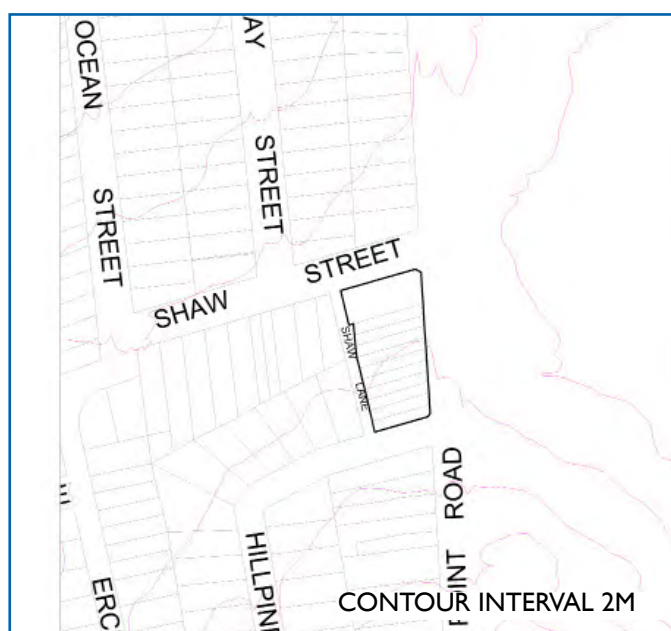
Beverley Park Centre

BEVERLEY PARK PRECINCT

Area	2,911m ²
No. of Dwellings	11
No. of Properties	11
Existing Zoning(s)	B1 - Neighbourhood Centre
Proposed Zoning	No changes proposed
Adjoining Zones	R2 - Low Density Residential
Current landuses and built form	This centre exists between Kogarah and Rockdale Council boundary. The Kogarah side is predominantly speciality retail, with some specialised uses at ground level and residential development above.
Surrounding landuses and built form	Rear lane with public parking adjoins the precinct. Low density residential dwellings to the west and south. There are two non-conforming shops to the north. There are several specialty retail and vacant shops to the east (in Rockdale Council LGA).
Amalgamation potential/ ownership patterns	Mostly individual ownership.
Property Capitalisation	Characterised by a mix of building forms from a range of periods. Little recent redevelopment.

Beverley Park Centre

BEVERLEY PARK PRECINCT



Environmental constraints	
Flood Planning	Some sites within the precinct are affected by a flood planning level (Beverley Park Study Area).
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	The precinct is within 1km of Carlton and Kogarah station. Major bus route along Rocky Point Road.
Walkability to commercial centre	The precinct is within the Beverley Park Centre and is accessible via continuous footpaths.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Spooner Park, Moore Park, Jubilee Oval, Beverley Park Golf Course, Kogarah Park and Scarborough Park (Rockdale Council) are located within 400m of the precinct.
Walkability to community facility	The following is located within 1km of the precinct: several childcare centres and before and after school care, community rooms, preschools and various churches.

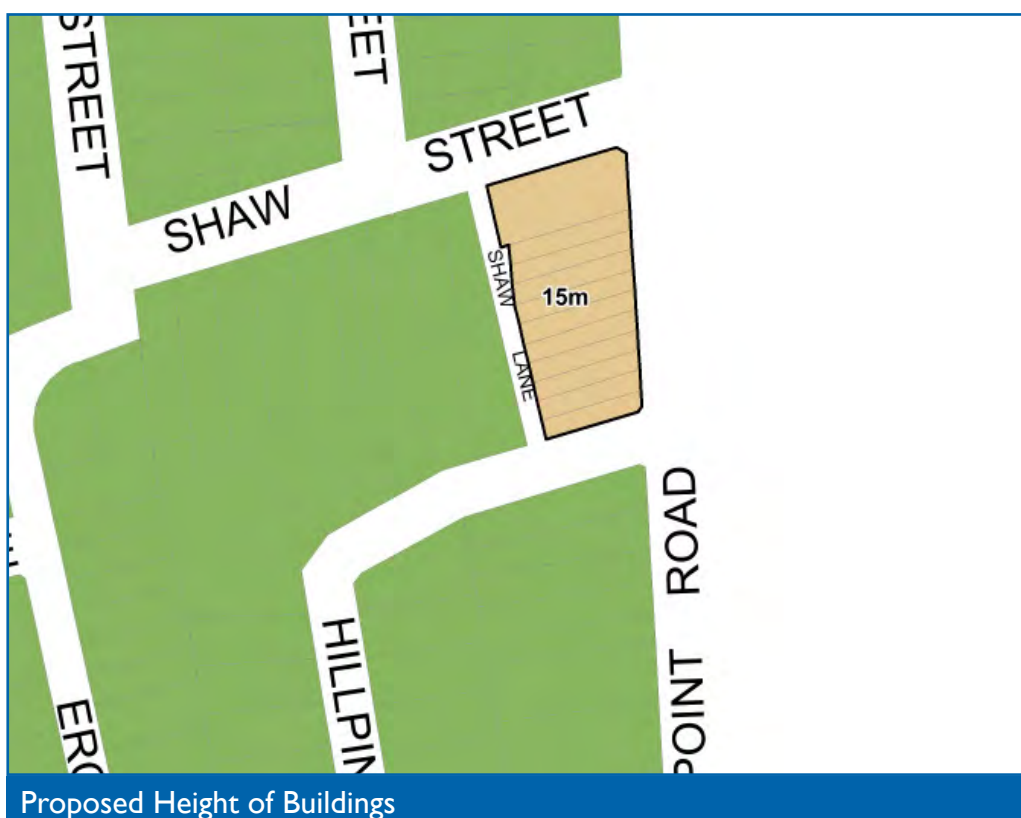
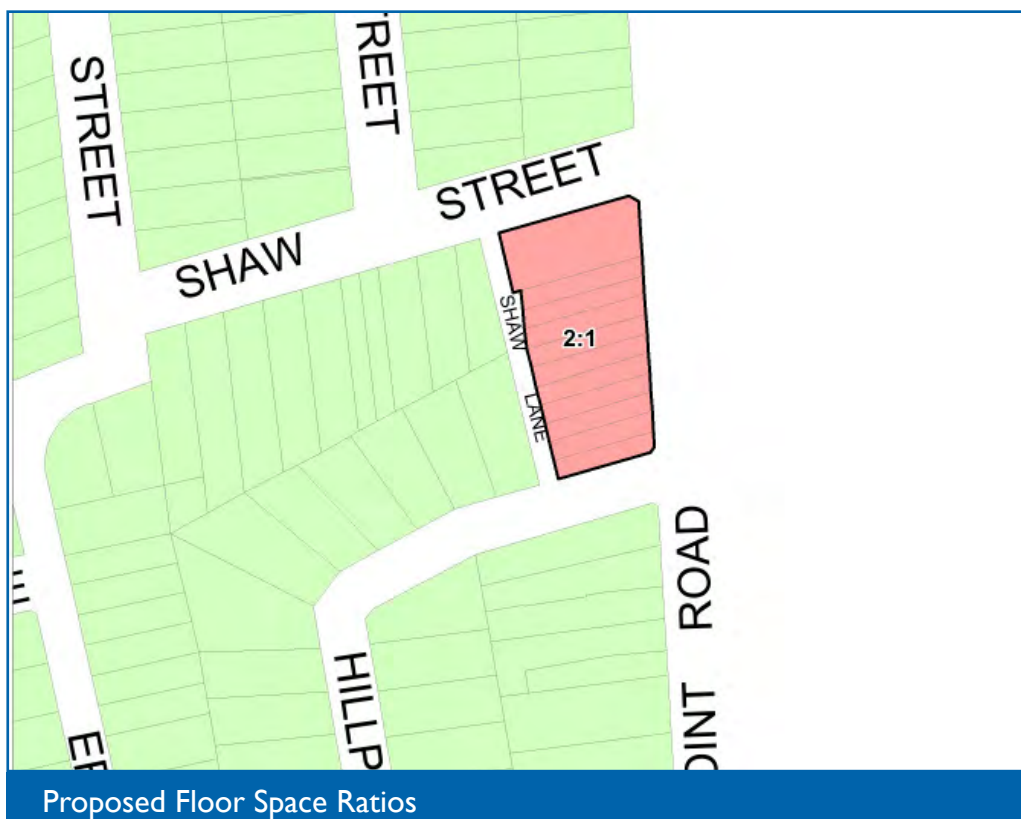
Beverley Park Centre

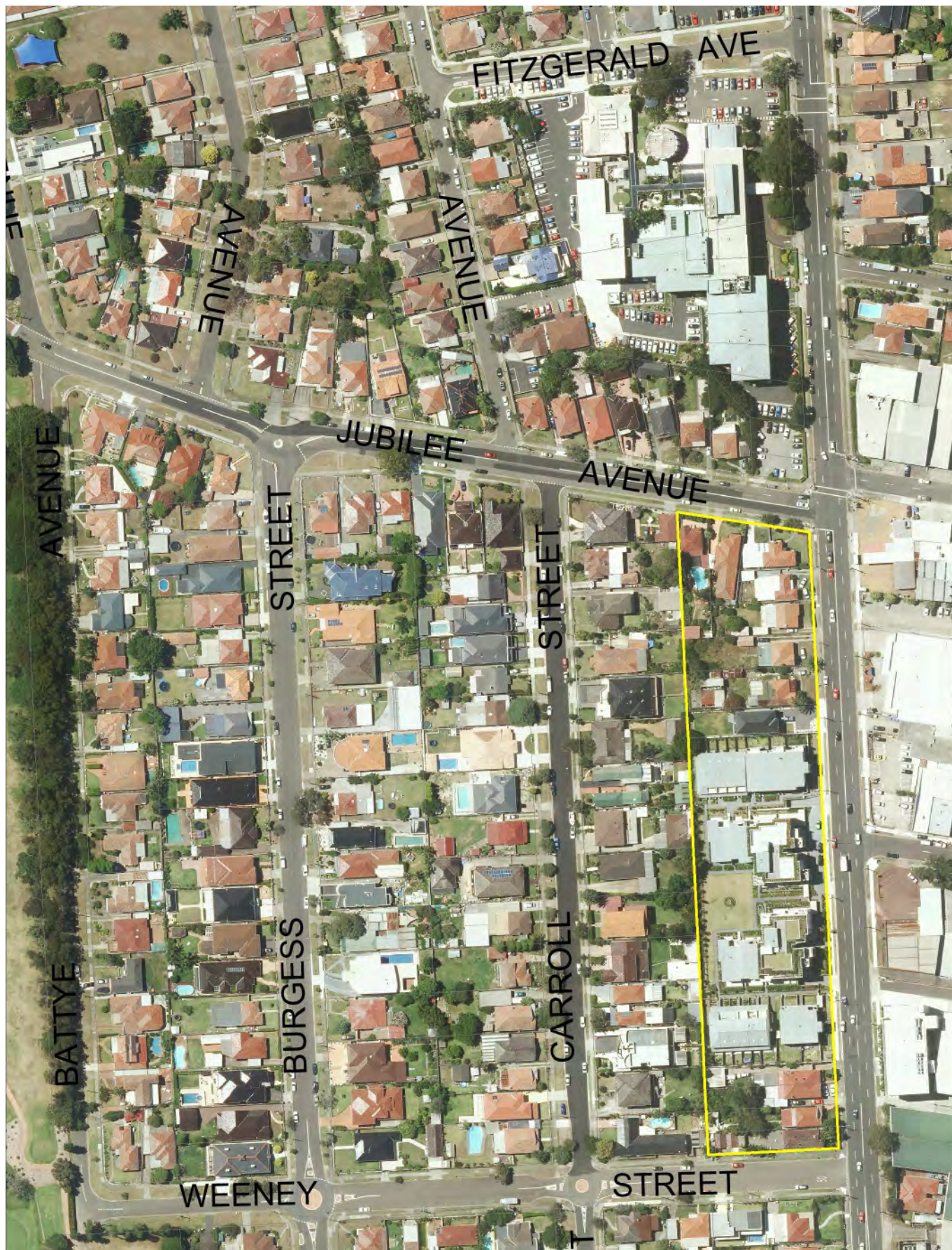
BEVERLEY PARK PRECINCT

Recommendation	
Proposed Development Type	Mixed use development (shop top housing)
Proposed Height	15m (four to five levels)
Proposed Density	2:1

Beverley Park Centre

BEVERLEY PARK PRECINCT





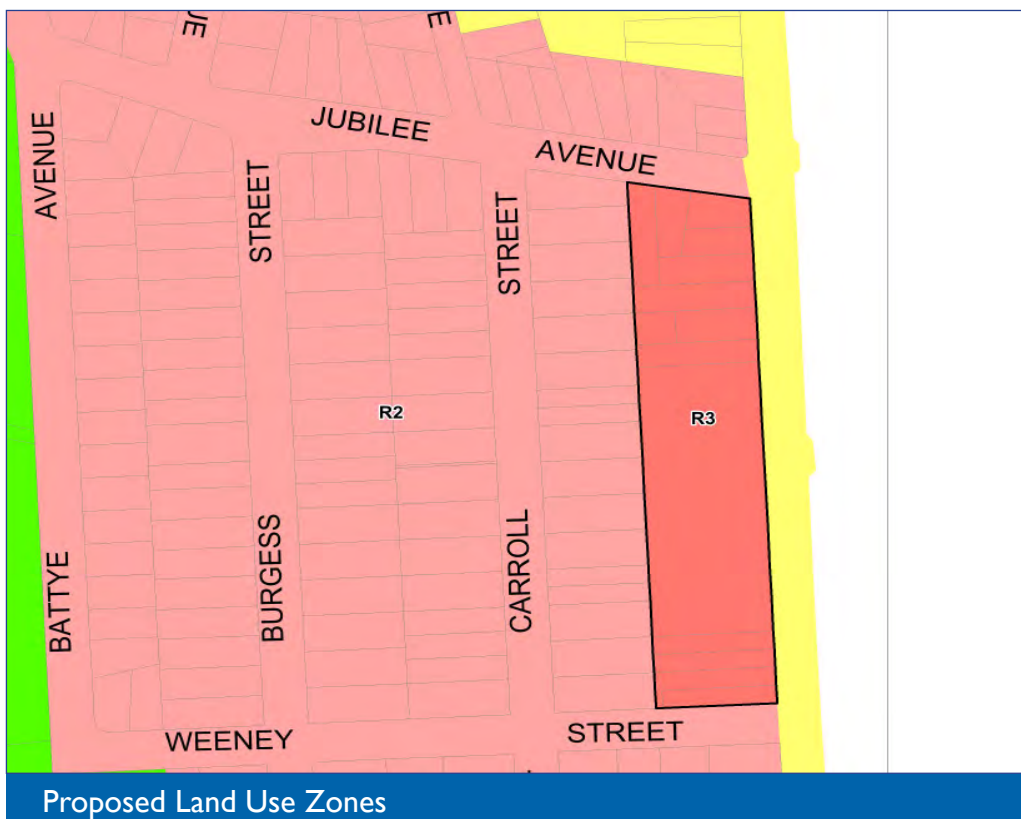
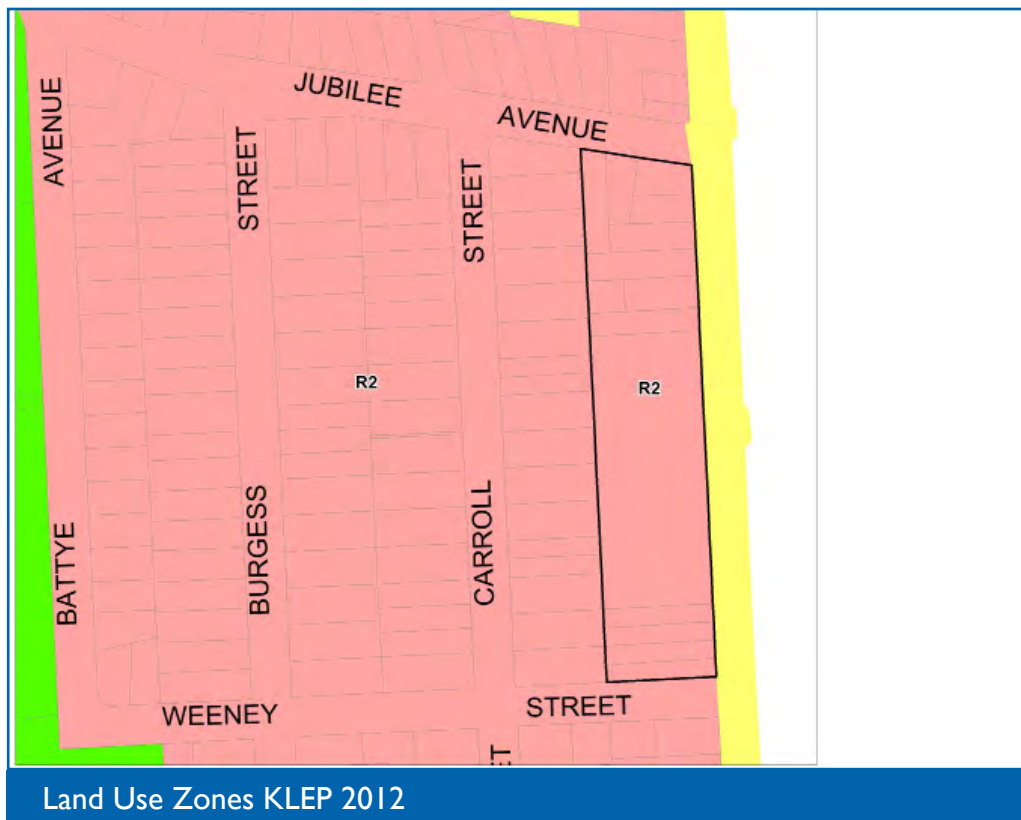
Aerial 2014

Rocky Point Road

BEVERLEY PARK PRECINCT

21

Rocky Point Road BEVERLY PARK PRECINCT



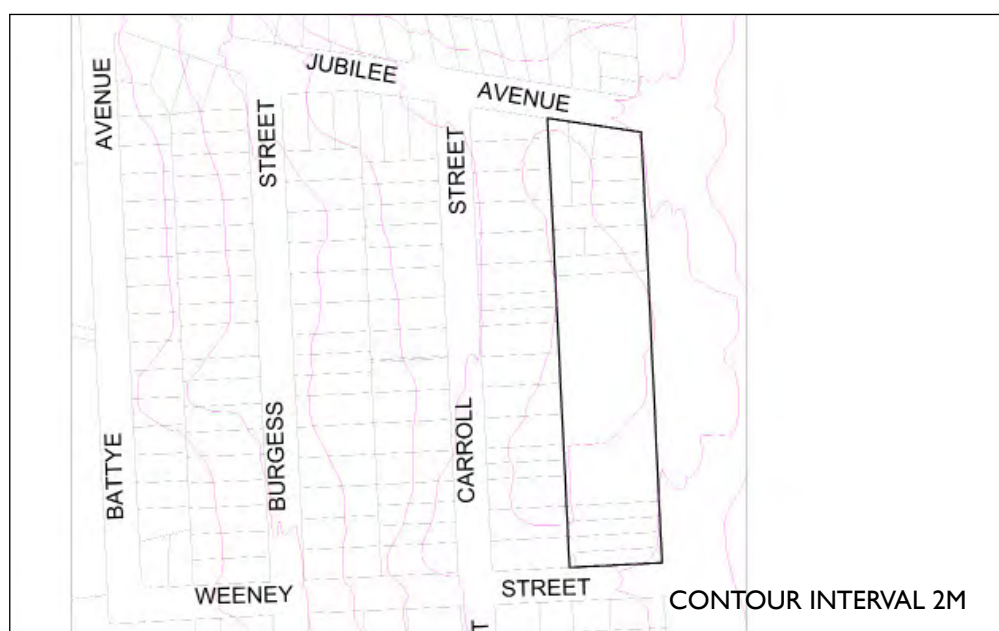
Rocky Point Road

BEVERLEY PARK PRECINCT

Area	14,432m ²
No. of Dwellings	82
No. of Properties	14
Existing Zoning(s)	R2 - Low Density Residential
Proposed Zoning	R3 - Medium Density Residential
Adjoining Zones	R2 - Low Density Residential SP2 - Infrastructure IN2 - Light Industrial
Current landuses and built form	Predominantly single and two storey brick and weatherboard detached dwellings. There is a large medium density development consisting of townhouses and three and four storey residential flat building.
Surrounding landuses and built form	Low density residential dwellings located to the west and south. Kogarah Industrial Precinct is located east (within the Rockdale Council LGA). Calvary Private Hospital and associated parking located north.
Amalgamation potential/ ownership patterns	Individual ownership. The recent multi-dwelling development at No. 125-135 Rocky Point Road is in single ownership and consists of 70 dwellings.
Property Capitalisation	Single storey detached brick dwellings along Rocky Point Road are in moderate to good condition. The majority of single dwellings in this precinct are identified in Schedule 1 of KLEP 2012 under Clause 18 as villa sites.

Rocky Point Road

BEVERLEY PARK PRECINCT

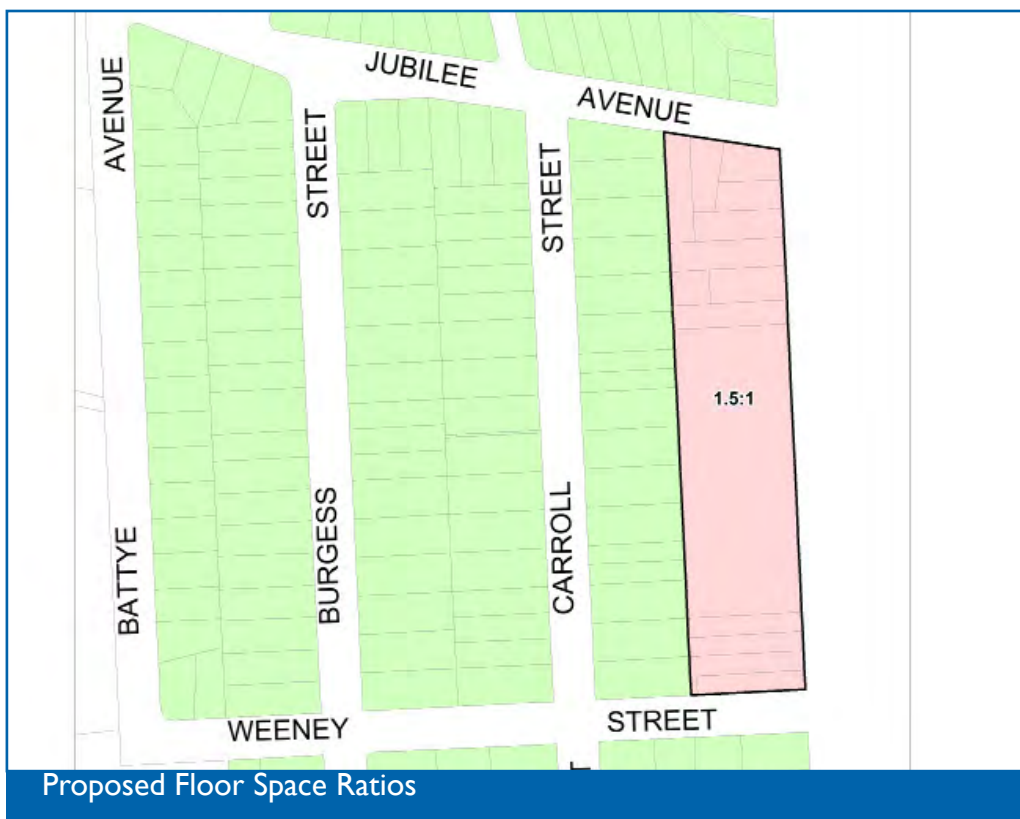


Environmental constraints	
Flood Planning	The precinct is not affected by any flood planning levels.
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	The precinct is within 1.5km of Carlton and Kogarah station. Major bus route along Rocky Point Road.
Walkability to commercial centre	The precinct is within 450m of Beverley Park Centre and 400m of Ramsgate Centre and is accessible via continuous footpaths.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Spooner Park, Moore Park, Jubilee Oval, Beverley Park Golf Course, Kogarah Park and Scarborough Park (Rockdale Council) are located within 700m of the precinct.
Walkability to community facility	The following is located within 1km of the precinct: several childcare centres and before and after school care, community rooms, preschools and various churches.

Rocky Point Road BEVERLEY PARK PRECINCT

Recommendation	
Proposed Development Type	Residential flat buildings
Proposed Height	15m (four to five levels)
Proposed Density	1.5:1

Rocky Point Road BEVERLY PARK PRECINCT

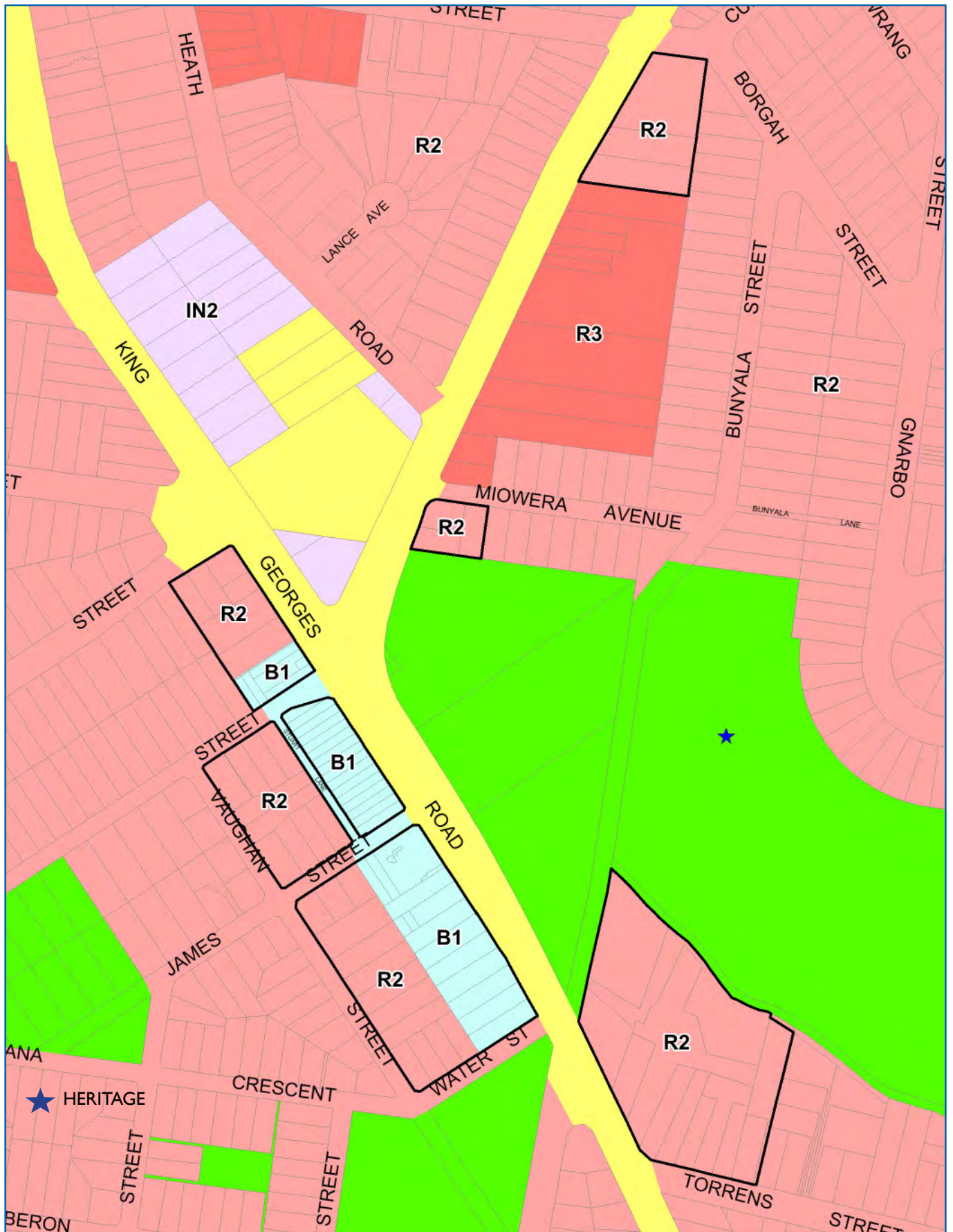




Aerial 2012

Blakehurst Centre BLAKEHURST PRECINCT

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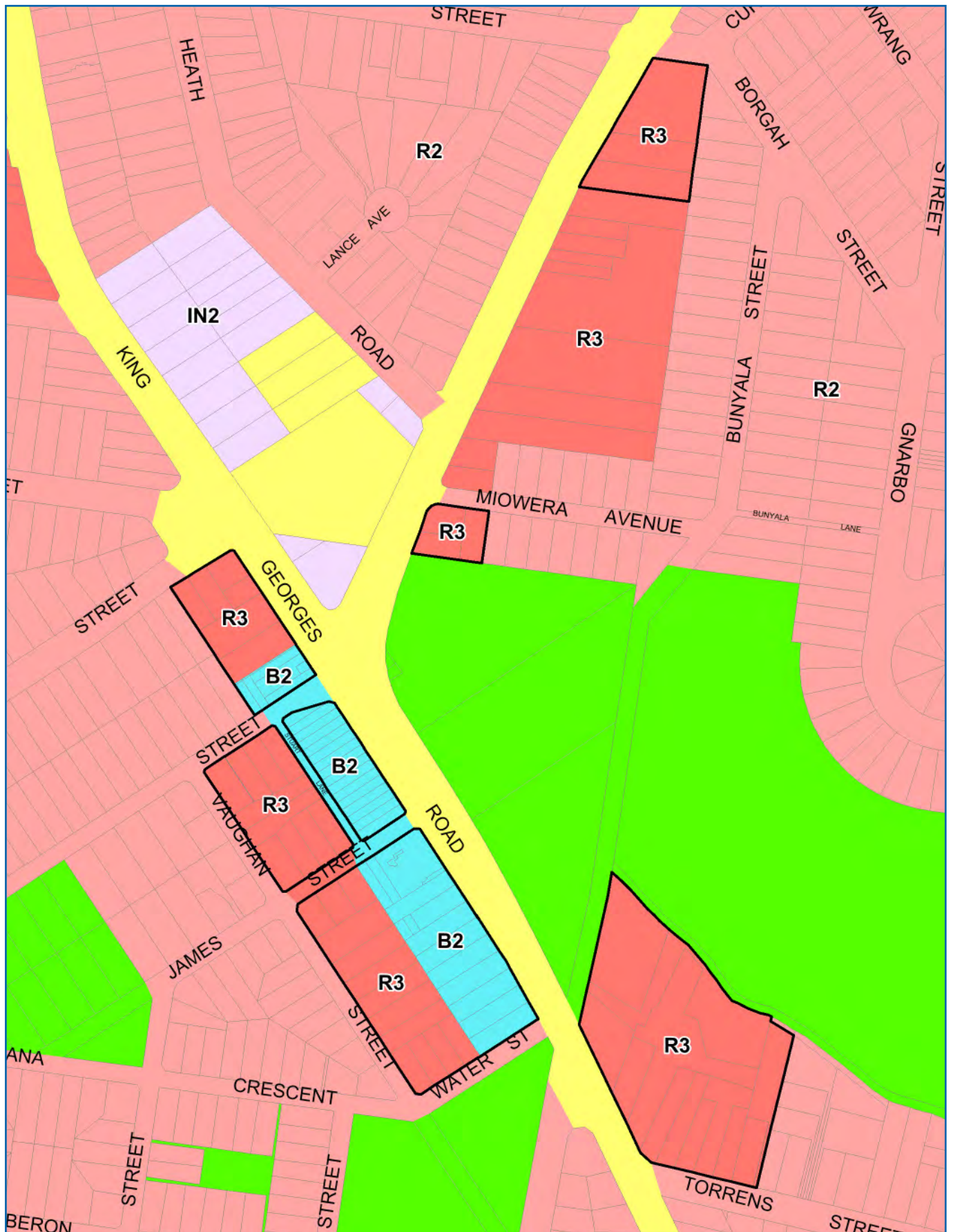


28



KLEP 2012
Land Use Zones

Blakehurst Centre BLAKEHURST PRECINCT



Proposed
Land Use Zones

Blakehurst Centre BLAKEHURST PRECINCT

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Blakehurst Centre

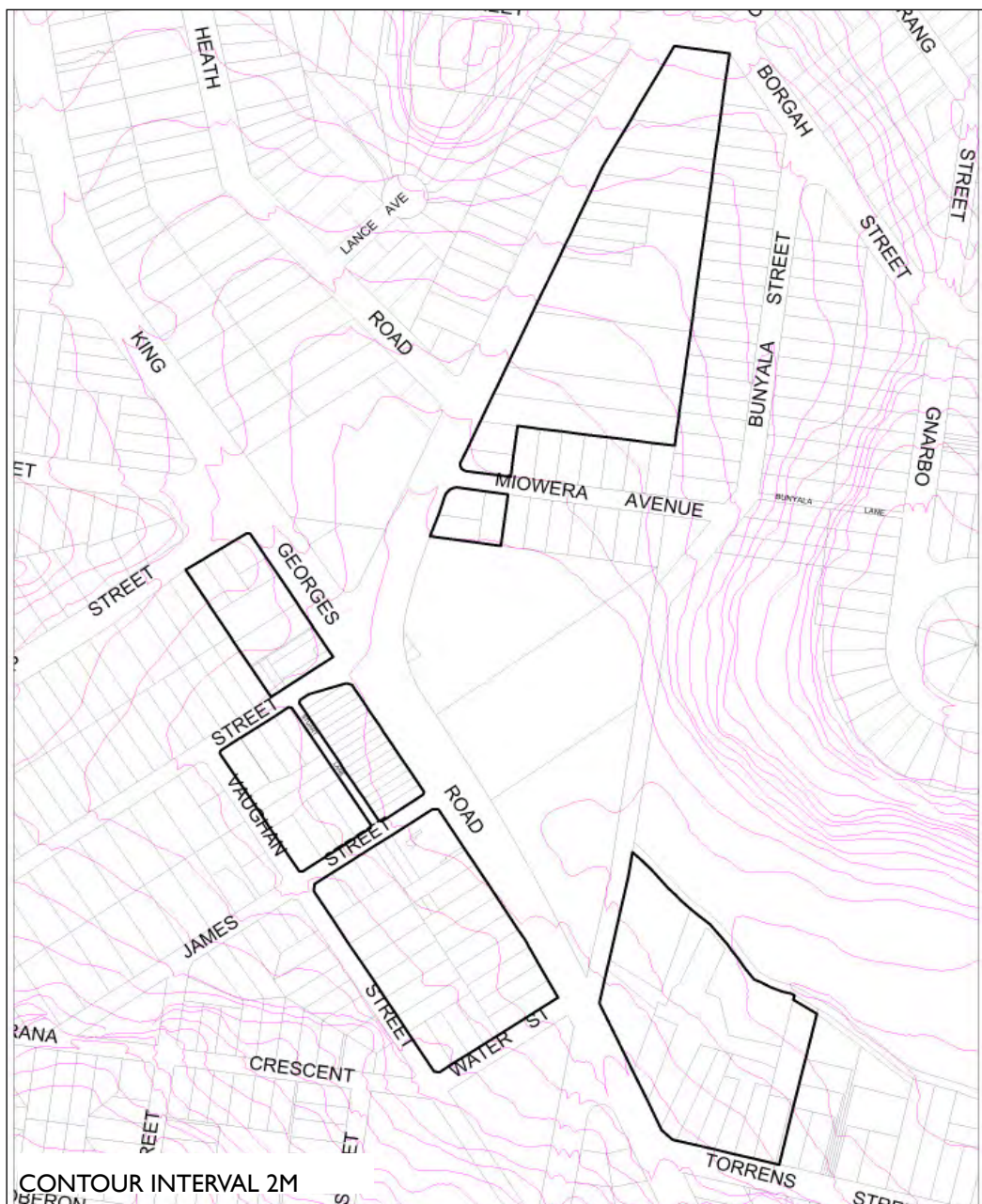
BLAKEHURST PRECINCT

Area	75,064m ²
No. of Dwellings	184
No. of Properties	92
Existing Zoning(s)	R2 - Low Density Residential R3 - Medium Density Residential B1 - Neighbourhood Centre
Proposed Zoning	R3 - Medium Density Residential B2 - Local Centre
Adjoining Zones	R2 - Low Density Residential R3 - Medium Density Residential IN2 - Light Industrial RE1 - Public Recreation
Current landuses and built form	Mixture of land uses including low density residential single dwellings and medium density villas and townhouses. Centre consists of shoptop housing and residential flat buildings. Low density residential adjoins the centre, The area near Torrens St and Bunyala St contains single dwellings, a motel, a nursing home, petrol station and retail shops. Certain low density residential land in Vaughan Street at the rear of the Centre are identified for multi-dwelling housing up to height of 5m in Schedule 1 of KLEP2012. It is considered appropriate to rezone this land to medium density (R3) to reflect the intention that it be redeveloped for multi-dwelling housing and provide a transition from the increased heights and densities that are proposed from the adjoining commercial land. Nos.308-312 is a court approved SEPP 5 Aged housing town house development. Nos. 314-316 are identified in Schedule 1 for multi dwelling housing (up to height of 5m). It is considered appropriate to rezone this land R3 to reflect the intention that it be redeveloped for medium density housing. No. 340 Princes Highway contains a non-conforming use (tyre retail shop). No. 2 Miowera Avenue contains a residential dwelling. It is considered appropriate to rezone this land to R3 as it adjoins existing R3 land on the Princes Highway and site is ideally located close to Blakehurst Centre and public transport. Rezone certain land Nos.36-40 Bunyala St, Nos.392-394A Princes Highway and Nos.4-12A Torrens St from R2 low density to R3 medium density. No.36 Bunyala St is occupied by a motel and is listed in Schedule 1 with hotel or motel accommodation, multi-dwelling housing and dual occupancies as additional permitted uses. No. 394 Princes Highway is occupied by an aged care facility and retirement village. The site is listed in Schedule 1 with multi-dwelling housing and dual occupancies as additional permitted uses. The adjoining land up to and including No.12A Torrens St has been included in this precinct and includes some non-conforming uses. It is considered appropriate to rezone this land to R3 due to its close proximity to Blakehurst Centre and serviced by public transport.

Blakehurst Centre

BLAKEHURST PRECINCT

Surrounding landuses and built form	Mixture of land uses, including parks and sportsgrounds, low density residential, medium density villas and townhouses along Princes Highway.
Amalgamation potential/ ownership patterns	Individual ownership, some parcels near Bunyala St are in single ownership.
Property Capitalisation	The built form is mixed in scale, form and presentation to the street and generally the centre lacks coherence and a sense of identity.

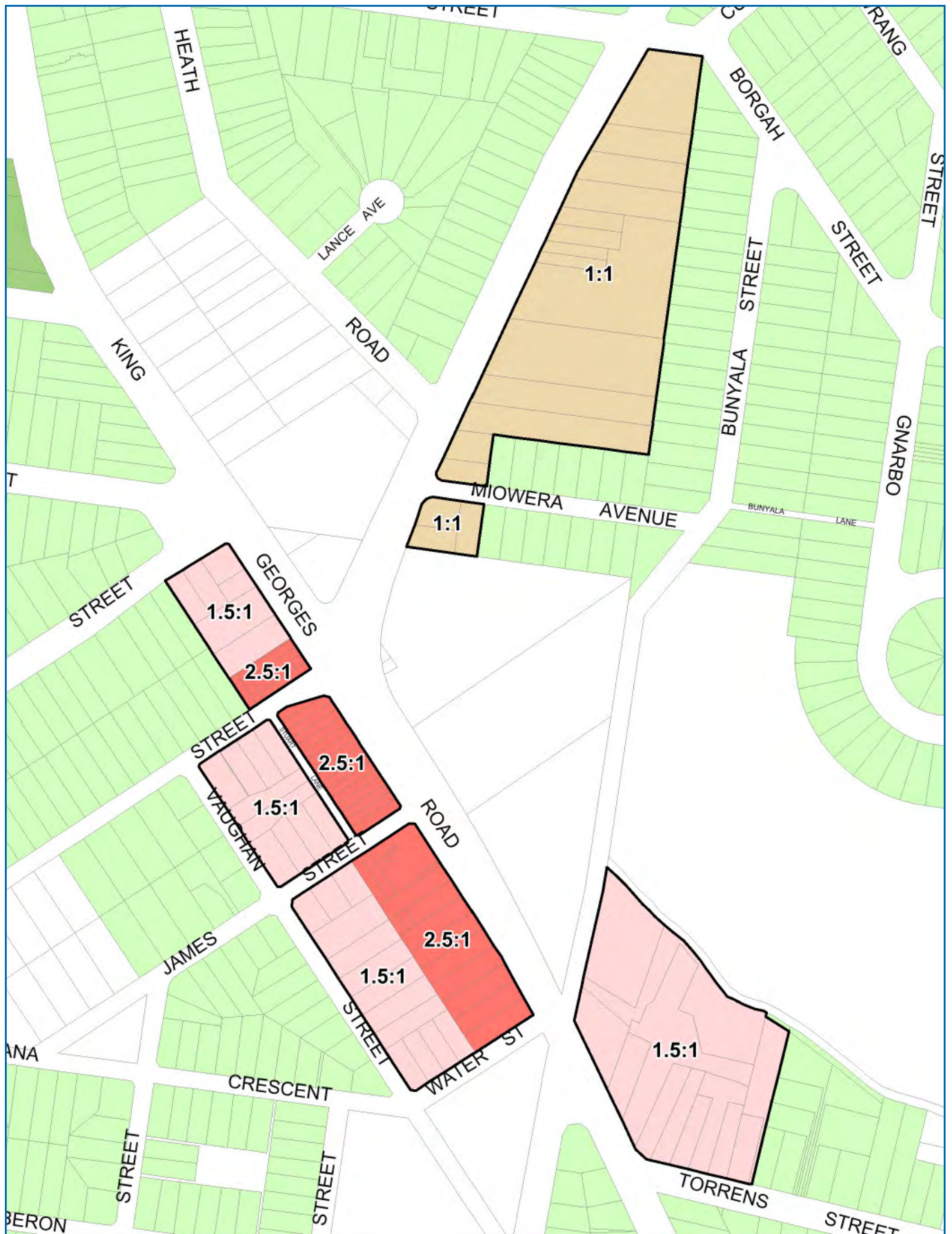


Blakehurst Centre

BLAKEHURST PRECINCT

Environmental constraints	
Flood Planning	The precinct is not affected by any flood planning levels. However, Bunyala St is adjacent to stormwater channel.
Heritage	There are no heritage items or conservation areas within the precinct. Carss Bush Park, which adjoins the precinct is heritage listed.
Walkability to transport node	King Georges Road and Princes Highway are major bus routes for several buses to Hurstville Station and Kogarah Station.
Walkability to commercial centre	The Blakehurst commercial centre is within the precinct,
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Todd Park, Carss Bush Park, Church St Reserve, Stuart Park are located within 400m of the precinct.
Walkability to community facility	The following is located within 1km of the precinct: several long day and out of school hours childcare centres, two nursing homes, library and various churches.

Recommendation			
Proposed Development Type	Residential flat buildings	Residential flat buildings	Mixed use development
Proposed Height	12m (three to four levels)	15m (four to five levels)	21m (six to seven levels)
Proposed Density	1:1	1.5:1	2.5:1

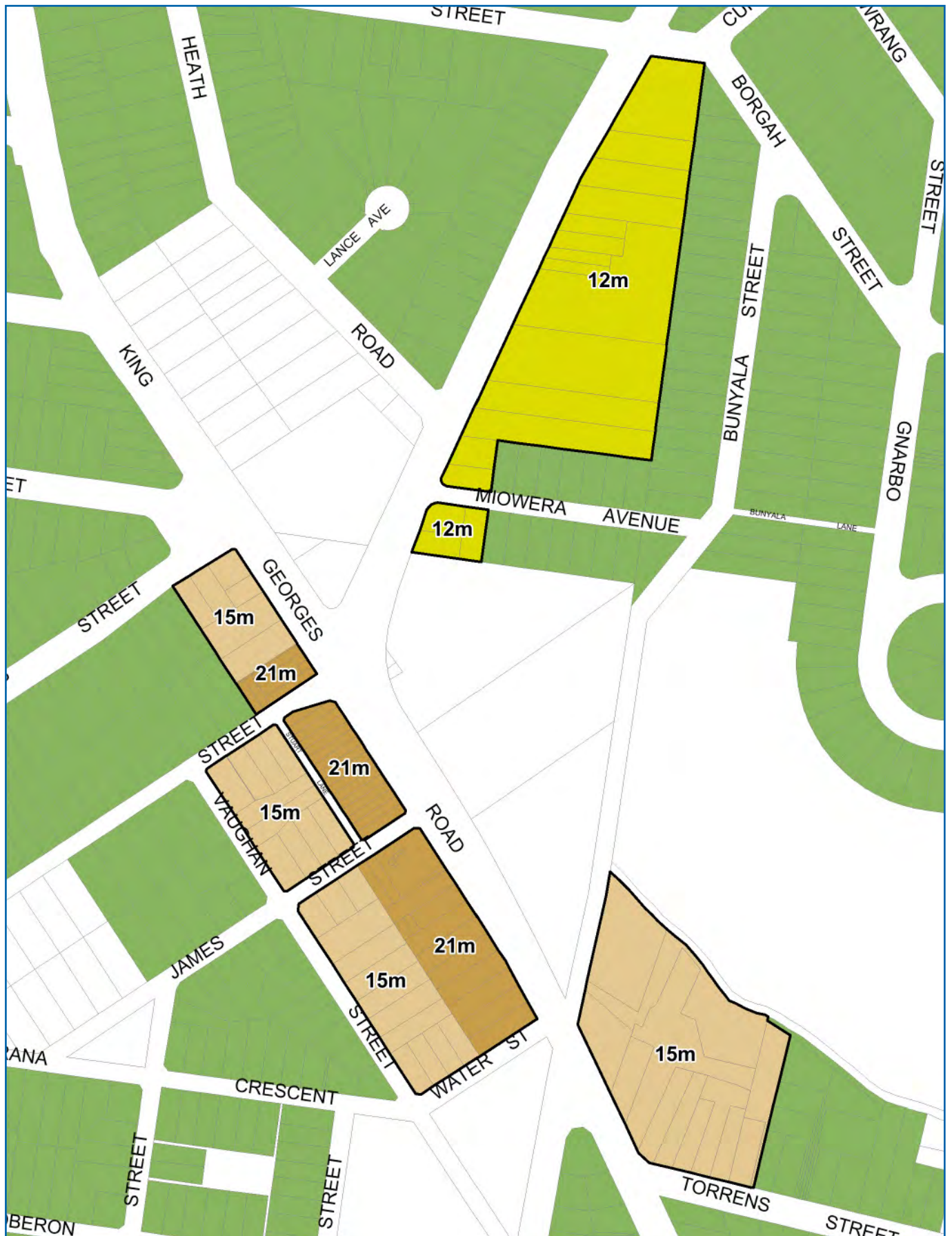


Proposed
Floor Space Ratios

Blakehurst Centre

BLAKEHURST PRECINCT

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Proposed
Building Heights

Blakehurst Centre BLAKEHURST PRECINCT

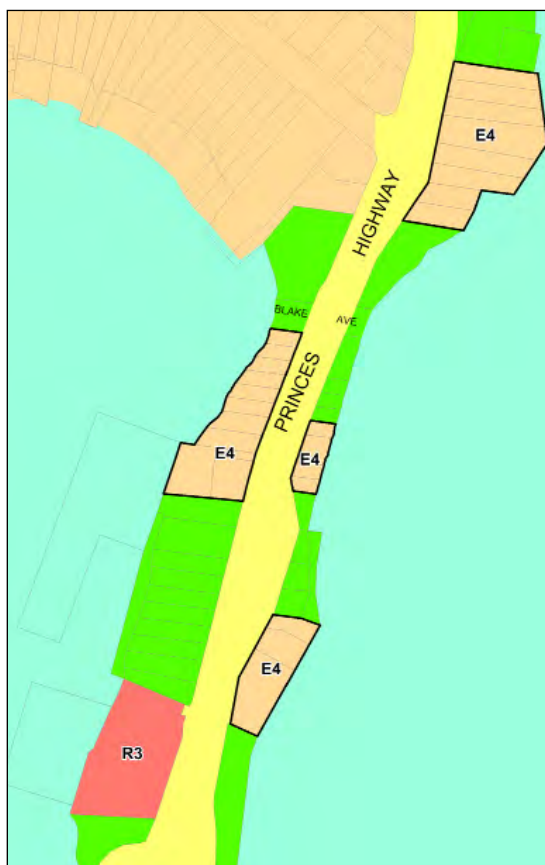


Aerial 2012

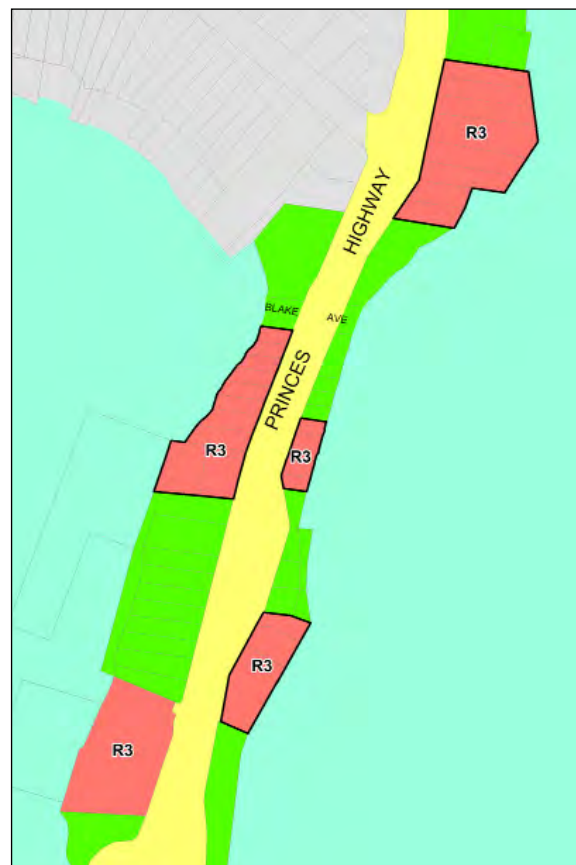
Blakehurst Waterfront BLAKEHURST PRECINCT

35

Blakehurst Waterfront BLAKEHURST PRECINCT



Land Use Zones KLEP 2012



Proposed Land Use Zones

Blakehurst Waterfront

BLAKEHURST PRECINCT

Area	18,518m ²
No. of Dwellings	59
No. of Properties	26
Existing Zoning(s)	E4 - Environmental Living
Proposed Zoning	R3 - Medium Density Residential
Adjoining Zones	E4 - Environmental Living R3 - Medium Density Residential RE1 - Public Recreation
Current landuses and built form	Single dwellings, some with shop fronts on Princes Highway, two residential flat buildings, marinas and restaurant.
Surrounding landuses and built form	Single dwellings, parks, car parking and recreational waterway.
Amalgamation potential/ ownership patterns	Some dwellings are set over two lots of land in one ownership.
Property Capitalisation	Single dwellings and shops of varying styles and periods. Mostly older stock.

Blakehurst Waterfront
BLAKEHURST PRECINCT



Blakehurst Waterfront

BLAKEHURST PRECINCT

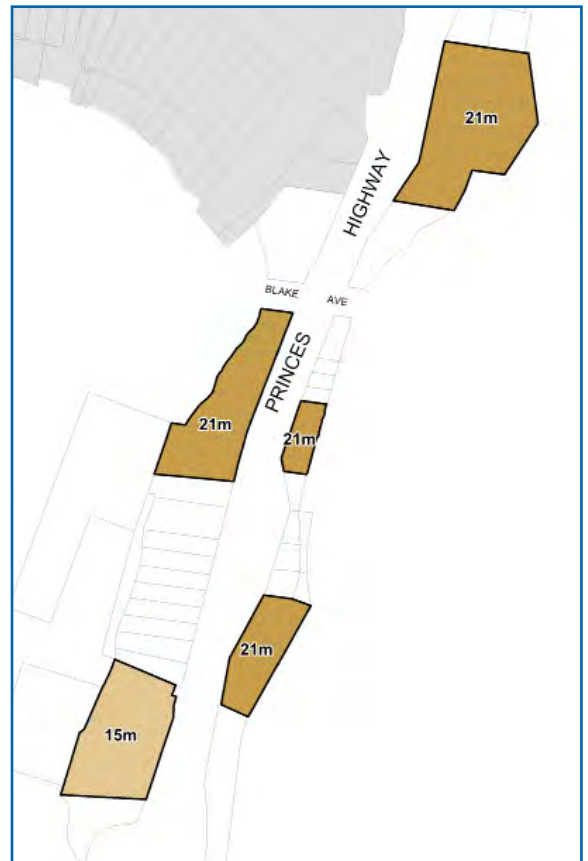
Environmental constraints	
Flood Planning	No flood study has been completed for this area.
Other constraints	Parts of the precinct may be affected by Acid Sulfate Soil
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	Princes Highway is a major bus routes for several buses to Hurstville Station.
Walkability to commercial centre	Blakehurst commercial centre is within 800m of the precinct, there is a continuous footpath on the western side of Princes Highway. The eastern side has a continuous footpath up to the park.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Dover Park and Tom Ugly's Reserve are adjacent to the precinct.
Walkability to community facility	The following is located within 1km of the precinct: several long day and out of school hours childcare centres, two nursing homes, library and various churches.

Recommendation	
Proposed Development Type	Residential flat buildings
Proposed Height	21m (four to six levels)
Proposed Density	2:1

Blakehurst Waterfront BLAKEHURST PRECINCT



Proposed Floor Space Ratios



Proposed Building Heights



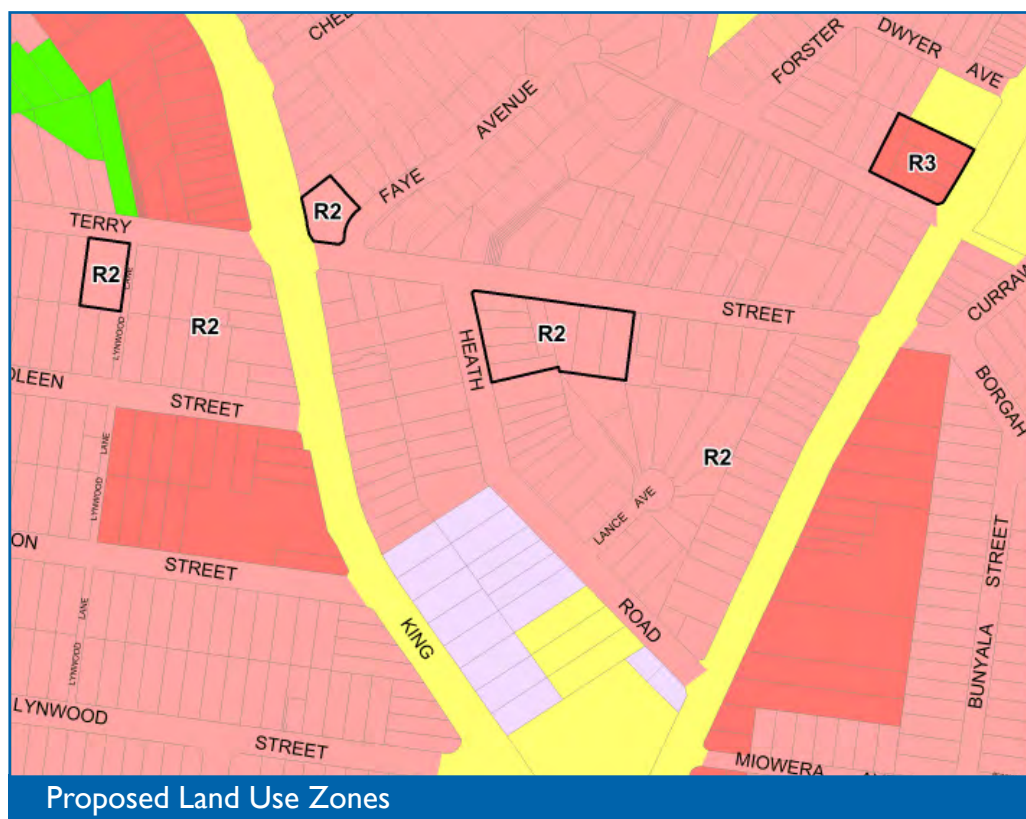
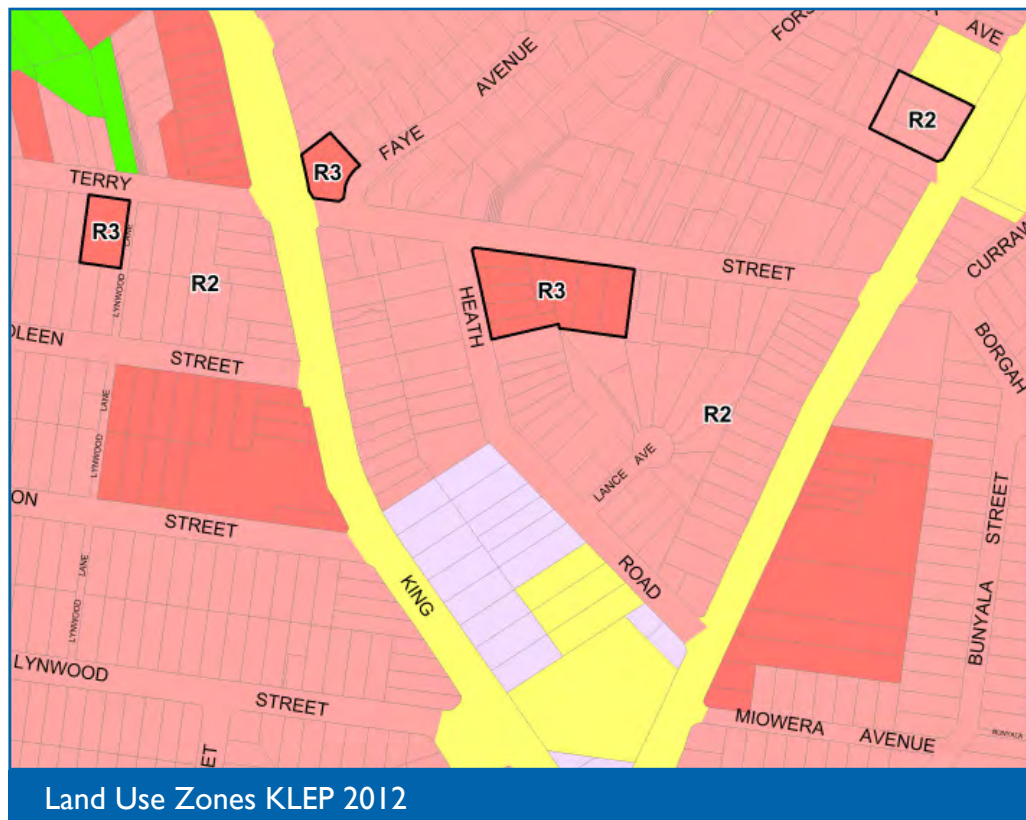
Aerial 2012

Terry Street

BLAKEHURST PRECINCT

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Terry Street BLAKEHURST PRECINCT

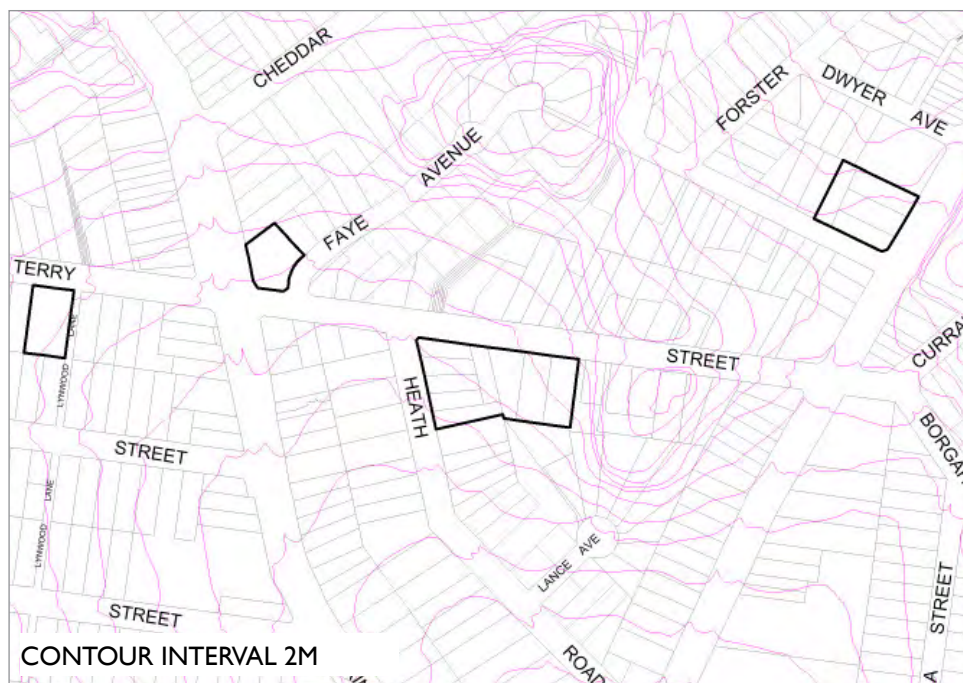


Terry Street BLAKEHURST PRECINCT

Area	11,138m ²
No. of Dwellings	24
No. of Properties	11
Existing Zoning(s)	R2 - Low Density Residential R3 - Medium Density Residential
Proposed Zoning	R2 - Low Density Residential
Adjoining Zones	R2 - Low Density Residential SP2 - Telecommunications Infrastructure
Current landuses and built form	Motel at No.513 Princes Highway and villas and townhouses and single dwellings on the remaining sites.
Surrounding landuses and built form	The motel adjoins the telecommunications substation and single dwellings. The other sites adjoin single dwellings.
Amalgamation potential/ ownership patterns	The motel is in single ownership. The other sites are developed and are in individual ownership or strata titled.
Property Capitalisation	Motel site has high development potential. The other sites are proposed to be downzoned to be consistent with the surrounding low density residential land use.

Terry Street

BLAKEHURST PRECINCT



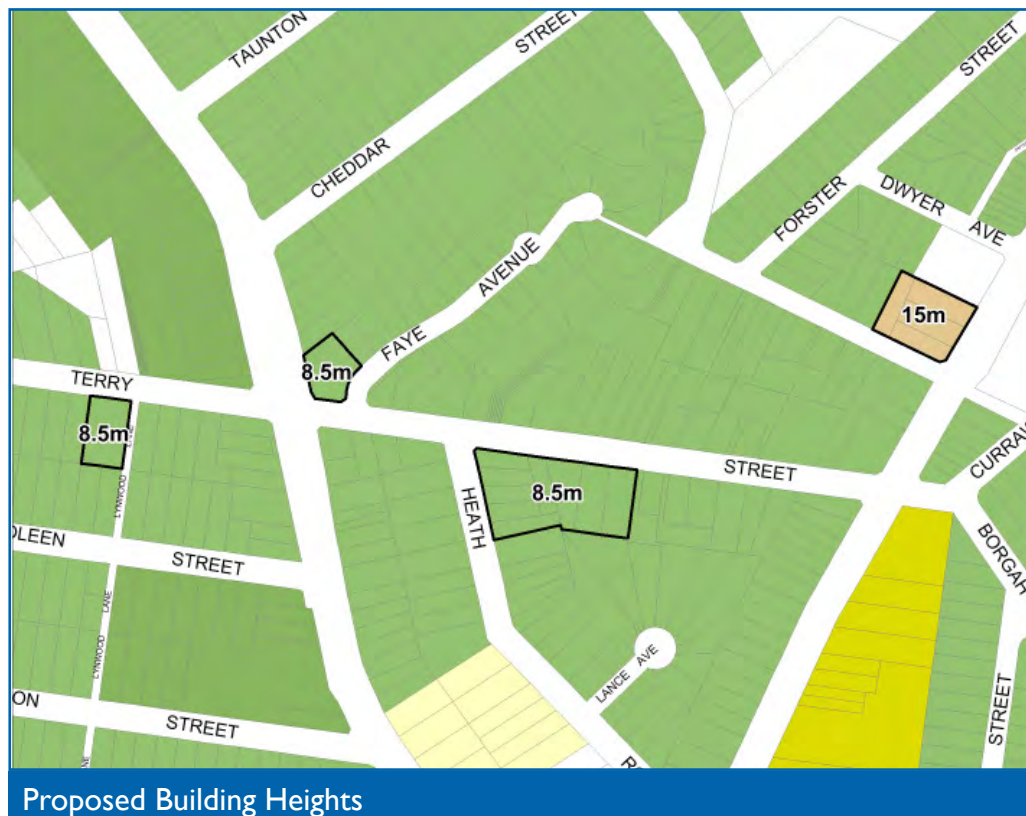
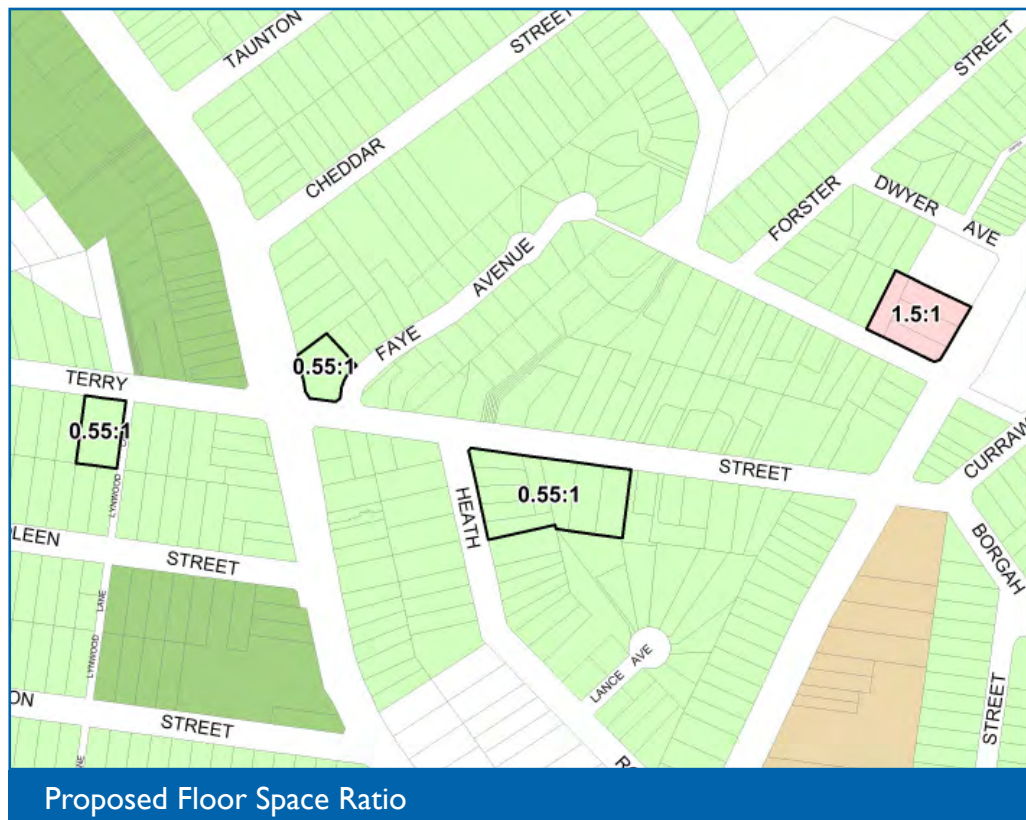
Environmental constraints	
Flood Planning	No flood study has been completed for this precinct.
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	Bus route to Hurstville Station runs directly past the motel site.
Walkability to commercial centre	Carss Park Centre is within 300m of the motel site, and South Hurstville Centre is within 1 km of the motel site.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Harold Fraser Reserve is located within 400m of the motel site, and Carss Park is located within 700m of the site.
Walkability to community facility	The following is located within 1 km of the precinct: several long day and out of school hours childcare centres, two nursing homes, library and various churches.

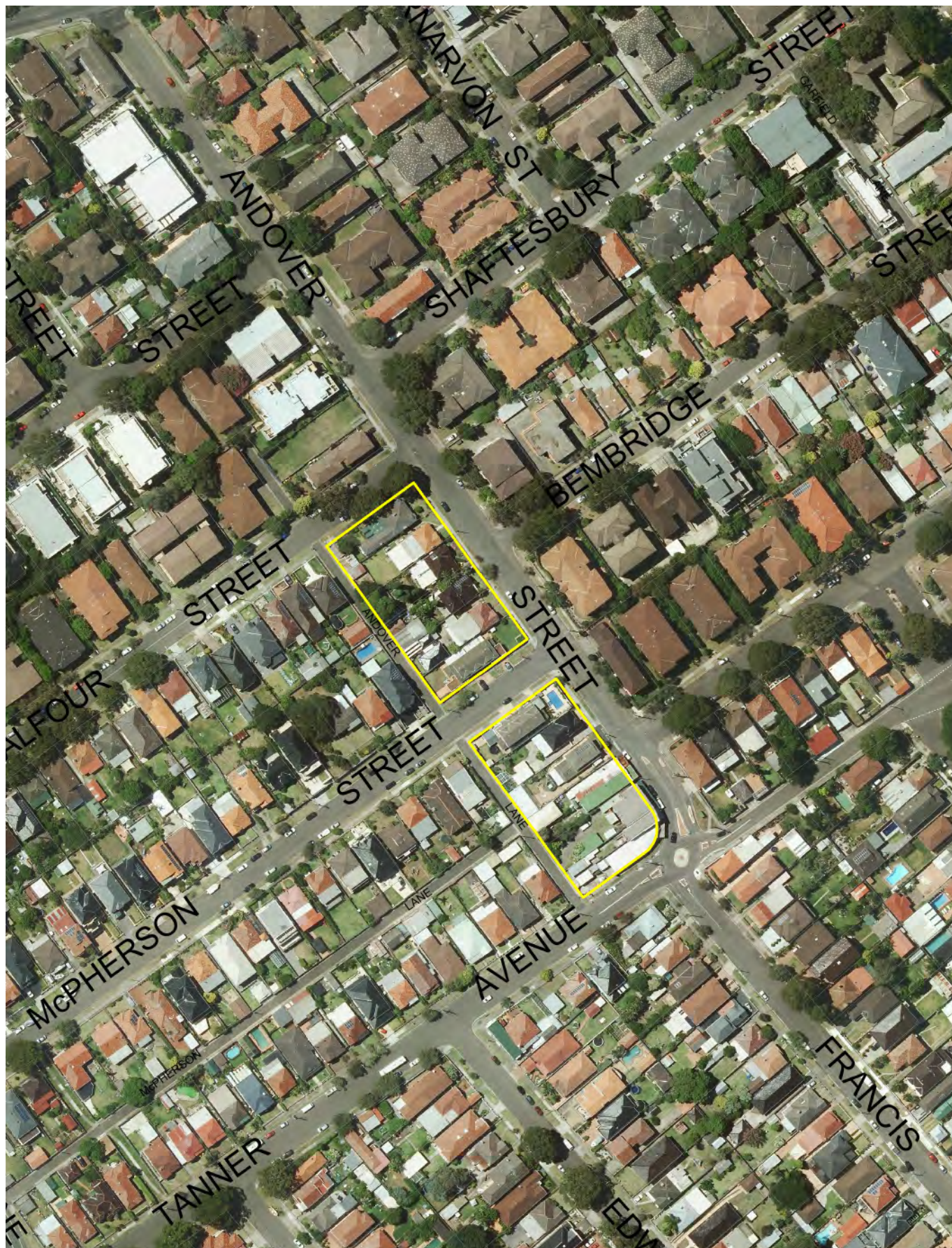
Terry Street

BLAKEHURST PRECINCT

Recommendation		
Proposed Development Type	Single dwellings in R2	Residential flat building in R3
Proposed Height	8.5m (two levels)	15m (three to four levels)
Proposed Density	0.55:1 (as per the R2 FSR table)	1.5:1

Terry Street BLAKEHURST PRECINCT





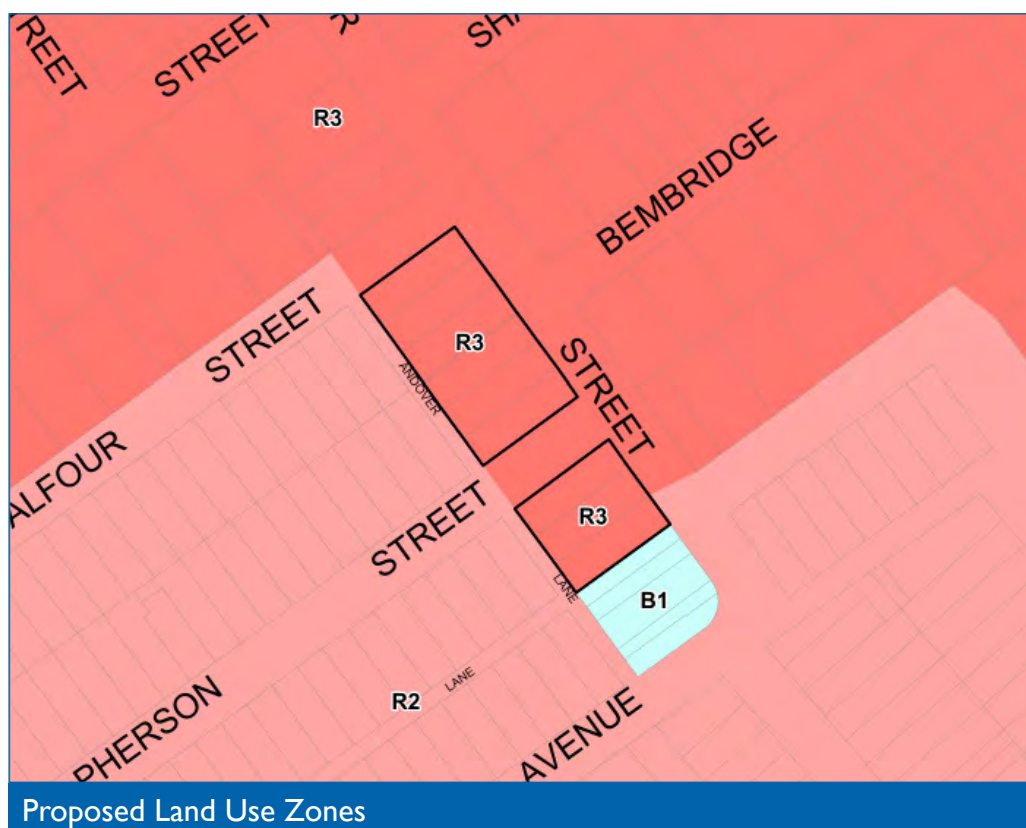
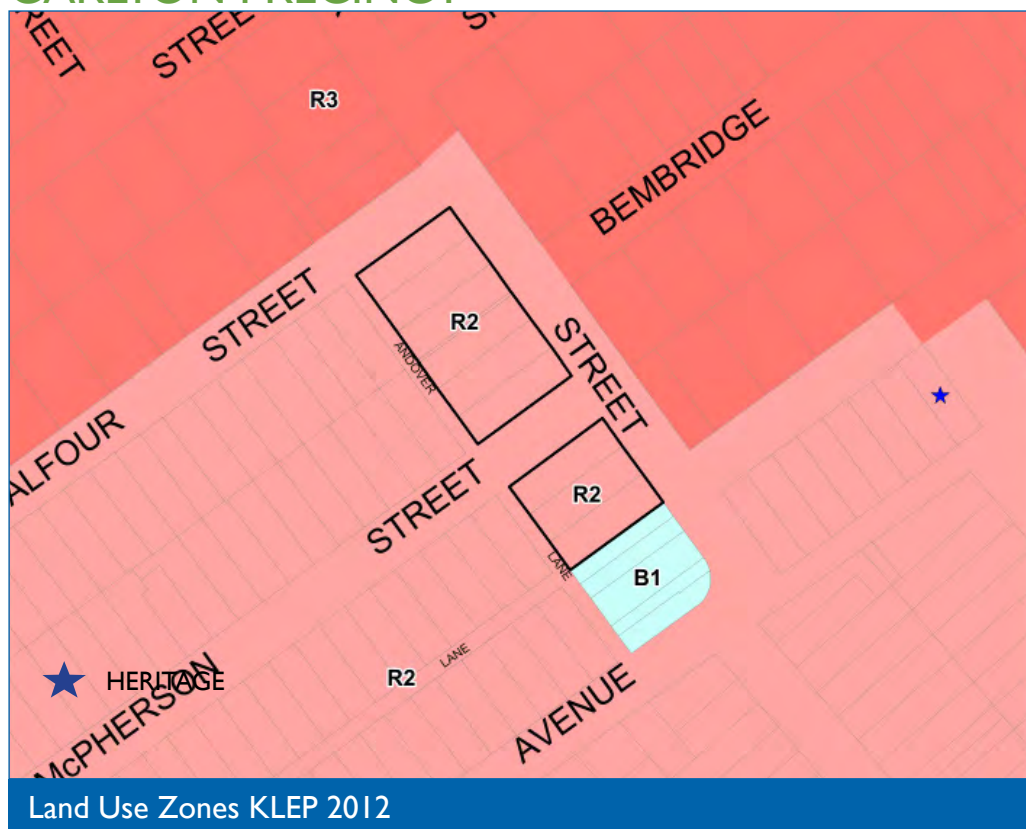
Aerial 2012

Andover St

CARLTON PRECINCT

47

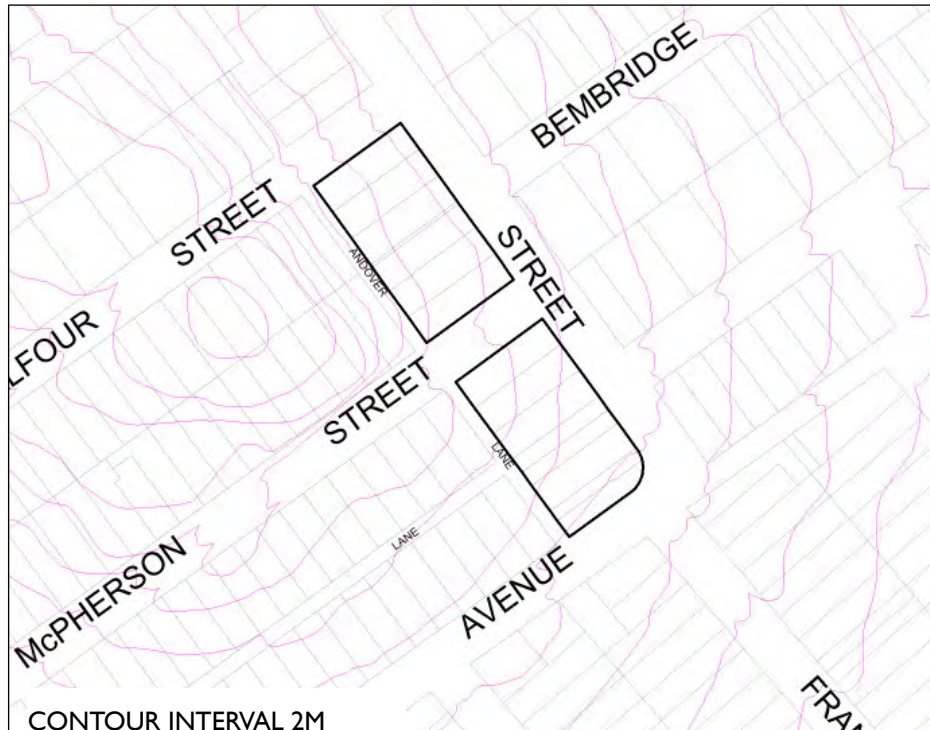
Andover St CARLTON PRECINCT



Andover St CARLTON PRECINCT

Area	7,225m ²
No. of Dwellings	17
No. of Properties	15
Existing Zoning(s)	R2 - Low Density Residential B1 - Neighbourhood Centre
Proposed Zoning	R3 - Medium Density Residential B1 - Neighbourhood Centre
Adjoining Zones	R2 - Low Density Residential R3 - Medium Density Residential
Current landuses and built form	One and two storey detached brick dwellings, two dual occupancies on corner lots and shops with shoptop housing in B1.
Surrounding landuses and built form	Two and three storey residential flat buildings and single dwellings.
Amalgamation potential/ ownership patterns	Individual owners for single dwellings. Some shops in common ownership. Dual occupancies are strata titled.
Property Capitalisation	Mixed of older building styles with some additions.

Andover St CARLTON PRECINCT

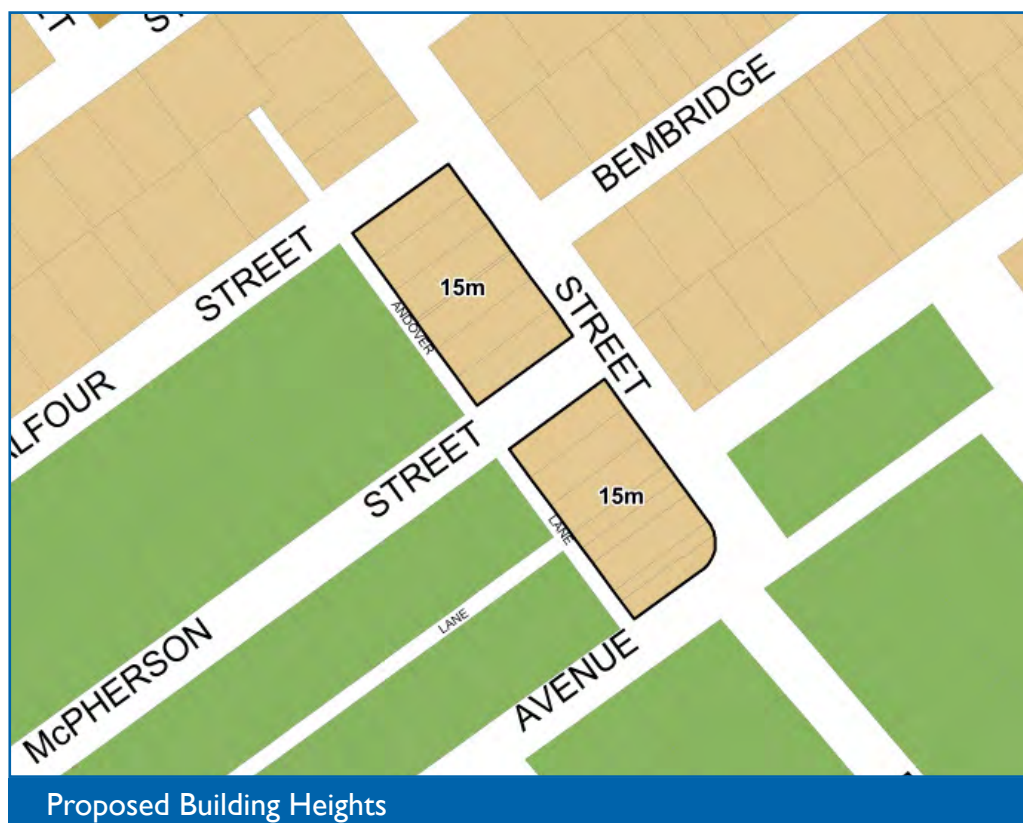
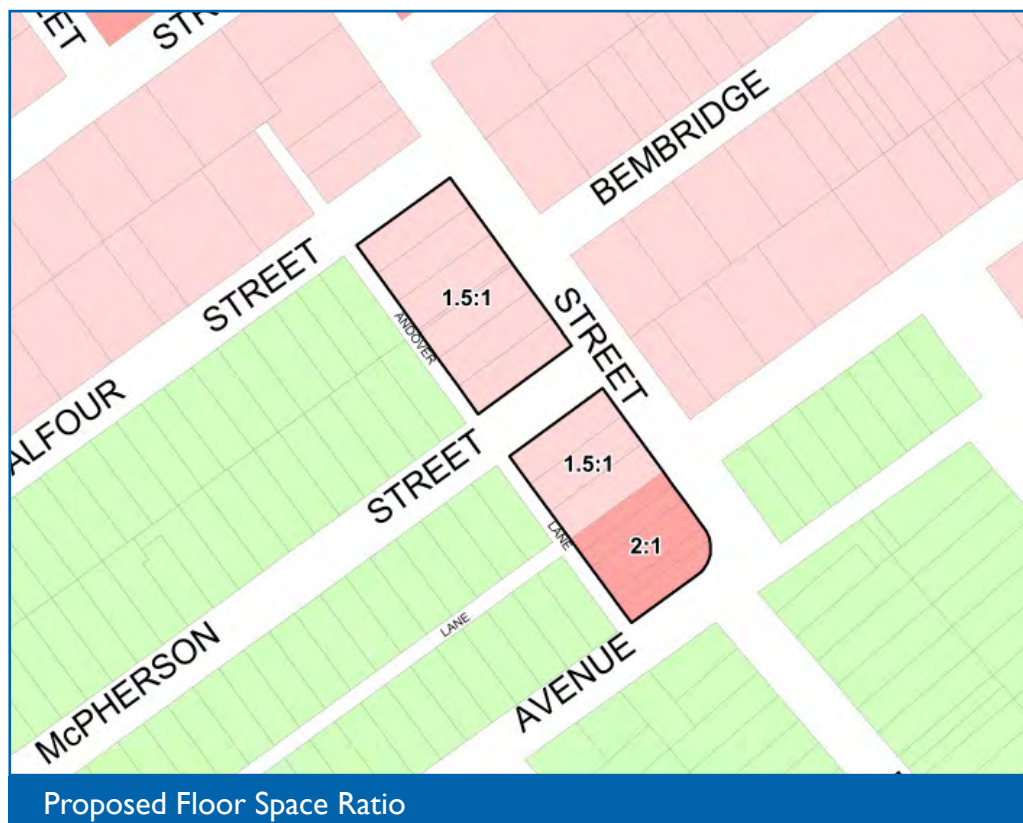


Environmental constraints	
Flood Planning	This precinct is not within a flood prone area.
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	Allawah and Carlton Stations are within 600m of the precinct . Both stations are accessible stations. There is a bus route directly along Andover Street from Allawah Station.
Walkability to commercial centre	Allawah Centre and Carlton Centre are within 600m of the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Anglo Square is within 200m of the precinct, Joy Meade and Augusta Park are within 350m and Jubilee Oval and Kogarah Park are within 700m of the precinct.
Walkability to community facility	The following is located within 1km of the precinct: several long day and out of school hours childcare centres, one nursing home and various churches.

Andover St CARLTON PRECINCT

Recommendation		
Proposed Development Type	Residential flat buildings in R3	Mixed use development in B1
Proposed Height	15m (four to five levels)	15m (four to five levels)
Proposed Density (Floor Space Ratio)	1.5:1	2:1

Andover St CARLTON PRECINCT



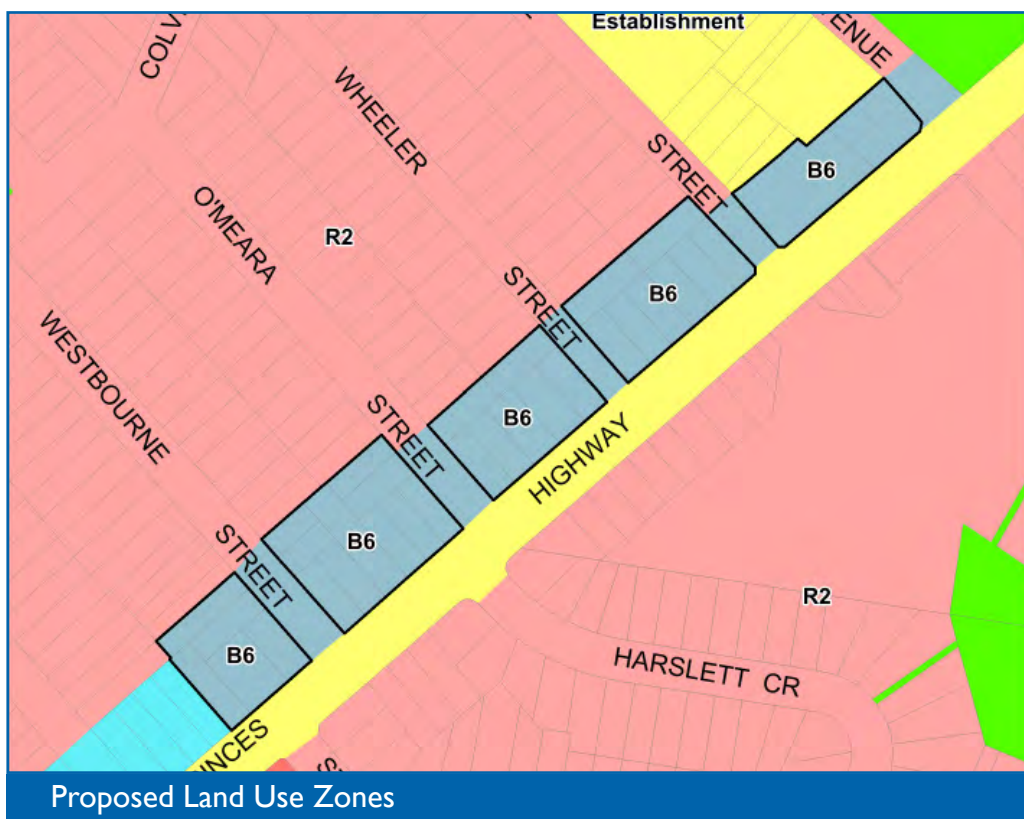
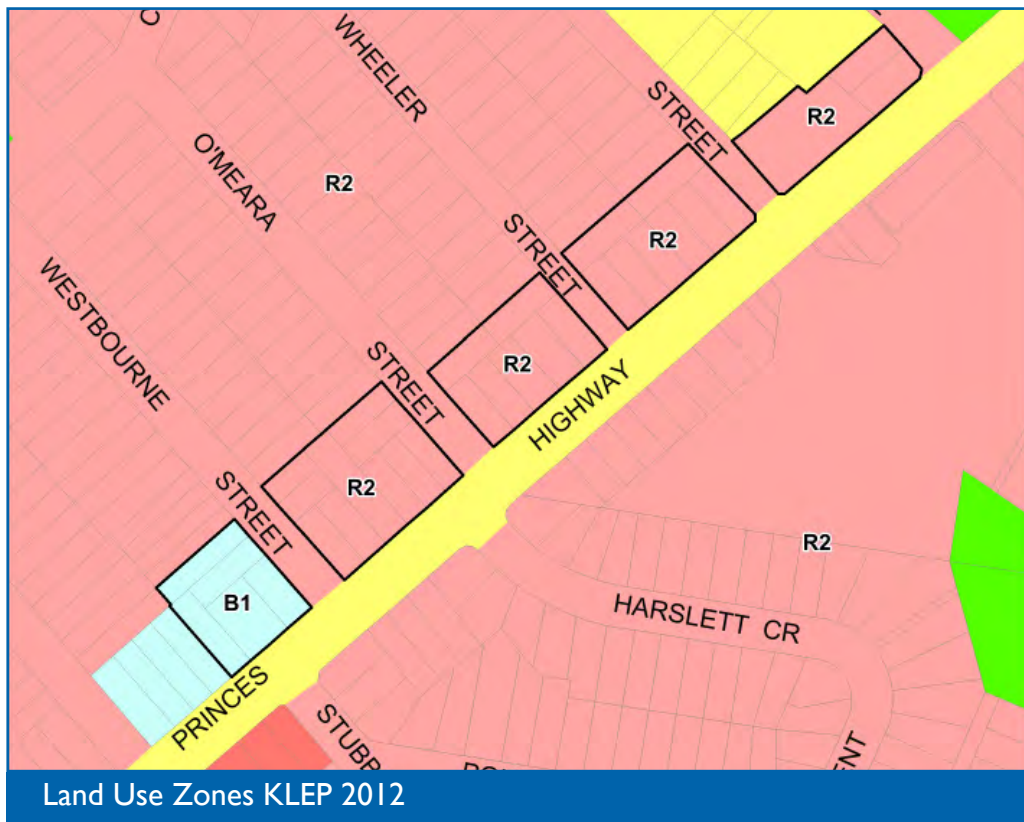


Aerial 2012

Enterprise Corridor CARLTON PRECINCT

53

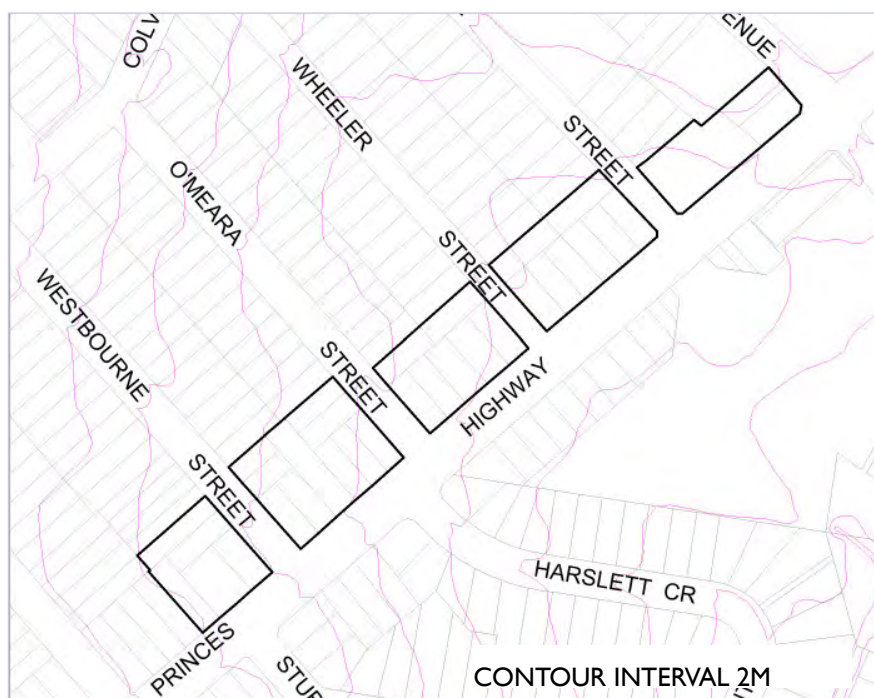
Enterprise Corridor CARLTON PRECINCT



Enterprise Corridor CARLTON PRECINCT

Area	20,979m ²
No. of Dwellings	49
No. of Properties	37
Existing Zoning(s)	R2 - Low Density Residential B1 - Neighbourhood Centre
Proposed Zoning	B6 - Enterprise Corridor
Adjoining Zones	R2 - Low Density Residential B1 - Neighbourhood Centre SP2 - Educational Establishments RE1 - Public Recreation
Current landuses and built form	Bulky goods retailing dominates this precinct, which consists of mostly non-conforming uses and several vacant sites. Some single and two storey detached brick dwellings located to the rear of sites fronting Princes Highway are including in this precinct.
Surrounding landuses and built form	Directly opposite this precinct is the St George Leagues Club. Other surrounding land uses include a school, residential dwellings and commercial/retail land uses.
Amalgamation potential/ ownership patterns	Larger sites in this precinct may not require amalgamation. Some lots are in common ownership. Single dwellings are in individual ownership.
Property Capitalisation	Redevelopment of vacant and older commercial properties to provide a mixture of bulky goods business space with residential dwellings above.

Enterprise Corridor CARLTON PRECINCT



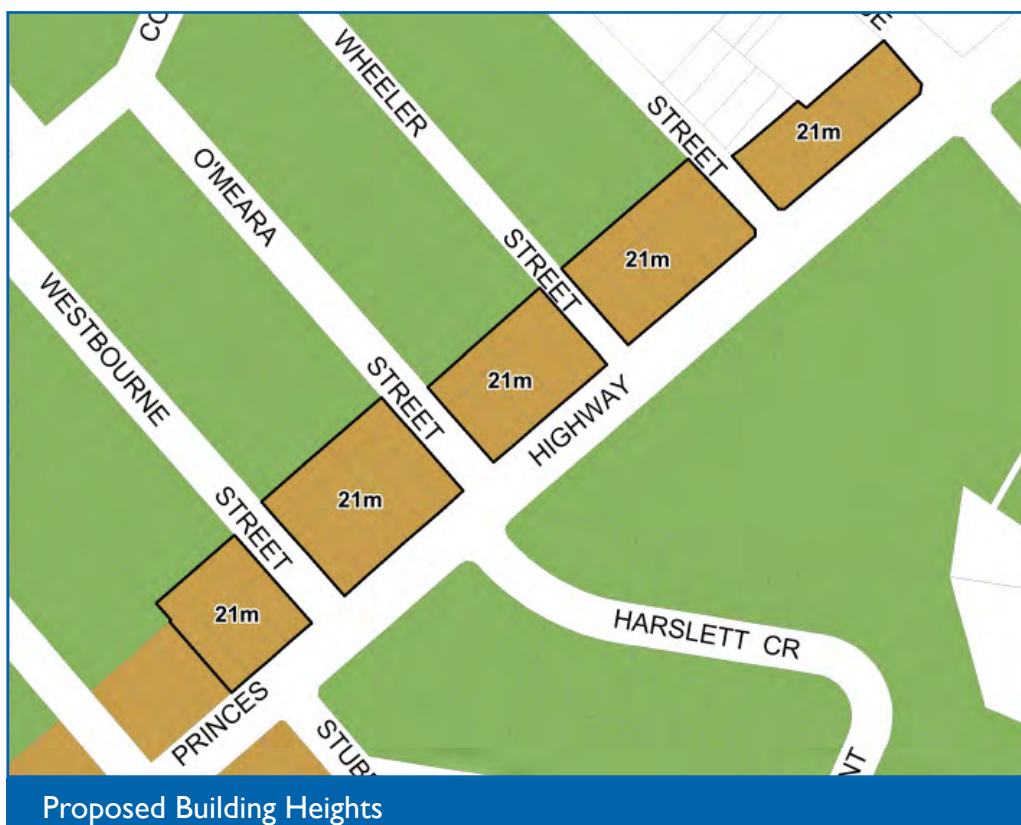
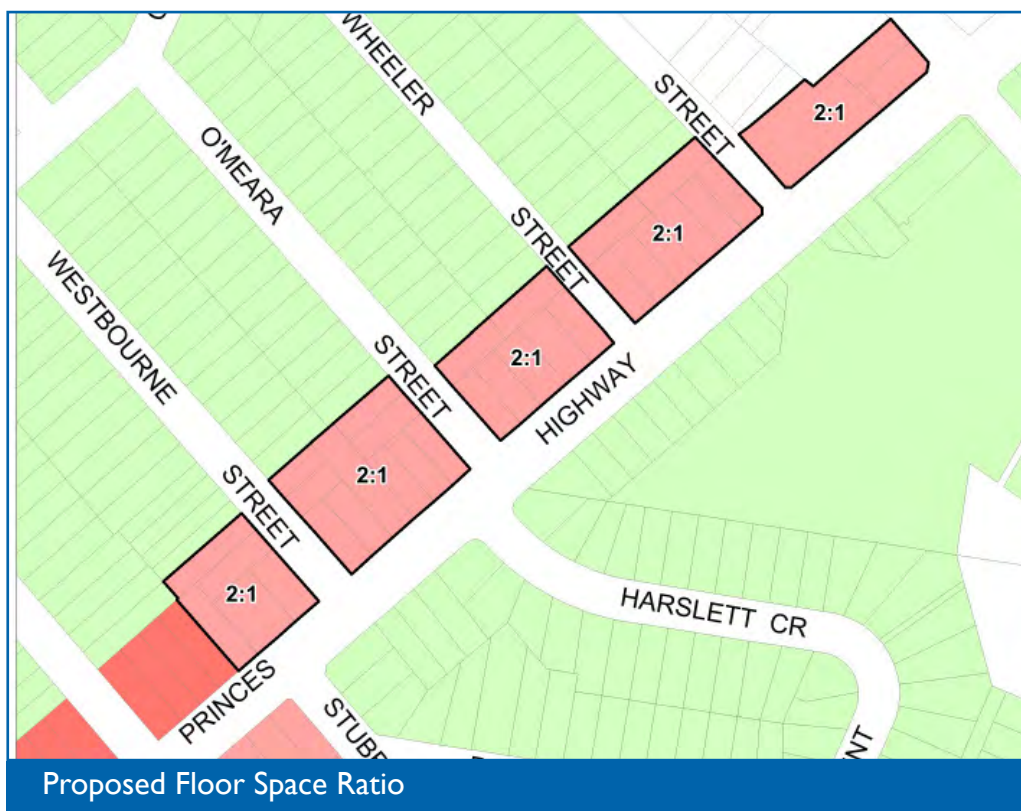
Environmental constraints	
Flood Planning	Precinct is affected by a flood planning level under Beverley Park Flood Study.
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	Carlton Station is within 800m of the precinct and is an accessible stations. There are continuous footpaths from the precinct to the station. There is a bus route directly along Princes Highway towards Kogarah and Hurstville Stations.
Walkability to commercial centre	Princes Highway Centre is adjacent to this precinct and Carlton Centre along Railway Parade is within 800m of the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Anglo Square is within 300m of the precinct, Moore Park and Beverley Park Golf Course and Spooner Park are within 400m and Jubilee Oval and Kogarah Park are within 20m of the precinct.
Walkability to community facility	The following is located within 1km of the precinct: several long day and out of school hours childcare centres, one nursing home and various churches.

Enterprise Corridor

CARLTON PRECINCT

Recommendation	
Proposed Development Type	Mixed use development with bulky goods retailing and business uses on large floorplates at ground level with residential above.
Proposed Height	21m (six to seven levels)
Proposed Density	2:1 (0.7:1 must be commercial/retail)

Enterprise Corridor CARLTON PRECINCT





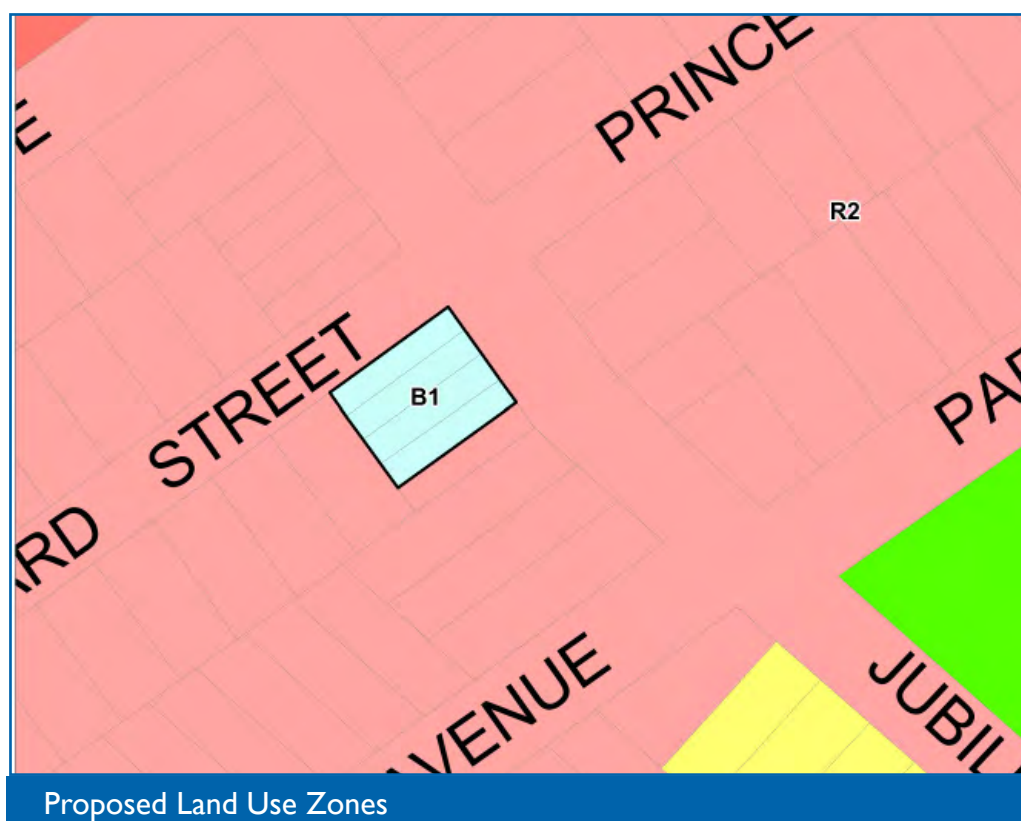
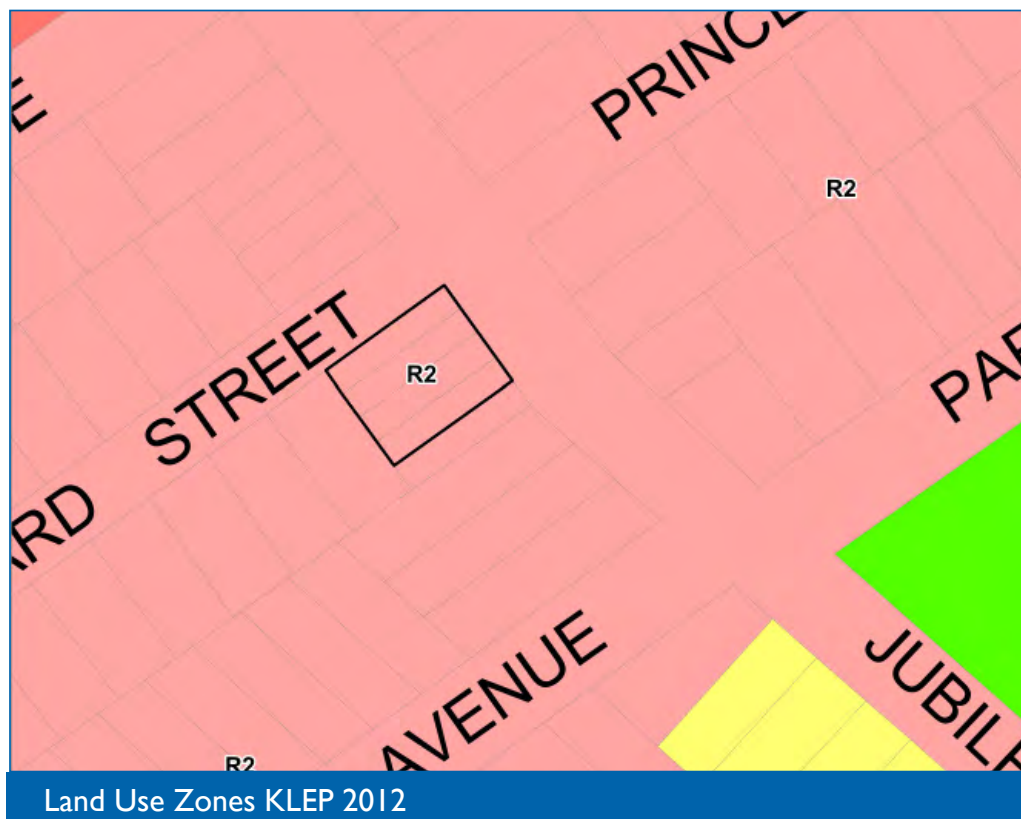
Aerial 2014

Jubilee Avenue

CARLTON PRECINCT

59

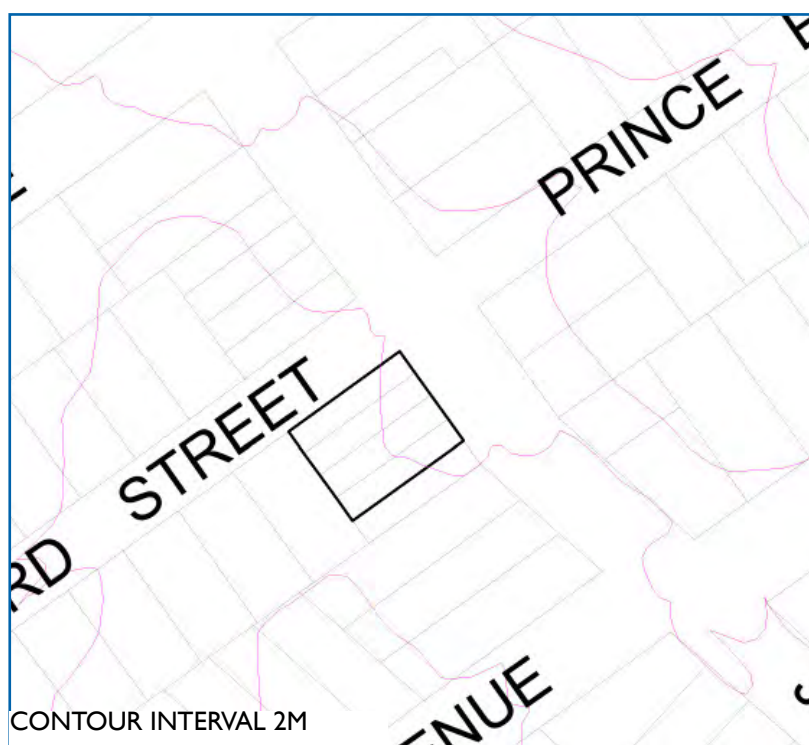
Jubilee Avenue CARLTON PRECINCT



Jubilee Avenue CARLTON PRECINCT

Area	762m ²
No. of Dwellings	4
No. of Properties	4
Existing Zoning(s)	R2 - Low Density Residential
Proposed Zoning	B1 - Neighbourhood Centre
Adjoining Zones	R2 - Low Density Residential
Current landuses and built form	Shops with some shop top dwellings. Sites in this precinct are listed in Schedule 1 of KLEP 2012 for shops.
Surrounding landuses and built form	Surrounded by low density housing with some isolated non-conforming uses. Further to the north is two and three storey residential flat buildings.
Amalgamation potential/ ownership patterns	Fragmented ownership.
Property Capitalisation	Older building stock with the exception of No.43 Jubilee Avenue which has been recently developed.

Jubilee Avenue CARLTON PRECINCT

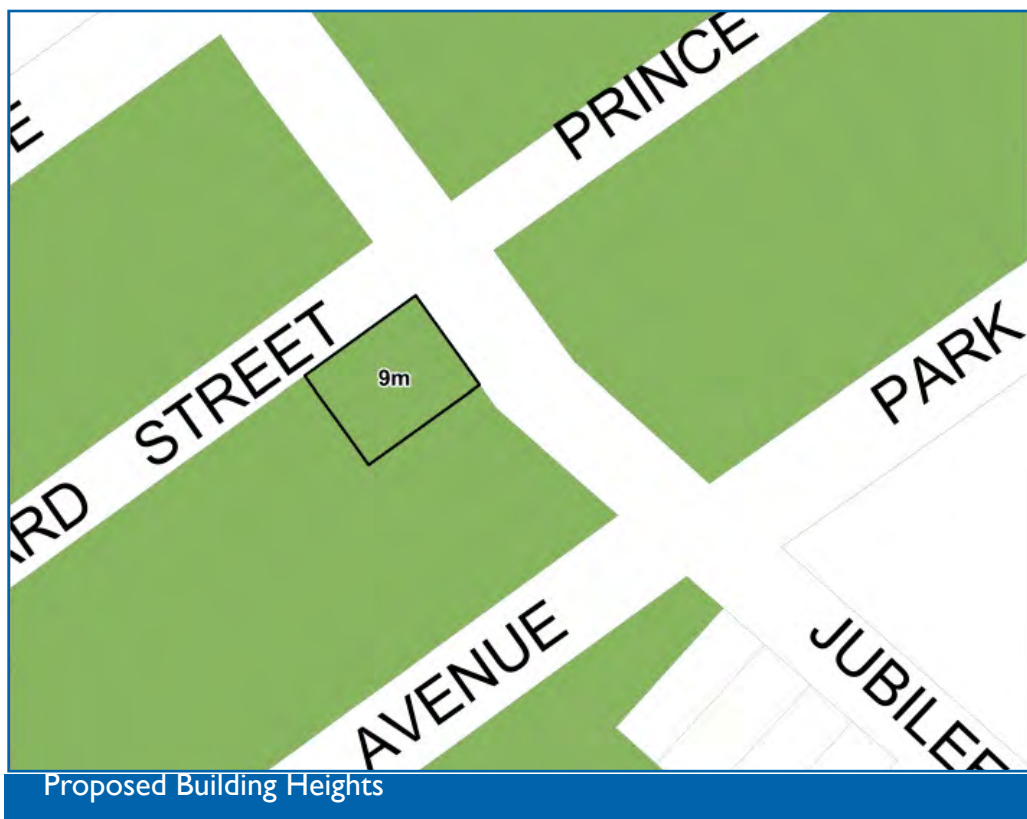
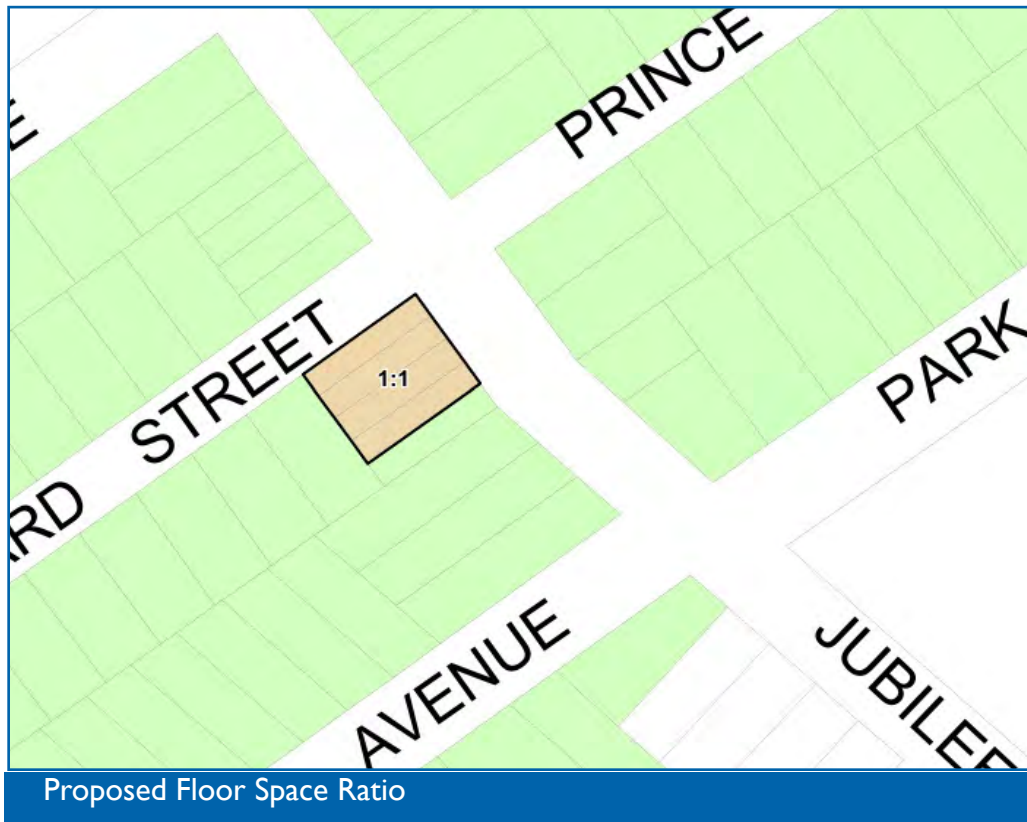


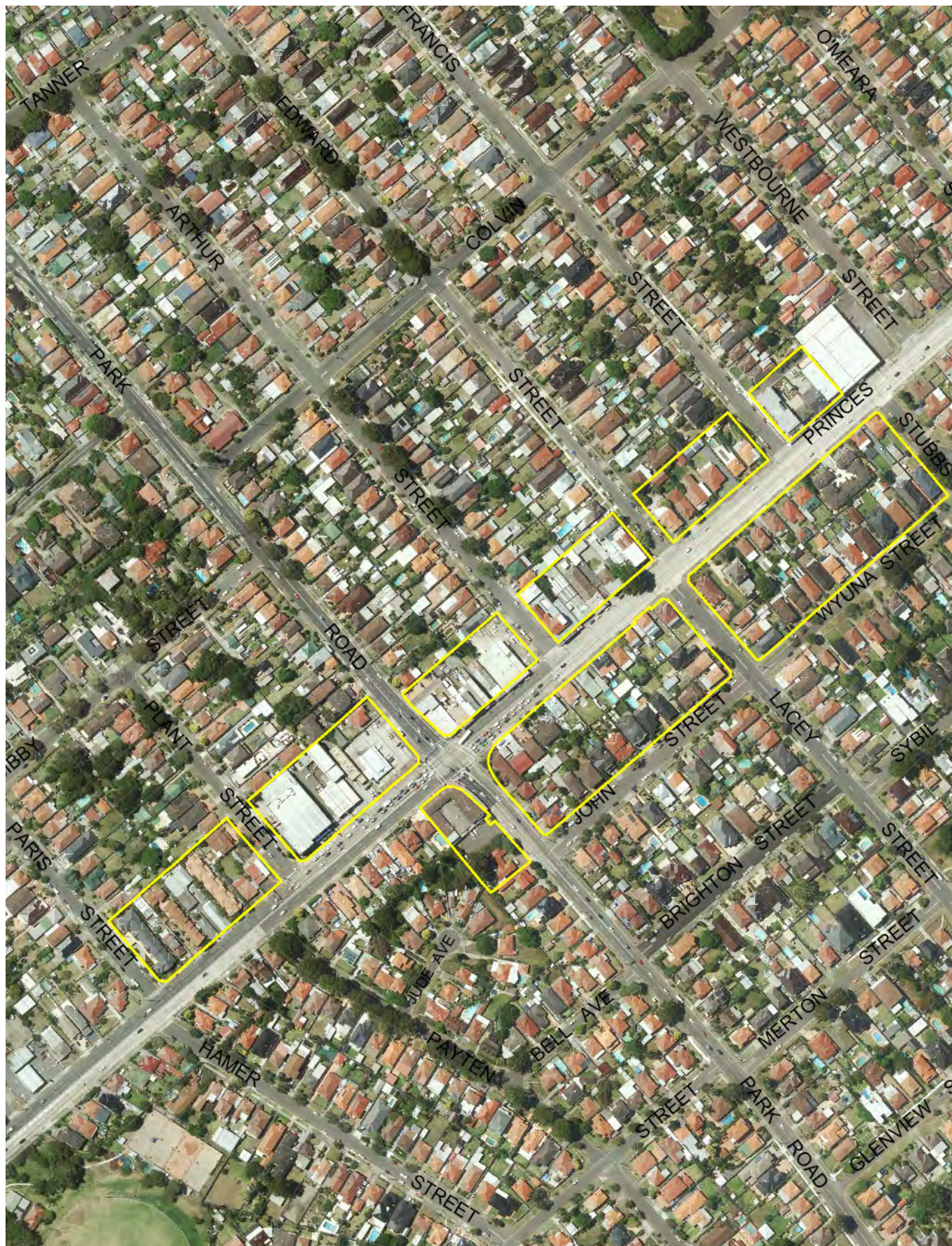
Environmental constraints	
Flood Planning	Precinct is affected by a flood planning level under Beverley Park Flood Study.
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	Carlton Station is within 800m of the precinct and is an accessible stations. There are continuous footpaths from the precinct to the station. There is a bus route directly along Princes Highway towards Kogarah and Hurstville Stations.
Walkability to commercial centre	Princes Highway Centre is adjacent to this precinct and Carlton Centre along Railway Parade is within 800m of the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Anglo Square is within 300m of the precinct, Moore Park and Beverley Park Golf Course and Spooner Park are within 400m and Jubilee Oval and Kogarah Park are within 20m of the precinct.
Walkability to community facility	The following is located within 1 km of the precinct: several long day and out of school hours childcare centres, one nursing home and various churches.

Jubilee Avenue CARLTON PRECINCT

Recommendation	
Proposed Development Type	Existing built form of shop top housing. Rezoning to formalise land use as neighbourhood centre.
Proposed Height	9m (two to three levels)
Proposed Density (Floor Space Ratio)	1:1

Jubilee Avenue CARLTON PRECINCT



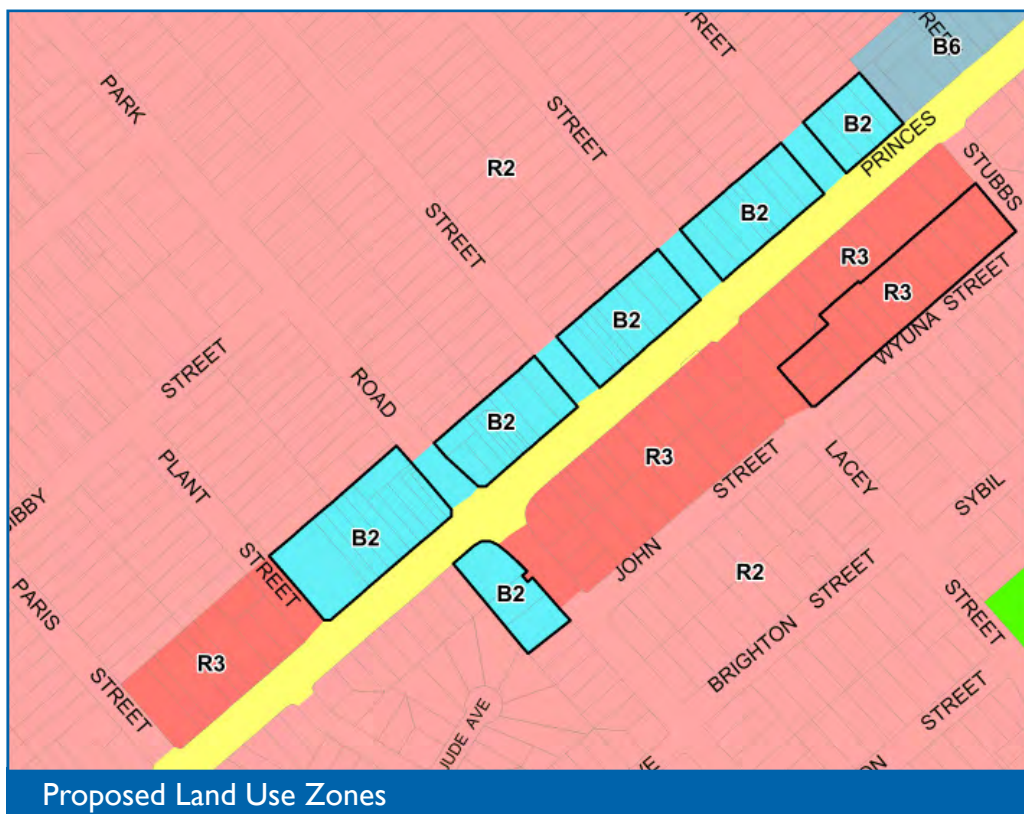
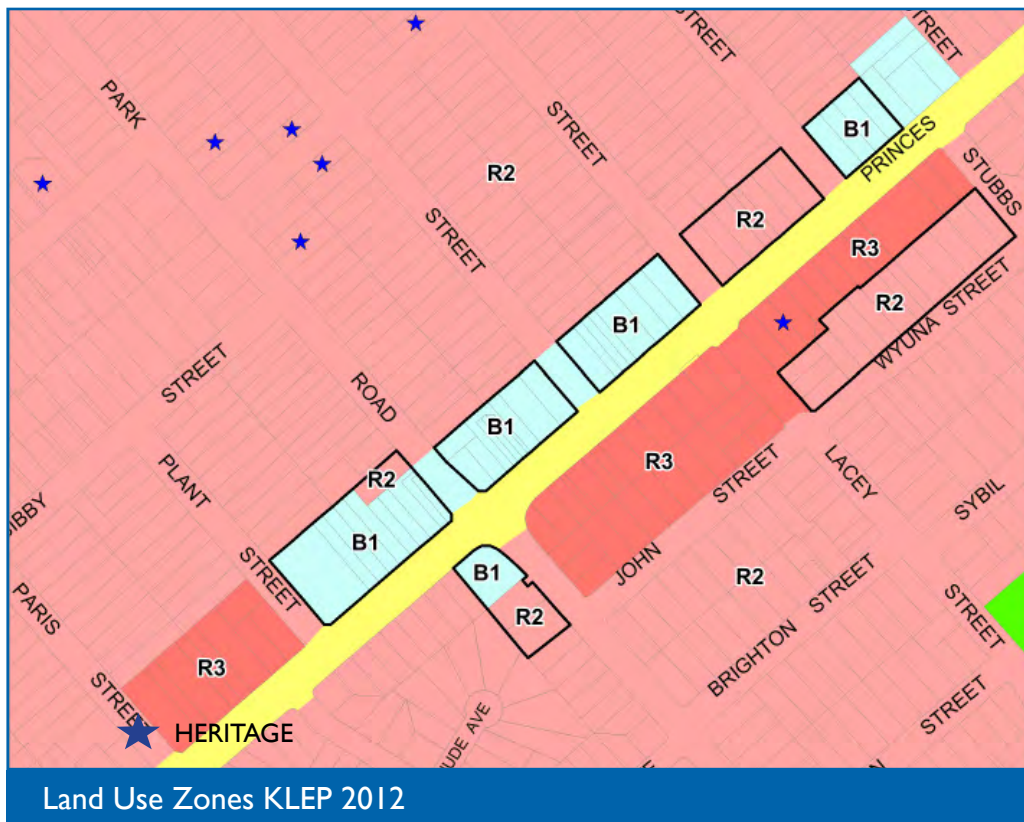


Aerial 2014

Princes Highway Centre CARLTON PRECINCT

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Princes Highway Centre CARLTON PRECINCT

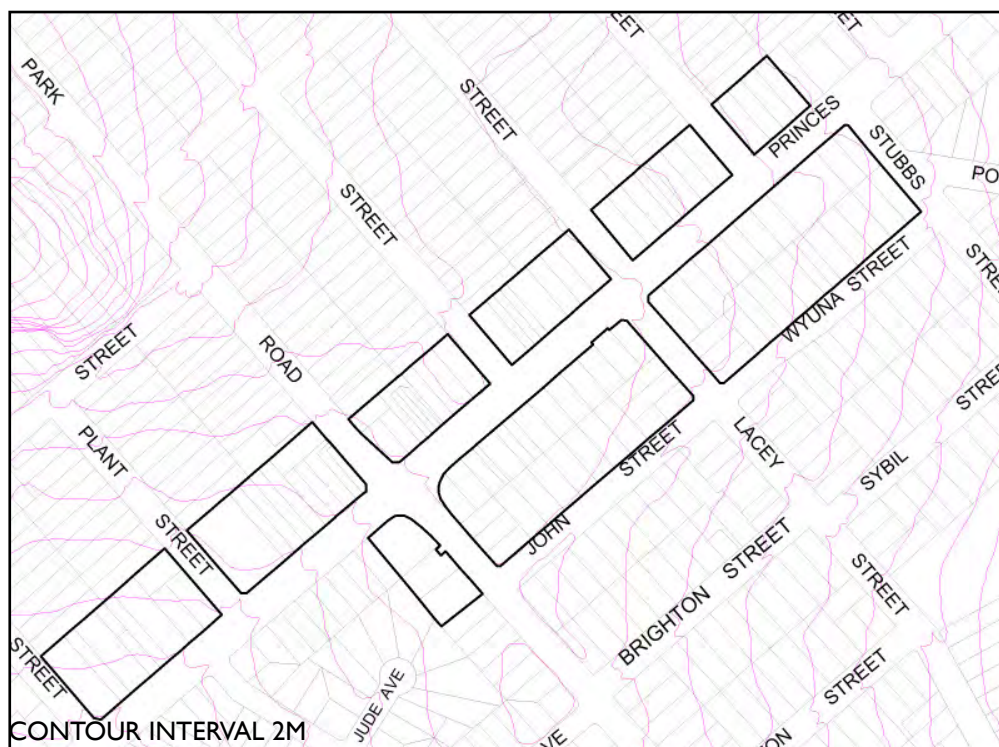


Princes Highway Centre

CARLTON PRECINCT

Area	59,910m ²
No. of Dwellings	156
No. of Properties	109
Existing Zoning(s)	B1 - Neighbourhood Centre R2 - Low Density Residential R3 - Medium Density Residential
Proposed Zoning	B1 - Neighbourhood Centre R3 - Medium Density Residential
Adjoining Zones	B1 - Neighbourhood Centre R2 - Low Density Residential
Current landuses and built form	Mixture of shops with shop top housing from varying periods includes fast food outlet, veterinary hospital and animal shelter, bulky goods retailing, a childcare centre, single brick dwellings, several town house developments and a vacant site.
Surrounding landuses and built form	Single dwellings and medium density town house developments. and bulky goods retailing to the north east along Princes Highway.
Amalgamation potential/ ownership patterns	Some larger parcels are in common ownership. Generally individual ownership for small shop sites.
Property Capitalisation	Variety of building types and conditions.

Princes Highway Centre CARLTON PRECINCT



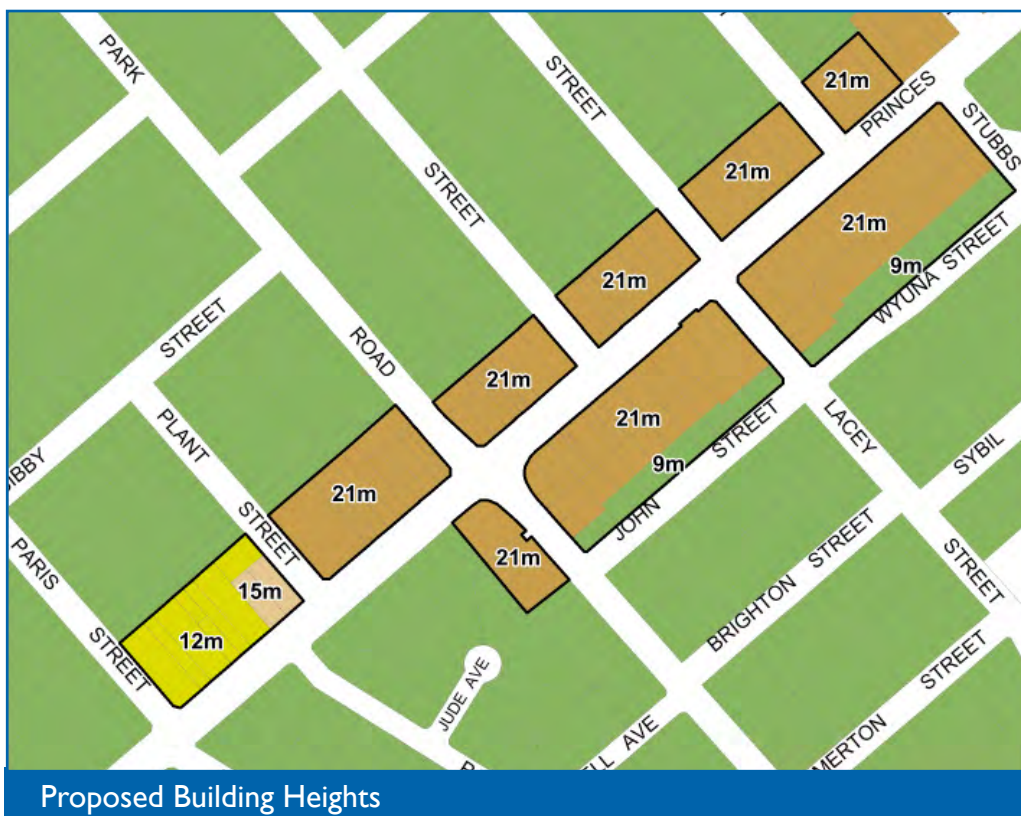
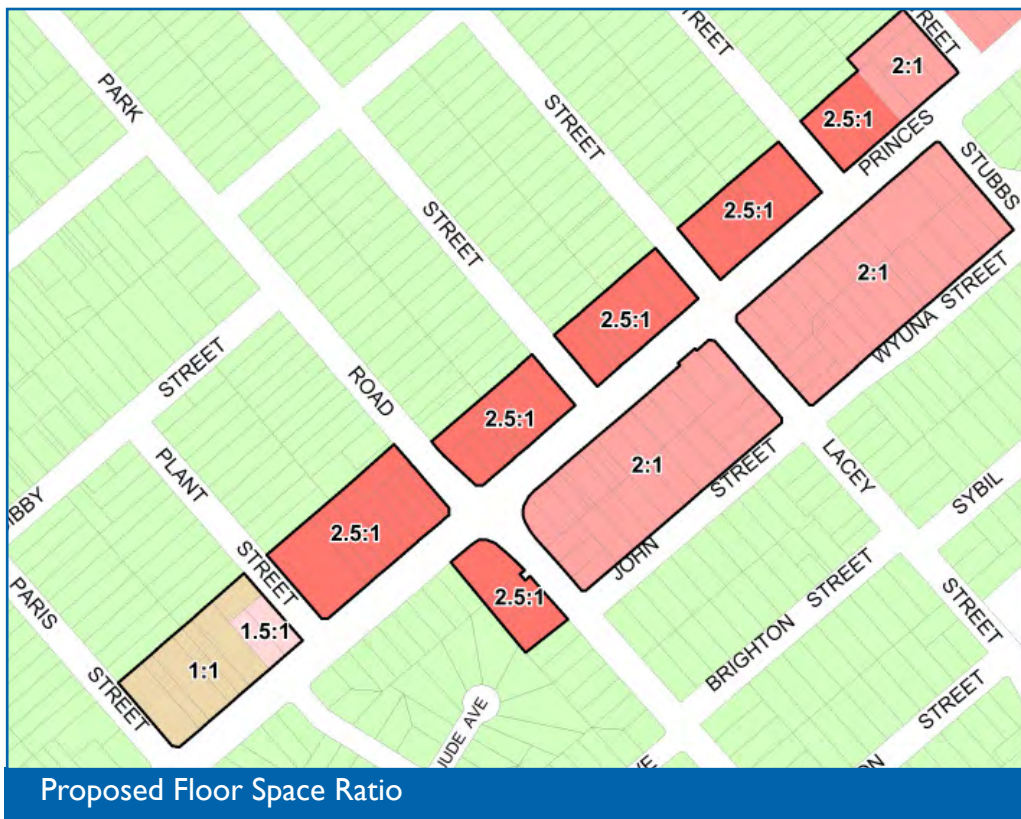
Environmental constraints	
Flood Planning	Precinct is affected by a flood planning level under Beverley Park Flood Study.
Heritage	The heritage listing of 'Sunnyside' (No.188 Princes Highway) within the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing building.
Walkability to transport node	Allawah and Carlton Stations are within 1km of the precinct and is an accessible stations. There are continuous footpaths from the precinct to the station. There is a bus route directly along Princes Highway towards Kogarah and Hurstville Stations.
Walkability to commercial centre	Princes Highway Centre is within this precinct and Carlton Centre along Railway Parade is within 800m of the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Anglo Square is within 400m of the precinct, Moore Park and Beverley Park Golf Course and Spooner Park are within 500m and Jubilee Oval and Kogarah Park are within 100m of the precinct.
Walkability to community facility	The following is located within 1km of the precinct: several long day and out of school hours childcare centres, one nursing home and various churches.

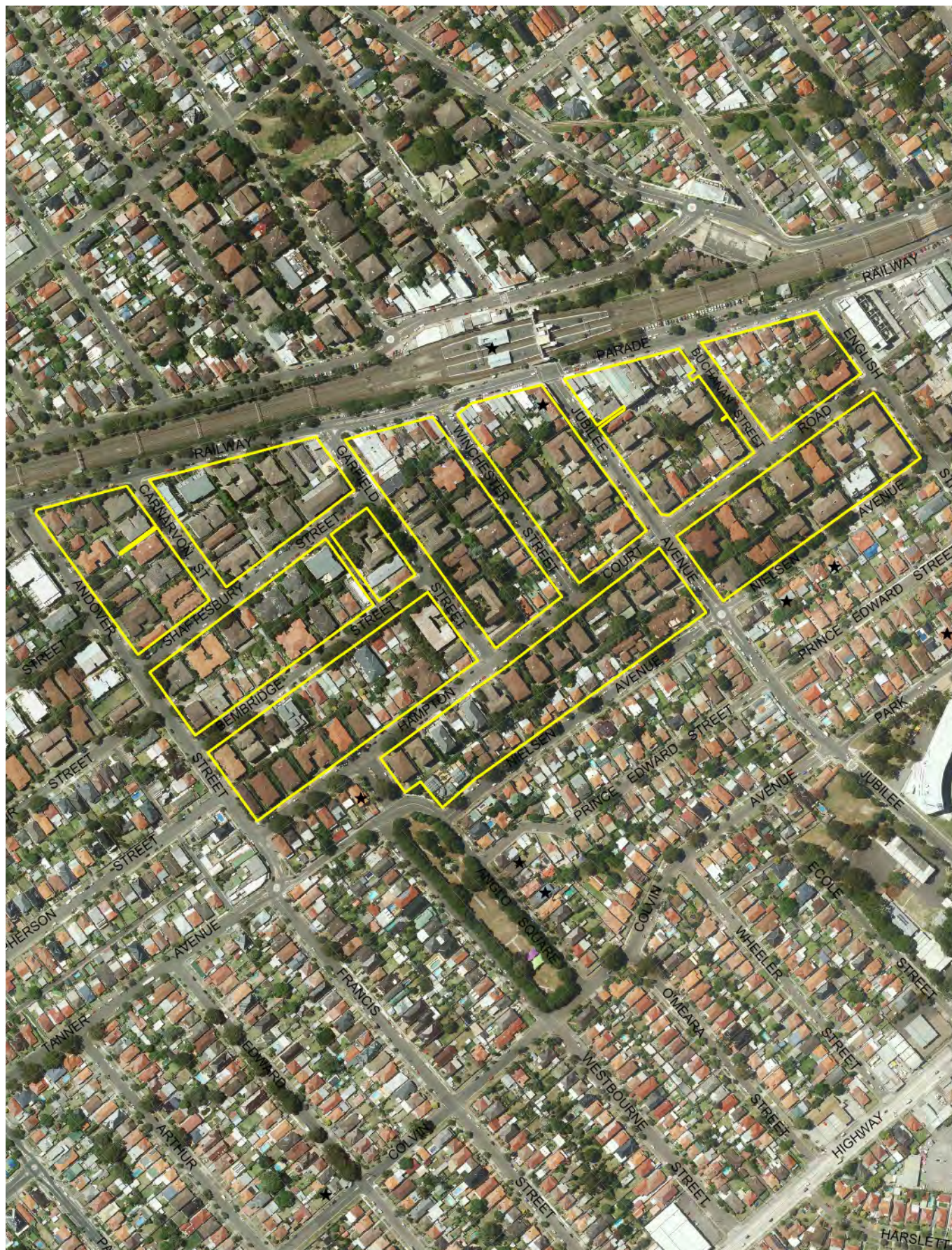
Princes Highway Centre

CARLTON PRECINCT

Recommendation				
Proposed Development Type	Residential flat buildings in R3			Mixed Use development in B2
Proposed Height	12m (three to four levels)	15m (four to five levels)	21m (six to seven levels)	21m (six to seven levels)
Proposed Density	1:1	1.5:1	2:1	2.5:1

Princes Highway Centre CARLTON PRECINCT



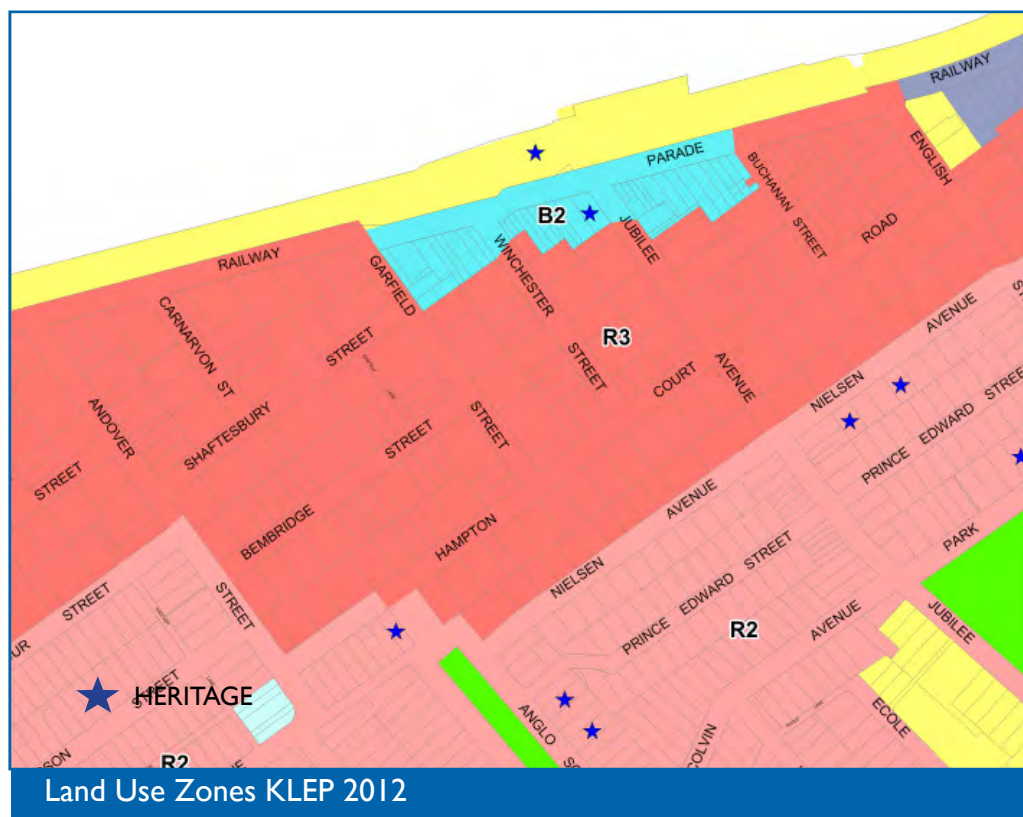


Aerial 2012

Railway Parade CARLTON PRECINCT

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Railway Parade CARLTON PRECINCT

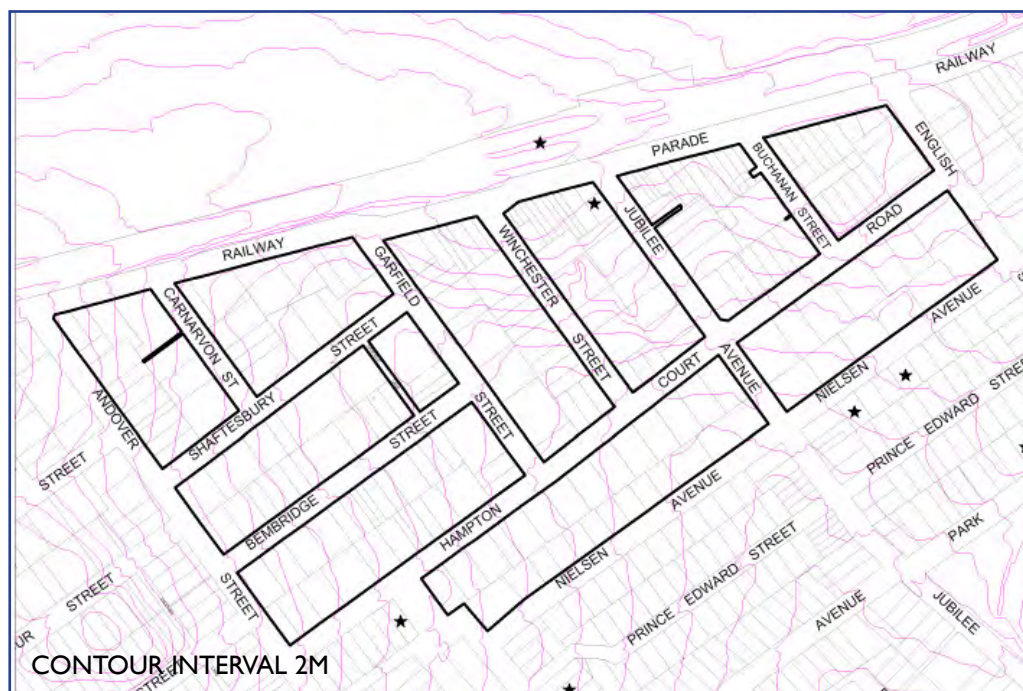


Railway Parade

CARLTON PRECINCT

Area	161,013m ²
No. of Dwellings	1106
No. of Properties	221
Existing Zoning(s)	B2 - Local Centre R2 - Low Density Residential R3 - Medium Density Residential
Proposed Zoning	No changes proposed
Adjoining Zones	R2 - Low Density Residential R3 - Medium Density Residential
Current landuses and built form	Inter-war centre built in 1920-1930s. The centre is predominantly one and two storey in scale with the exception of a few buildings including Nos. 288-298 Railway Parade. This building is a former cinema and appears to the street as a four and five storey building. The centre supports the train station and accommodates a mix of uses, including retail, commercial, restaurants, gymnasium and food outlets. The surrounding medium density area is predominately two and three storey residential flat buildings. There are some single dwellings remaining.
Surrounding landuses and built form	Medium density residential flat buildings to the west. edge of Kogarah Town Centre to the east. The Illawarra Railway line to the north, and low density residential dwellings to the south of this precinct.
Amalgamation potential/ ownership patterns	Some parcels in the Centre are in common ownership. Generally individual ownership for smaller shop sites. Most of the residential flat buildings are strata titled and have low development potential. Remaining infill sites are in common ownership.
Property Capitalisation	Some opportunity for larger sites, such as the former cinema, to redevelop.

Railway Parade CARLTON PRECINCT



Environmental constraints	
Flood Planning	Parts of the precinct are affected by a flood planning level under Beverley Park Flood Study.
Heritage	The heritage listing of The Royal Hotel (No.314 Railway Parade) within the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing building.
Walkability to transport node	Carlton Station is within 20m of the precinct and is an accessible stations. There are continuous footpaths from the precinct to the station. There is a bus route directly along Princes Highway towards Kogarah and Hurstville Stations.
Walkability to commercial centre	Carlton Centre is within the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Anglo Square is within 800m of the precinct, Moore Park and Beverley Park Golf Course and Spooner Park are within 400m and Jubilee Oval and Kogarah Park are within 20m of the precinct.
Walkability to community facility	The following is located within 1km of the precinct: several long day and out of school hours childcare centres, one nursing home and various churches.

Railway Parade CARLTON PRECINCT

Recommendation			
Proposed Development Type	Residential flat buildings in R3		Mixed use development in B2
Proposed Height	15m (four to five levels)	21m (six to seven levels)	21m (six to seven levels)
Proposed Density	1.5:1	2:1	2.5:1

Princes Highway Centre CARLTON PRECINCT



Proposed Floor Space Ratio



Proposed Building Heights



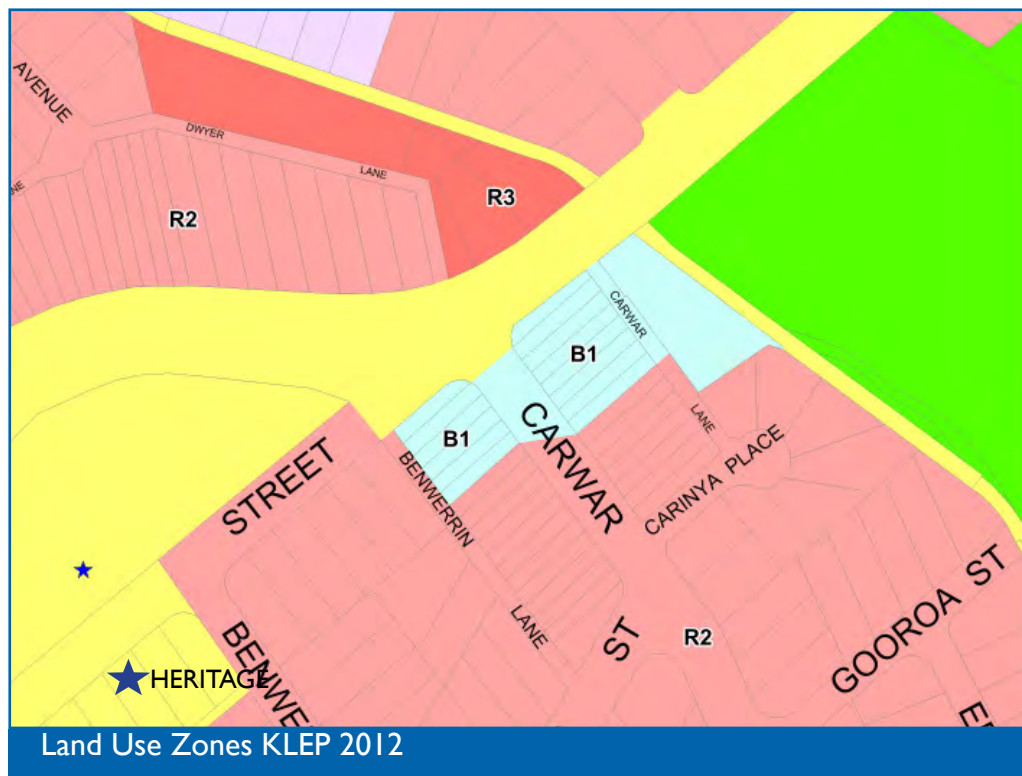
Aerial 2014

Carss Park Centre

CARSS PARK PRECINCT

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Carss Park Centre CARSS PARK PRECINCT



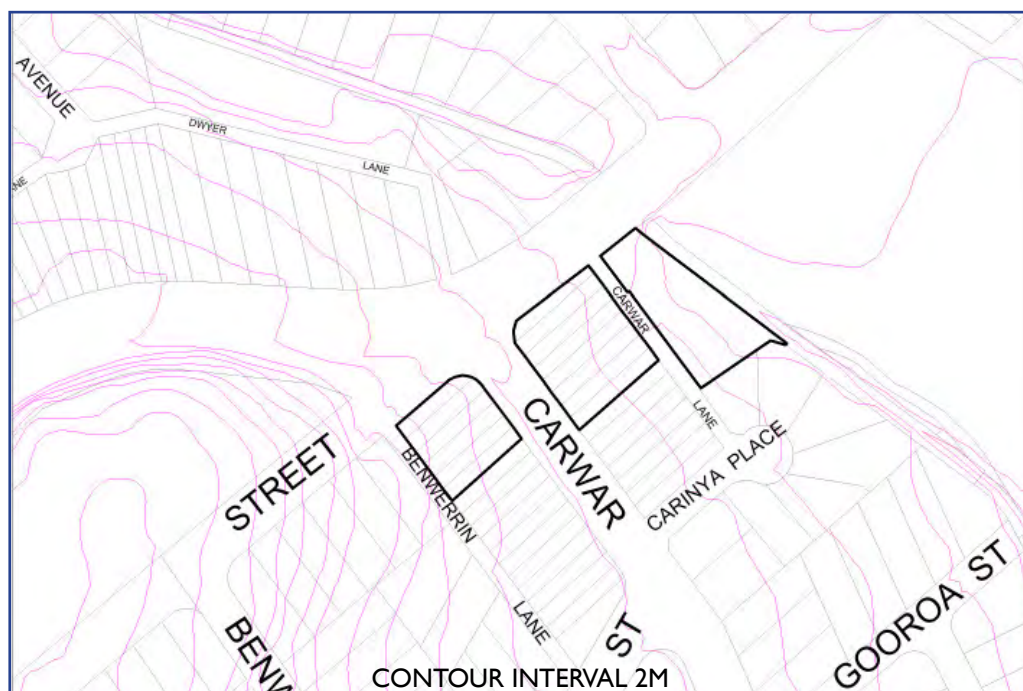
Carss Park Centre

CARSS PARK PRECINCT

Area	161,013m ²
No. of Dwellings	1,106
No. of Properties	221
Existing Zoning(s)	B1 - Neighbourhood Centre R3 - Medium Density Residential
Proposed Zoning	No changes proposed
Adjoining Zones	R2 - Low Density Residential
Current landuses and built form	This is a small group of shop top development located at the entry to Carss Park that has a 'traditional main street' character. The buildings are generally two storeys with retail at ground level and residential above. Rear laneways service both sides of the strip and adequate parking is available in the Council car park, which is situated on the corner of Carwar Avenue and Carinya Place. A newer development is located on the fringe of the commercial centre, with frontage to the Princes Highway. This three-storey building includes commercial/service type uses on the lower levels, with residential development above. The residential component has been orientated to address Harold Fraser Reserve, which is located to the north of the site Townhouses and single dwellings to the north in the R3 medium density zone.
Surrounding landuses and built form	Harold Fraser reserve to the north west. Low density residential dwellings to the south and south west.
Amalgamation potential/ ownership patterns	Generally individual ownership for shop. Buildings reflect a variety of styles and periods.
Property Capitalisation	Some opportunity service station site at No.294 Princes Highway to redevelop.

Carss Park Centre

CARSS PARK PRECINCT



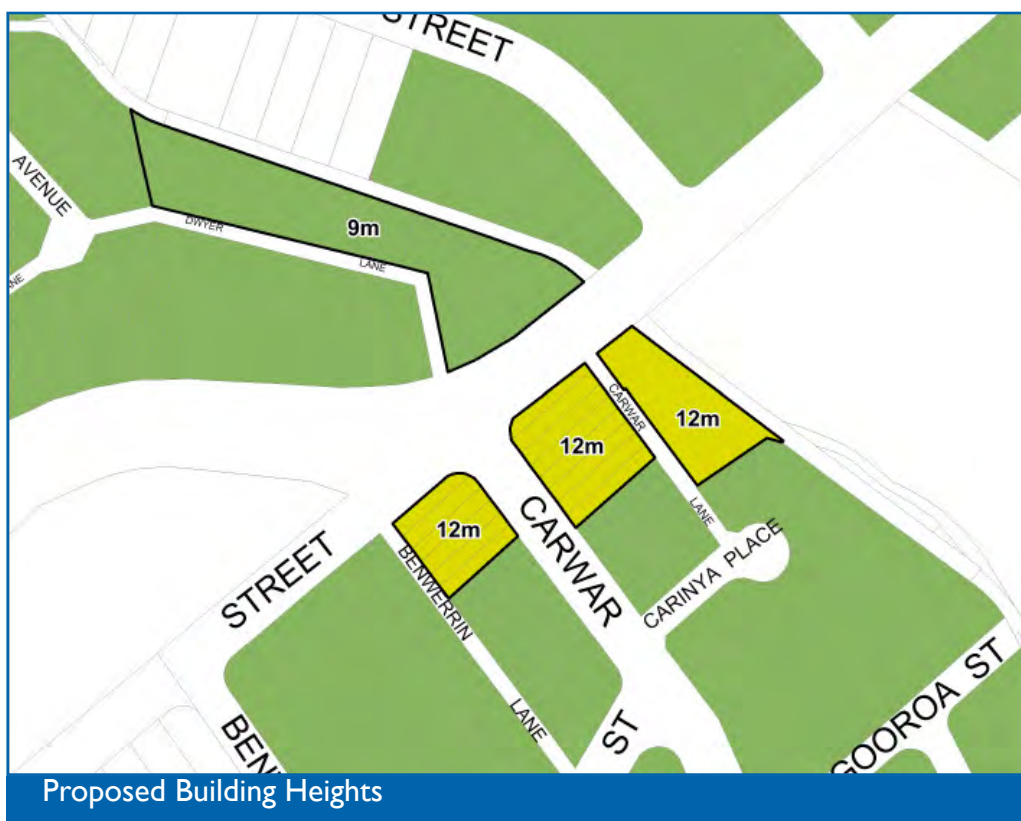
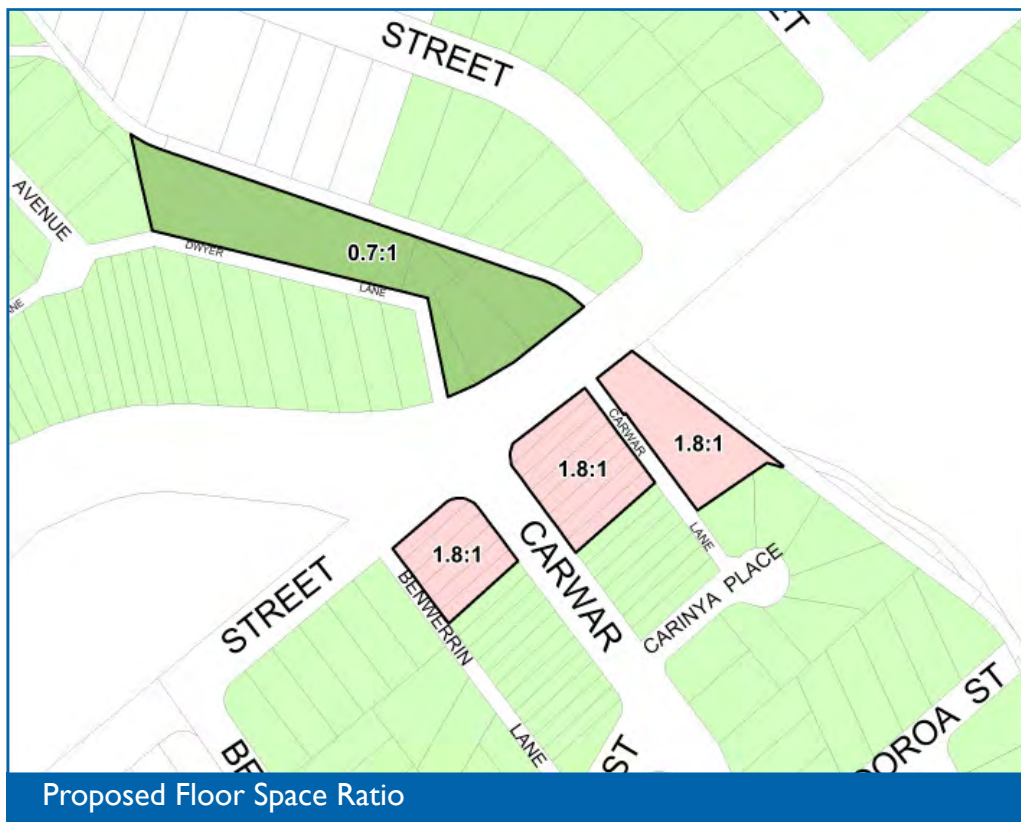
Environmental constraints	
Flood Planning	Parts of the precinct are affected by a flood planning level under Kogarah Bay Creek Flood Study.
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	There is a bus route directly along Princes Highway towards Kogarah and Hurstville Stations.
Walkability to commercial centre	Carss Park Centre is within this precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Harold Fraser Reserve is within 00m of the precinct and Carss Bush Park is within 500m of the precinct.
Walkability to community facility	The following is located within 1km of the precinct: several long day and out of school hours childcare centres, one nursing home and various churches.

Carss Park Centre

CARSS PARK PRECINCT

Recommendation		
Proposed Development Type	Multi dwellings (townhouse) development in R3 consistent with existing controls.	Mixed use development in B1
Proposed Height	9m (two levels)	12m (three to four levels)
Proposed Density (Floor Space Ratio)	0.7:1	1.8:1

Carss Park Centre CARSS PARK PRECINCT





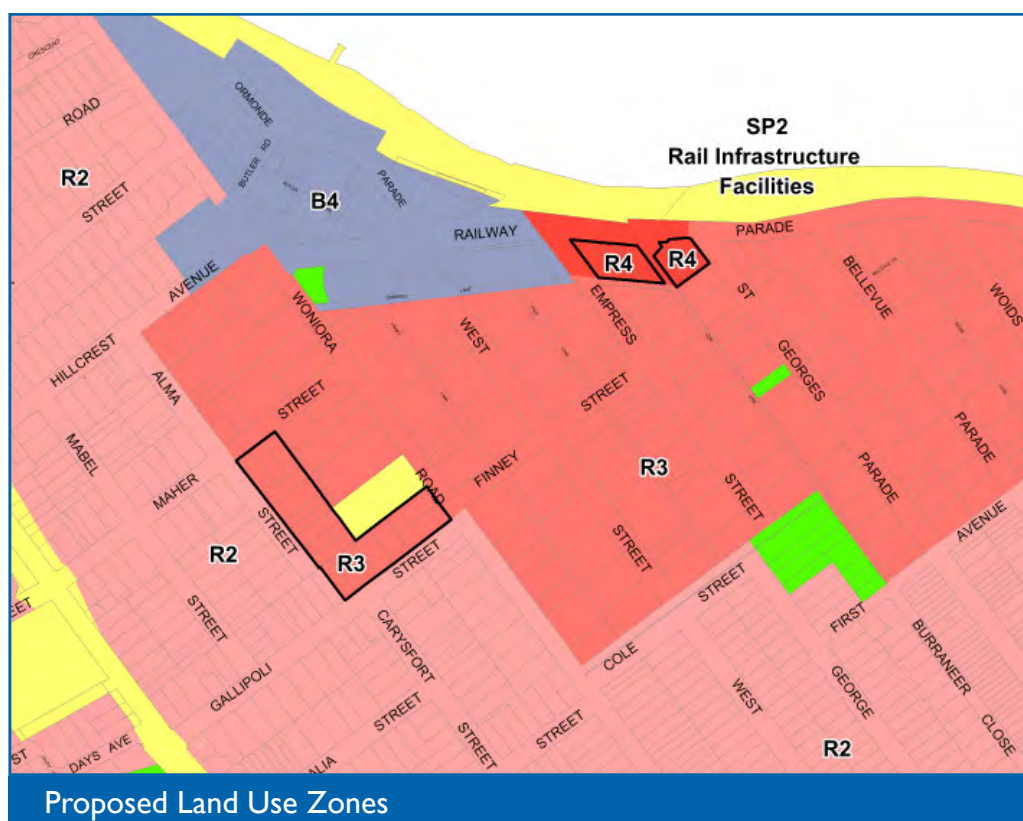
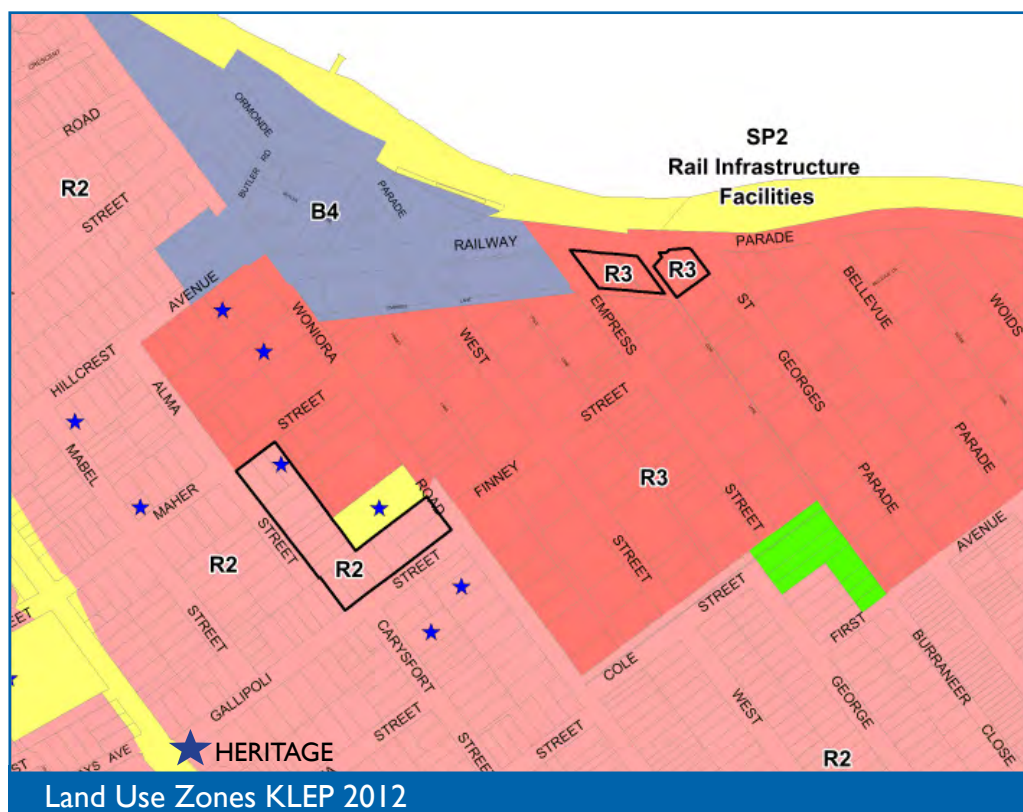
Aerial 2012

Hurstville Centre

HURSTVILLE PRECINCT

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Hurstville Centre HURSTVILLE PRECINCT



Hurstville Centre

HURSTVILLE PRECINCT

Area	194,861m ²
No. of Dwellings	1,958
No. of Properties	219
Existing Zoning(s)	R2 - Low Density Residential R3 - Medium Density Residential B4 - Mixed Use
Proposed Zoning Changes	R3 Medium Density Residential R4 High Density Residential
Adjoining Zones	R2 - Low Density Residential R3 - Medium Density Residential SP2 - Educational Establishment RE1 - Public Recreation
Current landuses and built form	Hurstville Town Centre has primarily developed around the railway station and Forest Road. The eastern and larger side of the Town Centre is within the City of Hurstville. The western side is within the City of Kogarah. Hurstville has been identified as a Major Centre in the NSW Government's Metropolitan Strategy. Retail, residential and office development uses exist in a range of building styles. The area south of the Centre consists predominately of recent residential flat buildings from two to ten storeys and town houses from varying periods - mostly of modern construction with some older interwar flat buildings and isolated single brick dwellings. Low density dwellings along Alma and Gallipoli Street.
Surrounding landuses and built form	Hurstville railway station to the north. Low density residential to the south and west.
Amalgamation potential/ ownership patterns	Some sites along Railway Parade are in single ownership. Strata titled blocks have lower amalgamation potential. Dwellings in Alma St and Gallipoli St are generally in individual ownership.
Property Capitalisation	Sites fronting Railway Parade consist of 1950s interwar residential flat buildings, and several brick and weatherboard detached dwellings. Some opportunity for Hurstville RSL club and two storey buildings that remain in the centre. Some infill sites remain within existing R3 - medium density residential zone.

Hurstville Centre

HURSTVILLE PRECINCT



Environmental constraints	
Flood Planning	Parts of the precinct are affected by a flood planning level under Kogarah Bay Creek Flood Study.
Heritage	The heritage listing of: House and garden, 'Leyholme' - 4 Maher Street House and garden - 67 Wondiora Road House and garden, 'Loch Even' - 2 Hillcrest Avenue within the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing building. No.67 Wondiora Road and No.2 Hillcrest Avenue have been developed for multi-dwelling housing.
Walkability to transport node	Between 50m-700m from Hurstville Station.
Walkability to commercial centre	Hurstville Centre is located within this precinct. The larger centre located north of the railway line is within 100m-800m of the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Wondiora Gardens is a pocket park located within the precinct and Empress Reserve is located adjacent to the precinct. Quarry Reserve and Poulton Park are located 500-800m from the precinct.

Hurstville Centre

HURSTVILLE PRECINCT

Walkability to community facility	Two long day childcare centres and two outside of school hours care centres are located within the precinct. A nursing home is located adjacent to the precinct.
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Recommendation			
Proposed Development Type	R3 Residential flat building	R4 Residential flat building	B4 Mixed use
Proposed Height	15m (five to six levels)	33m (ten to eleven levels)	39m (twelve to thirteen levels)
Proposed Density (Floor Space Ratio)	1.5:1	4:1	4.5:1

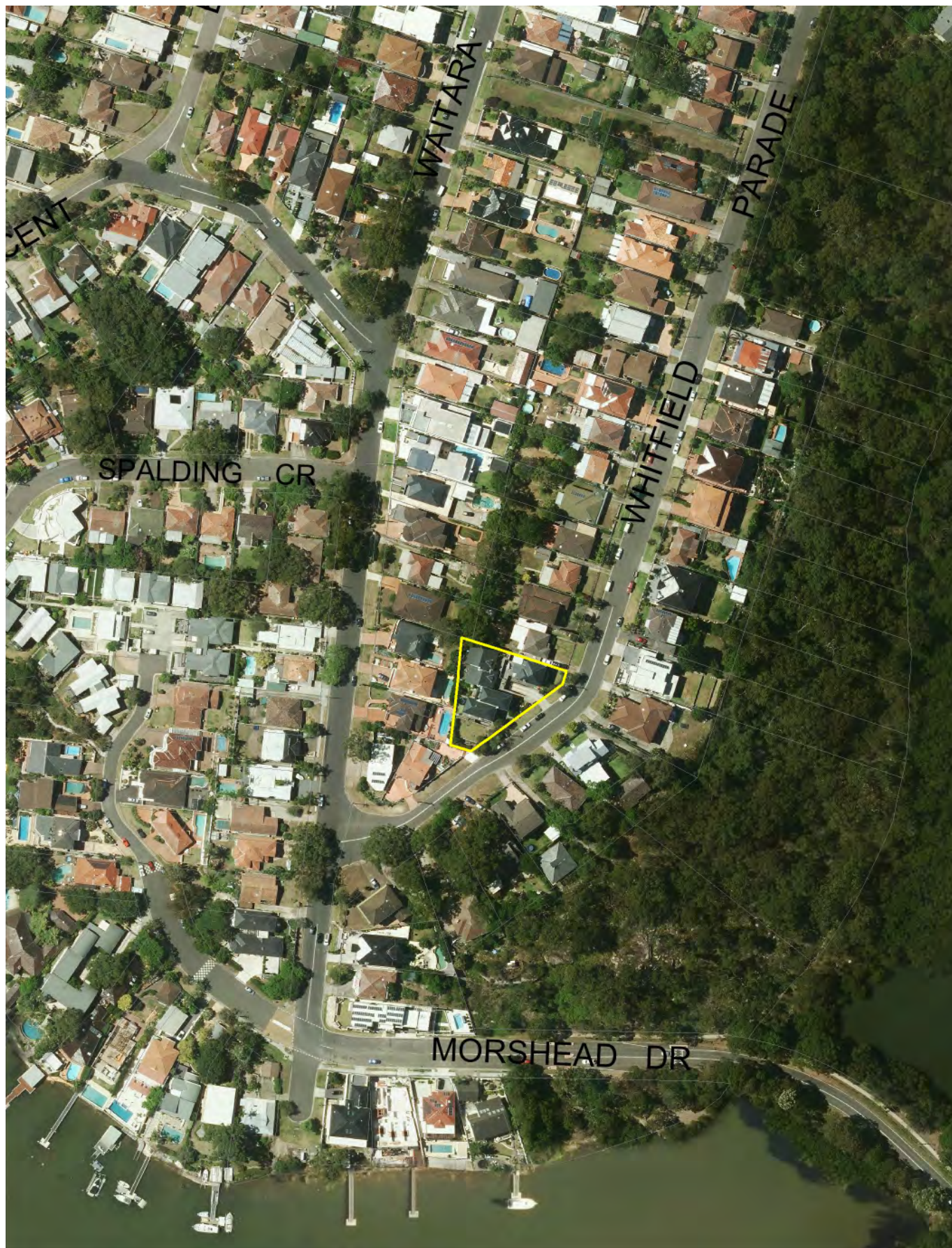
Hurstville Centre HURSTVILLE PRECINCT



Proposed Floor Space Ratio



Proposed Building Heights



KLEP 2012
Land Use Zones

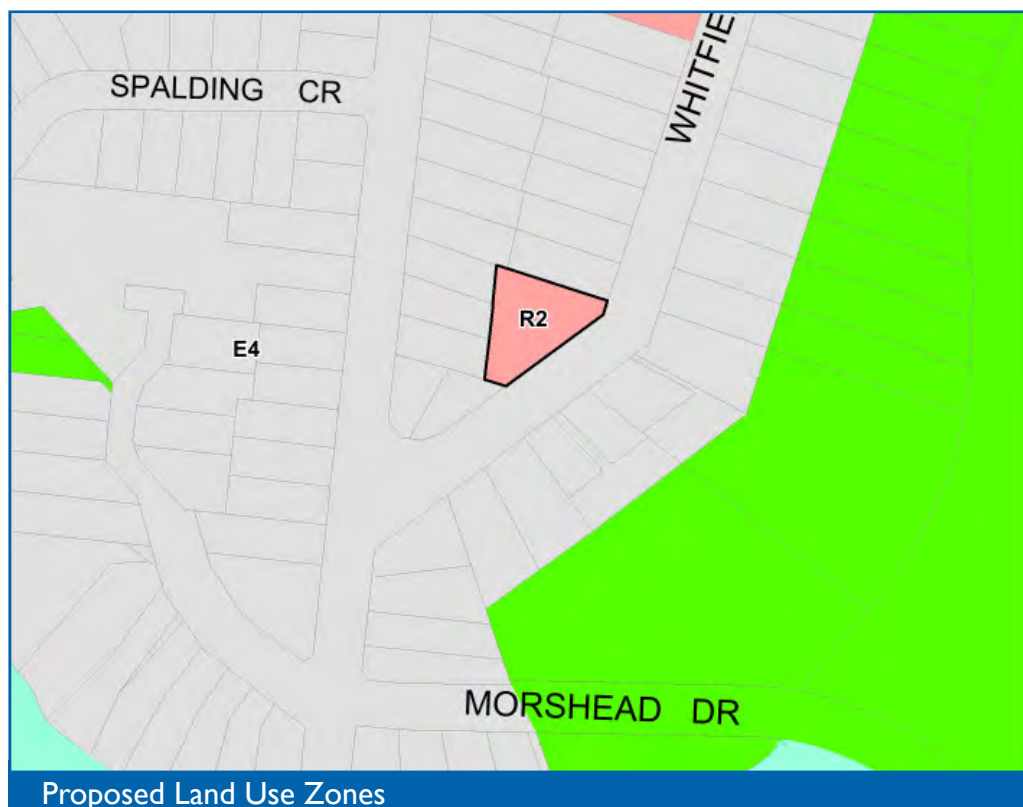
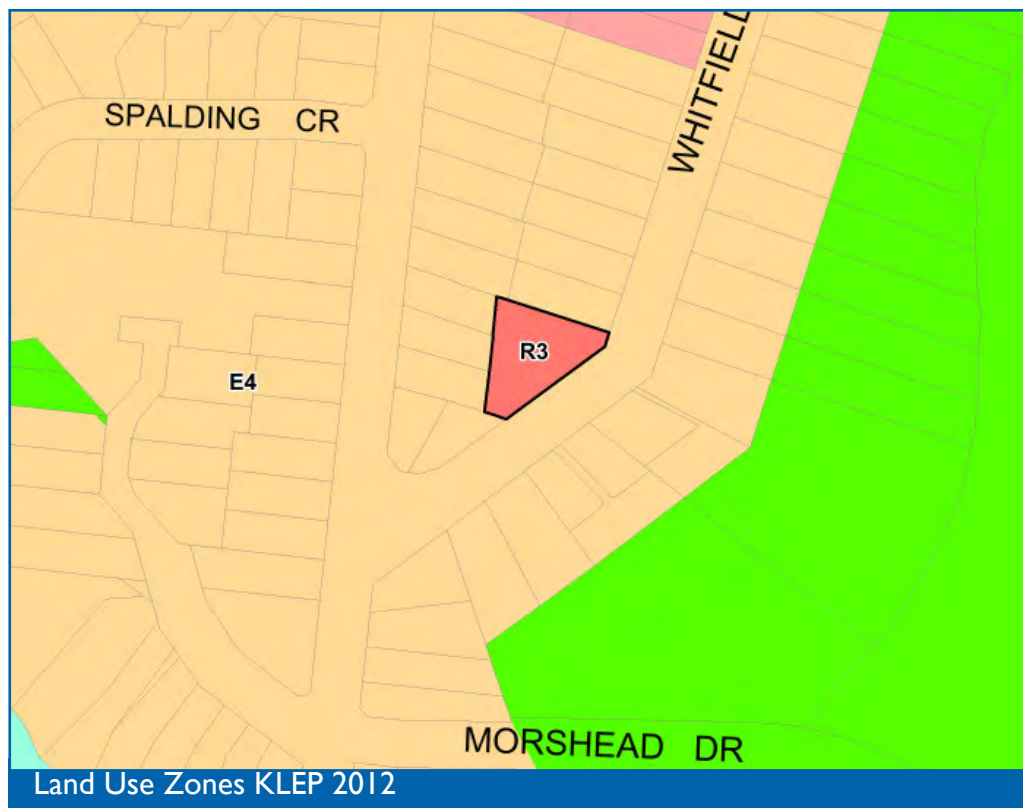
76 Whitfield Parade

HURSTVILLE GROVE PRECINCT

89

76 Whitfield Parade

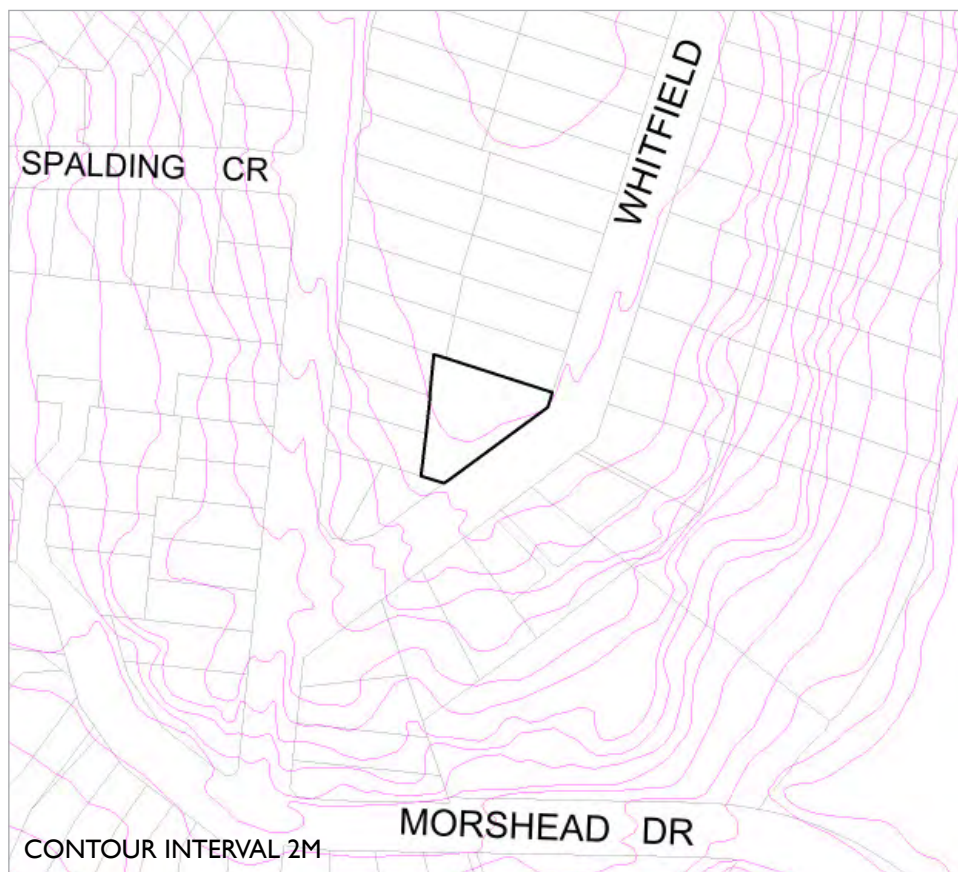
HURSTVILLE GROVE PRECINCT



76 Whitfield Parade

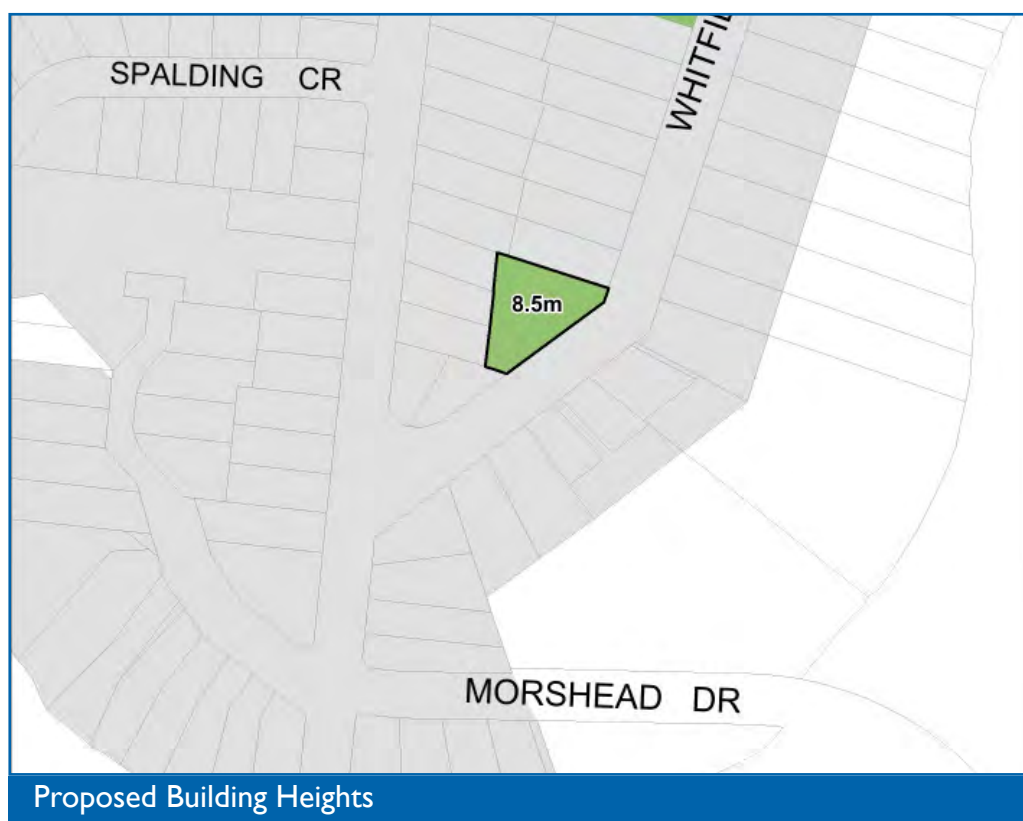
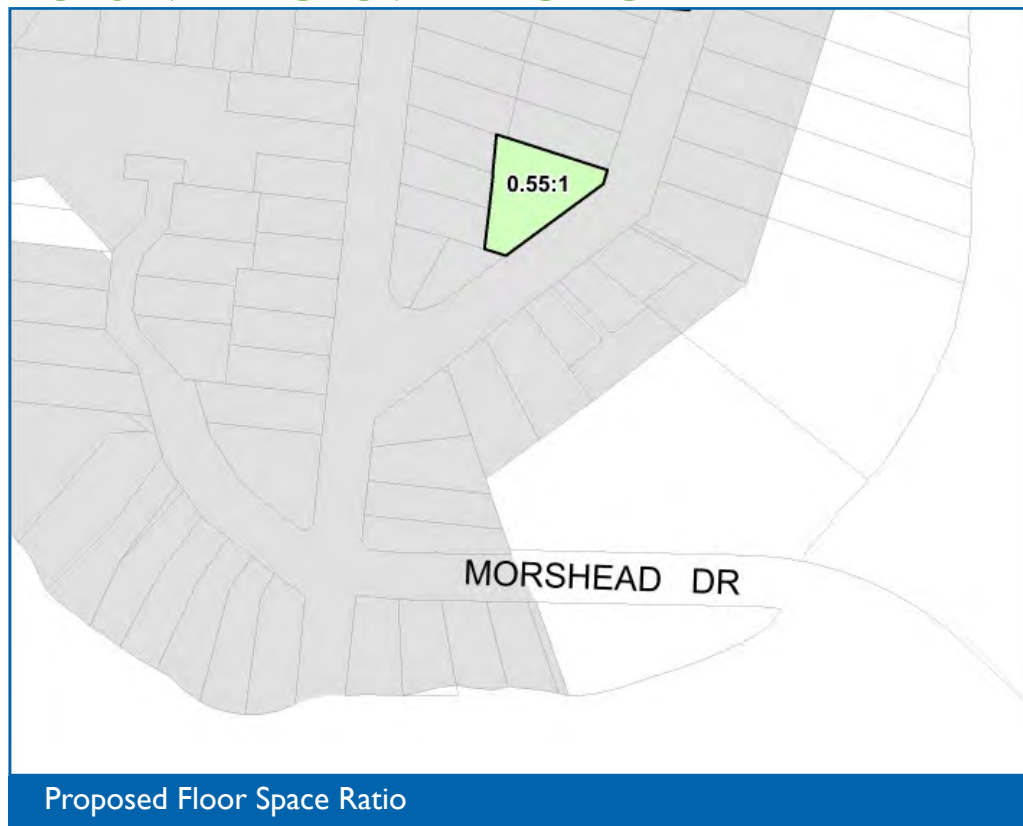
HURSTVILLE GROVE PRECINCT

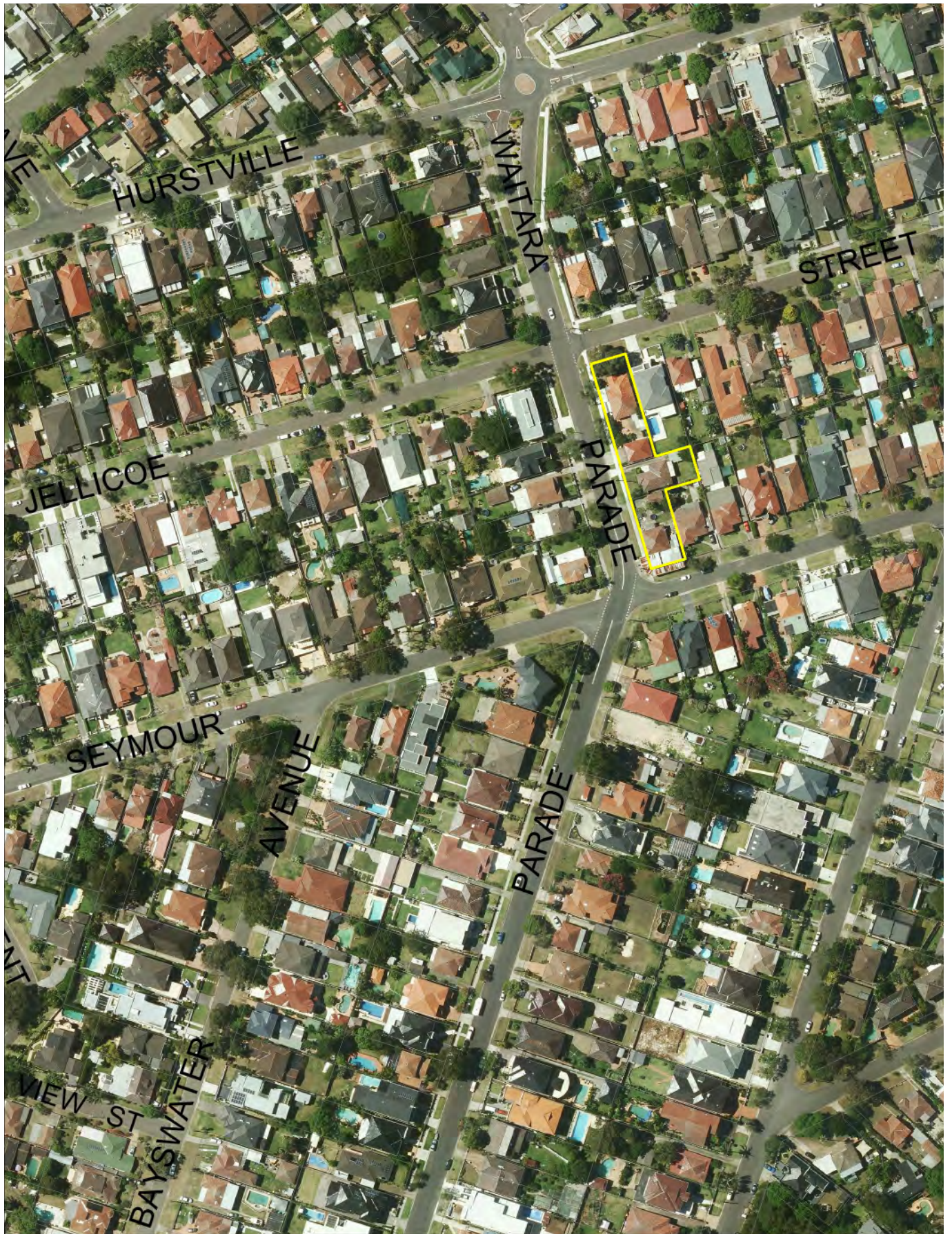
Area	1,367m ²
No. of Dwellings	5
No. of Properties	1
Existing Zoning(s)	R3 - Medium Density Residential
Proposed Zoning	R2 - Low Density Residential
Adjoining Zones	R2 - Low Density Residential
Current landuses and built form	Single development consisting of town houses and a two storey brick dwelling.
Surrounding landuses and built form	Low density residential single dwellings
Amalgamation potential/ ownership patterns	This site is strata titled.
Property Capitalisation	This site has already been developed for medium density
Proposed development type	No change proposed.
Proposed Height	8.5m
Proposed Density	0.55:1 (as per R2 zone FSR)



76 Whitfield Parade

HURSTVILLE GROVE PRECINCT





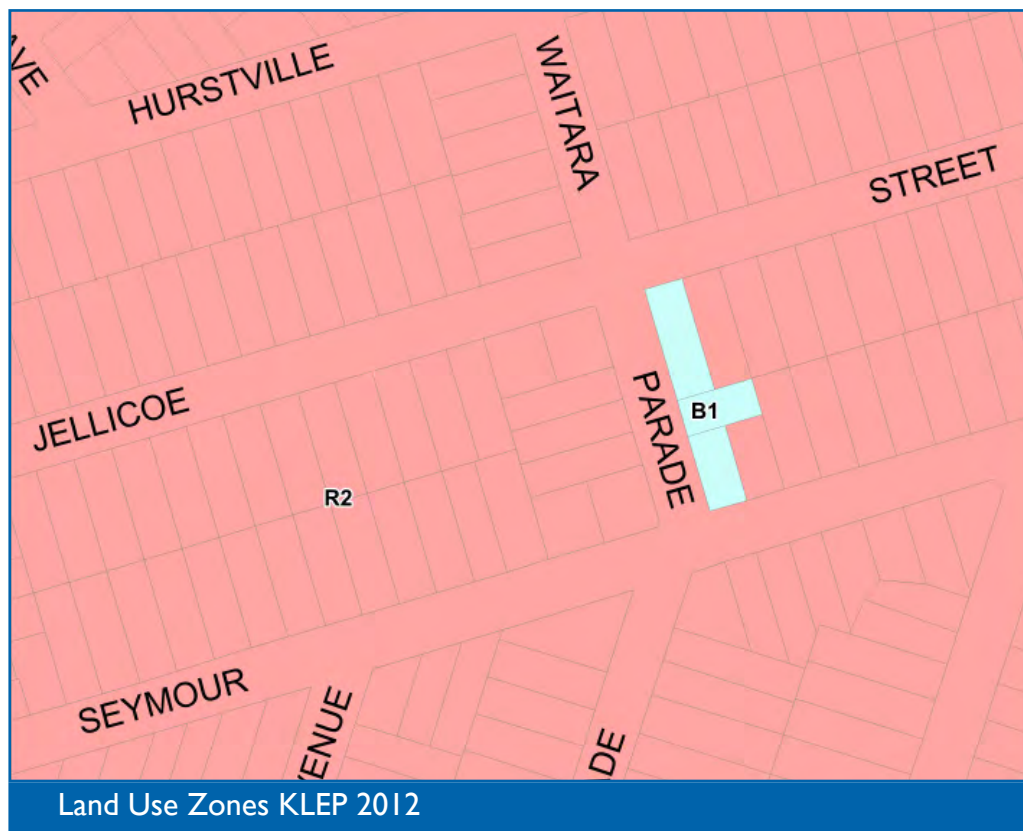
Aerial 2012

Waitara Parade

HURSTVILLE GROVE PRECINCT

93

Waitara Parade HURSTVILLE GROVE PRECINCT



Waitara Parade

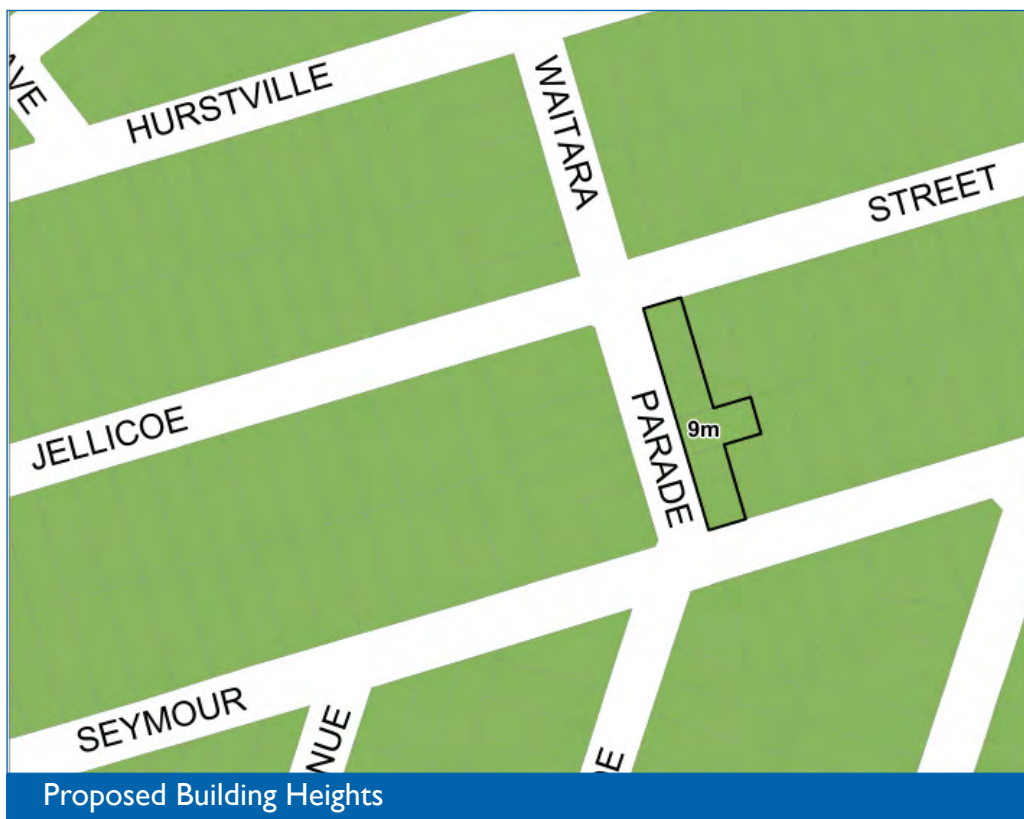
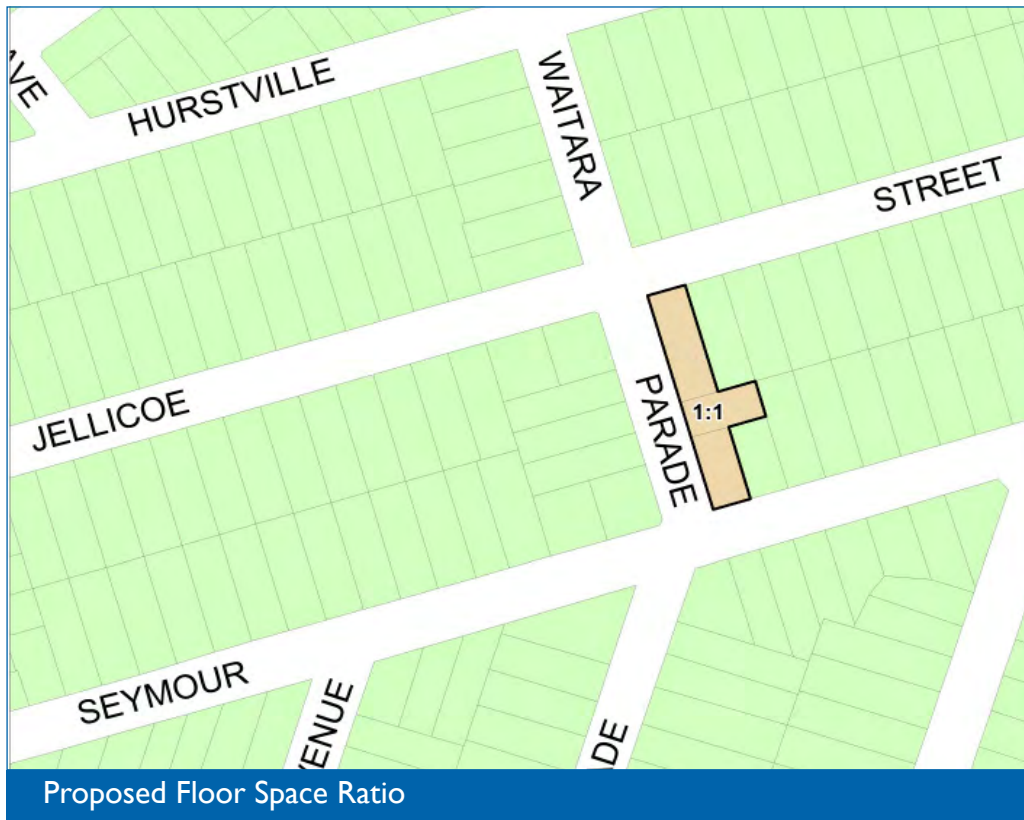
HURSTVILLE GROVE PRECINCT

Area	1,650m ²
No. of Dwellings	3
No. of Properties	3
Existing Zoning(s)	B1 - Neighbourhood Centre
Proposed Zoning	No changes proposed
Adjoining Zones	R2 - Low Density Residential
Current landuses and built form	One brick corner shop at No.31 Seymour St and two brick residential single dwellings.
Surrounding landuses and built form	Low density residential single dwellings
Amalgamation potential/ ownership patterns	Individual ownership
Property Capitalisation	Low
Proposed development type	Shop top housing (currently permissible)
Proposed Height	9m
Proposed Density	1:1



Waitara Parade

HURSTVILLE GROVE PRECINCT

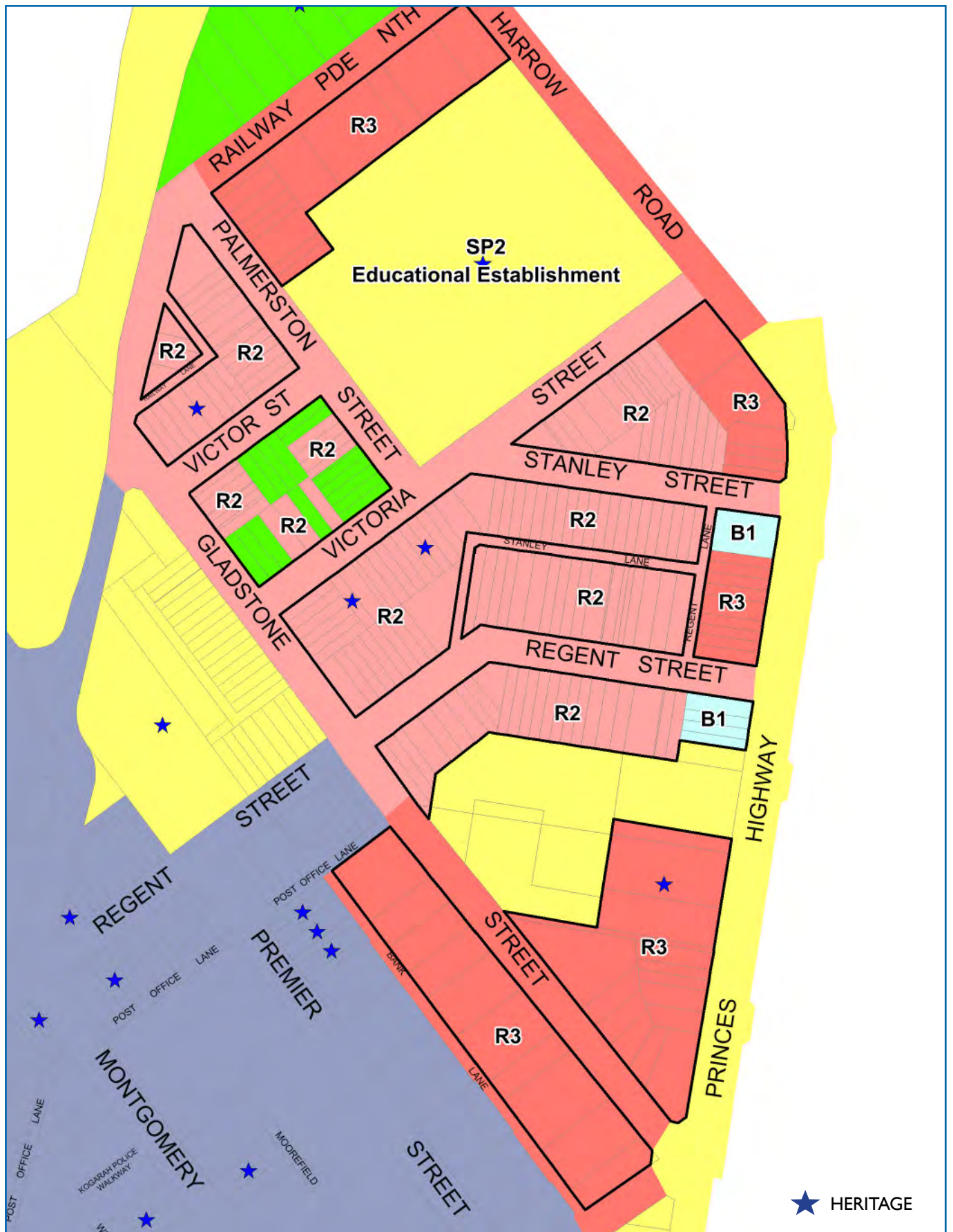




Aerial 2014

Kogarah North KOGARAH PRECINCT

97



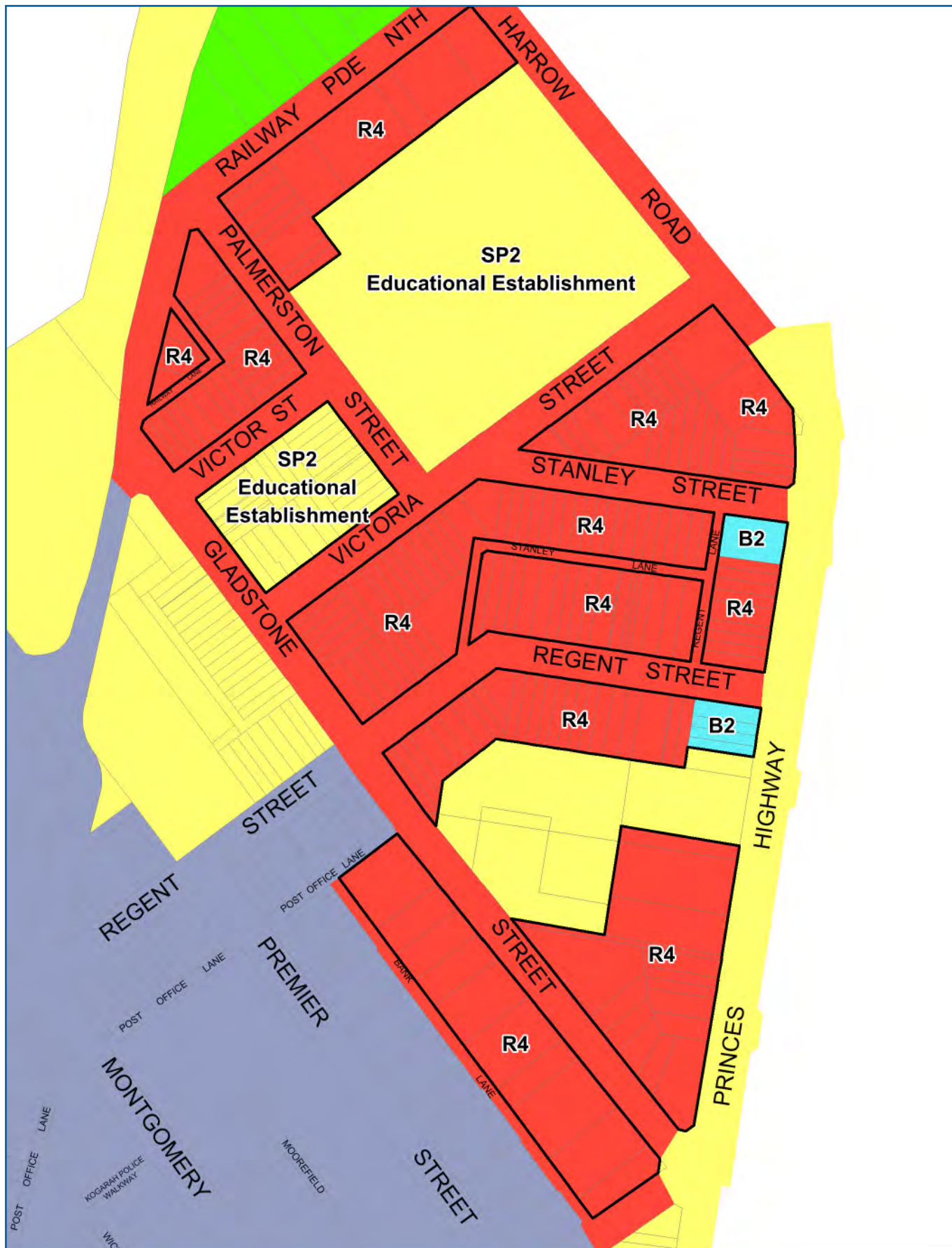
★ HERITAGE

98



KLEP 2012
Land Use Zones

Kogarah North
KOGARAH PRECINCT



Proposed
Land Use Zones

Kogarah North

KOGARAH PRECINCT

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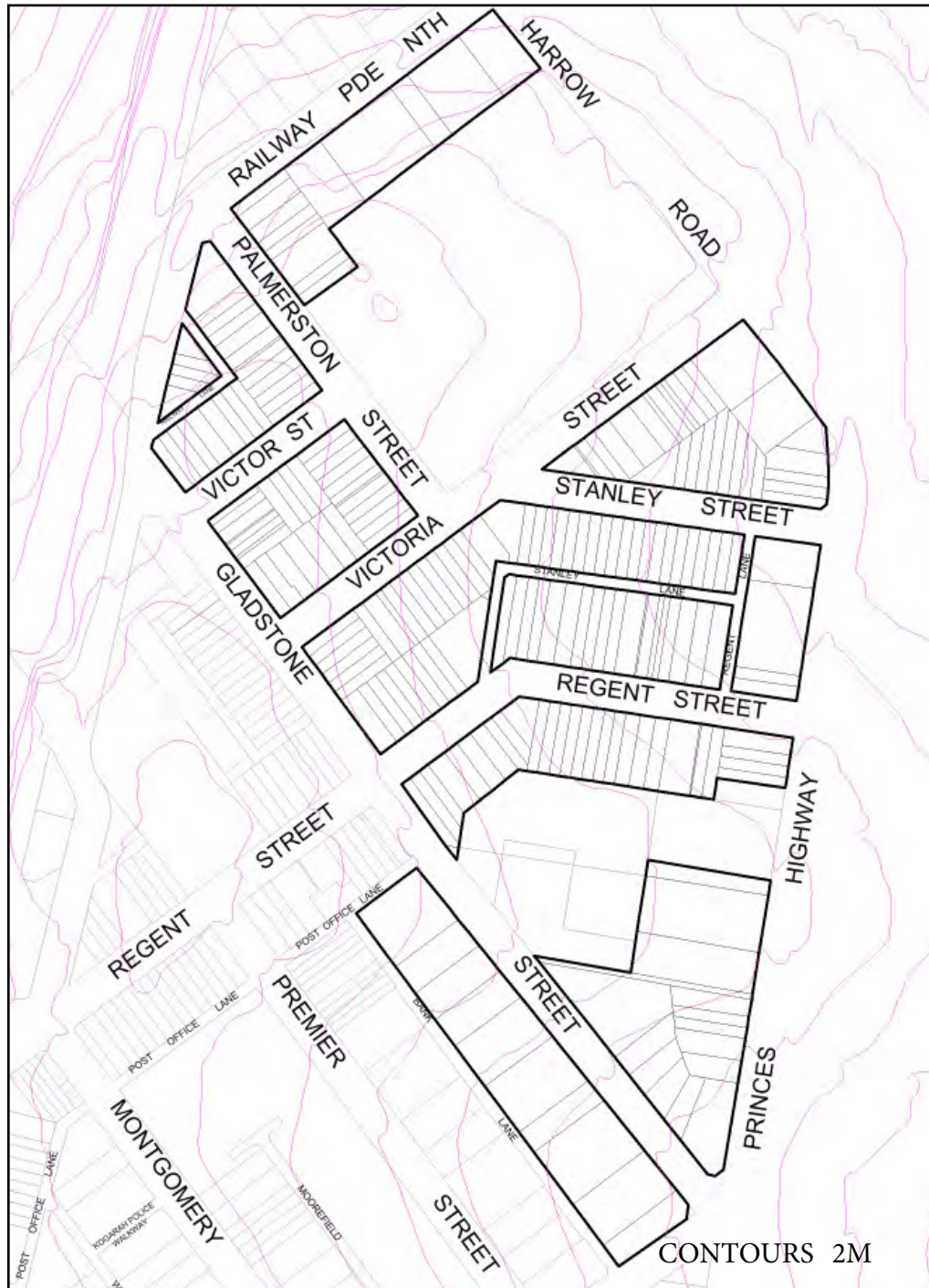
Kogarah North

KOGARAH PRECINCT

Area	75,688m ²
No. of Dwellings	500
No. of Properties	198
Existing Zoning(s)	R2 Low Density Residential R3 Medium Density Residential RE1 Public Recreation B1 Neighbourhood Centre
Adjoining Zones	SP2 Educational Establishment RE1 Public Recreation B4 Mixed Use
Current landuses and built form	The north of the precinct is predominately town houses and residential flat buildings of varying periods and single storey brick semi-detached dwellings and detached dwelling houses across two narrow lots. West of the precinct is the school grounds and carpark for Kogarah High. The centre of the precinct is predominately single and two storey brick and weatherboard dwellings, some attached and semi-attached dwellings on narrow lots. Along the Harrow Road and Princes Highway is a mixture of single dwellings, residential flat buildings, recently completed mixed use development, a residential flat building currently under construction, St Paul's church and a petrol station. The southern end of Gladstone Street towards the Princes Highway is a mixture of residential flat buildings from varying periods.
Surrounding landuses and built form	This precinct adjoins a number of schools, Hogben Park, and the Kogarah Town Centre and Illawarra Railway Line.
Amalgamation potential/ ownership patterns	Mostly fragmented ownership especially strata titled lots except for sites proposed to be rezoned to SP2 which are owned by the Department of Education.
Property Capitalisation	Characterised by a mix of building forms from a range of different periods and varying conditions. Includes dwelling houses, town houses, residential flats, and more recently constructed mixed use development on the Princes Highway. No. 21 Princes Highway contains 84 dwellings under construction.

Kogarah North

KOGARAH PRECINCT

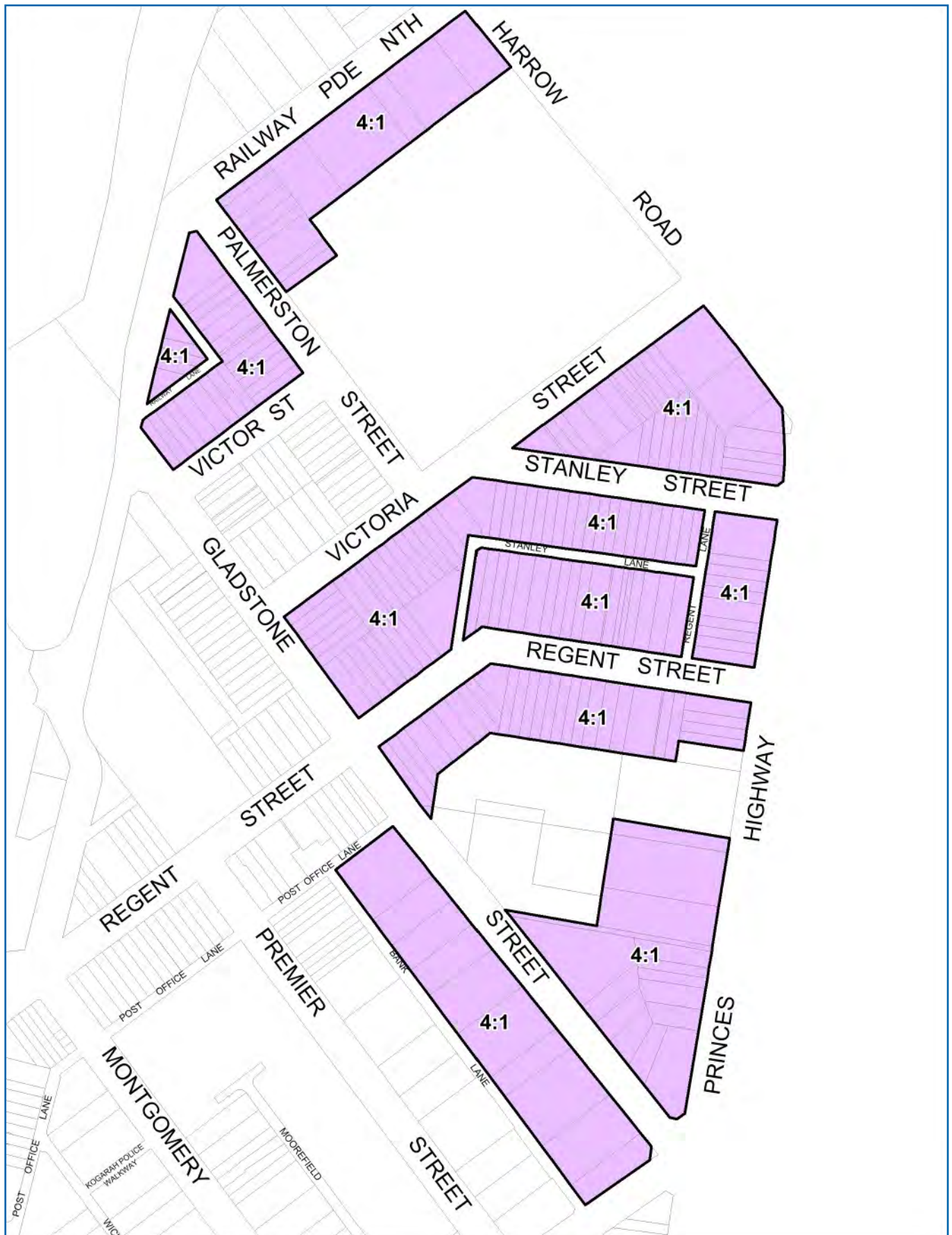


Kogarah North

KOGARAH PRECINCT

Environmental constraints	
Flood Planning	Parts of the precinct are affected by a flood planning level under the Beverley Park Flood Study.
Heritage	The heritage listing of: House and garden, "Lindhurst Gallery", 6–8 Victor Street House and garden, "Hindmarsh", 2 Victoria Street Terraces and garden, "Beatrice" and "Lillyville", 14–16 Victoria Street St George Girls High School, 15 Victoria Street Kogarah High School, 28 Regent Street Hogben Park, 1 Harrow Road St Paul's Anglican Church and hall, 53–57 Princes Highway, within the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing buildings.
Walkability to transport node	Between 200m-400m from Kogarah station. Several bus routes service the precinct.
Walkability to commercial centre	Part of the Kogarah Town Centre is located within this precinct. The larger portion of the centre is located south of the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Hogben Park adjoins the precinct to the north. Frys Reserve Rockdale Bicentennial Park, Kogarah Park and Jubilee Oval are located 400-800m from the Precinct
Walkability to community facility	Three long day childcare centres and two outside of school hours care centres are located within 500m of the precinct. Two nursing homes are located within 500m of the precinct. Kogarah Library is located within 200m of the precinct. There are a number of churches and community facilities located within 200m of the precinct.

Recommendation			
Proposed Development Type	SP2 Educational Establishment	R4 Residential flat buildings	B2 Shop top housing (mixed use)
Proposed Height	None	33m (ten to eleven levels)	33m (ten to eleven levels)
Proposed Density (Floor Space Ratio)	None	4:1	4:1



Proposed
Floor Space Ratios

Kogarah North
KOGARAH PRECINCT 103



104

Proposed
Building Heights

Kogarah North

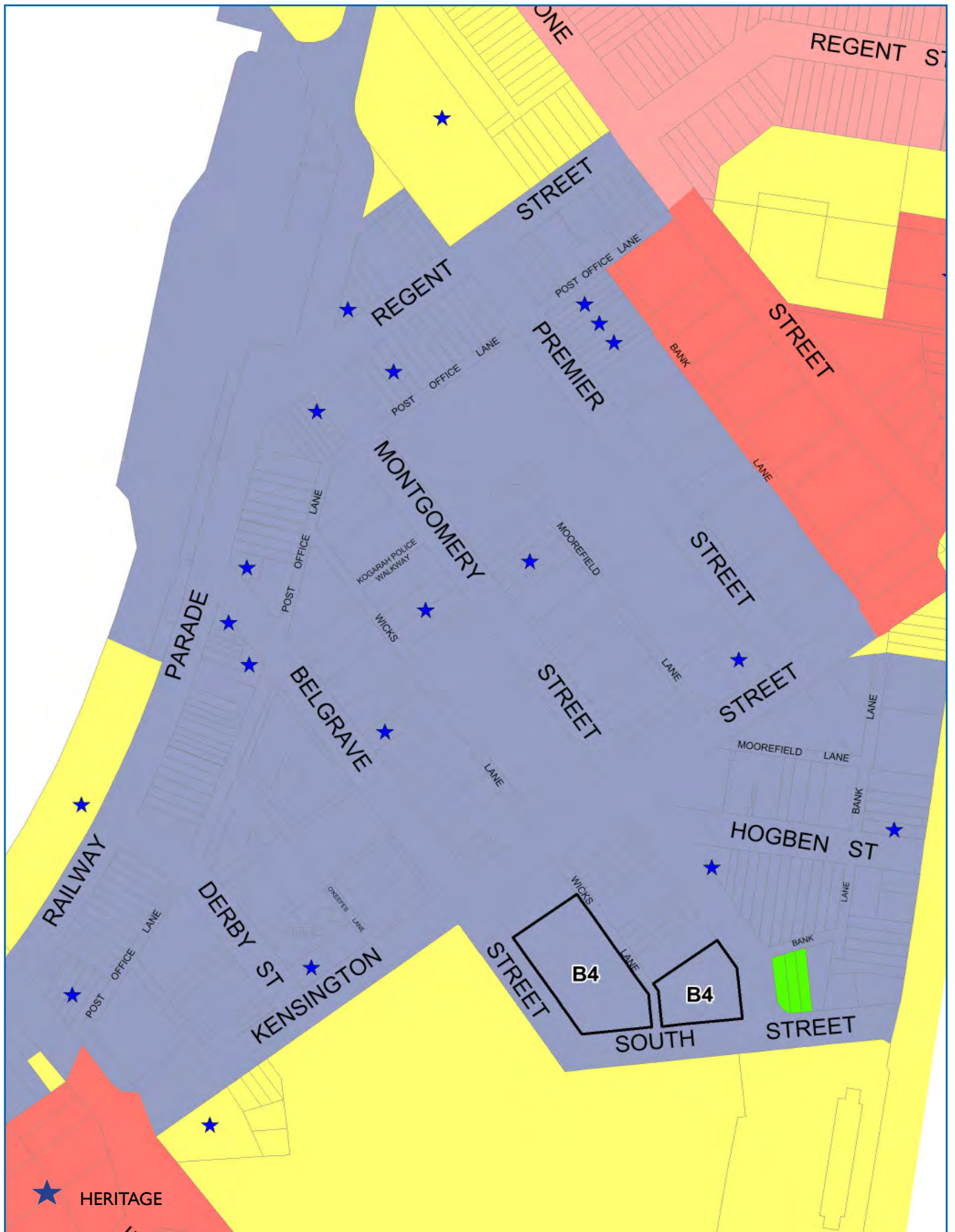
KOGARAH PRECINCT



Aerial 2012

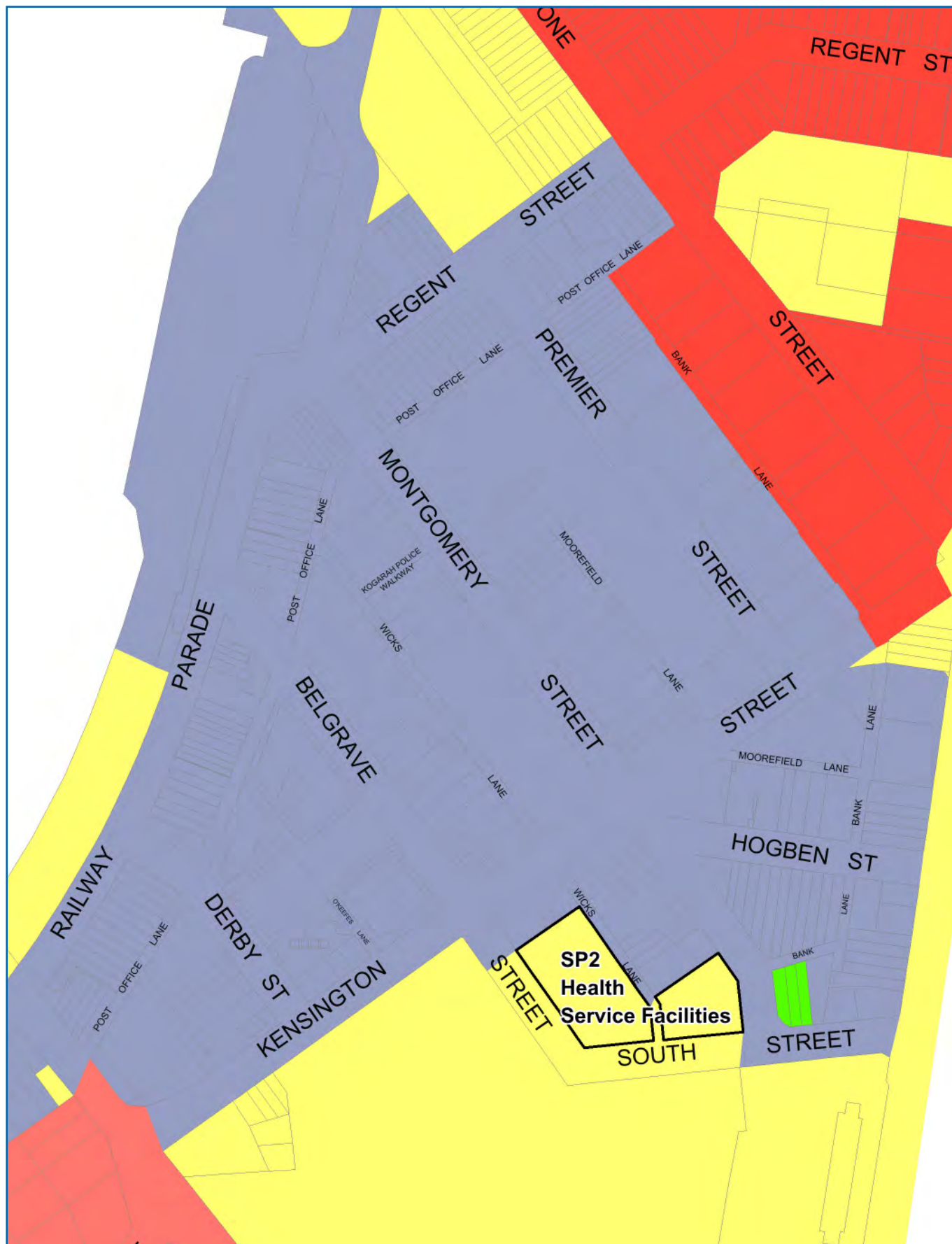
Kogarah Town Centre KOGARAH PRECINCT

105



KLEP 2012
Land Use Zones

Kogarah Town Centre KOGARAH PRECINCT



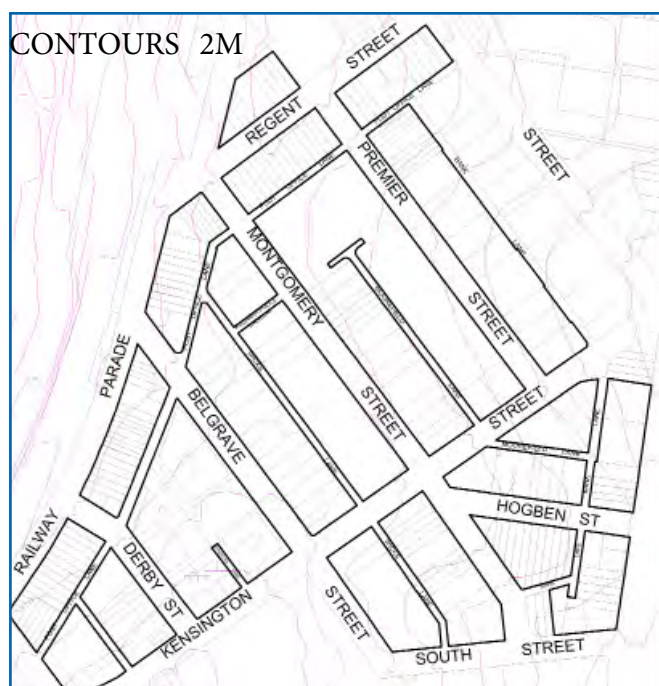
Proposed
Land Use Zones

Kogarah Town Centre KOGARAH PRECINCT

107

Kogarah Town Centre
KOGARAH PRECINCT

Area	110,162m ²
No. of Dwellings	1,188
No. of Properties	242
Existing Zoning(s)	B4 - Mixed Use
Adjoining Zones	SP2 Educational Establishment SP2 - Railway Infrastructure SP2 - Health Services Facilities R3 - Medium Density Residential
Current landuses and built form	Kogarah Town Centre contains a mixture of small scale retail traditional shopfronts along Railway Parade and Regent Street, large commercial buildings and mixed use buildings and recently constructed medium to high density residential flat buildings. There are several civic buildings in the centre including the police station, courthouse, council buildings and churches. The centre has a variety of architectural styles from differing periods, ranging from some traditional federation shopfronts along Railway Parade to recently constructed or under construction high density residential flat buildings along Princes Highway.
Surrounding landuses and built form	North of this precinct is low and density residential area (discussed in the Kogarah North Precinct)
Amalgamation potential/ ownership patterns	Mostly fragmented ownership, Some large sites are in single ownership for instance the St George Bank Building, the civic centre buildings and the TAFE building. and various sites on Montgomery St and Derby Street. The smaller sites are in individual ownership and many residential flat buildings are in strata titled ownership.
Property Capitalisation	Characterised by a mix of building forms from a range of different periods and varying conditions. There are a few sites within the precinct that have greater development potential.



Kogarah Town Centre

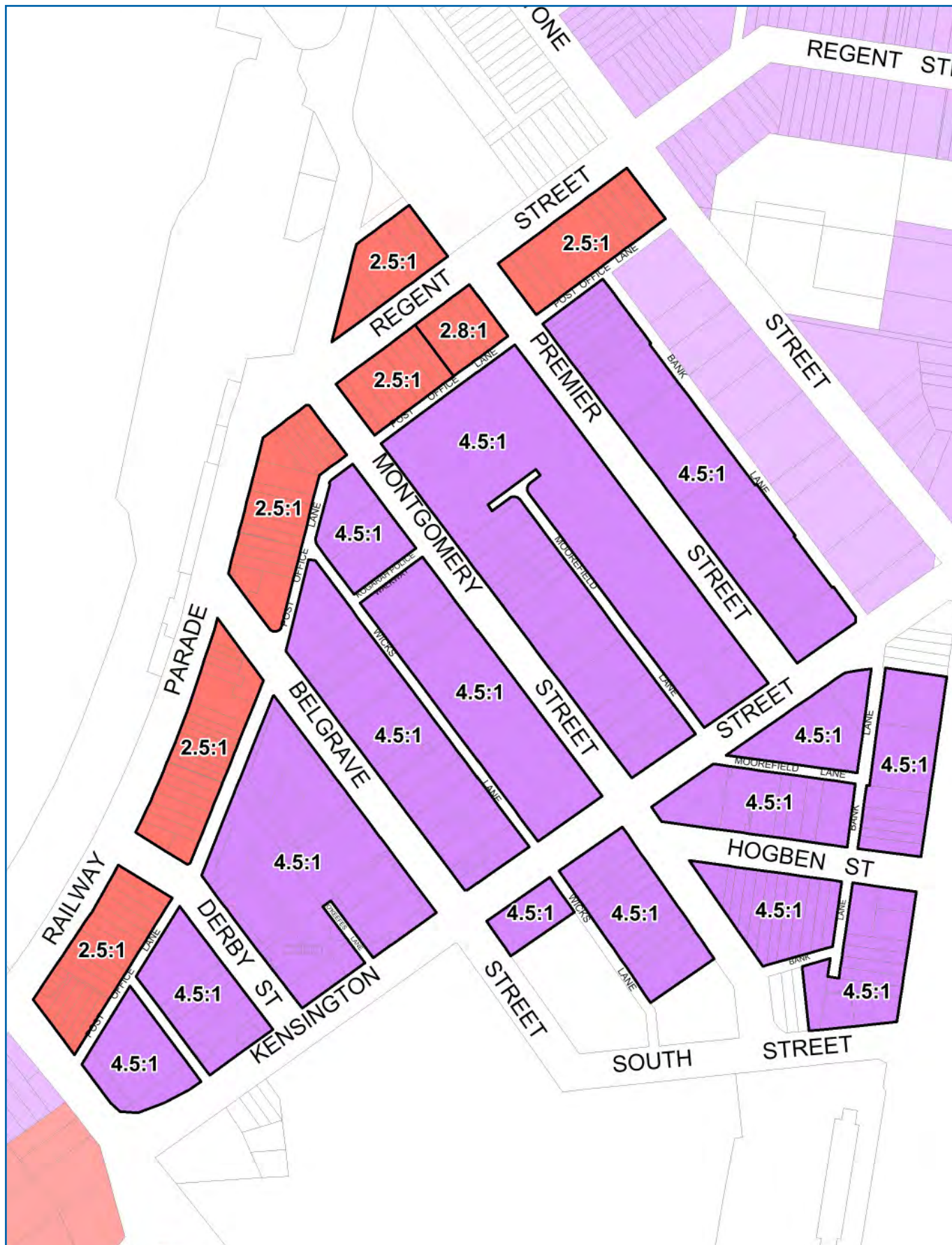
KOGARAH PRECINCT

Environmental constraints	
Flood Planning	The precinct is not affected by flooding.
Heritage	The heritage listing of: Kogarah High School, 28 Regent Street Former Commonwealth Bank, 1 Belgrave Street House and garden, "Tokio", 8 Belgrave Street Former Kogarah Presbyterian Church and hall, 1 and 2, 12–16 Derby Street Terraces, 4–14 Gray Street Kogarah Fire Station, 26 Gray Street House and garden, 50 Gray Street Shop and residence, 22 Hogben Street Former Sixth Church of Christ Scientist—Grace Chinese Church, 1A Kensington Street Terraces, "Leah Buildings", 22–28 Montgomery Street Kogarah Courthouse, 25–27 Montgomery Street Terraces, 2–8 Premier Street House and garden, "Stanmer", 10 Premier Street Terraces, "Burn Brae", 12–18 Premier Street Shop and residence, 111 Princes Highway HV Evatt Memorial Reserve, 25 Railway Lands Shop, 52 Railway Parade Former post office, 90 Railway Parade Shops and offices, 92 Railway Parade Subway shops, 200–204 Railway Parade Shop, 4 Regent Street Shops, 7–13 Regent Street within the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing buildings.
Walkability to transport node	Kogarah station is located adjacent to this precinct. Several bus routes service the precinct.
Walkability to commercial centre	Kogarah Town Centre is located within this precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Hogben Park adjoins the precinct to the north. HV Evatt Memorial Reserve and South Street Reserve is located within the precinct. Kogarah Park and Jubilee Oval are located 400–800m from the Precinct.
Walkability to community facility	Three long day childcare centres and two outside of school hours care centres are located within 200m of the precinct. Two nursing homes are located within 500m of the precinct. There are a number of churches and community facilities located within the precinct.

Kogarah Town Centre

KOGARAH PRECINCT

Recommendation			
Proposed Development Type	SP2 Health Services Facilities	Mixed use in B4	
Proposed Height	None	9m-15m (three to six levels)	39m (ten to eleven levels)
Proposed Density (Floor Space Ratio)	None	2.5:1 2.8:1	4.5:1



Proposed
Floor Space Ratios

Kogarah Town Centre KOGARAH PRECINCT



Proposed
Building Heights

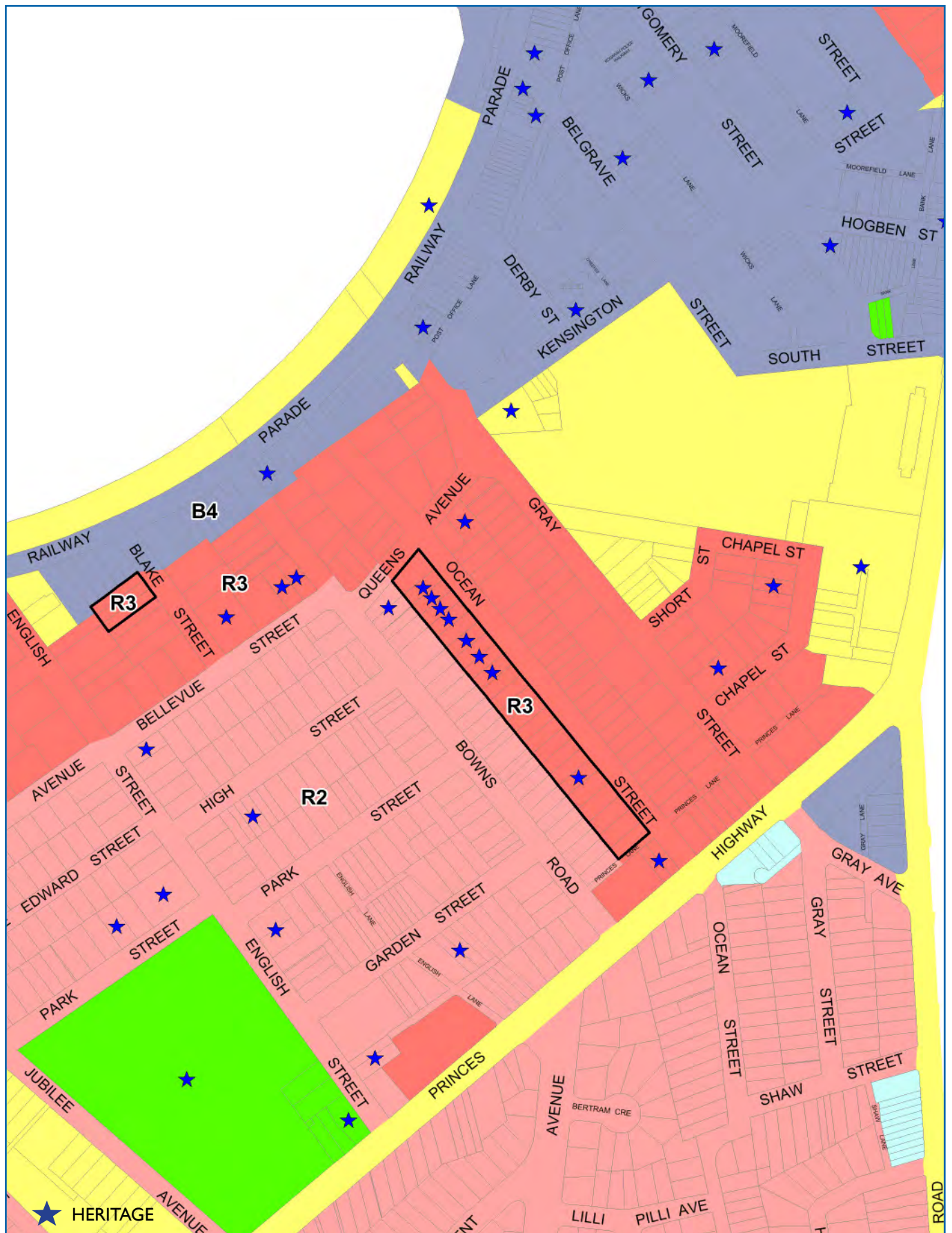
Kogarah Town Centre KOGARAH PRECINCT



Aerial 2012

Kogarah South KOGARAH PRECINCT

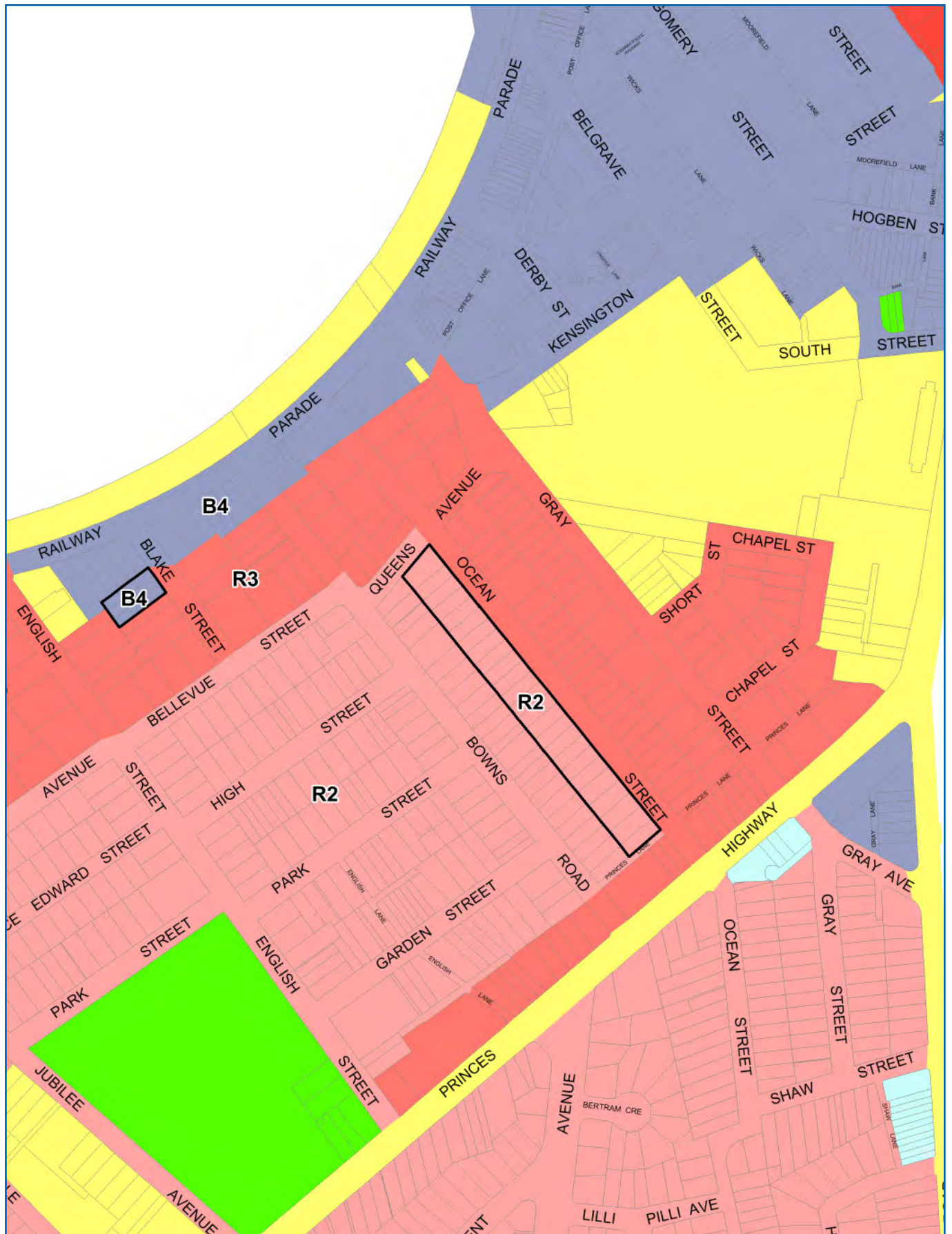
113



114

KLEP 2012
Land Use Zones

Kogarah South
KOGARAH PRECINCT



Proposed
Land Use Zones

Kogarah South KOGARAH PRECINCT

115

Kogarah South

KOGARAH PRECINCT

Area	110,855 m ²
No. of Dwellings	550
No. of Properties	194
Existing Zoning(s)	R2 - Low Density Residential R3 - Medium Density Residential SP2 - Rail Infrastructure Facilities RE1 - Public Recreation B4 - Mixed Use
Proposed Zoning	Rezone south-eastern side of Ocean Street from R3 - Medium Density Residential to R2 - Low Density Residential
Adjoining Zones	R2 - Low Density Residential R3 - Medium Density Residential SP2 - Rail Infrastructure Facilities RE1 - Public Recreation B4 - Mixed Use SP2 - Health Services Facilities
Current landuses and built form	Along Railway Parade, in the B4 zone, this southern portion of the Kogarah Town Centre contains a mixture of single and two storey shop top housing, specialty retail and light industrial uses. The current controls permit mixed use development around 4 to 5 levels in scale. There is one mixed use development currently under construction. This part of the precinct includes the Kogarah RSL Club. Directly behind Railway Parade is the R3 medium density zone that contains a mixture of 1960s style two and three level residential flat buildings, some single detached dwellings and modern residential flat buildings. Along Gray Street is a mixture of older single dwellings and towards the Princes Highway, more recent four and five level residential flat buildings. In the area adjacent to the St George Public Hospital is a range of dwellings from varying periods, some that have been converted for medical uses ancillary to the hospital. On Ocean Street, there is a mixture of two storey residential flat buildings and single dwellings. The south-western side is located within the Kogarah South Heritage Conservation Area and is zoned R3 medium density. Residential flat buildings are permissible in this precinct. However, the development of this precinct is constrained by the Heritage Conservation Area and 9 dwellings are listed as heritage items under KLEP 2012, this precinct is unlikely to be developed for medium density.

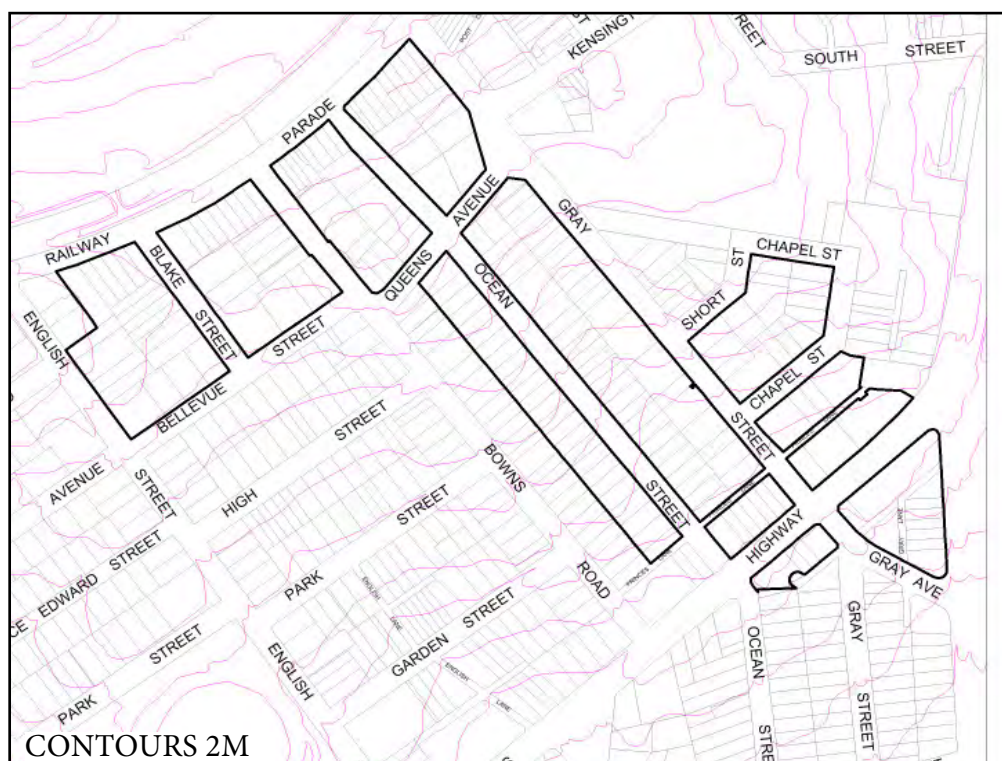
Kogarah South

KOGARAH PRECINCT

Surrounding landuses and built form	Part of this precinct is located in the Kogarah Town Centre and includes the St George Public Hospital to the north east. The hospital is currently being redeveloped to include a new emergency services building along Gray Street. To the south east of the precinct is predominantly low density residential dwellings including the Kogarah South Heritage Conservation Area with some medium density and mixed use developments along the Princes Highway.
Amalgamation potential/ ownership patterns	There are some significant sites in single ownership along Railway Parade and on the Princes Highway.
Property Capitalisation	Predominately 1960s residential flat buildings with some recent residential flat building development at the rear of Railway Parade. Remaining federation and post war single storey dwellings of varying condition along Ocean Street. Majority of strata-titled sites are unlikely to be redeveloped.

Kogarah South

KOGARAH PRECINCT



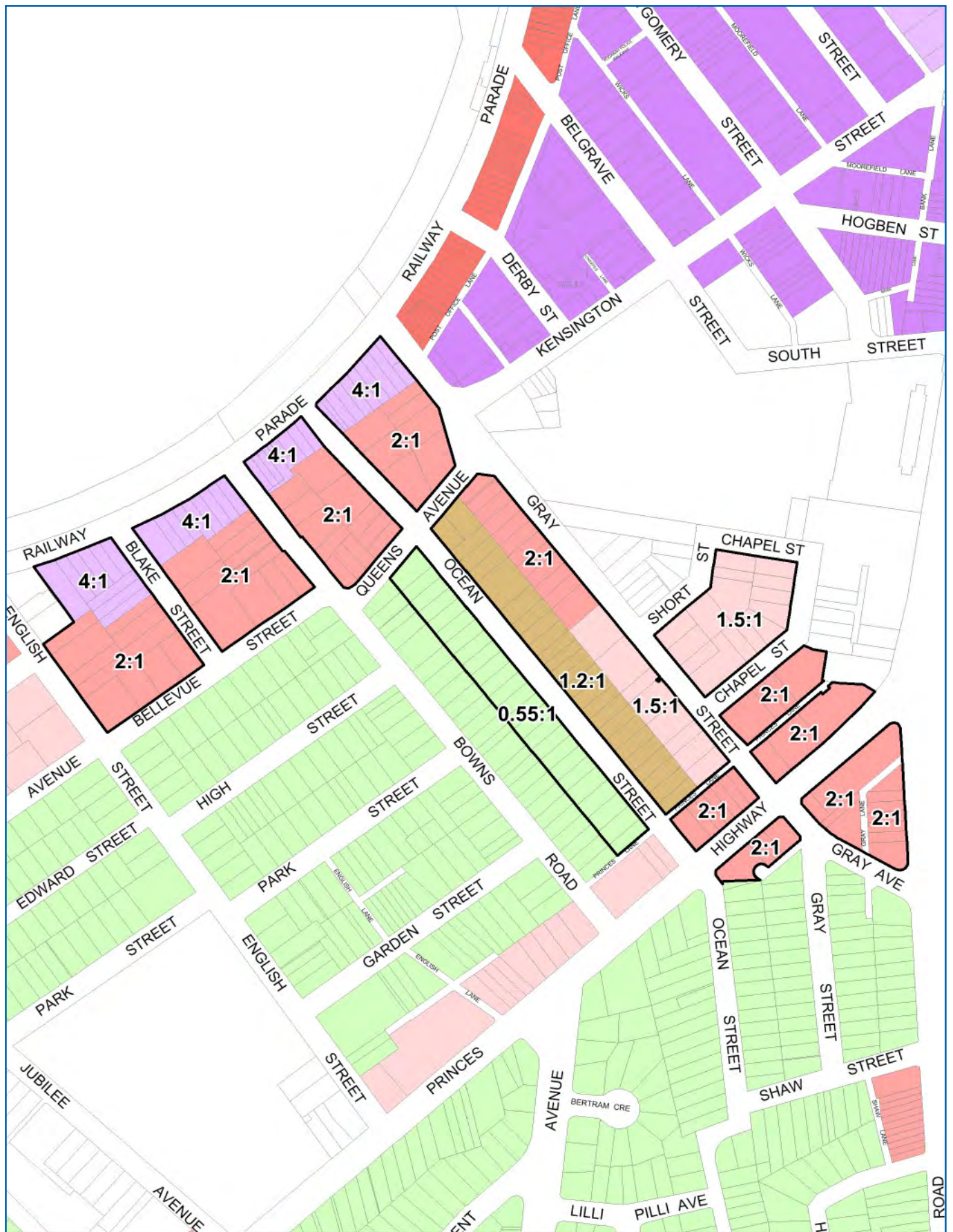
Environmental constraints

Flood Planning	Parts of the precinct are affected by a flood planning level under the Beverley Park Flood Study.
Heritage	The heritage listing of: - House and garden, 15 Ocean Street - House and garden, 15A Ocean Street - House and garden, 17 Ocean Street - House and garden, 19 Ocean Street - House and garden, 23 Ocean Street - House and garden, 25 Ocean Street - House and garden, 27 Ocean Street - House and garden, 47 Ocean Street - House and garden, 4 Queens Avenue - House and garden, 193 Princes Highway - House and garden, 3-5 Ocean Street - House and garden, 15 Chapel Street 'Subway Shops', 200-202 Railway Parade - House and garden, 9 Bowns Road - House and garden, 'Ulmarr', 3 Bellevue Street - House and garden, 'Abestay', 11 Bellevue Street, now part of multi-unit development at 6 Blake Street - House and garden, 'Essieville', 13 Bellevue Street, now part of multi-unit development at 6 Blake Street within the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing buildings.

Kogarah South

KOGARAH PRECINCT

Walkability to transport node	Between 400m-800m from Kogarah and Carlton stations.
Walkability to commercial centre	Part of the Kogarah Town Centre is located within this precinct. The larger portion of the centre is located north-east of the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Jubilee Oval, Kogarah Park, Spooner Park, Stevens Park and Beverley Park Golf Course are located 500-800m from the precinct.
Walkability to community facility	Three long day childcare centres and two outside of school hours care centres are located within 500m of the precinct. Two nursing homes are located within 500m of the precinct. Kogarah Library is located within 200m of the precinct. There are a number of churches and community facilities located within 200m of the precinct.



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Proposed
Floor Space Ratios

Kogarah South KOGARAH PRECINCT



Proposed
Building Heights

Kogarah South KOGARAH PRECINCT

121

Kogarah South

KOGARAH PRECINCT

Recommendation					
Proposed development type	Single dwellings in R2	Residential flat buildings in R3		Mixed use in B4	
Proposed Height	8.5m	9m-15m	15m-21m	21m	39m
Proposed Density	0.55:1	1.2:1 - 1.5:1	2:1	2:1	4:1

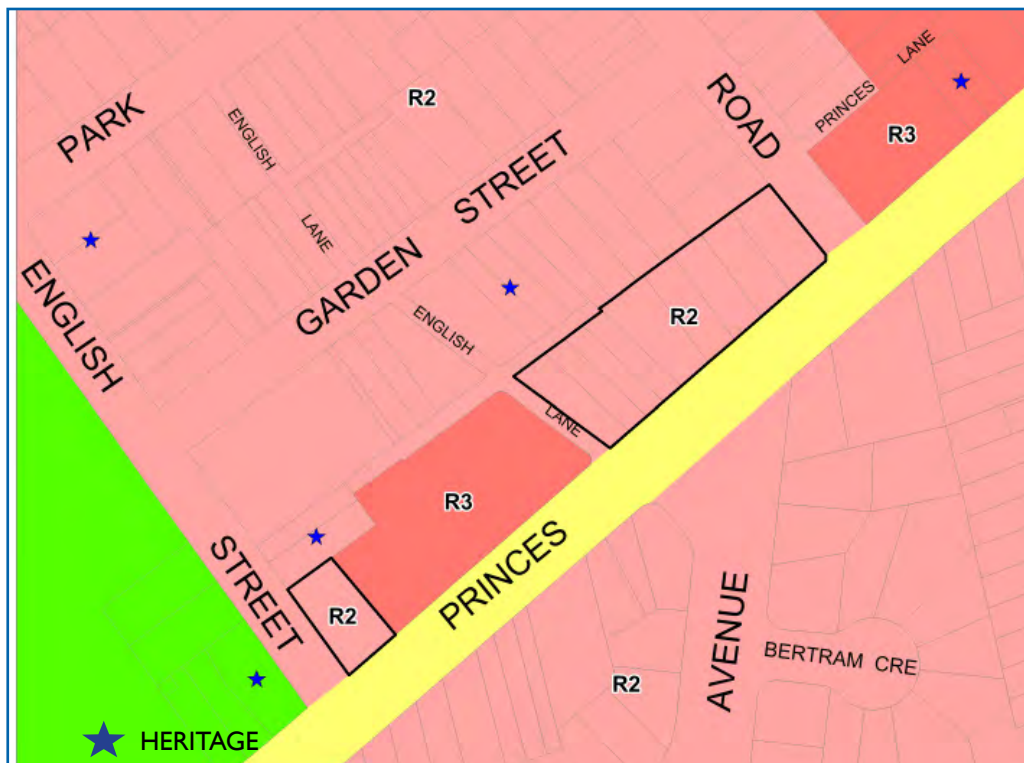


Aerial 2012

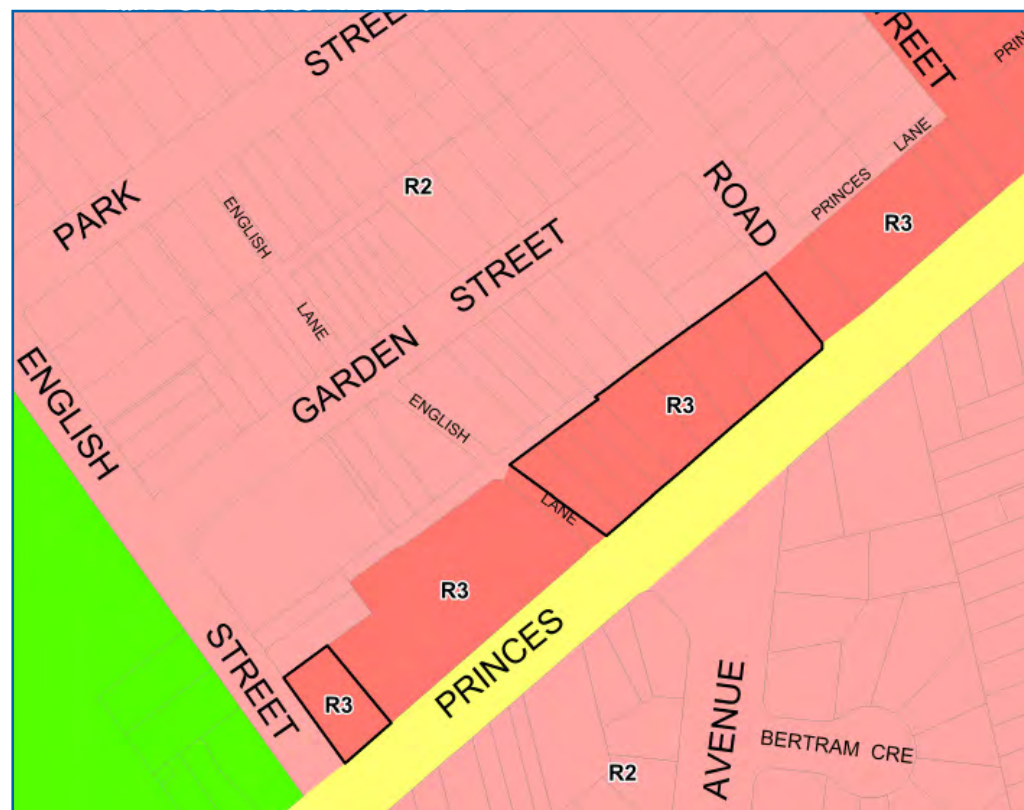
Princes Highway KOGARAH PRECINCT

123

Princes Highway KOGARAH PRECINCT



Land Use Zones KLEP 2012



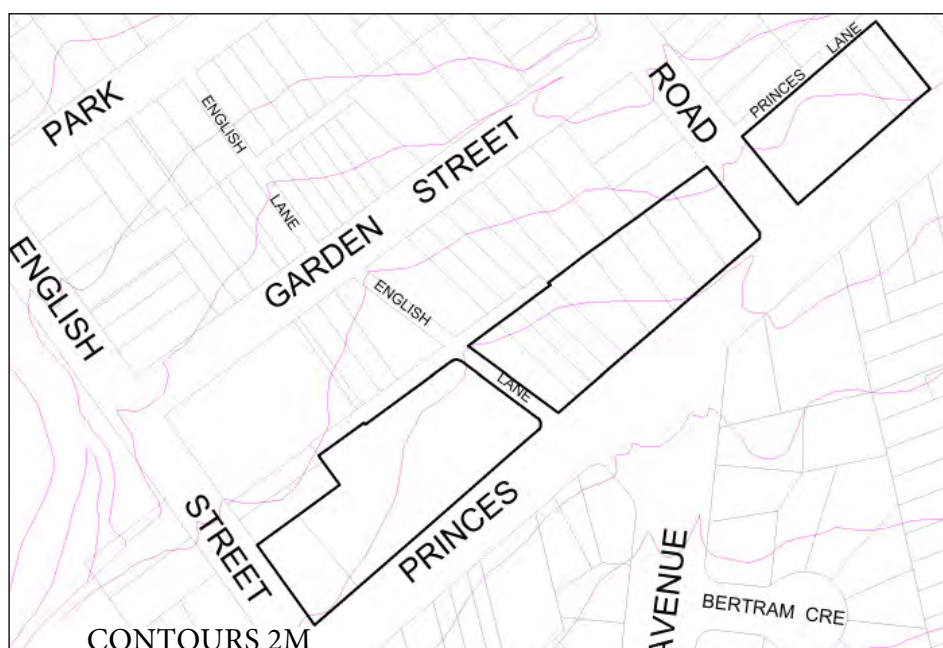
Proposed Land Use Zones

Princes Highway

KOGARAH PRECINCT

Area	13,108m ²
No. of Dwellings	75
No. of Properties	14
Existing Zoning(s)	R2 Low Density Residential R3 Medium Density Residential
Proposed Zoning	R3 - Medium Density Residential
Adjoining Zones	R2 - Low Density Residential R3 - Medium Density Residential RE1 - Public Recreation
Current landuses and built form	Mixture of single storey brick and weatherboard dwellings, a large antiques centre building and townhouses.
Surrounding landuses and built form	Single dwellings to the north and south of the precinct. Southern side of Princes Highway includes two non-conforming retail/light industrial uses in two and three storey building height. Townhouse to the north west and Kogarah Park to the south west.
Amalgamation potential/ ownership patterns	Generally individual ownership there is one dwelling over two lots. Strata titled units in individual ownership.
Property Capitalisation	Detached dwellings on the Princes Highway range from single storey brick and weatherboard homes in moderate to poor condition. Retail uses are in moderate to good condition.

Princes Highway KOGARAH PRECINCT



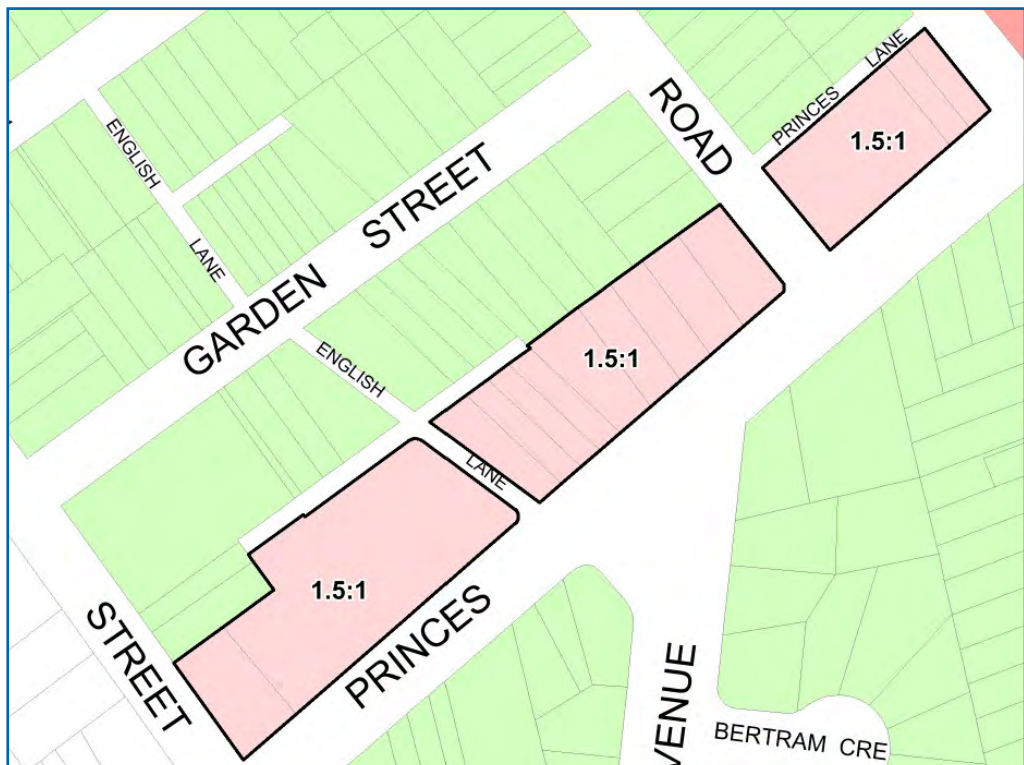
Environmental constraints	
Flood Planning	Parts of the precinct are affected by a flood planning level under the Beverley Park Flood Study.
Heritage	The heritage listing of: House and garden, 193 Princes Highway House and garden, 14 Garden Street 'Terraces', 'Te Komaraki', 72-74 English Street Former Kogarah Hotel, 247 Princes Highway, Carlton and the Kogarah South this precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing buildings.
Walkability to transport node	This precinct is 800m- 1km from Kogarah and Carlton stations. There is a bus service that operates directly along Princes Highway towards Kogarah Station.
Walkability to commercial centre	Kogarah Town Centre is located 500m from this precinct. Carlton Centre is located 800m from the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Jubilee Oval, Kogarah Park, Spooner Park, Stevens Park and Beverley Park Golf Course are located 20-800m from the precinct.
Walkability to community facility	Three long day childcare centres and two outside of school hours care centres are located within 500m of the precinct. Two nursing homes are located within 500m of the precinct. Kogarah Library is located within 200m of the precinct. There are a number of churches and community facilities located within 200m of the precinct.

Princes Highway

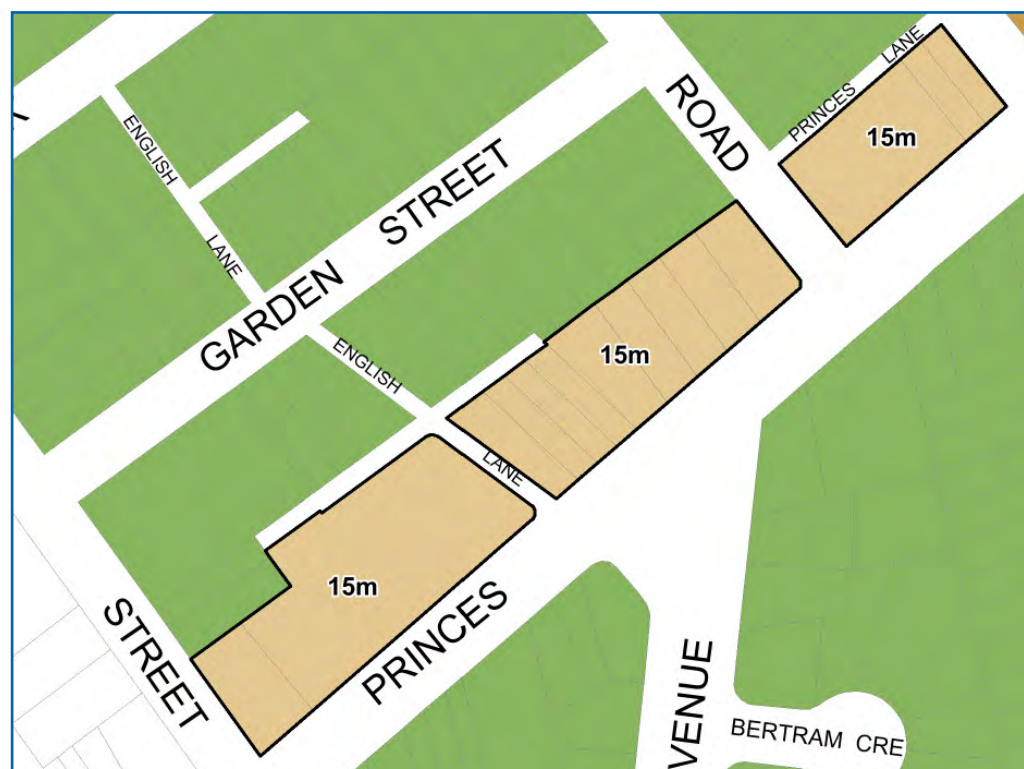
KOGARAH PRECINCT

Recommendation	
Proposed development type	Residential flat buildings
Proposed Height	15m (five to six levels)
Proposed Density	1.5:1

Princes Highway KOGARAH PRECINCT



Proposed Floor Space Ratio



Proposed Building Heights

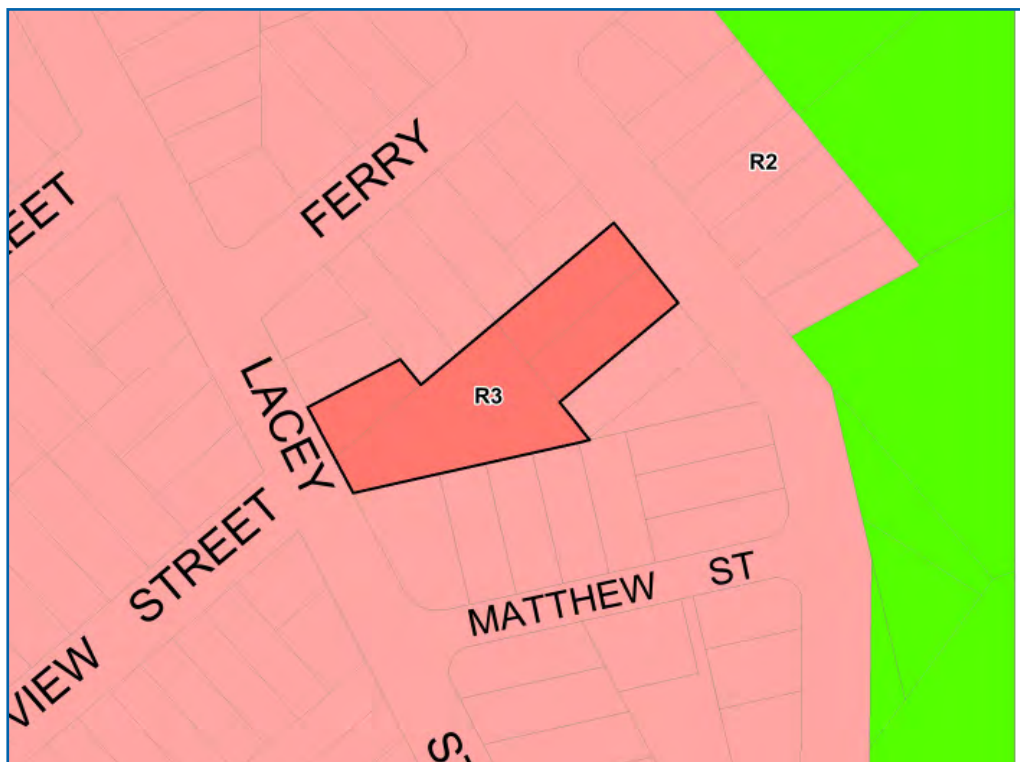


Aerial 2012

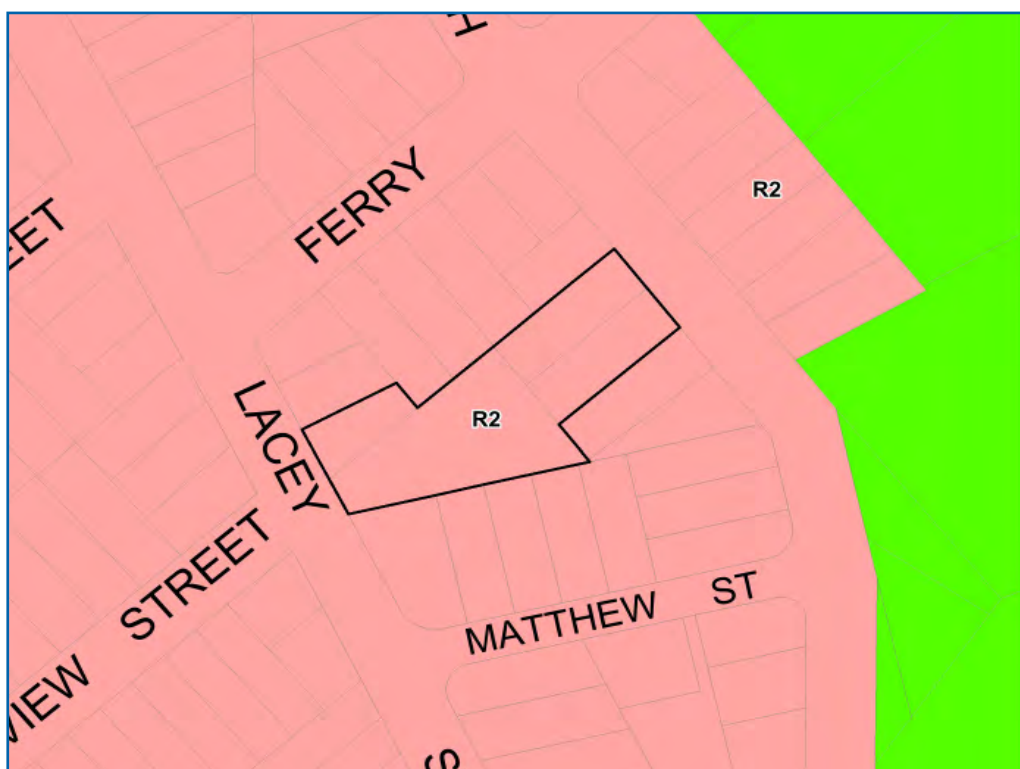
Lacey Street
KOGARAH BAY PRECINCT

129

Lacey Street KOGARAH BAY PRECINCT



Land Use Zones KLEP 2012

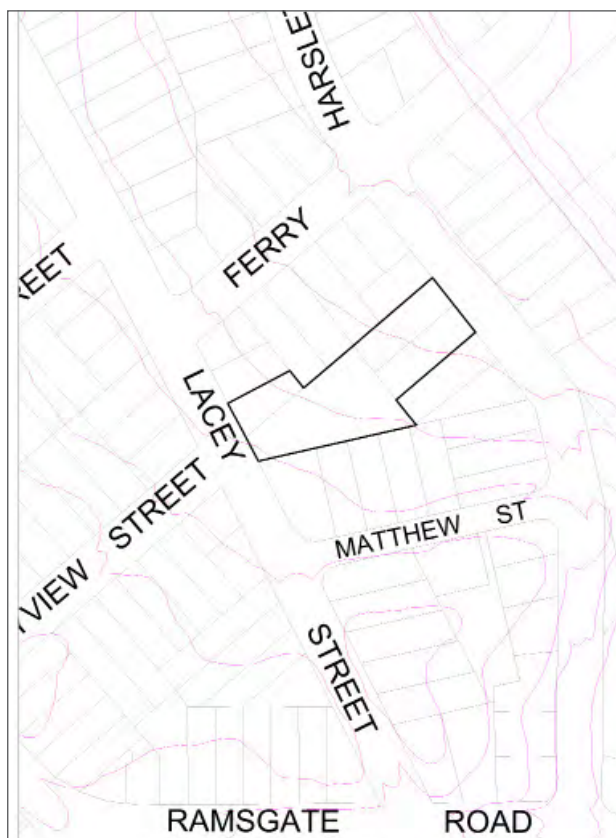


Proposed Land Use Zones

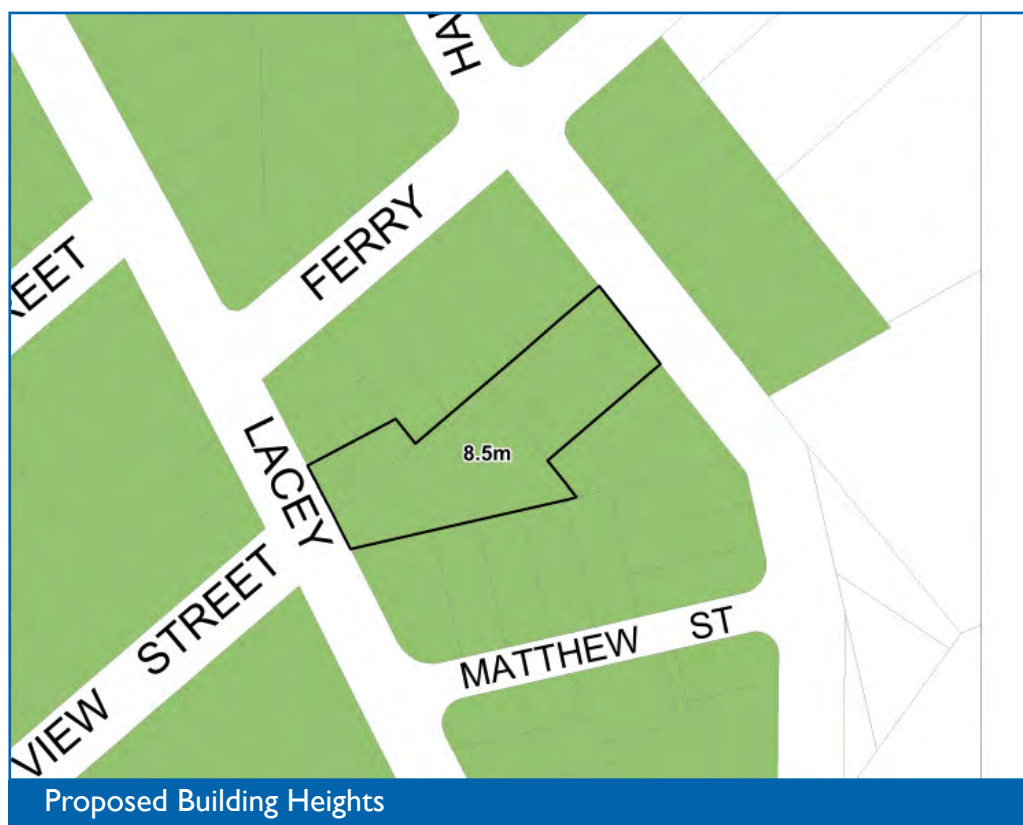
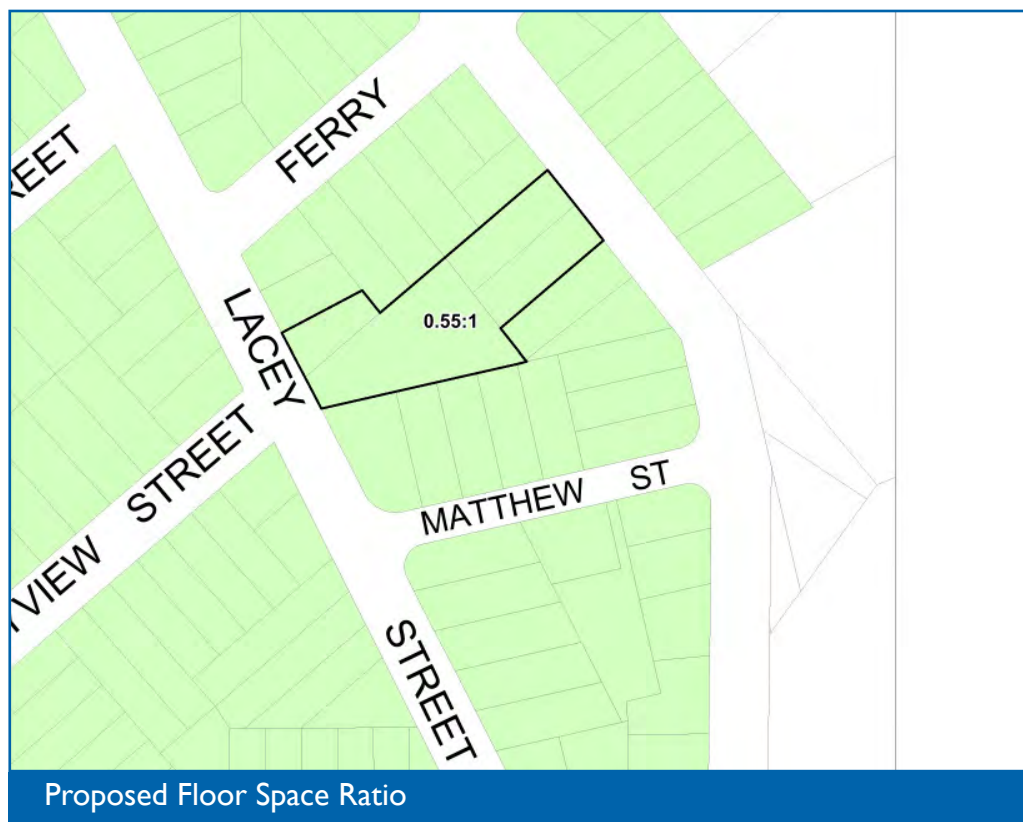
Lacey Street

KOGARAH BAY PRECINCT

Area	3,666m ²
No. of Dwellings	9
No. of Properties	4
Existing Zoning(s)	R3 medium density residential
Adjoining Zones	R2 low density residential
Current landuses and built form	One villa development and single and two storey brick-dwellings, some of recent construction.
Surrounding landuses and built form	Low density residential
Amalgamation potential/ ownership patterns	Sites require amalgamation however fragmented ownership patterns and substantial dwellings give this precinct low amalgamation potential.
Property Capitalisation	Villa development is under strata title and single dwellings are in moderate to good condition
Proposed development type	Dwelling houses
Proposed Height	8.5m
Proposed Density	0.55:1 (as per R2 FSR table)



Lacey Street KOGARAH BAY PRECINCT



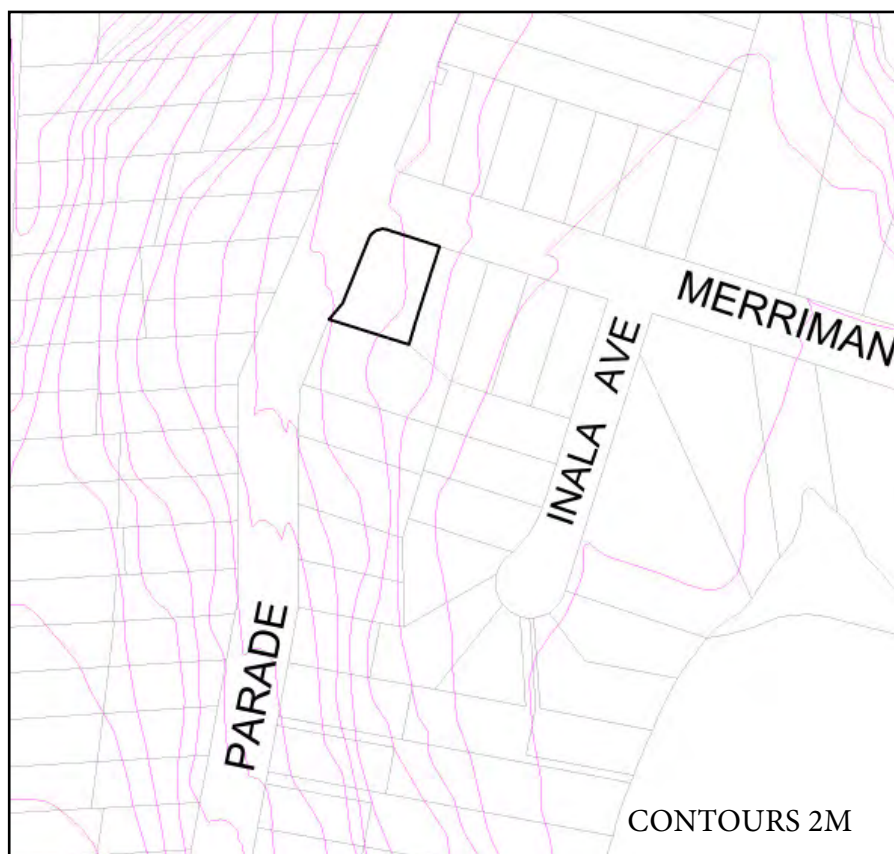


Aerial 2012

Kyle Bay Centre KYLE BAY PRECINCT

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Kyle Bay Centre KYLE BAY PRECINCT

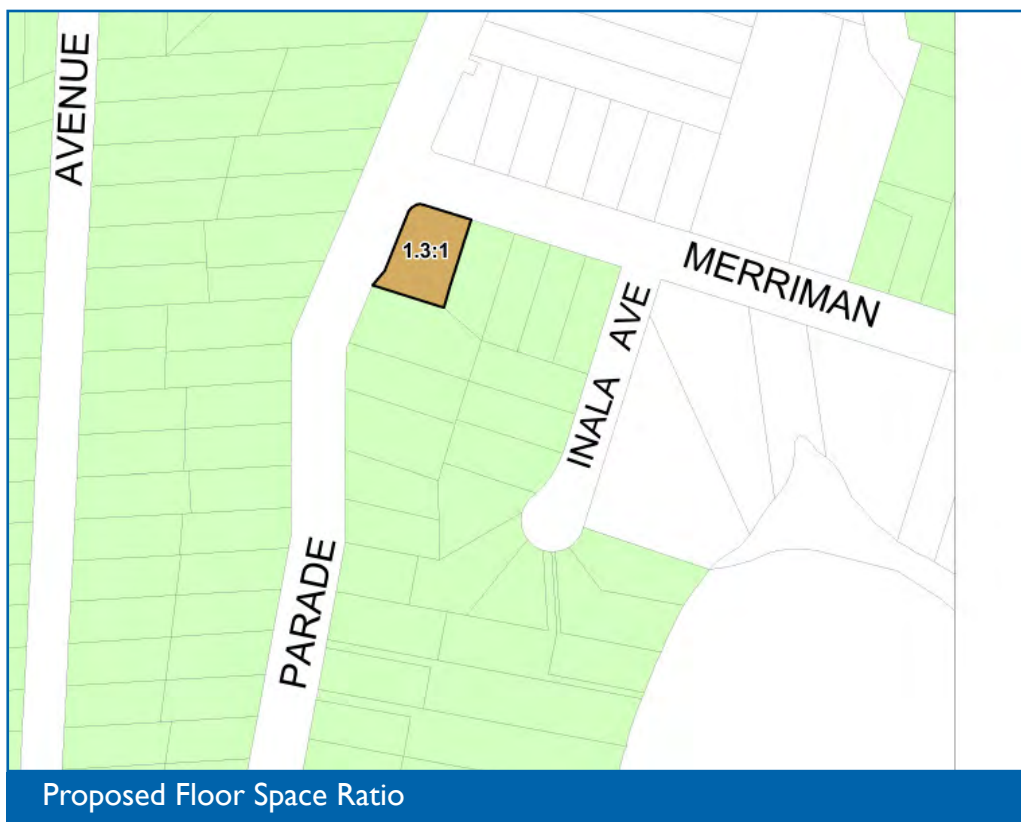


Kyle Bay Centre

KYLE BAY PRECINCT

Area	808m ²
No. of Dwellings	None (shops)
No. of Properties	1
Existing Zoning(s)	B1 - Neighbourhood Centre
Adjoining Zones	E4 - Environmental Living
Current landuses and built form	Neighbourhood shops includes restaurant and speciality retail.
Surrounding landuses and built form	Low density single dwellings adjoin this precinct to the east, south and west. Merriman Reserve is directly to the north and the former Blakehurst bowling club is to the east.
Amalgamation potential/ ownership patterns	The precinct is in single ownership.
Property Capitalisation	Highly likely with site in single ownership.
Proposed development type	Shops with shoptop housing - mixed use development.
Proposed Height	9m
Proposed Density	1.3:1

Kyle Bay Centre KYLE BAY PRECINCT



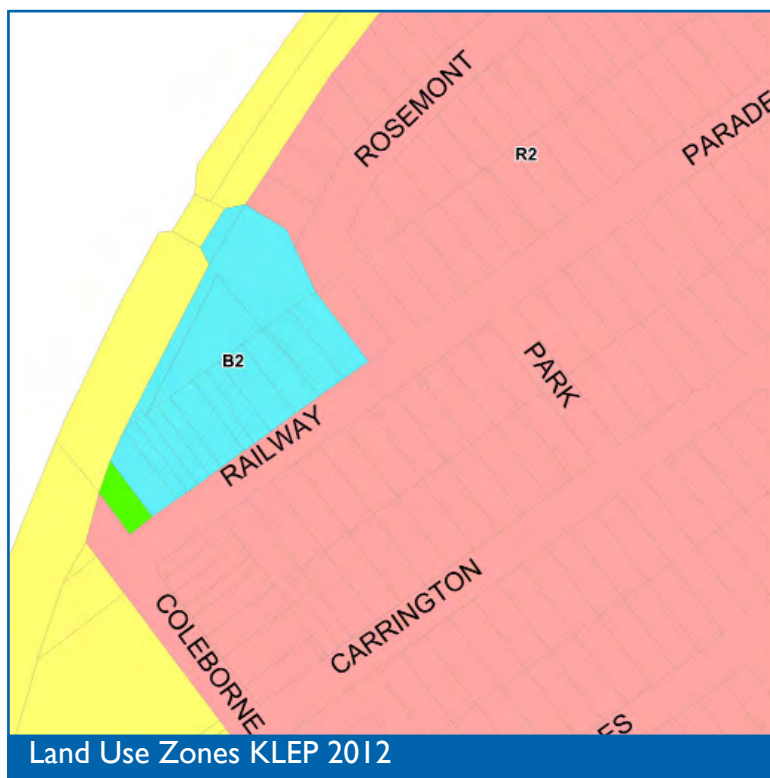


Aerial 2012

Mortdale Centre MORTDALE PRECINCT

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Mortdale Centre MORTDALE PRECINCT



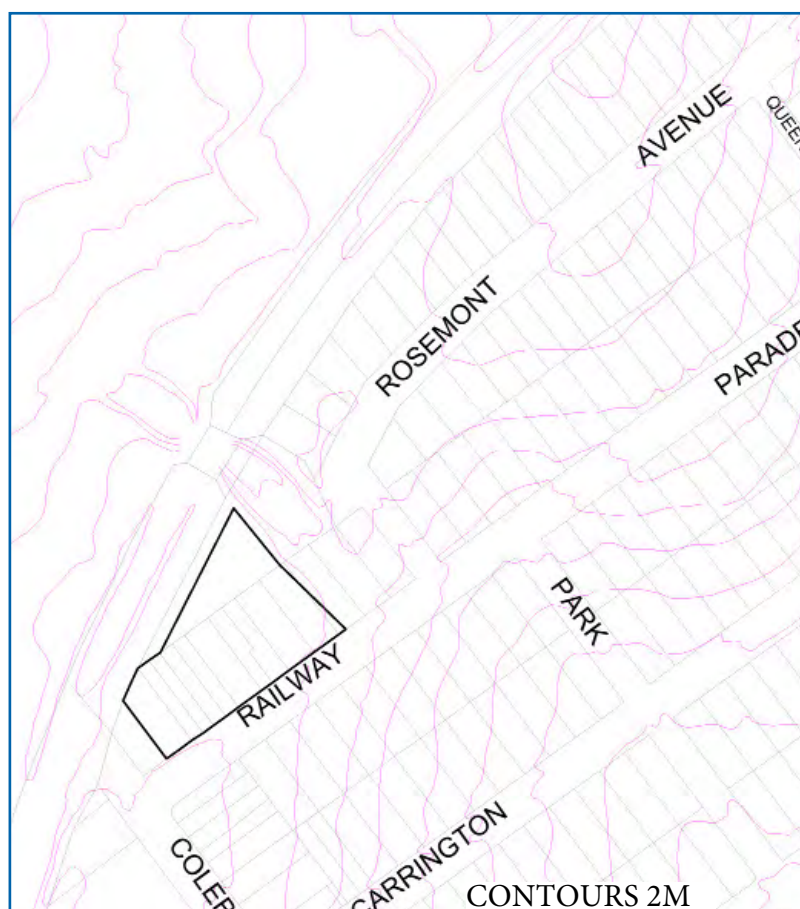
Mortdale Centre

MORTDALE PRECINCT

Area	5,817m ²
No. of Dwellings	15
No. of Properties	11
Existing Zoning(s)	B2 - Local Centre
Proposed Zoning	No change proposed
Adjoining Zones	R2 - Low Density Residential RE1 - Public Recreation SP2 - Educational Establishment
Current landuses and built form	This precinct is situated adjacent to Mortdale Station on the northern side of Railway Parade and is on the boundary with Hurstville Council. Many of the properties within the commercial locality remain as single dwellings, predominantly one storey in height. Only part of one site has the façade of an old shop, which is used as a local business. A more recent three (3) storey mixed development adjacent to the railway station has a small commercial component at the ground floor level, with residential above. Part of this precinct includes the road and underpass and gardens. These sites are zoned B2 - Local Centre however, they are considered to be roadway.
Surrounding landuses and built form	Surrounding uses include a school, park, low density residential dwellings with some older two storey residential flat buildings. The northern side of the railway line includes medium density and retail shops.
Amalgamation potential/ ownership patterns	Would require amalgamation. Individual ownership except for mixed use development which is strata. Some sites are in Railway Lands ownership.
Property Capitalisation	Some new housing stock is unlikely to be redeveloped. Older stock would require amalgamation.

Mortdale Centre

MORTDALE PRECINCT



Environmental constraints	
Flood Planning	No flood study has been completed for this precinct.
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	Mortdale train station is adjacent to this precinct.
Walkability to commercial centre	Mortdale Centre is adjacent to this precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	McRae's Reserve is located adjacent to the precinct. Renown Park is located 400m from the precinct.
Walkability to community facility	The precinct includes the several family care, long day care and pre school centres, and nursing homes within 2km of the precinct.

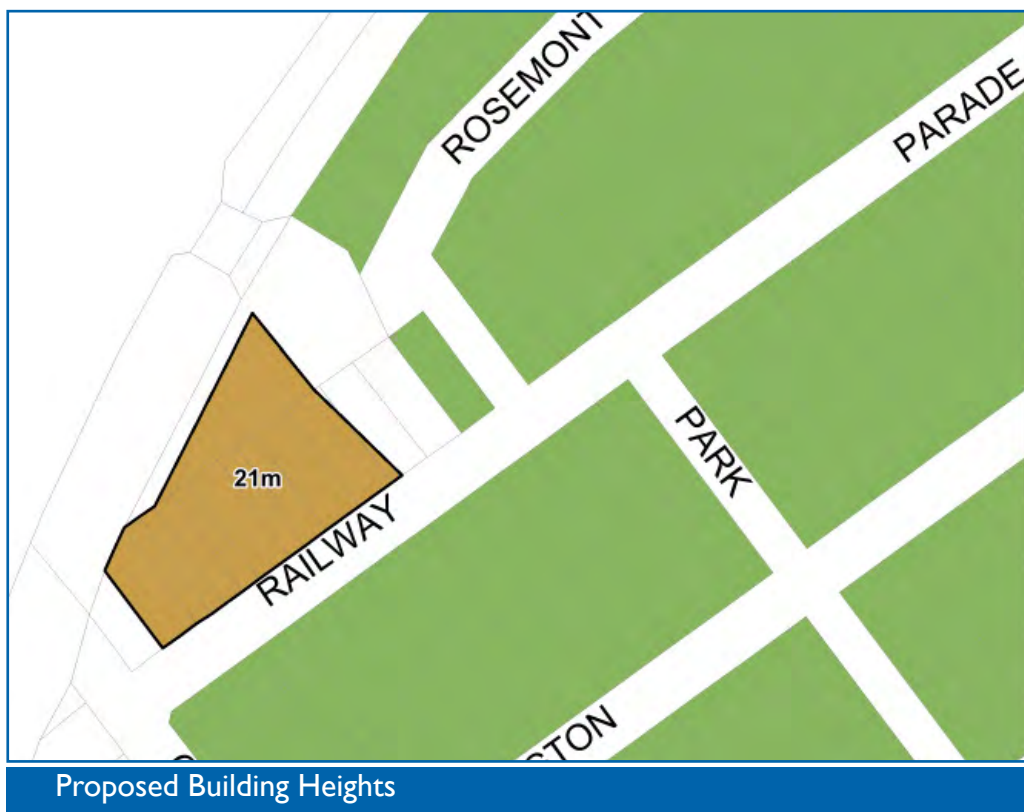
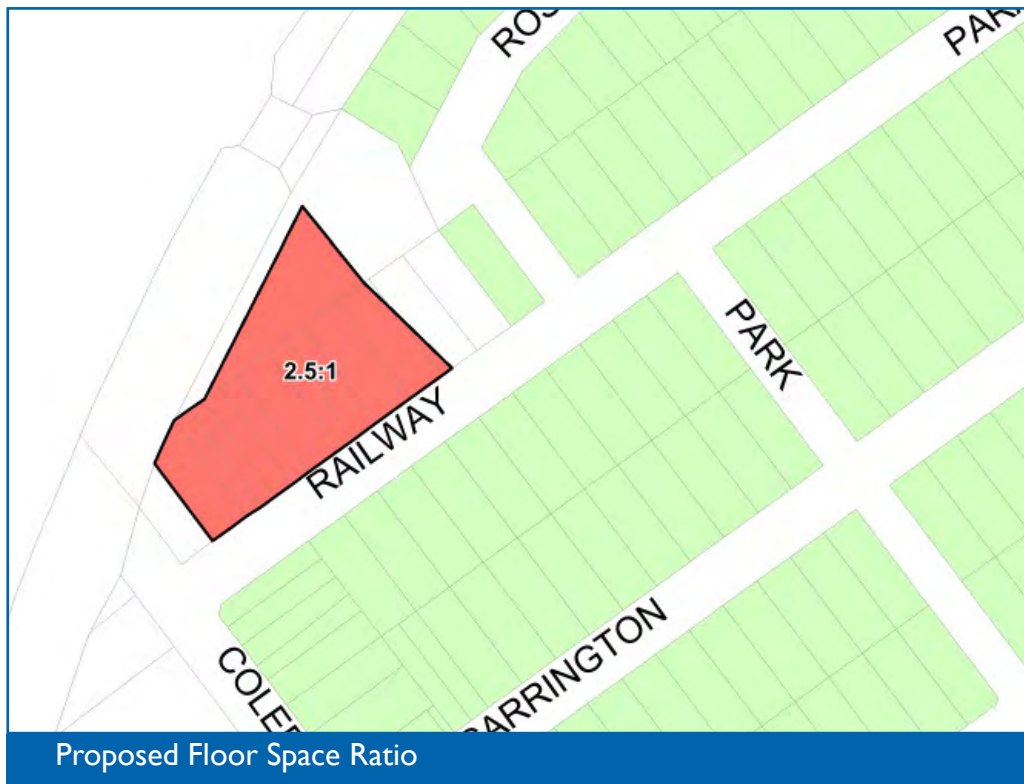
Mortdale Centre

MORTDALE PRECINCT

Recommendation	
Proposed Development Type	Shop top housing - mixed use development
Proposed Height	21m (six to seven levels)
Proposed Density	2.5:1

Mortdale Centre

MORTDALE PRECINCT

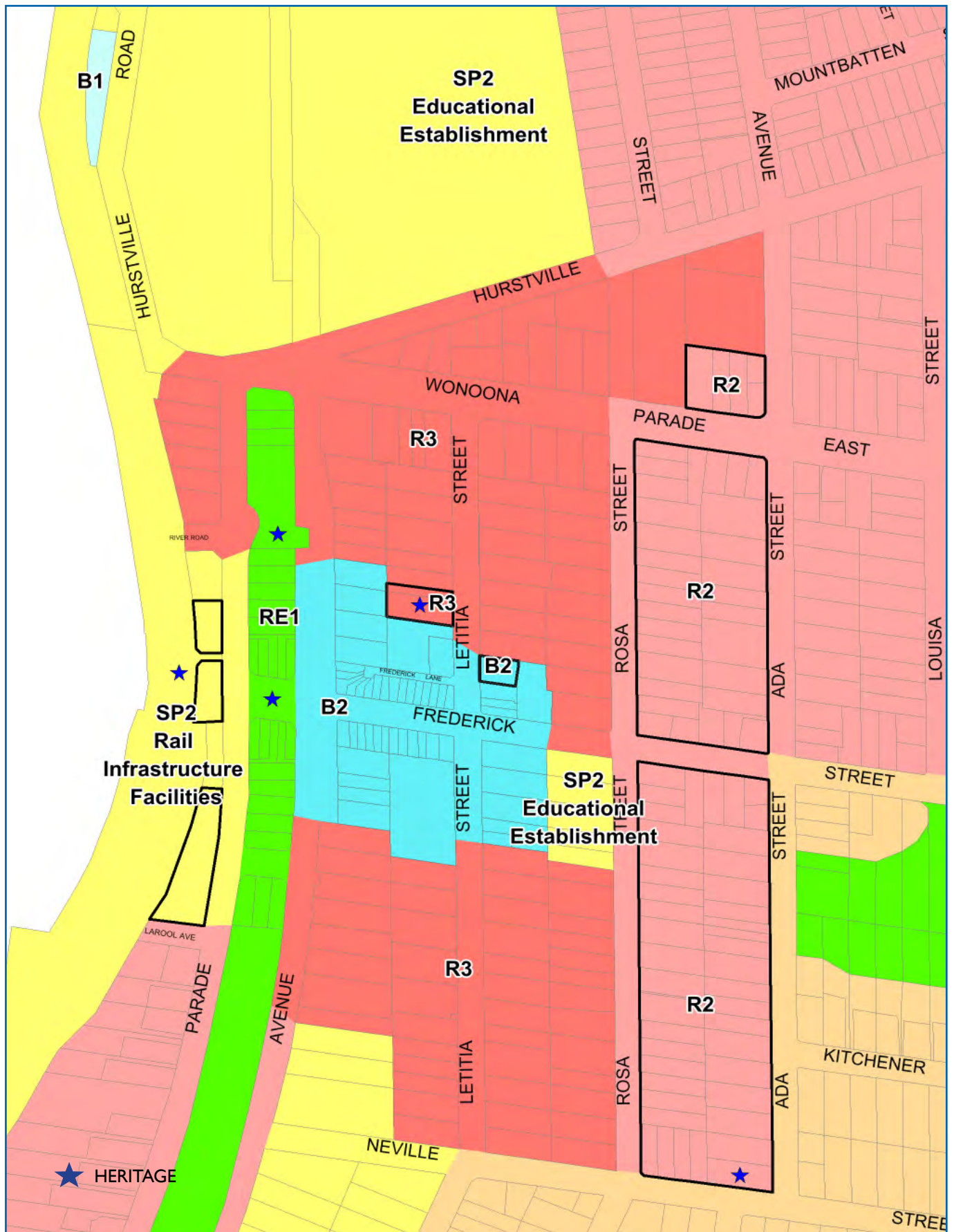




Aerial 2012

Oatley Centre OATLEY PRECINCT

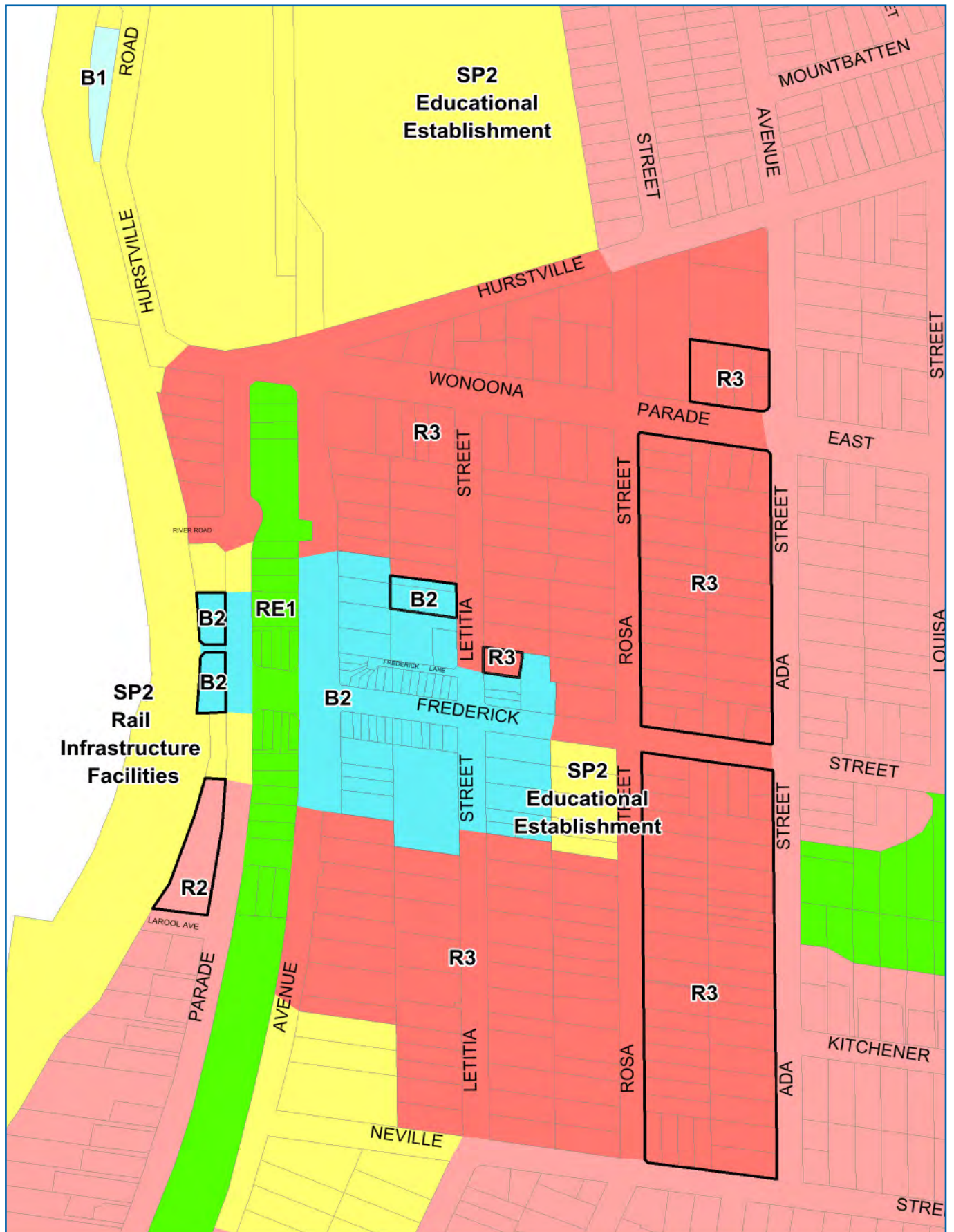
143



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KLEP 2012
Land Use Zones

Oatley Centre
OATLEY PRECINCT



Proposed
Land Use Zones

Oatley Centre
OATLEY PRECINCT

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Oatley Centre

OATLEY PRECINCT

Area	187,379m ²
No. of Dwellings	934
No. of Properties	236
Existing Zoning(s)	R2 - Low Density Residential R3 - Medium Density Residential SP2 - Railway Infrastructure
Proposed Zoning	R2 - Low Density Residential R3 - Medium Density Residential B2 - Local Centre
Adjoining Zones	R2 - Low Density Residential RE1 - Public Recreation SP2 - Educational Establishment
Current landuses and built form	The traditional 'main street' of the Oatley Commercial Centre is centred on Frederick Street with fine grain retail shopfronts with some shop top housing in a two to three storey scale. Immediately adjoining the commercial centre is medium density residential in the form of two and three storey residential flat buildings most of undercroft parking, townhouse and villa developments. Blocks between Ada Street and Rosa Street are predominantly low density residential dwellings of varying periods and styles with some villa developments. Adjacent to Oatley railway station are several shops, and a nursing home in the SP2 - Railway Infrastructure zone. These are no longer in railway ownership and are proposed to be rezoned. This precinct also includes a two storey fitness centre at No.200 Hurstville Road along the railway line.
Surrounding landuses and built form	Surrounding uses include a school, park, low density residential. The northern side of the railway line includes medium density and retail shops.
Amalgamation potential/ ownership patterns	Individual ownership. Residential flat buildings are strata titled.
Property Capitalisation	Mostly older stock dwellings, 1960s residential flat buildings in the existing R3 medium density residential area. Opportunity for infill development in Rosa Street and Ada Street.

Oatley Centre

OATLEY PRECINCT



Oatley Centre

OATLEY PRECINCT

Environmental constraints	
Flood Planning	No flood study has been completed for this precinct.
Heritage	Oatley Memorial Gardens Oatley Memorial Clock Oatley Railway Station Group Oatley Masonic Lodge- 11A Letitia Street House and garden, "Dulmar" - 59 Ada Street are heritage items within and adjacent to the precinct, however these items would not impede further development of the precinct subject to transitions of height appropriate to the existing buildings.
Walkability to transport node	Oatley train station is adjacent to this precinct.
Walkability to commercial centre	Oatley Centre is within this precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Oatley Memorial Gardens is located within the precinct. Moore Reserve and Oatley Pleasure Grounds are located approximately 200-400m from the precinct.
Walkability to community facility	The precinct includes the several family care, long day care and pre school centres, and nursing homes within 1km of the precinct.

Recommendation				
Proposed Development Type	Dwellings in R2	Town houses in R3	Mixed use in B1	Mixed Use in B2
Proposed Height	8.5m	9m	12m	12m
Proposed Density (Floor Space Ratio)	0.55:1 as per R2 FSR table	0.7:1	1.5:1	2.5:1



Proposed
Floor Space Ratios

Oatley Centre
OATLEY PRECINCT

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Proposed
Building Heights

Oatley Centre
OATLEY PRECINCT

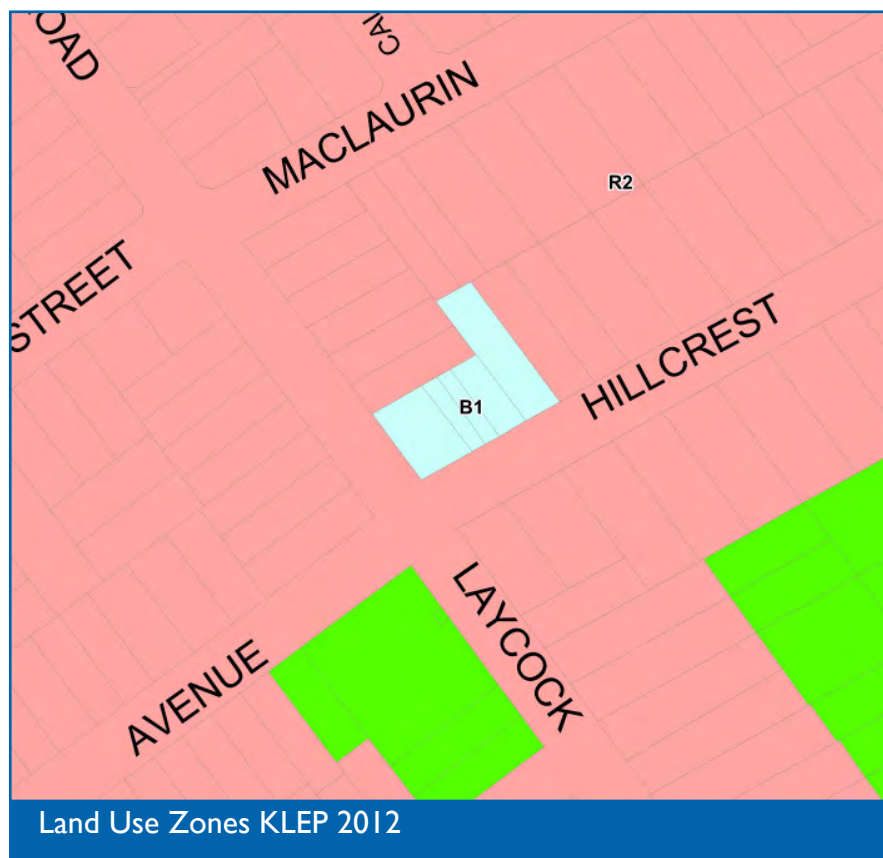


Aerial 2012

Hillcrest Avenue
PENSHURST PRECINCT

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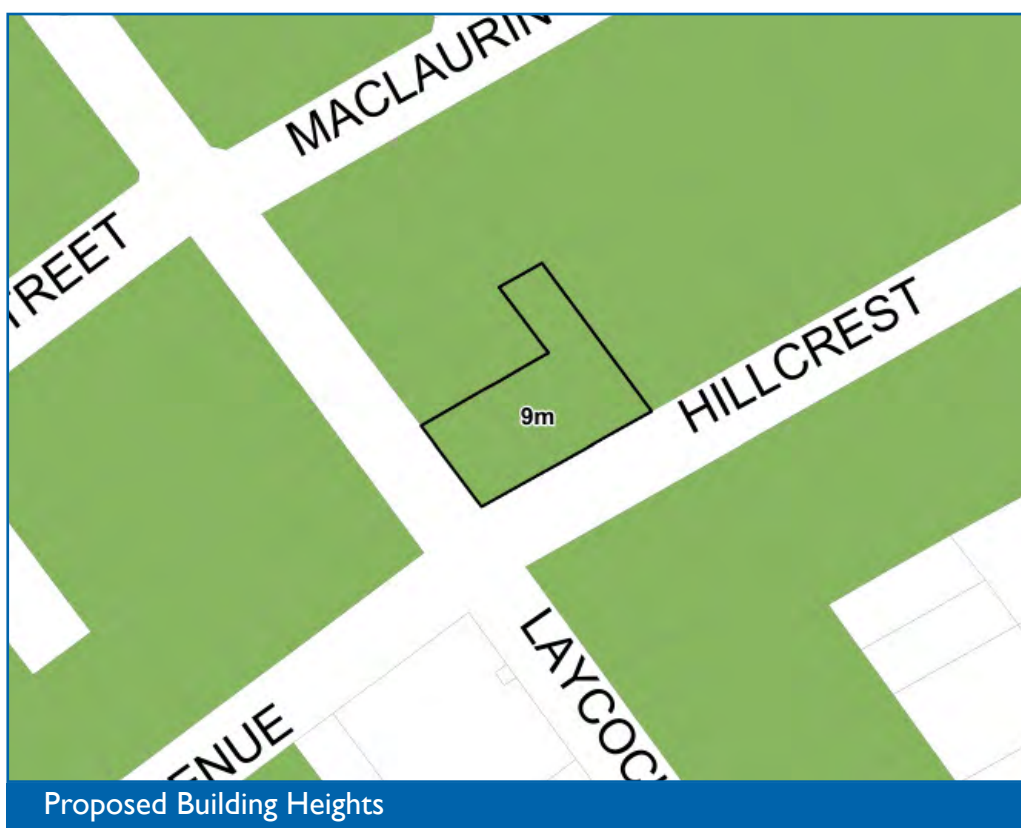
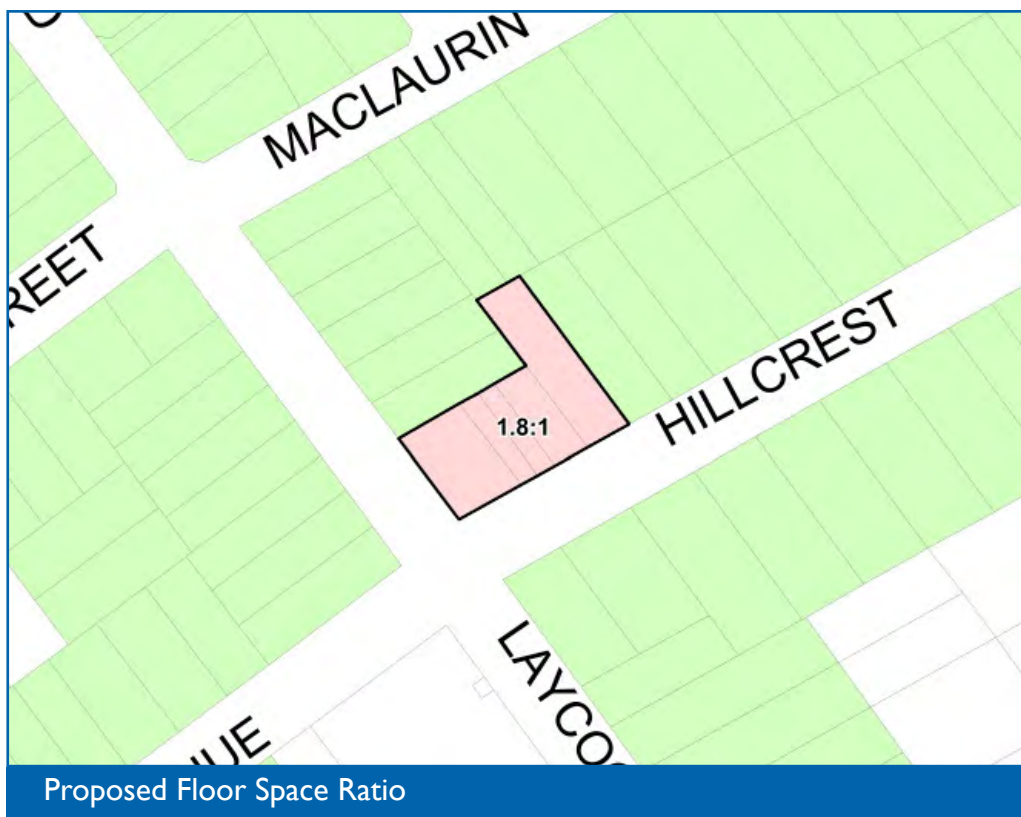
Hillcrest Avenue PENSHURST PRECINCT



Hillcrest Avenue PENSHURST PRECINCT

Area	1,791m ²
No. of Dwellings	11
No. of Properties	5
Existing Zoning(s)	B1 - Neighbourhood Centre
Adjoining Zones	R2 - Low Density Residential
Current landuses and built form	This is a small group of shops located on the corner of Hillcrest Avenue and Laycock Road. A newer two-storey development is situated on the corner of Hillcrest Avenue and Laycock Road, which has retailing at the ground level and residential above.
Surrounding landuses and built form	Low density residential
Amalgamation potential/ ownership patterns	Fragmented - new development has been strata titled.
Property Capitalisation	Low - three properties in one ownership however this has been developed for shops and residence
Proposed development type	Mixed use
Proposed Height	9m
Proposed Density	1.8:1

Hillcrest Avenue PENSHURST PRECINCT





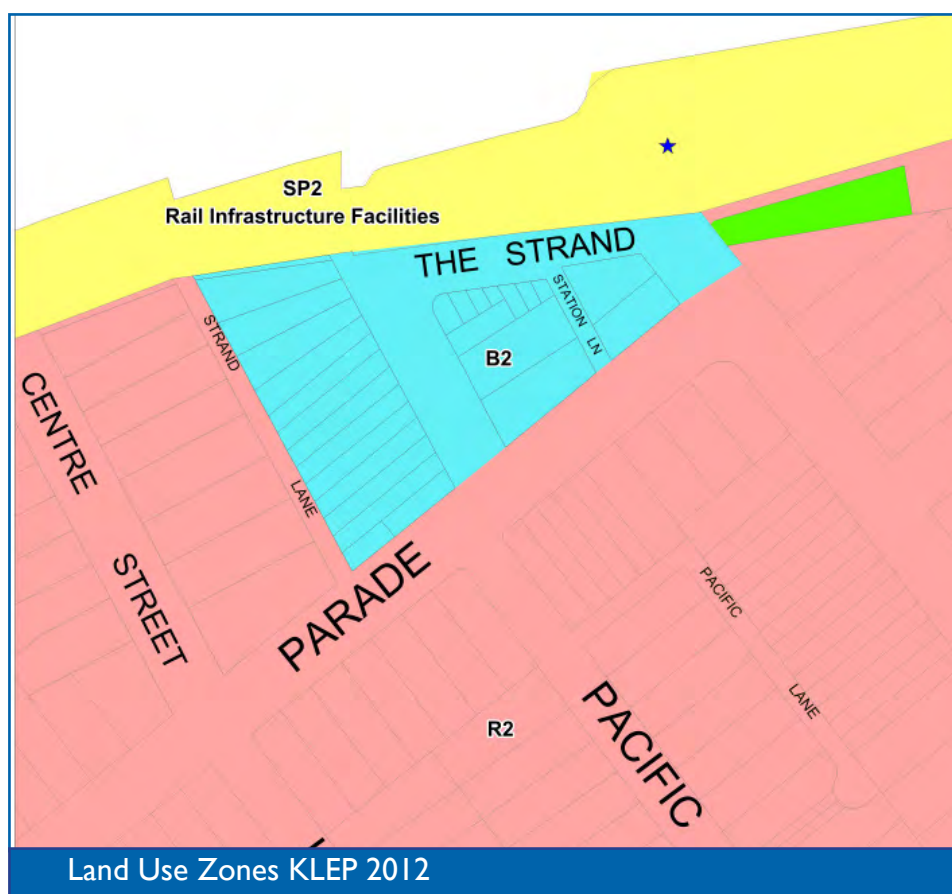
Aerial 2012

Penshurst Centre

PENSHURST PRECINCT

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Penshurst Centre PENSHURST PRECINCT



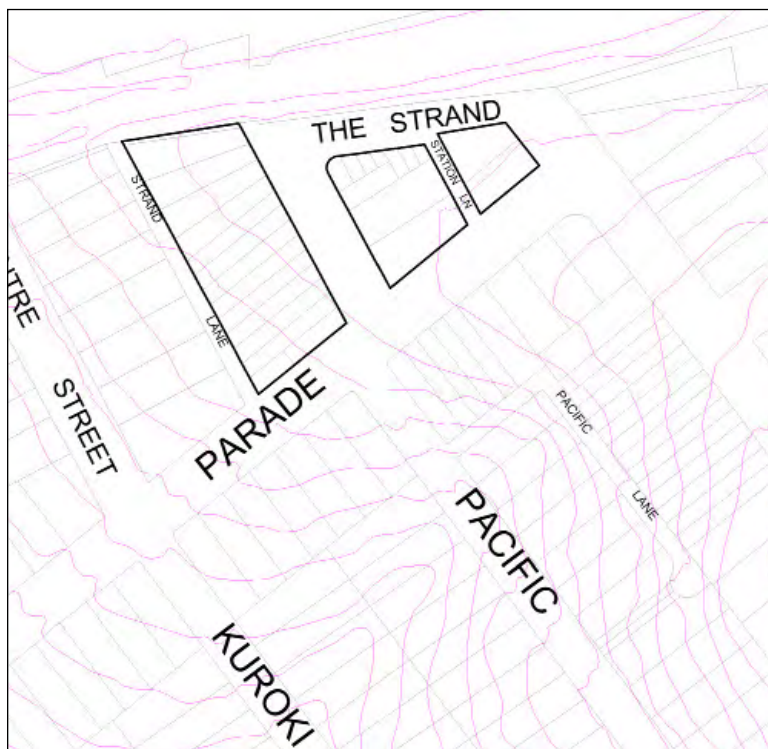
Penshurst Centre

PENSHURST PRECINCT

Area	6,111m ²
No. of Dwellings	36
No. of Properties	27
Existing Zoning(s)	B2 - Local Centre
Proposed Zoning	No change proposed
Adjoining Zones	R2 - Low Density Residential
Current landuses and built form	The Penshurst commercial area is a large centre, which straddles both the Kogarah and Hurstville LGAs. The portion of the centre within the Kogarah City area is immediately adjacent to the Penshurst Railway Station and has a mix of retail and commercial uses. This locality is a traditional retail strip that has a diversity of frontages and parapets. Building heights are generally two (2) storeys. There are some newer three-storey developments that have recently been constructed in the Centre. These developments are equivalent in height to the existing two (2) storey buildings with the higher parapet. There are older two storey residential flat buildings within this precinct.
Surrounding landuses and built form	Low density residential - single dwellings to the south and west. The northern side of the railway line includes medium density and retail shops.
Amalgamation potential/ ownership patterns	Fragmented - newer developments are strata titled. Sites are in individual ownership.
Property Capitalisation	Some new developments are unlikely to be redeveloped. Older stock would require amalgamation.

Penshurst Centre

PENSHURST PRECINCT



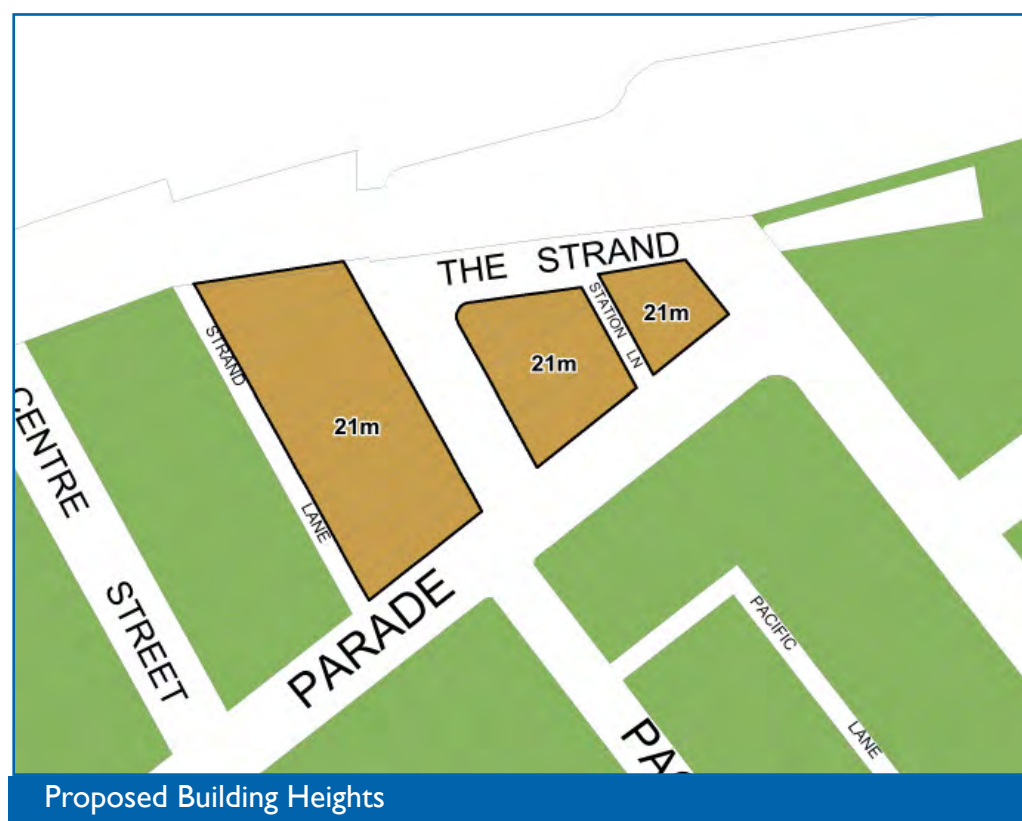
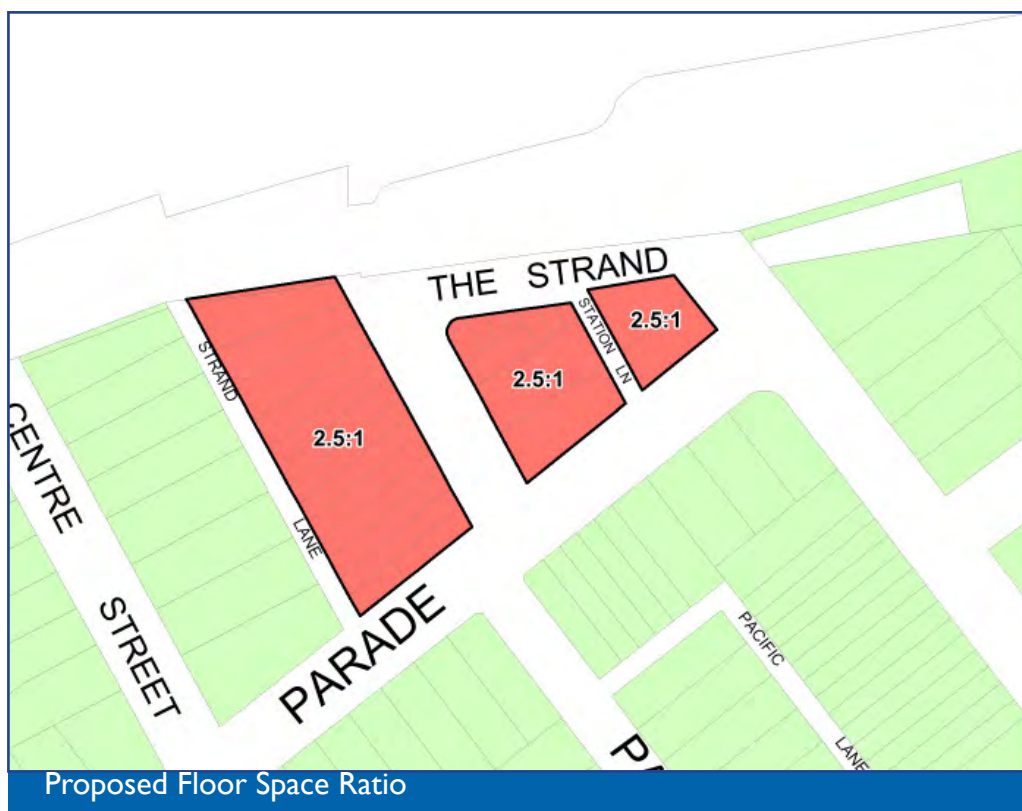
Environmental constraints	
Flood Planning	No flood study has been completed for this precinct.
Heritage	The precinct does not contain any heritage items. It is adjacent to the Penshurst Heritage Conservation Area.
Walkability to transport node	Penshurst train station is adjacent to this precinct.
Walkability to commercial centre	Penshurst Centre is within this precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Sunnyhurst Reserve is located adjacent to the precinct. McRae's Reserve, Arrowsmith Park and Penshurst Park and Hurstville Aquatic Centre are located 400m from the precinct.
Walkability to community facility	The precinct includes the several family care, long day care and pre school centres within 1 km of the precinct. There are several nursing homes within 2km of the precinct.

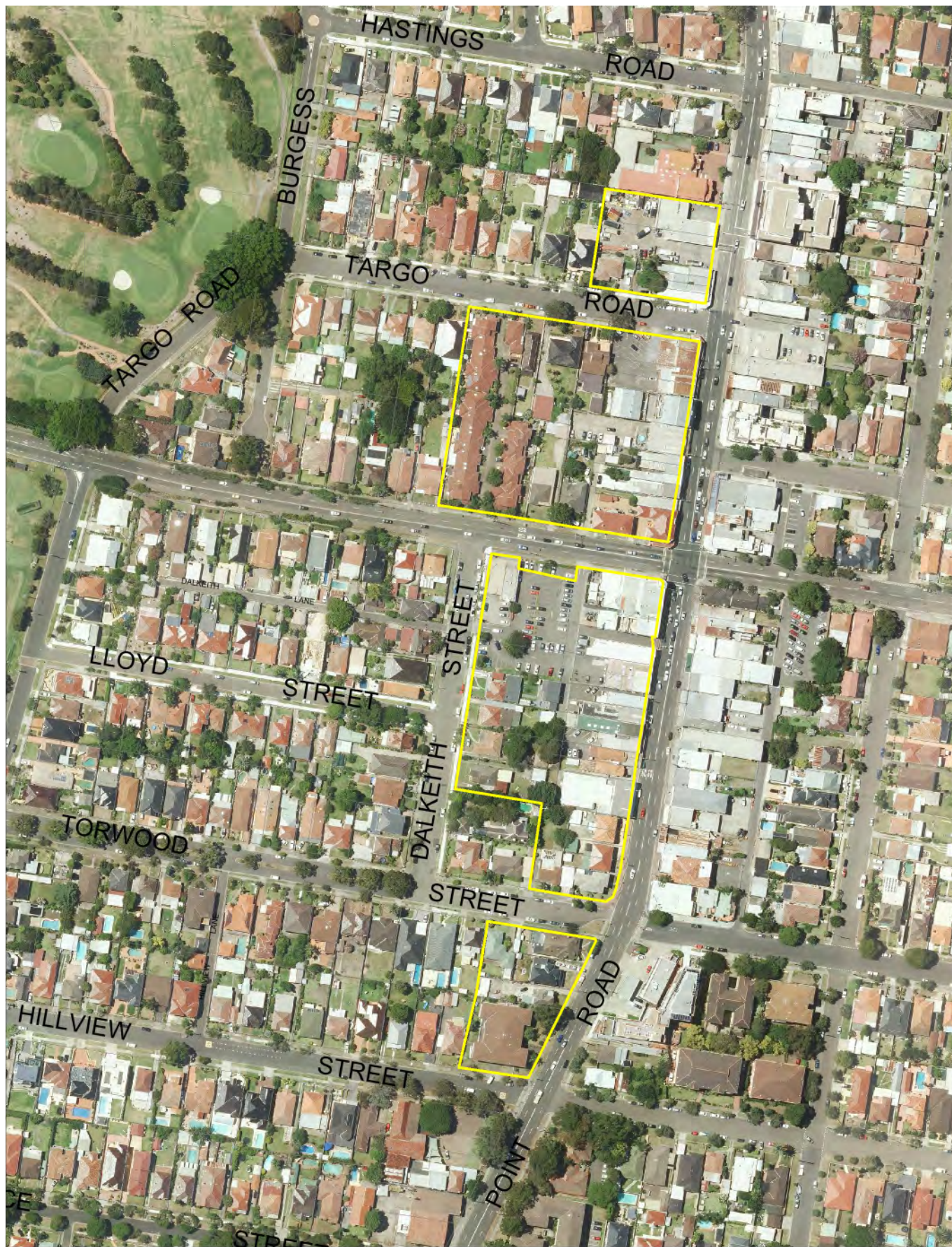
Penshurst Centre

PENSHURST PRECINCT

Recommendation	
Proposed Development Type	Shop top housing - mixed use development
Proposed Height	21m (six to seven levels)
Proposed Density (Floor Space Ratio)	2.5:1

Penshurst Centre PENSHURST PRECINCT

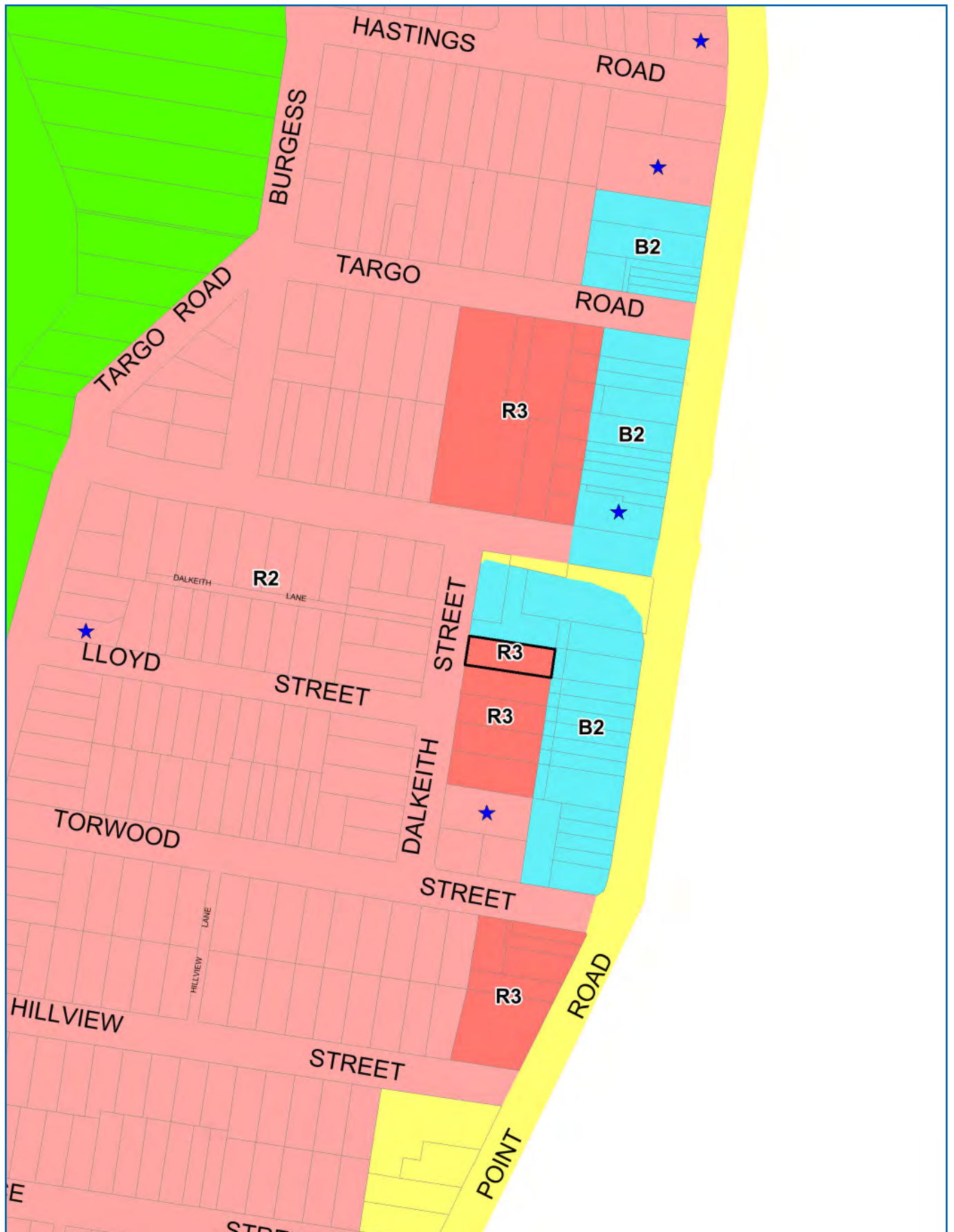




Aerial 2012

Ramsgate Centre RAMSGATE PRECINCT

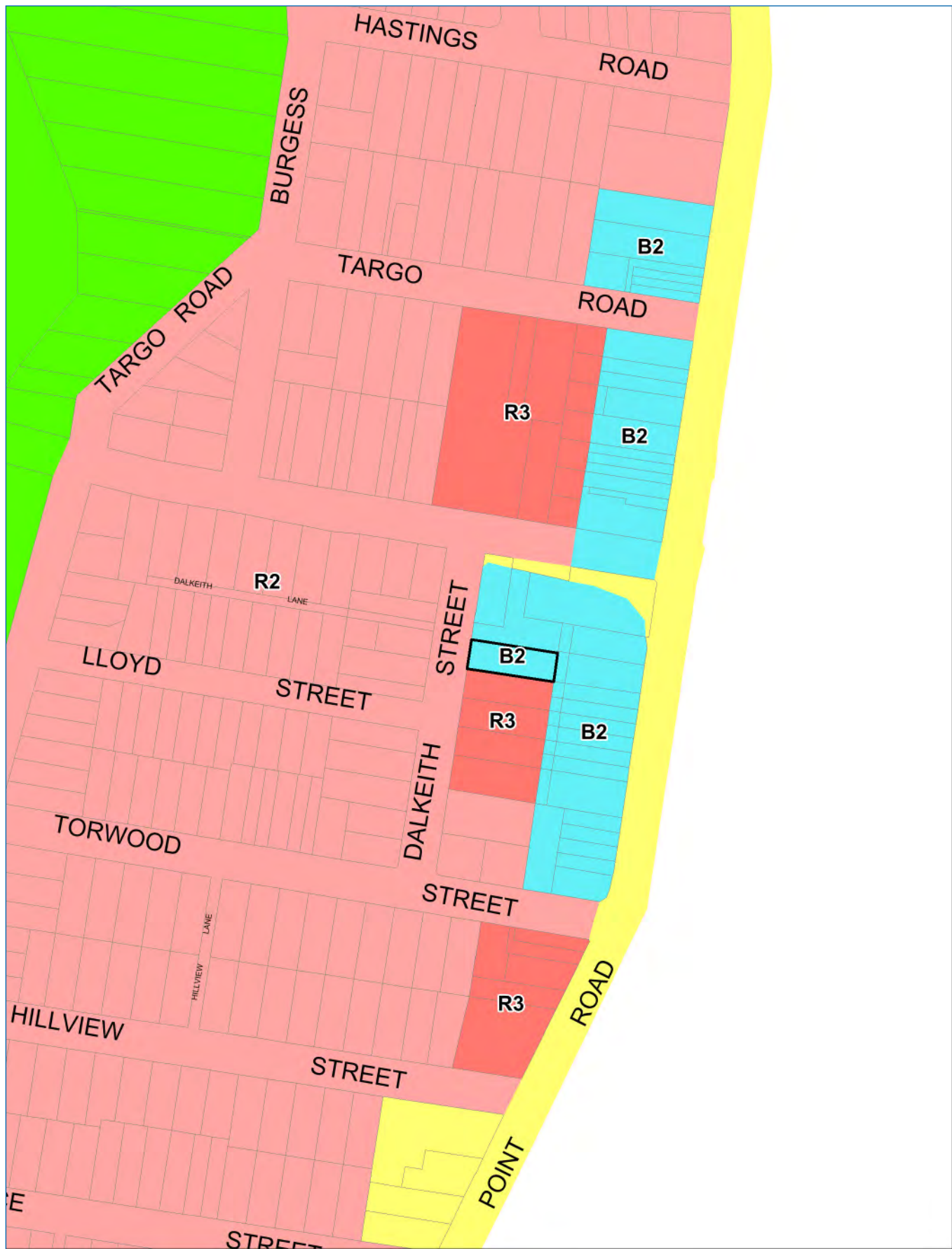
161



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KLEP 2012
Land Use Zones

Ramsgate Centre RAMSGATE PRECINCT



Proposed
Land Use Zones

Ramsgate Centre

RAMSGATE PRECINCT

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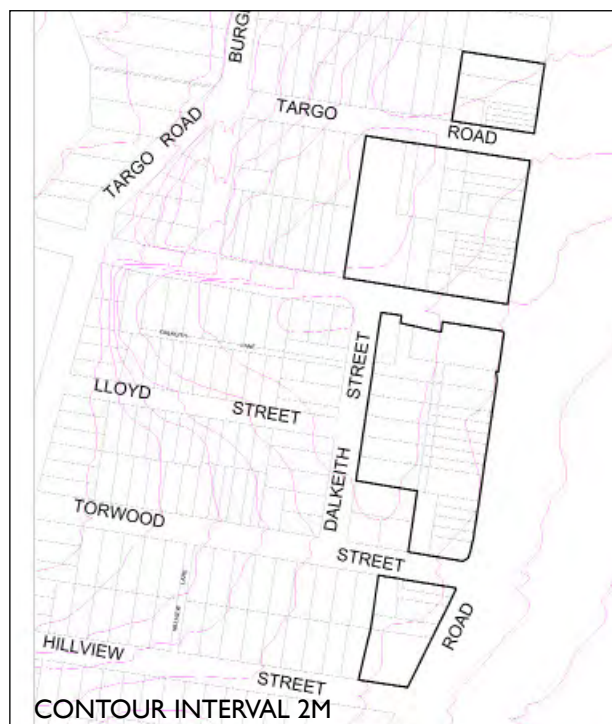
Ramsgate Centre

RAMSGATE PRECINCT

Area	33,061m ²
No. of Dwellings	119
No. of Properties	67
Existing Zoning(s)	B2 - Local Centre R3 - Medium Density Residential
Proposed Zoning	B2 - Local Centre R3 - Medium Density Residential
Adjoining Zones	R2 - Low Density Residential
Current landuses and built form	Ramsgate Centre is divided by Rocky Point Road, the eastern portion of the centre is located in the City of Rockdale and the western portion of the centre is located in the City of Kogarah. The centre provides a mix of restaurants, cafes, banks, hotel and specialty retail. Predominantly older style two storeys shops with shop top housing. Recent mixed use developments constructed at four levels. Recent approvals for mixed use up to six levels is consistent with the eastern portion of the centre.
Surrounding landuses and built form	On the eastern portion of the centre, older style two storey shop with shop top housing however, there are several recent mixed use developments up to six levels in height.
Amalgamation potential/ ownership patterns	Large sites are in common ownership and some have recent development approvals for mixed use buildings up to six levels. Smaller shops are in individual ownership.
Property Capitalisation	This centre is well located along major arterial road.

Ramsgate Centre

RAMSGATE PRECINCT



Environmental constraints	
Flood Planning	The precinct is not affected by flooding.
Heritage	The heritage listing of: • 'Roma' (residential flat building at No. 70 Ramsgate Road); • Shops at Nos. 211–219 Rocky Point Road; and • Former Ramsgate Methodist Church - Ramsgate Community Church at No. 181 Rocky Point Road, Beverley Park within and adjacent to the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing building.
Walkability to transport node	There is a bus route directly along Rocky Point Road to Kogarah and Rockdale Stations.
Walkability to commercial centre	Ramsgate Centre is within the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Claydon Reserve and Beverley Park Golf Course are within 300m of the precinct.
Walkability to community facility	The precinct includes the several family care, long day care and pre-school centres. There are several nursing homes within 2km of the precinct.

Ramsgate Centre

RAMSGATE PRECINCT

Recommendation		
Proposed Development Type	Residential flat buildings in R3	Mixed Use in B2
Proposed Height	15m (four to five levels)	21m (six to seven levels)
Proposed Density (Floor Space Ratio)	1.5:1	2.5:1



Proposed
Floor Space Ratios

Ramsgate Centre

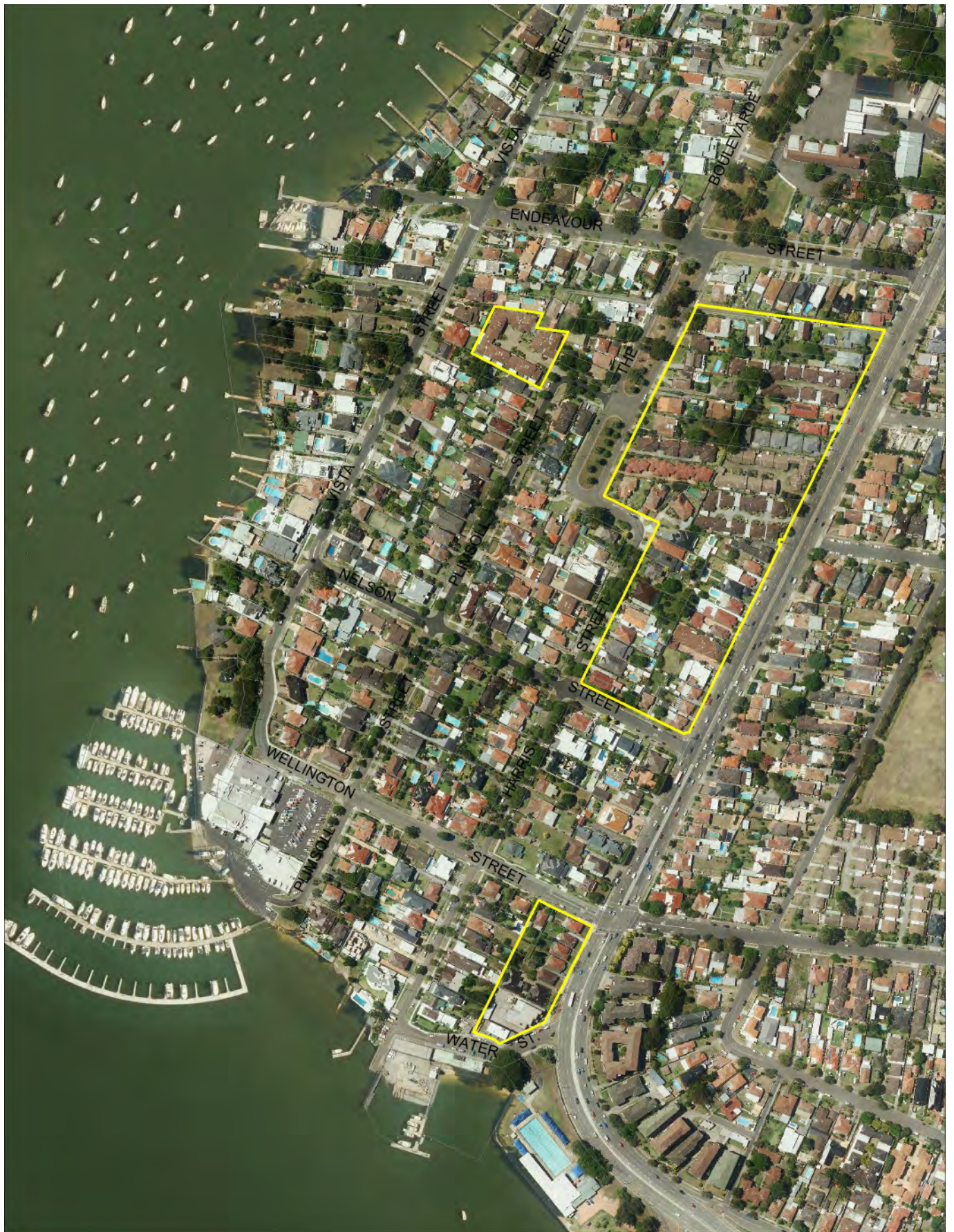
RAMSGATE PRECINCT

167



168 Proposed Building Heights

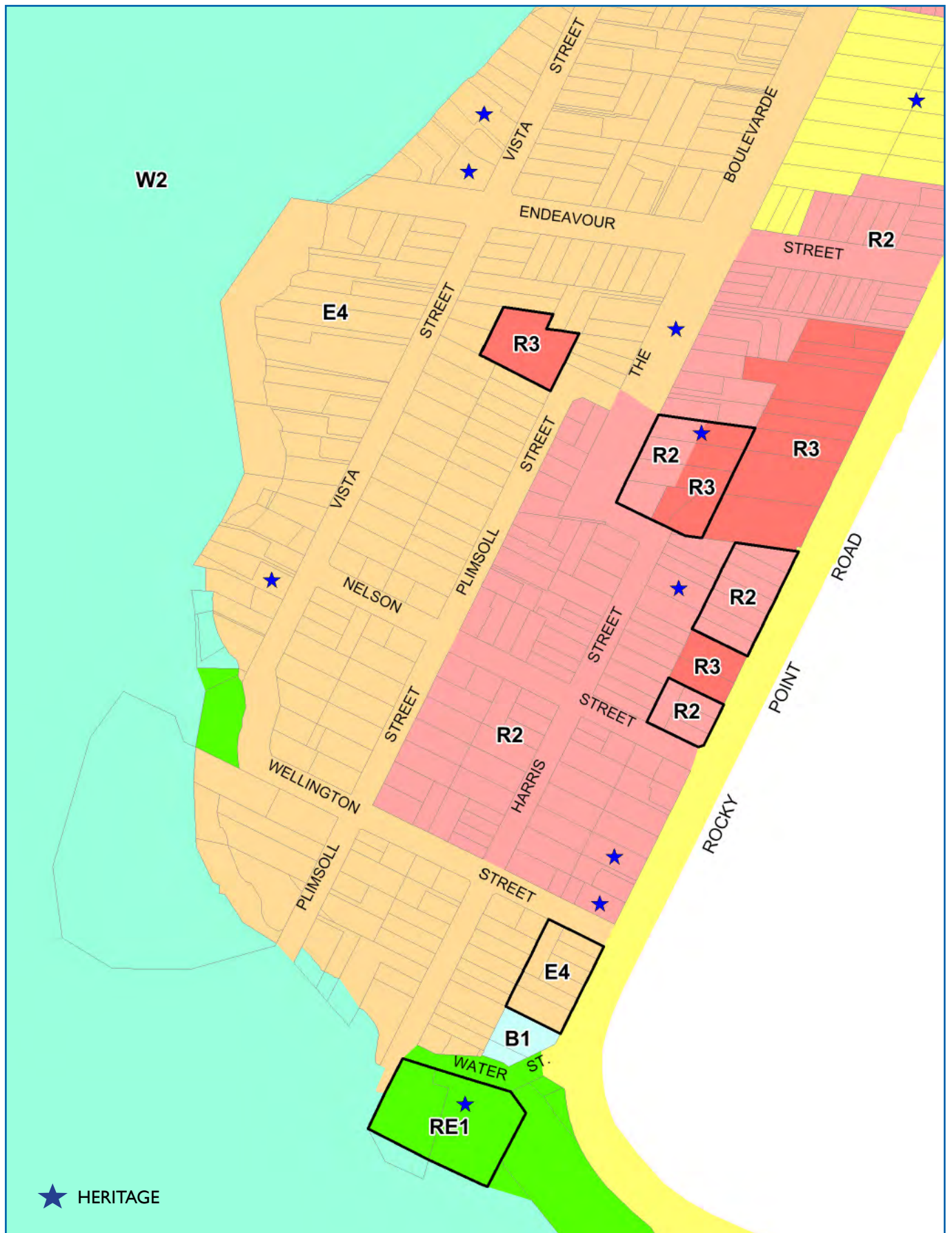
Ramsgate Centre RAMSGATE PRECINCT

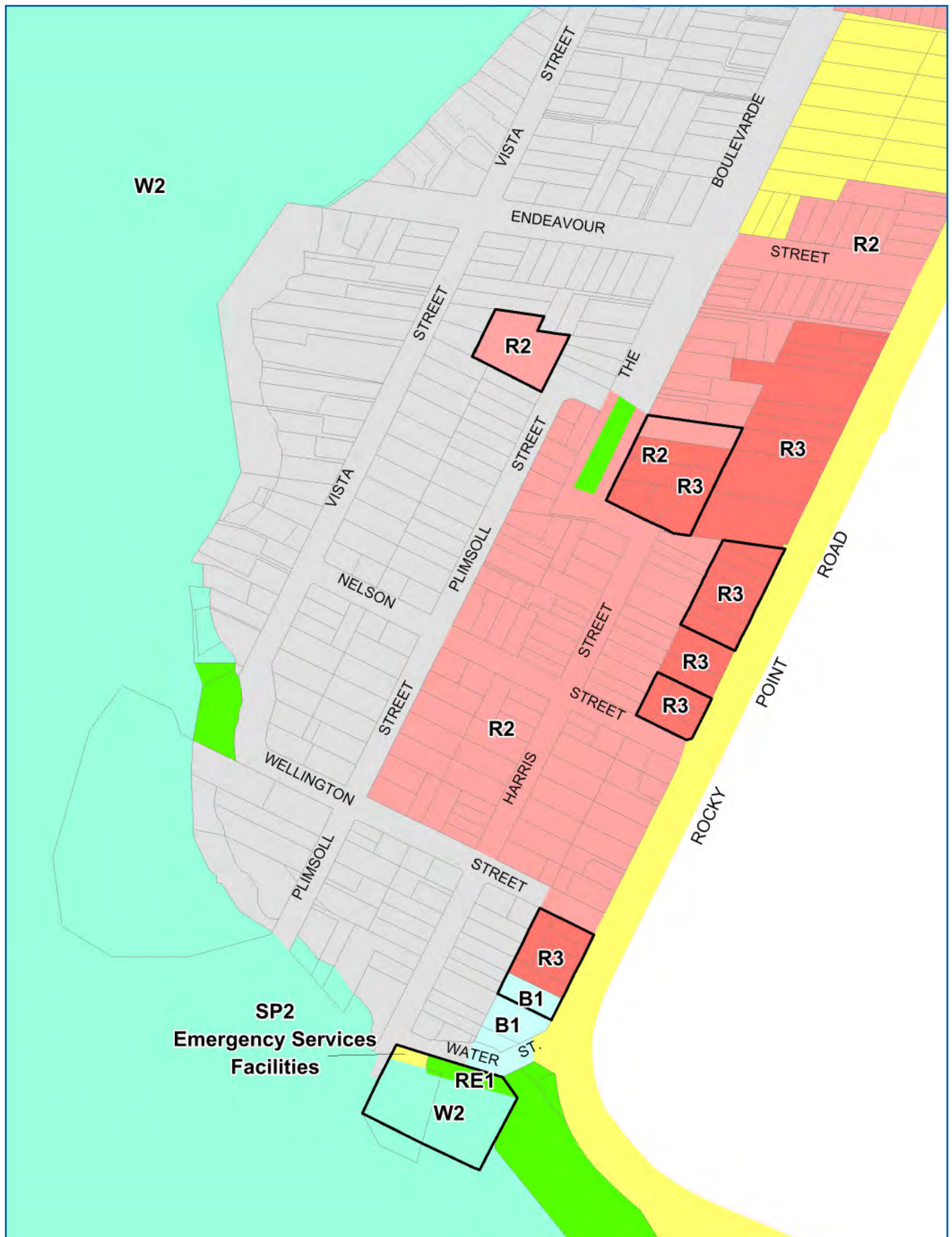


Aerial 2012

Rocky Point Road SANS SOUCI PRECINCT

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Proposed
Land Use Zones

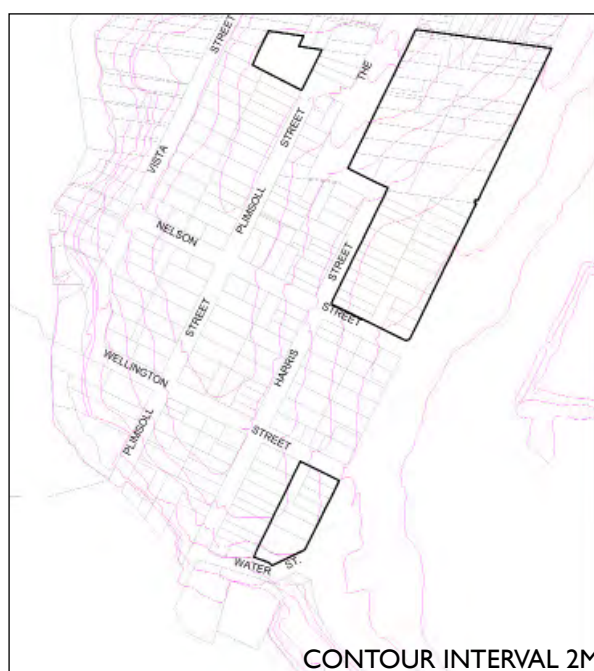
Rocky Point Road SANS SOUCI PRECINCT

171

Rocky Point Road

SANS SOUCI PRECINCT

Area	55,940m ²
No. of Dwellings	125
No. of Properties	61
Existing Zoning(s)	B1 - Neighbourhood Centre R2 - Low Density Residential E4 - Environmental Living
Proposed Zoning	B1 - Neighbourhood Centre R2 - Low Density Residential R3 - Medium Density Residential
Adjoining Zones	R2 - Low Density Residential RE1 - Public Recreation
Current landuses and built form	The neighbourhood centre comprises of an older style mixed use two storey development, with four shops on the ground floor and residences at the upper level and includes a more recently developed mixed use development with six dwellings above. Development to the north of the B1 zone, fronting Rocky Point Road is a mix of single and two storey dwellings and townhouse and villa developments, with access from Rocky Point Road.
Surrounding landuses and built form	Predominately a single dwellings to the west. Some residential flat buildings to the eastern side of Rocky Point Road in Rockdale LGA.
Amalgamation potential/ ownership patterns	Both buildings in the commercial centre are strata titled. However, units in No.507 Rocky Point Road are in common ownership. Older single dwellings on Rocky Point Road have potential to redevelop for multi-dwelling housing.
Property Capitalisation	A mix of building forms from a range of periods. Older housing stock on Rocky Point Road has higher potential to be redeveloped.



Rocky Point Road

SANS SOUCI PRECINCT

Environmental constraints	
Flood Planning	The precinct is not affected by flooding.
Heritage	The heritage listing of 'Kellaton' (house and garden) at No. 50 The Boulevard, Sans Souci within the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing building.
Walkability to transport node	There is a bus route directly along Rocky Point Road to Kogarah and Rockdale Stations.
Walkability to commercial centre	Sans Souci Centre is within the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Sans Souci Park and Pool is within 40m of the precinct and Anderson Reserve is within 400m of the precinct.
Walkability to community facility	The precinct includes the several family care, long day care and pre-school centres. There are several nursing homes within 3km of the precinct.



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Proposed
Floor Space Ratios

Rocky Point Road

SANS SOUCI PRECINCT



Proposed
Building Heights

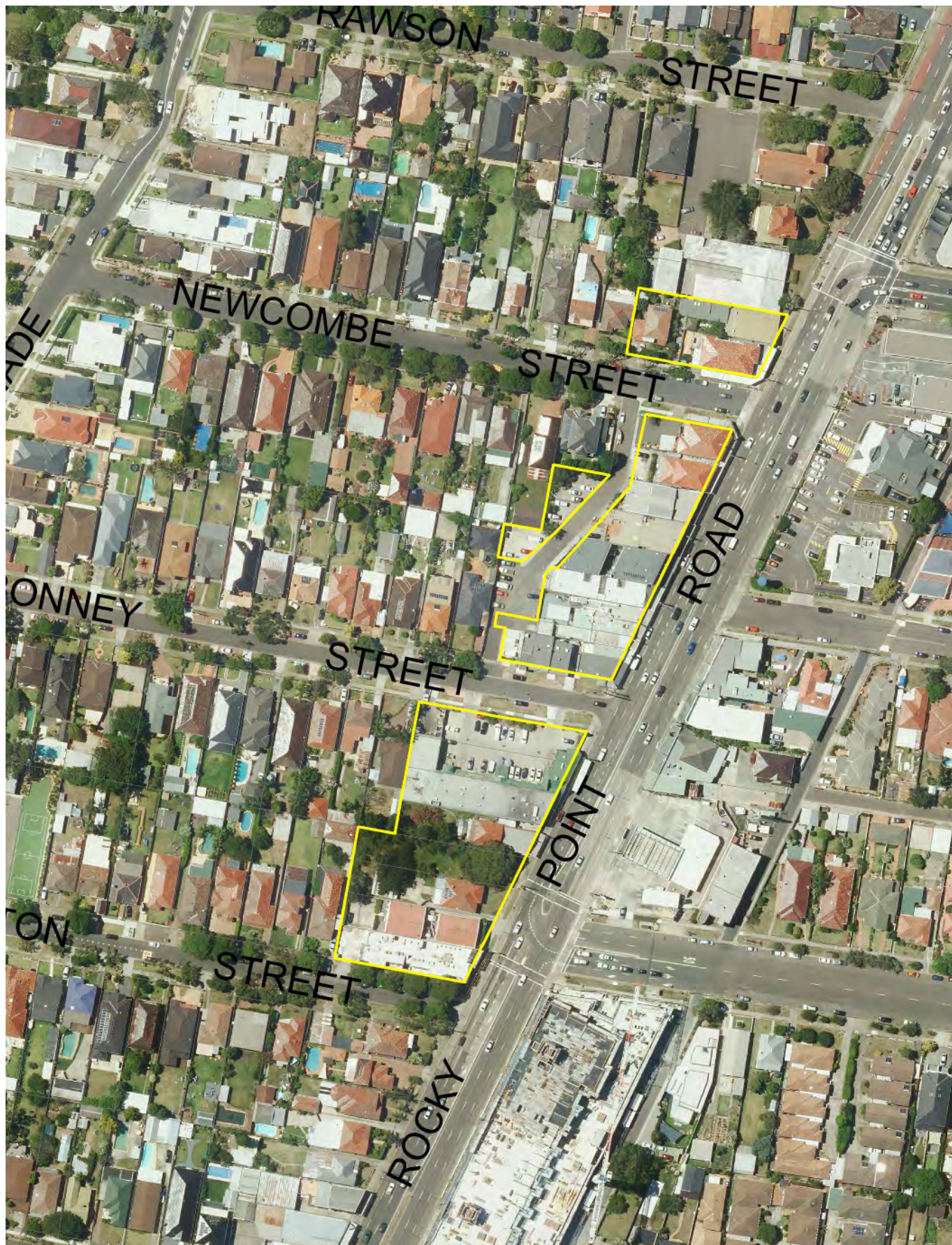
Rocky Point Road
SANS SOUCI PRECINCT

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Rocky Point Road

SANS SOUCI PRECINCT

Recommendation				
Proposed Development Type	Single dwellings in R2	Town houses in R3	Residential flat buildings in R3	Mixed Use
Proposed Height	8.5m	9m	15m (four to five levels)	15m (four to five levels)
Proposed Density (Floor Space Ratio)	0.55:1 (as per R2 FSR)	0.70:1	1.5:1	2:1



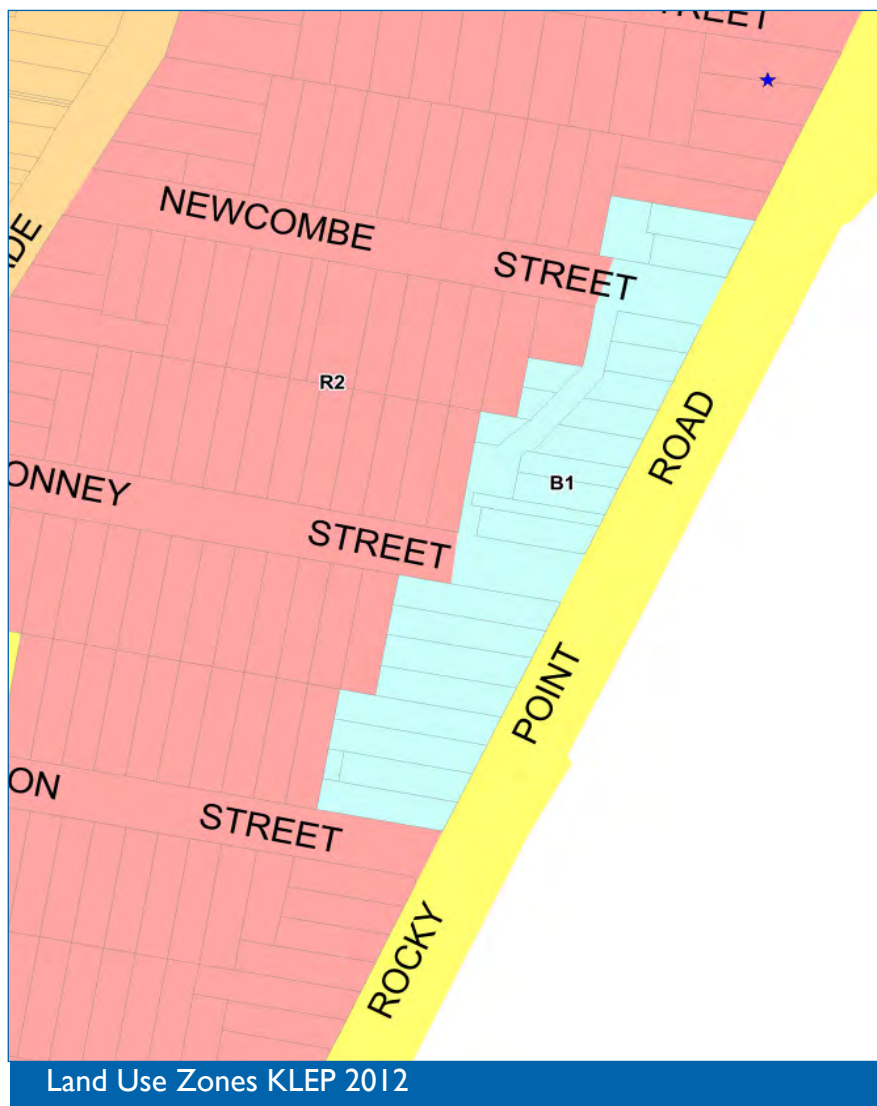
Aerial 2012

Sans Souci Centre

SANS SOUCI PRECINCT

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San Souci Centre SANS SOUCI PRECINCT



Sans Souci Centre

SANS SOUCI PRECINCT

Area	10,378m ²
No. of Dwellings	38
No. of Properties	22
Existing Zoning(s)	B1 - Neighbourhood Centre
Proposed Zoning	No changes proposed
Adjoining Zones	R2 - Low Density Residential
Current landuses and built form	Sans Souci North is a neighbourhood centre that straddles both sides of Rocky Point Road. The centre is a traditional retail strip, with a mix of commercial, retail, restaurants, fast food outlets and a small residential component. There is rear lane access between Newcombe St and Bonney St. Building heights in the centre are predominantly a mix of single storey and two storey development, with commercial/retail at ground level and predominantly residential above. There is considerable variety in built form and building style.
Surrounding landuses and built form	Low density residential dwellings adjoin this precinct to the west. Sans Souci Centre to the east is within Rockdale Council area and includes a six level mixed use development including 70 residential apartments.
Amalgamation potential/ ownership patterns	Some sites on Rocky Point Road are in common ownership. There has been some recent development which has been strata titled.
Property Capitalisation	Many sites have development potential, particularly in the context of the highly visible location and the volume of passing vehicular traffic.

San Souci Centre

SANS SOUCI PRECINCT



Environmental constraints	
Flood Planning	The precinct is not affected by flooding.
Heritage	The heritage listing of St Andrew's Church (church only, excluding rectory) at No. 323–329 Rocky Point Road, Sans Souci near the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing building.
Walkability to transport node	There is a bus route directly along Rocky Point Road to Kogarah and Rockdale Stations.
Walkability to commercial centre	Sans Souci Centre is within the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	The following parks and reserves are within 800m of the precinct: Northcote Reserve, Bona Park, Len Reynolds Reserve, Claydon Reserve.
Walkability to community facility	The precinct includes several family care, long day care and pre-school centres. There are several nursing homes within 3km of the precinct.

Sans Souci Centre

SANS SOUCI PRECINCT

Recommendation		
Proposed Development Type	Single dwellings in R2	Mixed Use
Proposed Height	8.5m	15m (four to five levels)
Proposed Density (Floor Space Ratio)	0.55:1 (as per R2 FSR)	2:1

San Souci Centre SANS SOUCI PRECINCT



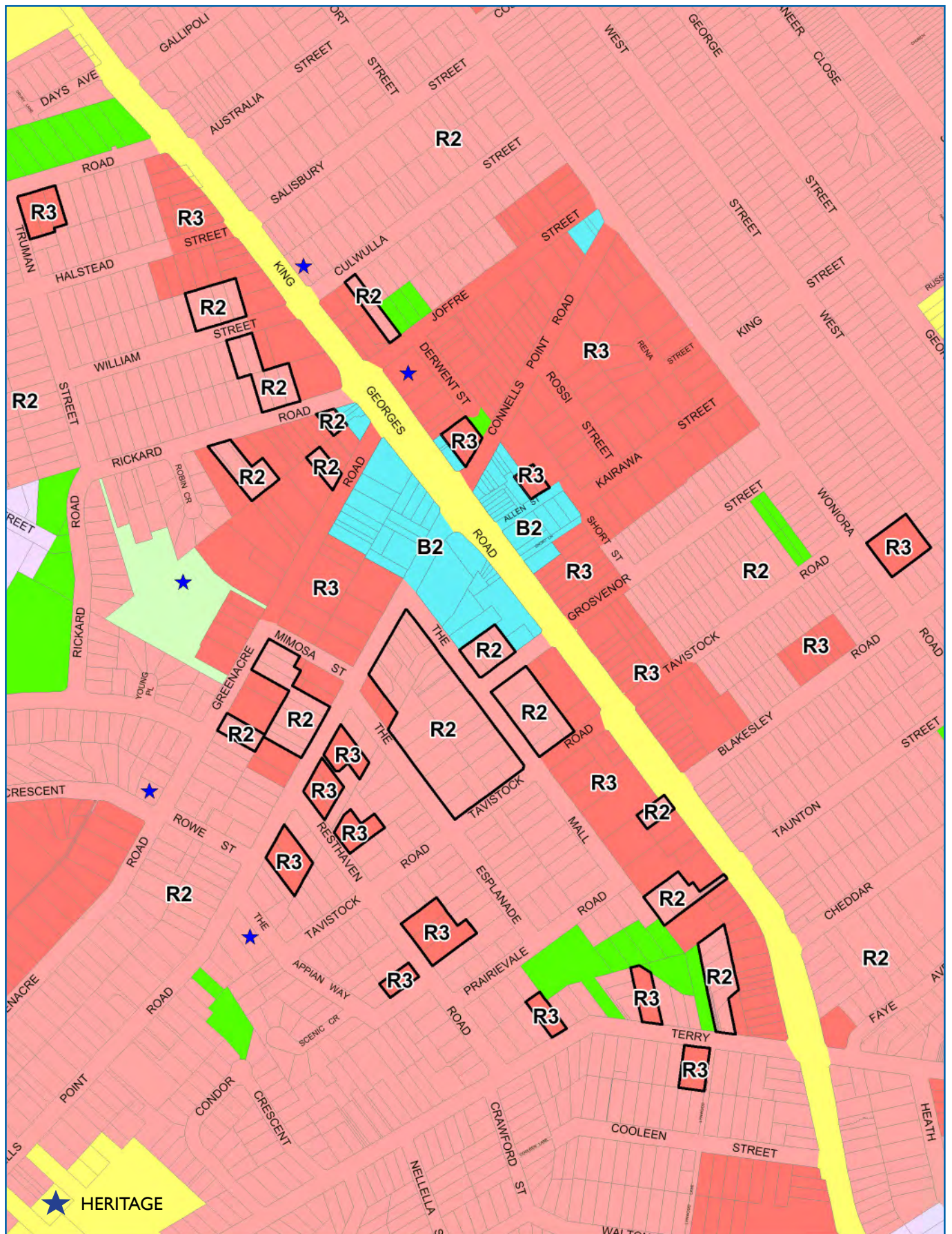


Aerial 2012

South Hurstville Centre

SOUTH HURSTVILLE PRECINCT

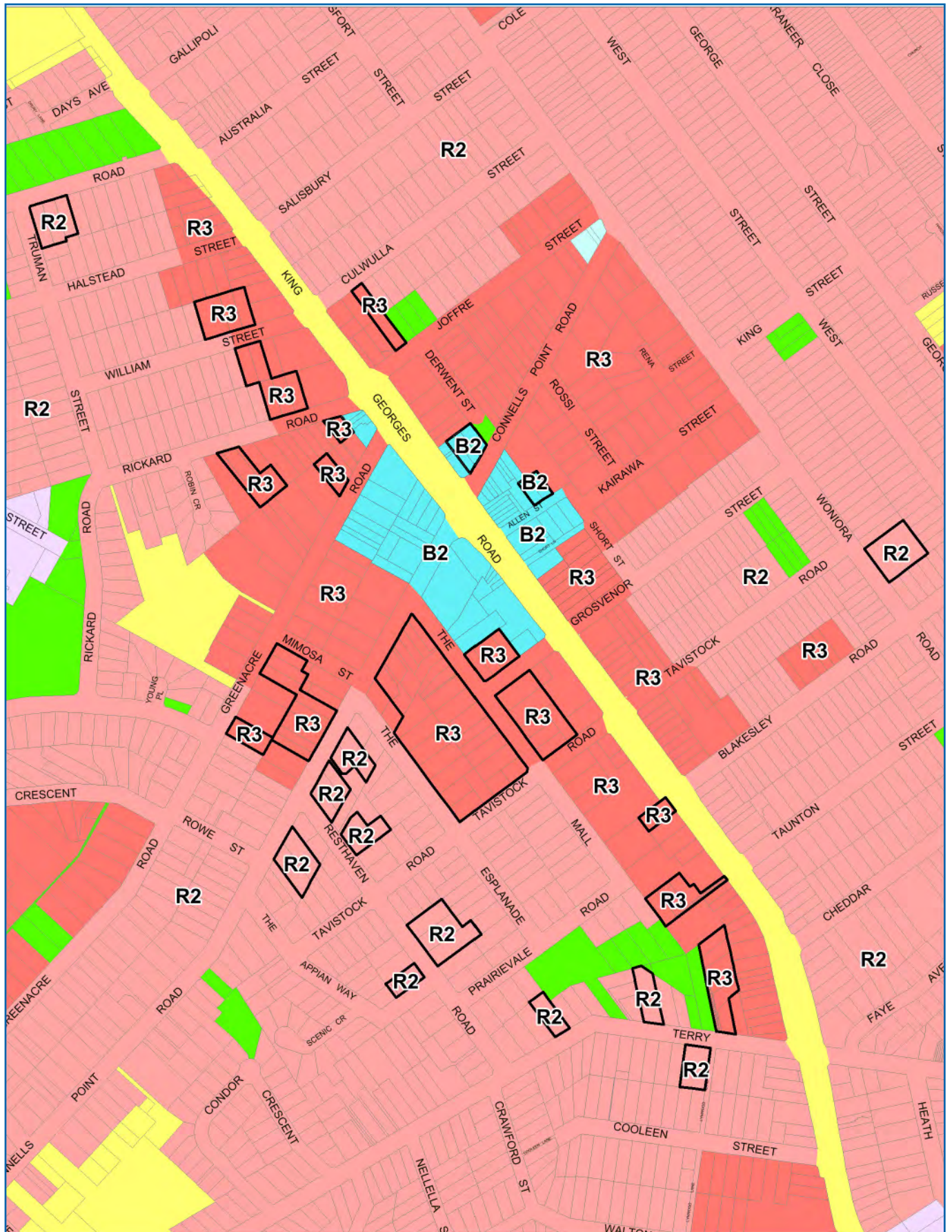
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KLEP 2012
Land Use Zones

South Hurstville Centre SOUTH HURSTVILLE PRECINCT



Proposed
Land Use Zones

South Hurstville Centre
SOUTH HURSTVILLE PRECINCT

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South Hurstville Centre

SOUTH HURSTVILLE PRECINCT

Area	153,004m ²
No. of Dwellings	650
No. of Properties	237
Existing Zoning(s)	R2 - Low Density Residential, R3 - Medium Density Residential, and B2 - Local Centre
Proposed Zoning	R2 - Low Density Residential, R3 - Medium Density Residential, and B2 - Local Centre
Adjoining Zones	R2 - Low Density Residential and R3 - Medium Density Residential
Current landuses and built form	Mix of low density and medium density development, including villas and townhouses in the residential zoned areas. Mixed use development in the centre includes one 4-storey mixed use development on corner of Connells Point Road and King Georges Road. The existing shops in the centre consists of single or two storey buildings some with shop top housing and services the local community with a supermarket, a bank, service stations, fast food outlet, hotel and range of specialty retailers. Currently the land use zoning in this precinct is fragmented with isolated parcels of R3 - Medium Density Residential land amongst R2 - Low Density Residential land. These lots have been reviewed and rationalised where considered appropriate.
Surrounding landuses and built form	The north-eastern area adjoining the precinct is medium density residential with townhouses and three storey residential flat buildings, while the area south-west of the precinct remains low density with some villa and town-house development.
Amalgamation potential/ ownership patterns	Individual ownership. Some larger sites in this precinct are in single ownership.
Property Capitalisation	Some opportunity for larger sites, such as the former cinema and the supermarket to redevelop.



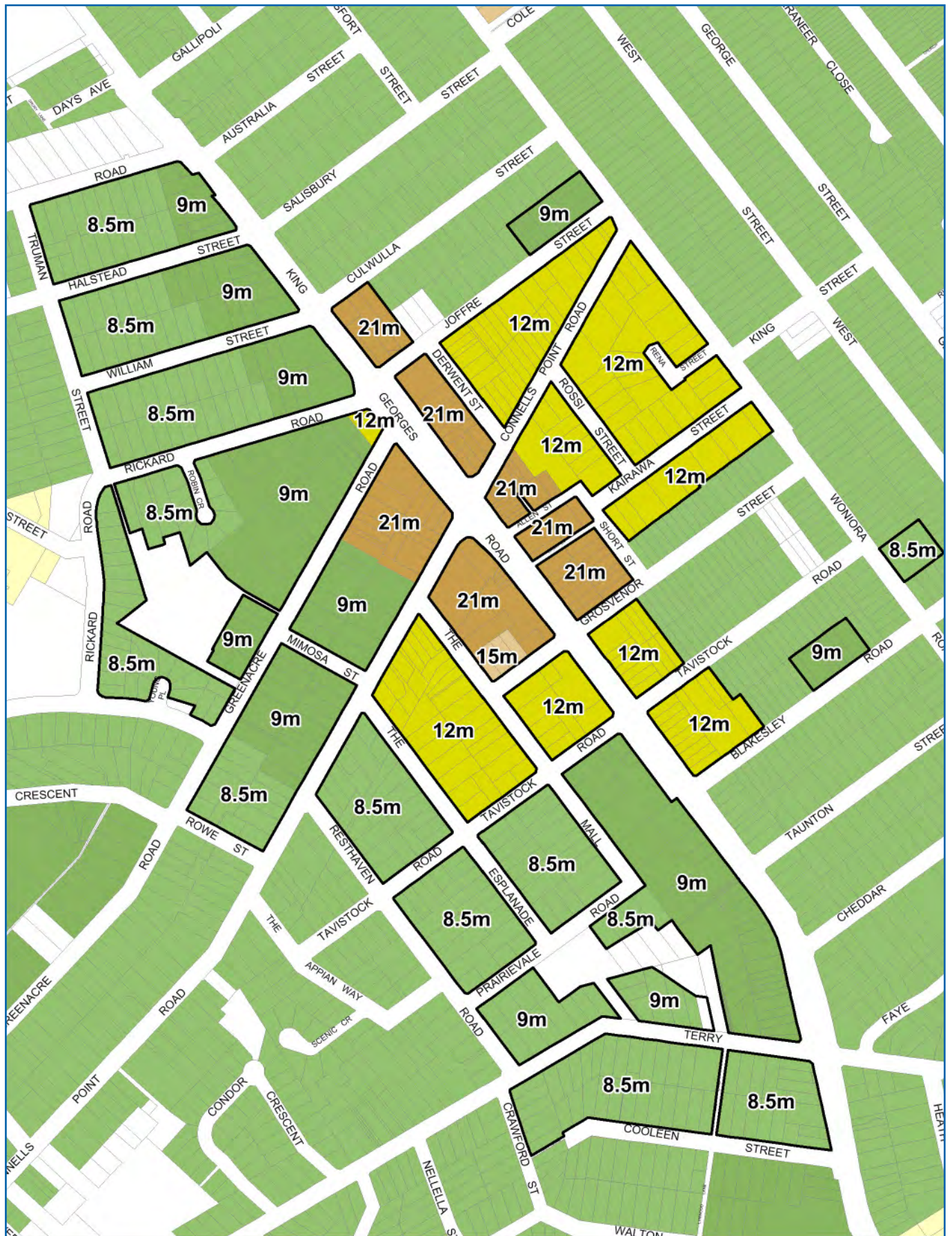
South Hurstville Centre

SOUTH HURSTVILLE PRECINCT

Environmental constraints	
Flood Planning	Parts of the precinct may be affected by a flood planning level under the Poulton Park Flood Study.
Heritage	The heritage listing of “Pine Villa” at No.1 Derwent Street (now part of SP 65185, 824–828 King Georges Road) within the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing building.
Walkability to transport node	There is a bus route directly along King Georges Road and Connells Point Road towards Hurstville Station.
Walkability to commercial centre	South Hurstville Centre is within the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	The following parks and reserves are within 400m of the precinct: Poulton Park, Terry /Prairievale Reserve, Grosvenor/Tavistock Reserve and Ma Anshan Park.
Walkability to community facility	The precinct includes the South Hurstville Library and several family care, long day childcare centres. There are two nursing homes within 1 km of the precinct.

Recommendation						
Proposed Development Type	Single dwellings in R2	Town houses in R3	Residential flat buildings		Mixed Use in B1 (shop top housing)	Mixed Use in B2 (shop top housing)
Proposed Height	8.5m	9m	12m (three to four levels)	15m (four to five levels)	12m (three to four levels)	21m (six to seven levels)
Proposed Density (Floor Space Ratio)	0.55:1 (as per R2 FSR)	0.7:1	1:1	1.5:1	2:1	2.5:1





Proposed
Building Heights

South Hurstville Centre

SOUTH HURSTVILLE PRECINCT 189



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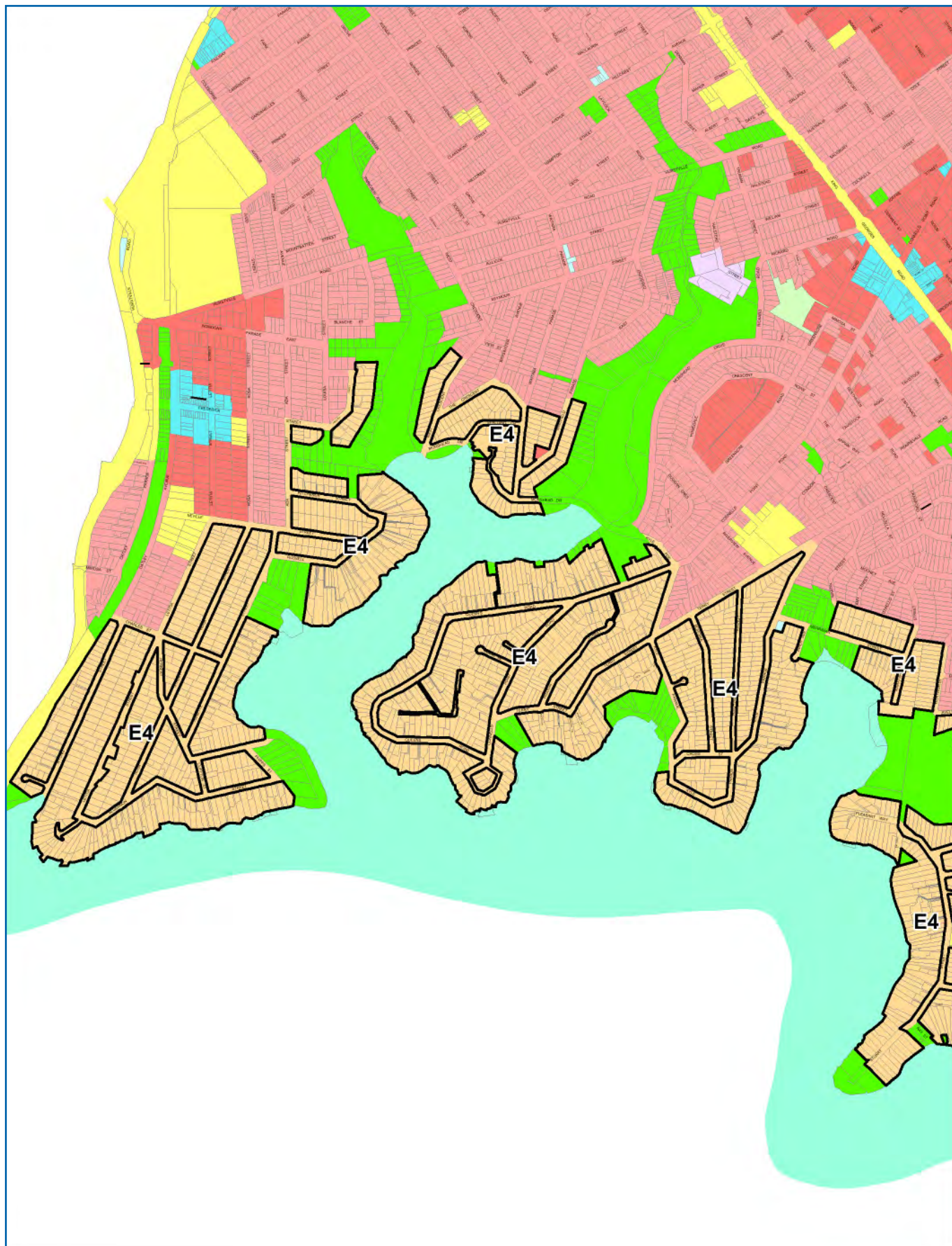
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Environmental Living WATERFRONT PROPERTIES



Aerial 2012

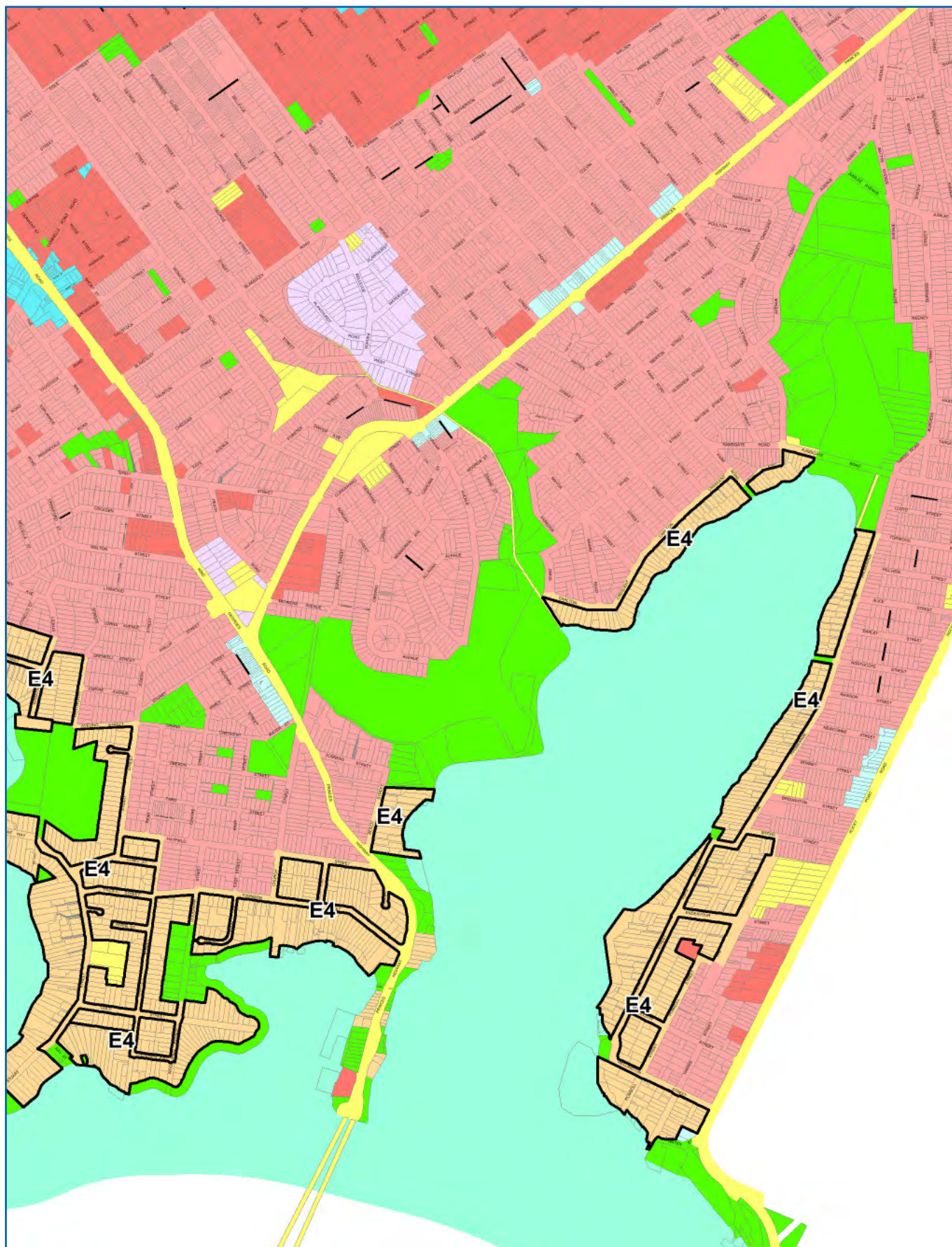
Environmental Living WATERFRONT PROPERTIES 191



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Land Use Zones

Environmental Living

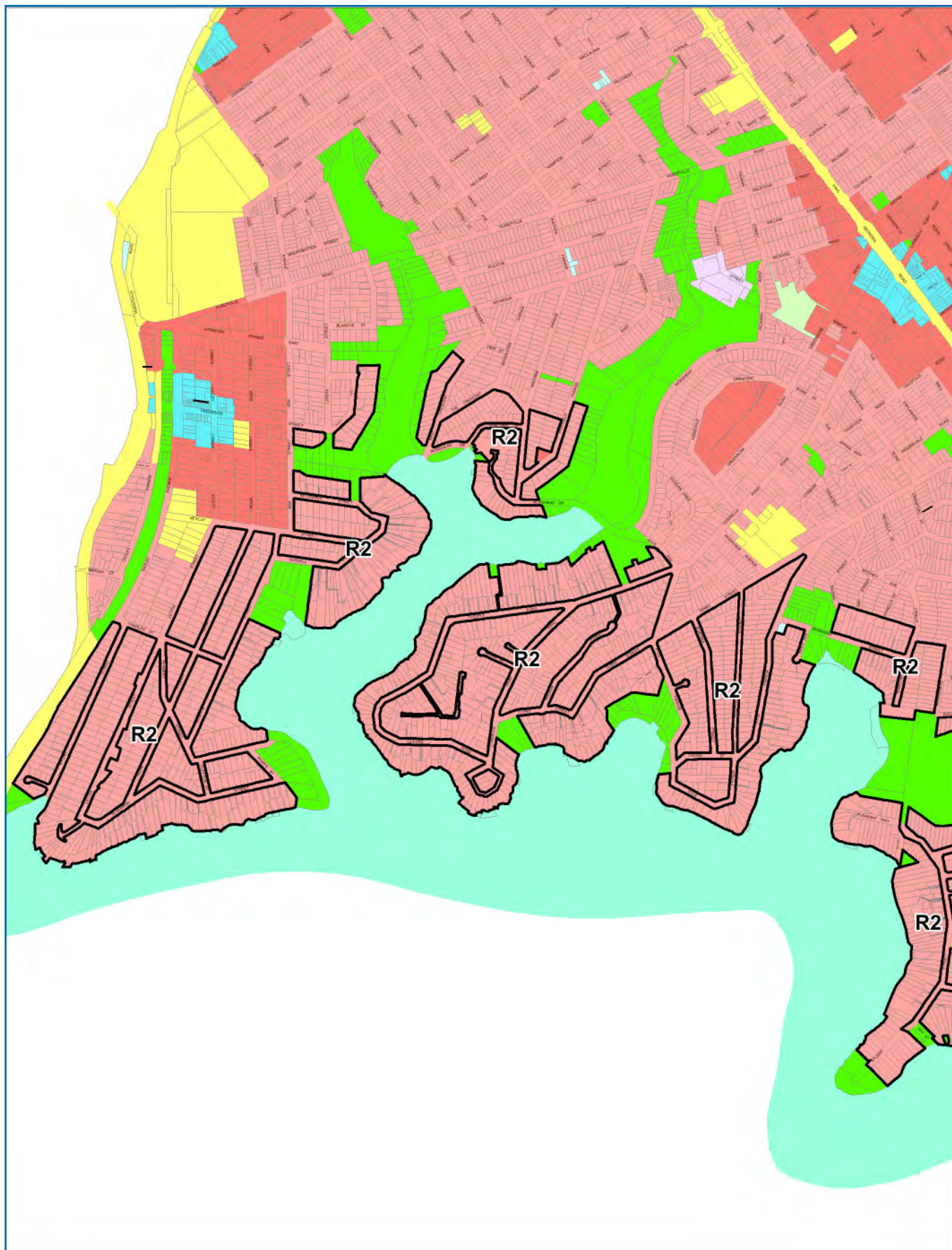
WATERFRONT PROPERTIES



KLEP 2012
Land Use Zones

Environmental Living WATERFRONT PROPERTIES

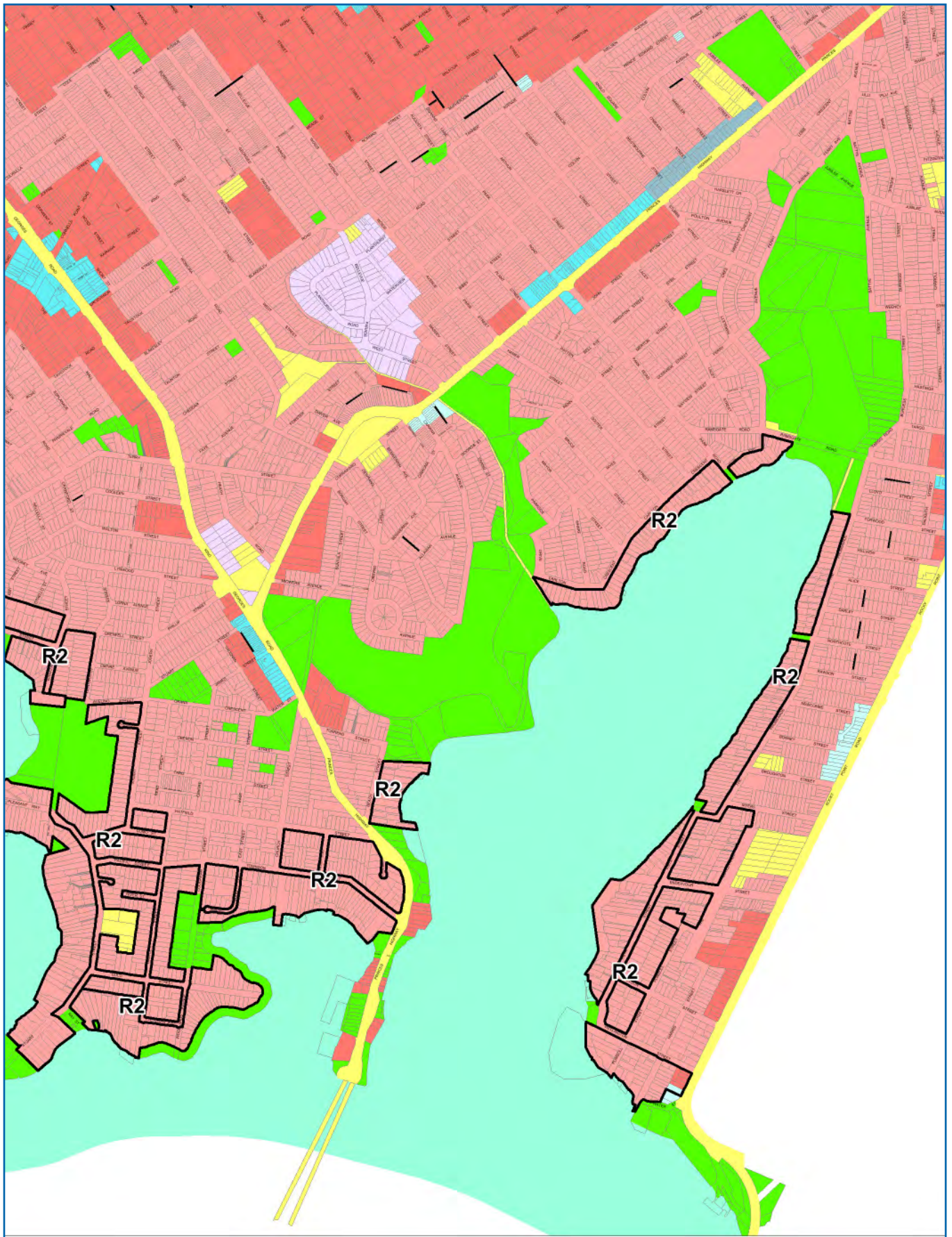
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Proposed
Land Use Zones

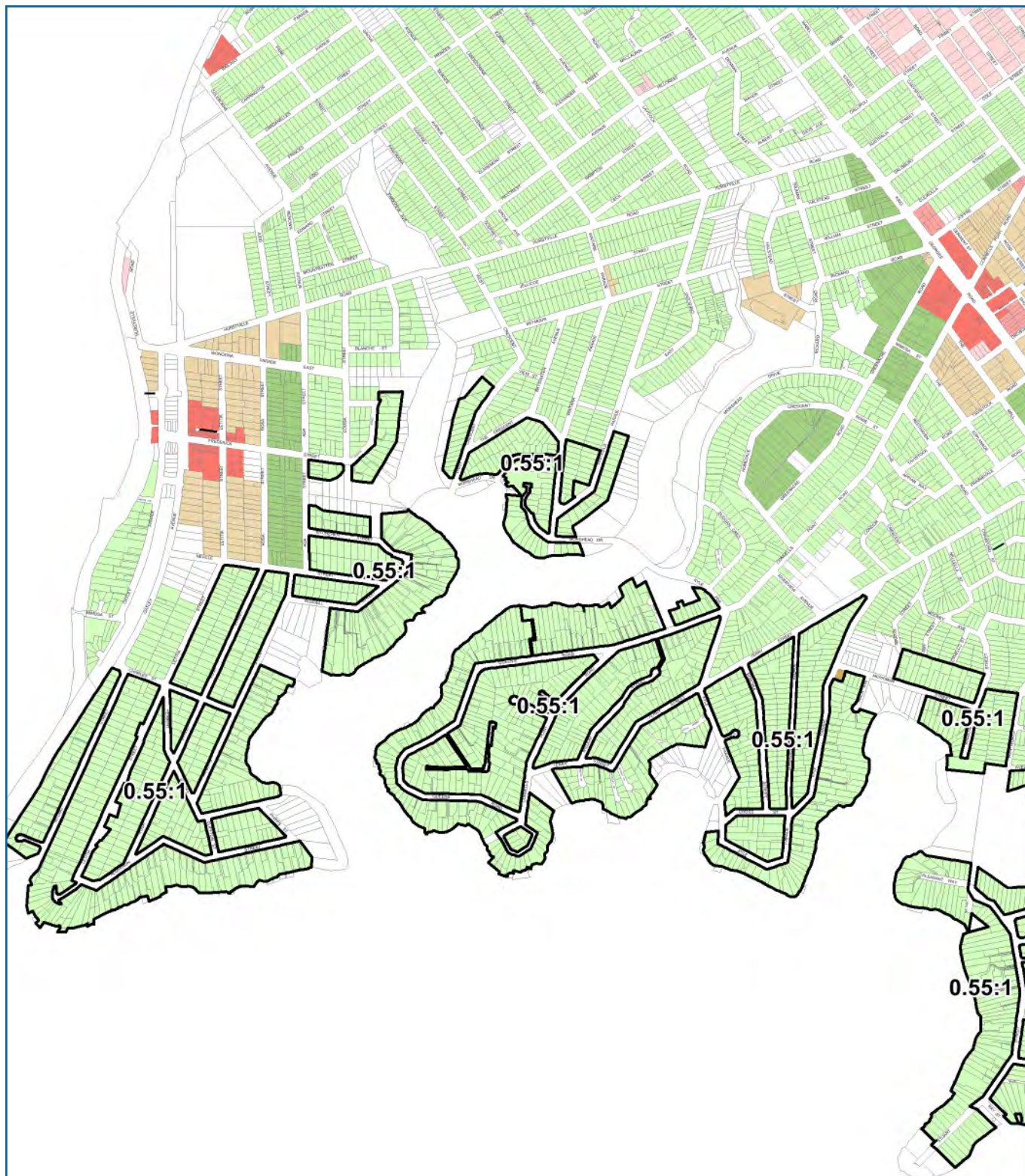
Environmental Living WATERFRONT PROPERTIES



Proposed
Land Use Zones

Environmental Living WATERFRONT PROPERTIES

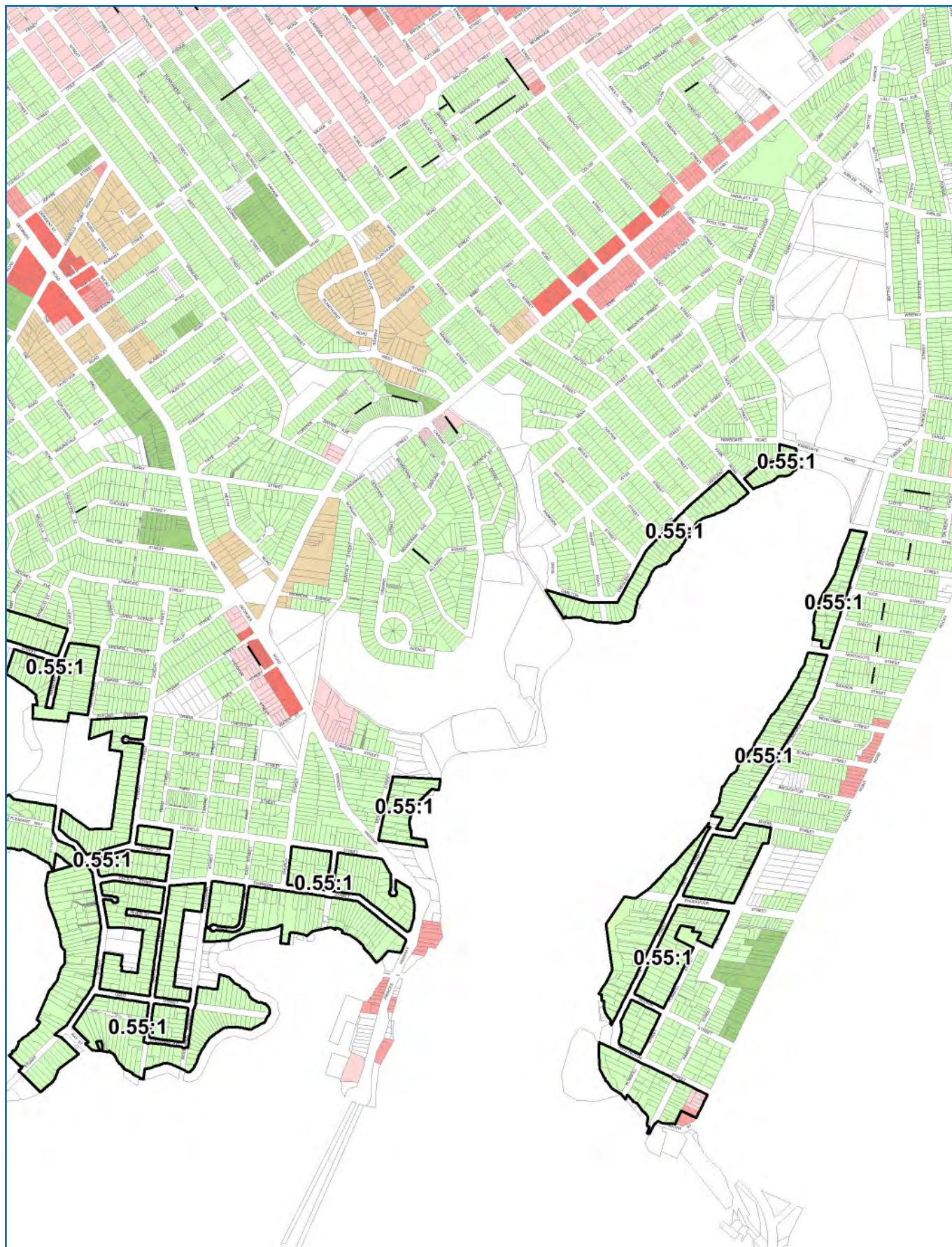
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Proposed
Floor Space Ratios

Environmental Living WATERFRONT PROPERTIES

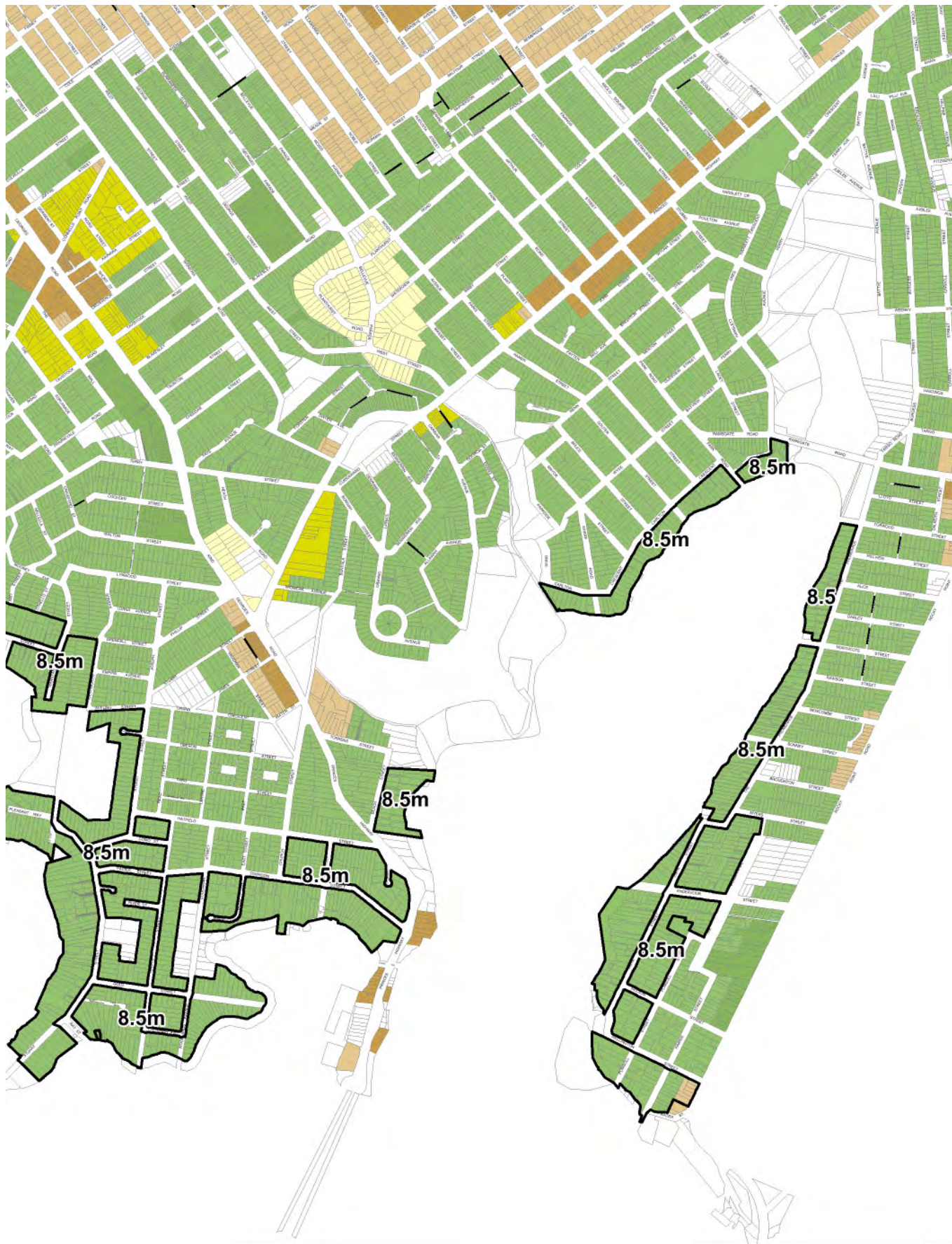


Proposed
Floor Space Ratios

Environmental Living WATERFRONT PROPERTIES

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Building Heights

Environmental Living WATERFRONT PROPERTIES

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