

Kogarah Council

Open Space Review

Prepared by Kogarah Council

Version 1.0 July 2014

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I. Introduction

Planning and providing for open space across the City of Kogarah is an important part of Council's responsibilities. Kogarah Council recognises the continued importance of land zoned for open space and natural environment uses in the City of Kogarah and recommends these areas be maintained and protected in suitable zones where possible and identifies further areas to be formally acknowledged under recreation, environmental protection and waterway zones.

Kogarah City currently has 178 hectares of land zoned for recreation zones (not including waterways). The majority of these areas will remain unchanged. Some specific sites are proposed to be rezoned based on a land use audit. This strategy proposes an overall increase of about 1.1 ha of land. This review aims to ensure that there is a sufficient supply of land for recreation and conservation purposes in conjunction with expected housing demand over the next 30 years suited to meet the needs of our community.

Overview of Open Space Land in Kogarah City

Kogarah has approximately 178 hectares of its local government area (approximately 15% of the total LGA) zoned as open space. Of this, 71 hectares are natural bushland areas, 64 hectares are sports fields, while the remainder is landscaped, open space. Kogarah's indoor and outdoor facilities are vital to supporting the community needs of a growing population and pressures from medium and high density living. Kogarah City is facing increasing pressures in catering for the open space and recreation demands of the community, due to a combination of current and expected population growth occurring across the Sydney metropolitan region and LGA, and increasing interest in recreation and a variety of activities especially for health and well being benefits.

There are limited opportunities to significantly increase the amount of open space in the City of Kogarah. The solution for providing passive and active open space for an increasing and changing population therefore relies primarily on strategies to increase the diversity, quality and accessibility of existing open space.

Open space is generally categorised by its size and function; categories include parks (local, district and regional parks), sportsgrounds, general community use and natural areas.

A large proportion of the open space in Kogarah is located in large parks, bushland and foreshore areas including Carss Bush Park, Moore Reserve and Poulton Park.

Map 1 graphically represents the provision of open space in City of Kogarah.

Council is currently preparing a review of its cycleways as part of a regional initiative to connect cycle paths within the St George Region.

Overview of relevant land use zones

Open space and recreational land in the City of Kogarah as shown in Map 2 is identified under two zones in the current Kogarah Local Environmental Plan 2012 (hereafter referred to as 'KLEP'). These zones are outlined below:

Open Space Zoned Land - Public and Private

Areas of open space are currently zoned either RE1 Public Recreation or RE2 Private Recreation under the KLEP, generally reflecting the ownership of the open space.

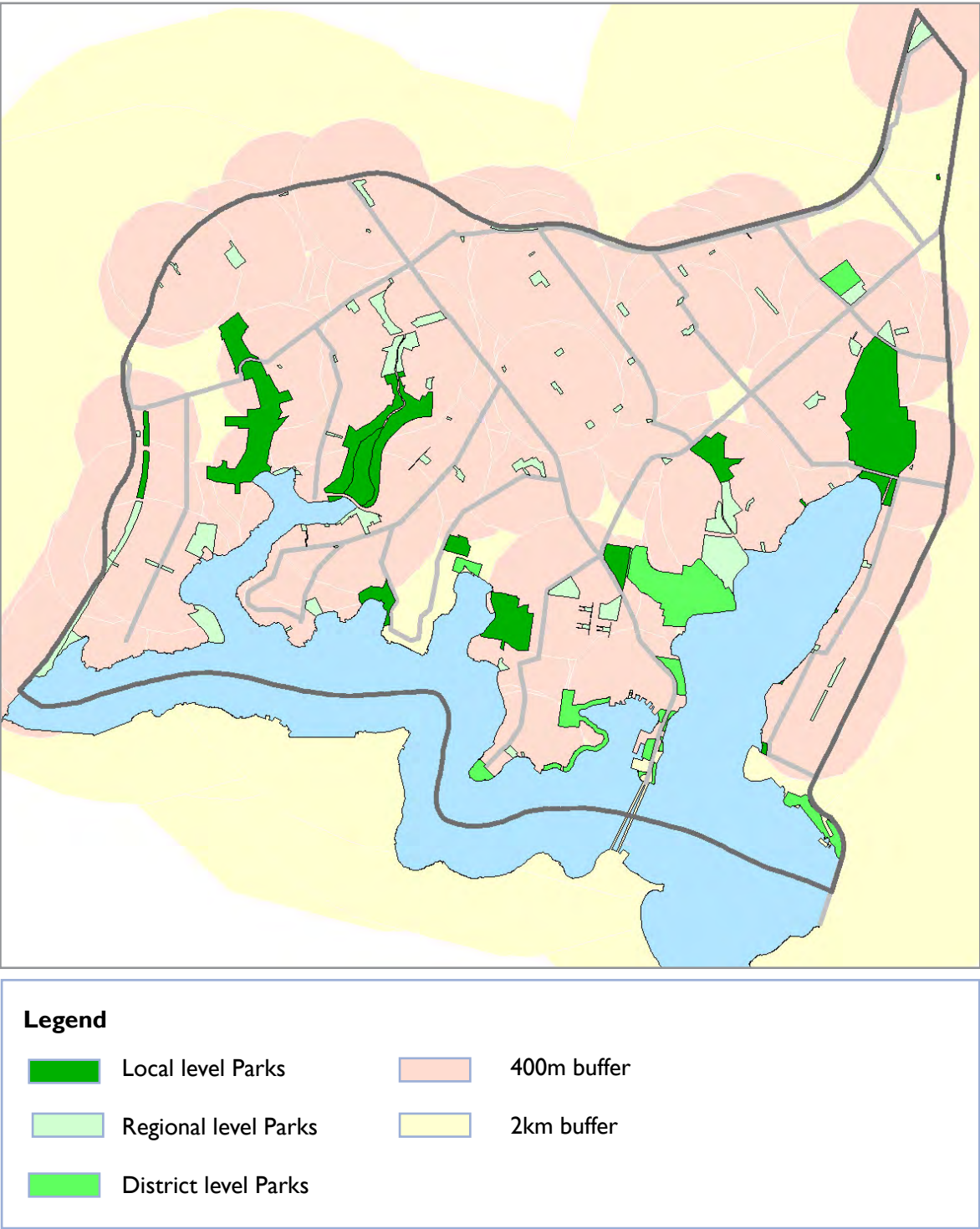
There are approximately 178 hectares of land zoned RE1 Public Recreation and 1.4 hectares of RE2 Private Recreation in Kogarah City.

W2 Recreational Waterways

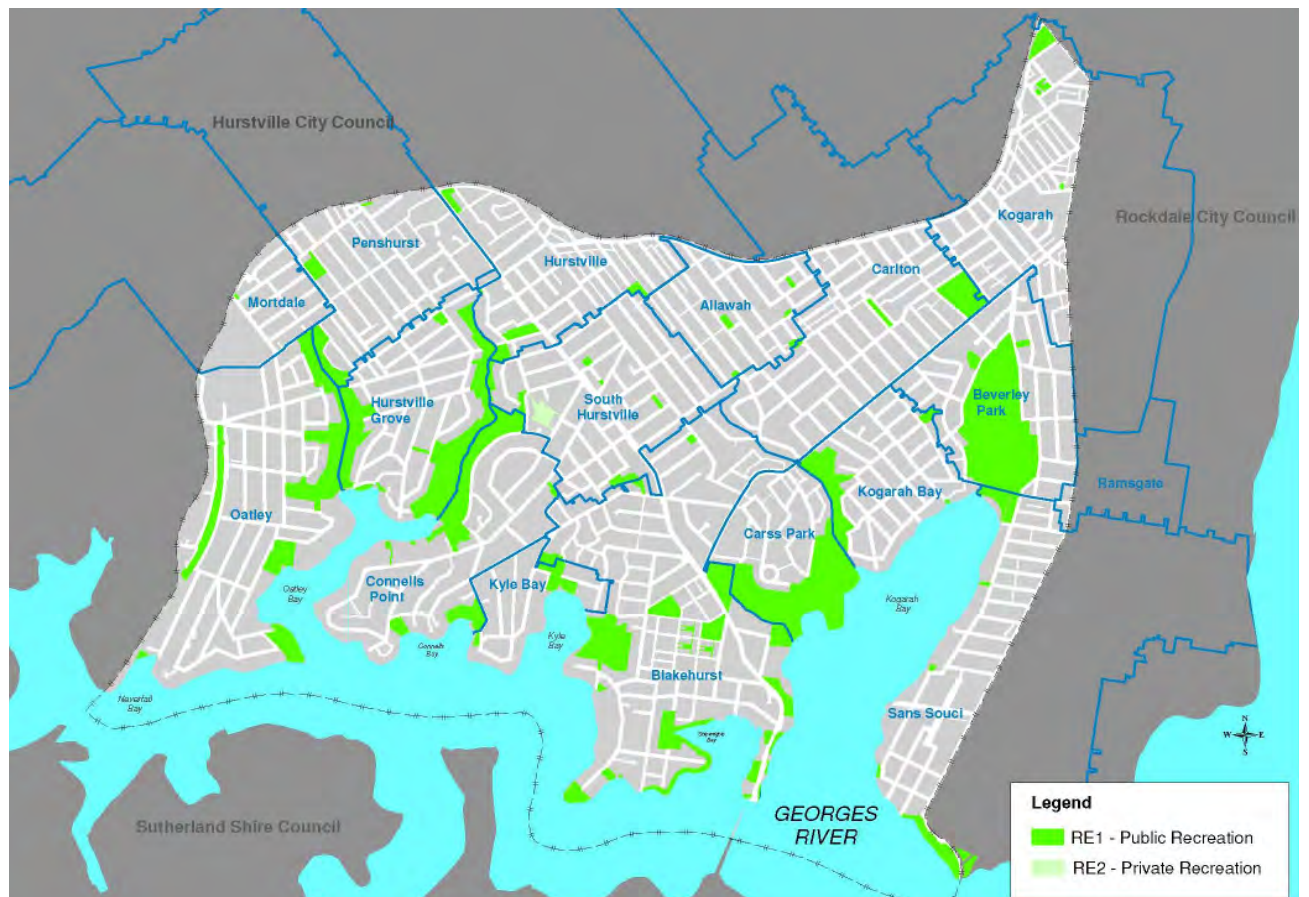
The Waterways zone applies to the area between the Kogarah Local Government Area boundary (along the Georges River) and generally the mean high water mark. The total area of zone W2 is approximately 396 hectares or 20.34% of the LGA. The waterways will be the subject of a future review and does not form part of this review of open space.

Map 1. Provision of open space in Kogarah

(As defined under the default standards for open space planning in NSW in *Recreation and Open Space Planning Guidelines for Local Government* - Department of Planning)



Map 2. Land zoned for open space in Kogarah.



2. Planning Policy & Context

Policies, plans and strategies of all levels of government reflect community aspirations and expectations representing an important context to open space and recreation planning.

State Government Planning Context

A number of NSW Government policies support the planning, provision and management of open space and recreation.

NSW 2021: A Plan to Make NSW Number One (NSW Government)

The NSW State Plan sets the direction for the State for the next ten years. Setting a list of priorities, targets and actions, NSW 2021 desires to strengthen local environments and communities by protecting the natural environment and building a strong sense of community. The targets should guide the development of goals and objectives in both regional and local open space planning.

Key priority targets/actions from NSW2021 most relevant to open space planning:

- Develop and implement a NSW Walking Strategy to encourage and promote walking for travel and recreation, and to enhance walking environments in NSW
- Develop a recreation and respite framework to provide a broad range of recreation and leisure-based options, including through mainstream services
- Conduct a council-by-council audit of the local infrastructure backlog, so there is better information on where investment is needed

- Establish a local infrastructure renewal scheme that will provide interest subsidies to local councils to assist in unlocking resources for councils to upgrade urban and economic infrastructure for roads, community halls, libraries, parks, sportsgrounds and water infrastructure
- Regenerate degraded natural bushland through a \$10 million fund
- Purchase and protect strategic areas of high conservation value and ensure more green spaces across Sydney and NSW through the \$40 million Green Corridor Program
- Increase the number of volunteer-based groups undertaking bush regeneration projects
- Develop and implement a NSW Volunteering Strategy
- Develop a NSW Stadium Strategy guiding government investment in facilities with the aim to deliver improved community access and cater for multi-purpose usage
- Develop partnerships to enhance the participation of people with a disability or those from disadvantaged backgrounds, through access to sport and recreation facilities and programs
- Allocate \$47 million over four years towards community infrastructure projects to increase participation in sport and recreation activities
- Make NSW an event destination - Destination NSW will market NSW and promote the state through an annual program of events
- Increase opportunities for children and young people to connect with other groups in their communities through sport
- Build supportive connections between community members using sport,

recreation and cultural activities, events, facilities and venues

- Increase opportunities for people to participate in local community events, activities and decision making
- Enable connected communities by including community facilities in urban design and planning processes, so they are planned from the beginning.

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.

Policy and Actions in draft Metropolitan Strategy most relevant to open space planning:
Policies

- 23a. Land and waterways of high conservation and biodiversity value will be protected.
- 23b. Fragmentation of habitat will be avoided and green corridors will connect habitats.
- 23c. Strategic planning decisions will be guided by Government priorities and consider Threatened Species Recovery Plans and Threat Abatement Plans (such as the Cumberland Plain Recovery Plan) and Priority Action Statements.
- 23d. Biodiversity offsets will be incorporated into land use planning decisions.
- 23e. Opportunities to maintain, rehabilitate and/or create new habitats will be encouraged.

Actions

- 23.1 Identify and map Sydney's high conservation lands
- 23.2 Identify priority green corridors
- 23.3 Improve understanding of the distribution of nonthreatened native fauna across the Sydney Metropolitan Area to detect long-term changes in population status or viability.

Recreation and Open Space Planning Guidelines for Local Government (Department of Planning and Infrastructure)

The Guidelines act as a resource for local councils to develop their own recreation and open space policies to meet community needs and inform the preparation of planning instruments. These may include open space and recreation strategies, community strategic plans, local environmental plans and Section 94 contribution plans. The Guidelines also clarify the different types of open space and provide advice on how they should be classified according to their primary function.

Throughout NSW, local governments often apply the fixed standard of 2.83ha of open space per 1,000 people to quantify their open space network. The Guidelines however, recommend a default standard of 10% of land to be developed that can be modified via an analysis of community demand and need.

State Planning Policies

Relevant state policies for Kogarah City include:

State Environmental Planning Policy (SEPP) No. 19 - Bushland in Urban Areas

SEPP 19 aims to protect and preserve bushland within urban areas, as part of the natural heritage or for recreational, educational and scientific purposes. The SEPP requires that Council shall have regard to the aims and objectives of this Policy and give priority to retaining bushland when preparing LEPs.

State Environmental Planning Policy No. 55 – Remediation of Land

SEPP 55 – Remediation of Land and the accompanying ‘Managing Land Contamination Planning Guidelines’ must be considered where there is a change in land use zones. Council is required to consider the likelihood of land contamination as early as possible in the planning process including the history of land use on the site as an indicator of potential contamination. Zoning changes need to be backed up by information demonstrating that the land is suitable for the proposed use or can be made suitable, either by remediation or by the way the land is used.

SEPP (infrastructure 2007)

The SEPP contains specific planning provisions and development controls for 25 types of (sectors) of infrastructure, including parks and public reserves.

Approval and assessment requirements for infrastructure proposals are included in the SEPP. The SEPP also identifies an expanded range of infrastructure works of minimal

environmental impact as exempt or complying development or as permissible without consent. The SEPP provisions override LEP provisions where it streamlines infrastructure development.

Georges River Regional Environmental Plan (REP)

The Georges River Regional Environmental Plan (now a deemed SEPP) applies to land within Kogarah that is part of the Georges River Catchment. The plan aims to protect the water quality of the Georges River and its tributaries and the environmental quality of the whole catchment. The objectives of the plan are to be achieved through coordinated land use planning and development control. Planning principles are identified to help councils prepare LEPs that apply to the land within the Catchment, including principles relating to acid sulphate soils, bank disturbance, flooding, industrial discharges, land degradation, onsite sewage disposal, river related uses, sewer overflows, urban stormwater runoff, vegetated buffer areas, water quality and river flows and wetlands.

NSW Coastal Planning Guideline: Adapting to Sea Level Rise

Council has adopted the NSW Sea Level Rise Policy Statement (2009) – which specifies sea level rise planning benchmarks of an increase above 1990 mean sea levels of 40cm by 2050 and 90cm by 2100 and outlines that responsibility for coastal protection works rests with landowners, both public and private.

Ministerial Directions

The Minister for Planning, under section 117(2) of the EP&A Act, may issue directions in relation to preparing LEPs.

The current directions relevant to this discussion paper include:

2.1 Environmental Protection Zones

This direction requires that draft LEPs facilitate the protection and conservation of environmentally sensitive areas; and shall not reduce the environmental protection standards that apply to land within an environmental protection area.

2.2 Coastal Protection

This direction requires that draft LEPs applying to land within the coastal zone must be consistent with the NSW Coastal Policy, the Coastal Design Guidelines and the NSW Coastline Management Manual.

2.3 Heritage Conservation

This direction requires that draft LEPs contain provisions that facilitate the conservation of items, areas, objects and places of environmental heritage significance and indigenous heritage significance.

4.1 Acid Sulfate Soils

This direction applies to land having probability of containing acid sulfate soils. Councils must consider and be consistent with the Department of Planning and Infrastructure's Acid Sulfate Soils Model LEP and Planning Guidelines. Generally, for any proposed intensification or change of land use on this land, councils must first consider an acid sulfate soil study.

4.3 Flood Prone Land

This direction requires that draft LEPs proposed for flood prone land be consistent with NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005.

6.2 Reserving Land for Public Purposes

This direction provides that where a public authority or a council proposes to reserve

land for a public purpose in a draft LEP, the council shall reserve the land in an appropriate zone and identify the relevant acquiring authority of the land.

Standard Instrument (LEP) Order 2006

Introduced by the NSW Government in 2006 as part of its planning reforms, the Standard Instrument (SI) or Standard LEP Template aims to give uniformity for all new principal (or comprehensive) LEPs in NSW. The Standard Instrument specifies the structure of comprehensive LEPs including standard zones and zone objectives, mandates certain uses as permitted or prohibited in certain zones, and identifies compulsory and optional provisions (or clauses). Councils must adopt the standard template as the basis to prepare their own Comprehensive LEPs and can add other provisions relevant to local planning circumstances. Kogarah adopted the standard template Local Environmental Plan in 2012.

LEP Practice Notes

LEP practice notes and planning circulars provide State level guidance to councils on issues relating to implementing the Standard Instrument. The following practice notes relate to this Paper:

Environmental Protection Zones (PN09-002)

This practice note provides guidance to councils on environmental protection zones in the standard instrument and how they should be applied in the preparation of LEPs. Of particular relevance to councils is the advice for areas with high ecological, scientific, cultural or aesthetic values outside of national parks and nature reserves. It suggests that the E2 Environmental Conservation zone should generally be applied to land containing endangered ecological communities.

Local Planning Context

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

- Community Strategic Plan 2030
- Kogarah Local Environmental Plan 2012
- Open Space and Estuary Plans of Management
- Kogarah Open Space Policy
- Youth Recreational Facilities Policy
- Public Art & Design Policy

Community Strategic Plan 2030

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

Key Strategic Direction

No.1 A Clean, Green and Sustainable City

Goal 1.1 Kogarah's natural areas, including our waterways, local air quality, bushland and foreshore areas are protected and enhanced.

1.1.1 Ensure that pollution and runoff from our catchment into our natural areas is effectively managed.

1.1.2 Ensure that future land use planning and management enhances and protects open space, biodiversity and natural heritage.

1.1.3 Protect and preserve existing natural areas and sensitive natural environments by providing education to our community on the importance of these areas to biodiversity.

1.1.4 Deliver projects which work towards the protection of biodiversity and sustainability of our natural areas.

Goal 1.3 Streets within the City of Kogarah are visually appealing, hosting a variety of native trees, flowers and sustainable gardens.

1.3.1 Maintain and enhance streets and public domain areas, in accordance with Council's sustainability principles.

Key Strategic Direction

No.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.

2.1.4 Establish new links and open space corridors.

Key Strategic Direction
No.5 An Active and Healthy City

Goal 5.1 **Kogarah City has a variety of safe and well maintained sporting fields, recreation areas and facilities to meet the recreational needs of all age groups in our community.**

5.1.1 Provide infrastructure that serves current and future community needs, including picnic facilities, toilets, sportsgrounds, playgrounds and buildings.

5.1.2 Pursue partnerships and opportunities to access additional funding to increase recreational facilities.

Goal 5.2 **Kogarah City residents have access to a range of services and facilities that are relevant and responsive to health and wellbeing.**

5.2.1 Support and facilitate community networks, programs and facilities which promote health and wellbeing and encourage a healthy lifestyle.

Goal 5.3 **Parks and open spaces in Kogarah City are designed and managed for long term sustainability.**

5.3.1 Ensure all public parks and open spaces are accessible, maintained and managed to meet the recreational needs of current and future residents.

5.3.2 Develop and implement a range of strategies for the improved management of parks and facilities.

Kogarah Local Environmental Plan 2012

The Kogarah LEP 2012 is the primary planning document which controls land use and development in Kogarah. The LEP includes land use zones (eg. Residential, commercial, open space and special uses) and special provisions including preservation of trees or vegetation, earthworks, development within a foreshore area, subdivision, complying and development, development on public land, land containing acid sulphate soils, land acquisition for public purposes and heritage conservation.

Land Use Zones

Under KLEP 2012, there are three zones relating to open space and recreation.

RE1 - Public Recreation

RE2 - Private Recreation

W2 - Recreational Waterways (not the subjection of this discussion paper)

LEP Clauses

Zone RE1 Public Recreation

Land zoned RE1 is generally land in public ownership (either Council or Crown owned) and covers parks and reserves throughout Council with sizes ranging from small pocket parks to larger regional parks and sportsgrounds. The total area of land in Kogarah City which is zoned RE1 is approximately 184 hectares representing approximately 15% of the zoned land in the LGA. A number of private residential properties are zone RE1 - Public Recreation, several are listed for acquisition under Section 94 Plans.

The objectives of the RE1 zone are to:

- To enable land to be used for public open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.

- To protect and enhance the natural environment for recreational purposes.

A range of land uses are permissible in RE1 including: Building identification signs; Business identification signs; Environmental protection works; Boat launching ramps; Car parks; Child care centres; Community facilities; Emergency services facilities; Environmental facilities; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; and Water recreation structures.

Figure 1 shows all land zoned RE1 - Public Recreation and RE2 - Private Recreation on the Land Use Zoning map under Kogarah LEP 2012. An extract of the Kogarah LEP 2012 RE1 - Public Recreation land use table showing all permissible land uses is included in Appendix 1.

facilities (indoor); Recreation facilities (outdoor); Registered clubs; Restaurants or cafes; Roads; and Tourist and visitor accommodation.

Figure 1 above shows the location of RE2 zoned land in Kogarah. An extract of the Kogarah LEP2012 RE2 land use table showing all permissible land uses is included in Appendix 1.

Zone RE2 - Private Recreation

Land zoned RE2 in the Kogarah LGA is privately owned and applies to one site: the former Club Hurstville Sports at 29A Greenacre Road, South Hurstville. Land zoned RE2 accounts for approximately 1.4 hectares or 0.10% of the zoned land in the LGA.

The objective of the RE2 is:

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

A range of land uses are permissible in the RE2 zone including:

Building identification signs; Business identification signs; Camping grounds; Car parks; Community facilities; Environmental facilities; Kiosks; Recreation areas; Recreation

Plans of Management

Plans of Management are prepared under the Local Government Act 1993 or the Crown Lands Act 1989 and provide clear guidelines for the short and long term management of Community Land owned or managed by Council.

Council's Plans of Management relate to a number of land categories including 'general community use', 'natural areas', 'parks', and 'sportsgrounds' and specific sites. Council's Plans of Management are listed below.

- Augusta Park - 1999
- Bell Park: 2009
- Beverley Park - 2006
- Carss Bush Park - 2004
- Carss Park Bowling Club and Surrounding Parklands - 2008
- Claydon Reserve - 2009
- Combined Parks: Hurstville Quarry Reserve, Willunga Reserve, Poulton Park - 2008
- Donnelly Park - 2009
- Kogarah Park - 2007
- Kogarah Bay Estuary Management Plan
- Local Bushland Reserves – 2011
- Merriman Reserve - 2005
- Moore Reserve - pending
- Neverfail Bay Reserve – pending
- Oatley Bay Estuary Management Plan
- Oatley Memorial Gardens - 2011
- Oatley Point Reserve - 2010
- Parkside Drive Reserve and Harold Fraser Reserve - 2009
- Parks Generic - 2010
- San Souci Park - 2011
- Shipwrights Bay Reserve 2011
- Tom Ugly's Point Reserve – 2011

Kogarah Open Space Policy

This policy applies to all public open space regardless of its classification as Community Land, Crown Reserve or other land as long as it is in Council's care control and management and that is currently open to and accessible to the public for their use and enjoyment. The policy sets out the terms and conditions of use of public open space as well as the management of that use.

Youth Recreational Facilities Policy

The purpose of this policy is to ensure that there is acknowledged commitment by Council in providing a diversity of recreational opportunities for youth within the City. Specifically it address the need for Council to provide equitable opportunities for those youth within the community who by personal preference, physical limitations, culture or otherwise seek alternative recreational opportunities other than those traditionally provided by sports and recreation organisations.

Public Art & Design Policy

This policy acknowledges the role that creative and imaginative art can provide to the public by its power to enhance, inspire and for its role in humanising urban environments.

Section 94 Contribution Plan No. 5 – Open Space 2007

This Plan requires contributions for the embellishment of existing local open space and embellishment of district open space across the City of Kogarah. The Works Schedule identifies the acquisition of lands for open space. These sites are also identified in the Land Reservation Acquisition Map of KLEP 2012.

Part 3 Analysis of Sites and Issues

There are a number of open space and natural environment areas that after being investigated through a land use audit, are proposed to be rezoned to reflect their current or most suitable land use and their ownership status.

Investigation sites

The investigation of these open space sites is based on the following categories of issues and situations.

1. Land used as open space but not zoned open space (including road reserves)
2. Land zoned for open space but not used as open space
3. Land zoned for public open space but privately owned
4. Creation of open space links

1. Land used for open space but not zoned open spaces (including road reserves)

This category includes sites that are currently used and maintained as open space, but are zoned for other uses in KLEP2012. These sites are identified on Council's open space land register as recognised parks and public reserves (usually with park/reserve names).

The land is generally parcels that are adjacent to roads, or land that is zoned for open space, or in some cases where mapped zoning boundaries have not aligned with the subdivision boundaries. This category also includes roads that have been closed and are currently used and maintained as open space or are likely to be best utilised as public open space in the future.

These sites are proposed to be zoned RE1 Public Recreation to be consistent with their land use. Refer to Group 1 of Appendix 1 for site details and rezoning recommendations.

2. *Land zoned for open space but not used as open space*

This category includes sites that are currently zoned for public recreation, but are used for other purposes. These sites should be rezoned to reflect their current land uses or preferred future uses. These sites are proposed to be rezoned to another zone to be consistent with their land use. Some sites in this category are owned by Council and are zoned for residential purposes.

An assessment and land use audit of these sites has recommended they could be sold to providing funding for the acquisition and embellishment of other open space in more suitable locations for greater usage. Refer to Group 2 of Appendix I for site details and rezoning recommendations.

3. *Land zoned for public open space but privately owned*

There is one site zoned RE1 Public Recreation which is in private ownership at No. 52 Waratah Street, Blakehurst. The site has been identified as having Natural Bushland and is of high ecological value. The change in zone to E2 Environmental Conservation would provide the highest level of protection, management and restoration for bushland whilst allowing uses compatible with those values.

Refer to Group 3 of Appendix I for site details and recommendations.

4. *Creation of open space link*

Council has identified an important strategic open space link from Denman Street Reserve to Poulton Park/ Quarry Reserve. This link has been identified in the Land Reservation Acquisition Map of KLEP 2012. A number of properties in Hillcrest Avenue and Denman Street have been identified as necessary to allow creation of a link from Poulton Park / Quarry Reserve through to Hillcrest Avenue (Denman Street Reserve).

Council already owns a portion of the open space linkage, and it is proposed to rezone additional land in order to create a wider open space link which would increase visibility from the street and public surveillance of the open space.

Refer to Group 4 of Appendix I for site details and recommendations.

Key Issues

Land Acquisition

The Kogarah LEP 2012 includes a clause on land acquisition (Clause 5.1 Relevant acquisition authority) and includes all privately owned land identified to be acquired for open space. The majority of this land is located adjacent to recreation areas which have been identified in Council's Section 94 Open Space Acquisition Plan.

The 'land acquisition' clause provides for an owner initiated request for the relevant authority to acquire the area of privately owned land which is zoned RE1 Public Recreation. This is a voluntary process that is initiated by the landowner and is subject to the Land Acquisition (Just Terms Compensation) Act 1991 (the owner-initiated acquisition provisions).

The land to which the clause applies is identified on the 'Land Reservation Acquisition Map' in the Kogarah LEP 2012. There are no changes proposed to the LEP 2012.

Land Classification

All public land must be classified by Council as either "community" or "operational" land under the Local Government Act 1993. The purpose of classification is to identify land that should be kept for use by the general public (community), such as parks, and land which need not (operational), such as a works depot or car park. The major consequence of classification is that it determines the ease or difficulty with which land may be sold, leased or licensed.

A change or 'reclassification' of Council owned land from "operational" to "community" may be carried out by a Council resolution. However, 'reclassification' of Council owned land from

"community" to "operational" will generally be undertaken through the preparation of a local environmental plan. Reclassification of land to operational will enable those parcels identified to be redeveloped, leased or sold to be arranged for these purposes. Where an increase in value as a result of redevelopment or funds are realised through lease or sale, the funds will be returned to Council's general fund and used for achieving improved community outcomes. It should be noted that whilst reclassification of land to operational provides more flexibility in the management of the land, in many instances, the land will remain in Council ownership with existing uses continued.

The Kogarah LEP 2012 include provisions regarding the classification and reclassification of public land. Any properties proposed to be reclassified from "community" to "operational" land will be subject to extensive community consultation including a public hearing. Reclassification of land to community provides Kogarah's residents and business community with certainty of Council's intention to retain land in the future for public purpose. The list of sites proposing to be reclassified following this review are included in Annexure 1.

Part 4 Recommendations

The following recommendations are made for consideration for the review of KLEP2012. This is a summary of the discussions in this paper in relation to open space.

LEP Zones

- Deletion of RE2 - Private Recreation
- Creation of E2 - Environmental Conservation

See Appendix 2 for proposed wording for zone E2 - Environmental Conservation.

Investigation sites

Based on the land use audit and rezoning recommendations, the total area zoned for open space and recreation in Kogarah City, is proposed to increase from 179.6 ha to 182.7 ha (see table 1 below).

A number of sites are proposed to be rezoned to a compatible zone to reflect their actual land use and ownership, based on the following situations in summary (see table 2 below).

Table 1 Land zoned for open space and recreation in Kogarah City

	Existing	Proposed
RE1 - Public Recreation	178.2 ha	180.7 ha
RE2 - Private Recreation	1.4 ha	0
Total	179.6 ha	180.7 ha

Table 2. General situations/categories for open space review.

Situation	Current/potential land uses	Current KLEP2012 zoning	Proposed zoning
1 - Sites used as open space but not zoned open space	Currently used and maintained as open space	Zoned for other uses	RE1 Public Recreation
2 - Sites zoned but not used for open space	Currently used for other purposes (eg. residential, education etc)	Public or Private Recreation	To be rezoned to a compatible zone
3 - Sites zoned for public open space but privately owned	Privately owned open space	Public Recreation	E2 Environmental Conservation
4 - Creation of an open space link	Currently used for residential and recreation purposes	Low density residential and public recreation	RE1 Public Recreation

LEP Maps

In accordance with the proposed recommendations, the following maps are suggested to be updated:

- Update the Land Use Zoning Map to reflected recommended zoning changes
- Update the minimum Lot Size Map to reflected recommended zoning changes

Conclusion

This review of Open Space and Recreation Discussion Paper have been prepared to inform the review of Kogarah LEP 2012.

The Discussion Paper recommends proposed changes to land use zones for open space sites listed in Appendix I.

Kogarah Council

Open Space Review

Appendix I - Investigation sites

Prepared by Kogarah Council

Version 1.0 July 2014

Open Space Review

Investigation Sites

Suburb	Name	Address	Page No.
Land to be rezoned to recreation zone			
Allawah	P J Ferry Reserve	147B Bellevue Parade	4
Beverley Park	Burgess Street Reserve	22R Targo Road	6
	Moore Park	22A Ferry Avenue	8
		33 Lobb Crescent	
Blakehurst	Dover Park	422A Princes Highway	10
	Terry Street Reserve (Prairievale Reserve)	49 Terry Street	12
	West Street Reserve	212A West Street	14
Carlton	Lower West Street Reserve	177 Bellevue Parade	16
	Tilley Reserve	4 Andover Street	18
Carss Park	Carss Bush Park	999 Beach Street	20
Connells Point	Duggan Park	83-85 Greenacre Road	22
	Queens Road Reserve	251A Connells Point Rd	26
Hurstville	Arrowsmith Park	740 King Georges Road	28
	Empress Reserve	8 George St	30
	St Georges Parade Reserve	19 St Georges Parade	32
	Woniora Gardens	588 Railway Parade	34
Kogarah Bay	Elizabeth Corry Reserve	End of Wyee St	36
Mortdale	Ellen Subway Gardens		38
Oatley	Charles Street Reserve		40
Penshurst	Lapham Reserve	2A Beverley Crescent	42
Sans Souci	Anderson Park	75 Vista St	44
	The Boulevarde Reserve		46
	Claydon Reserve	49 Ramsgate Rd	50
	Len Reynolds Reserve	255 The Promenade	52
	Northcote Street Reserve	87 The Promenade	54
South Hurstville	Grosvenor Road/Tavistock Road Reserve	6 Grosvenor Rd & 11 Tavistock Rd	56
	Ma An Shan Friendship Park	143-147 West St	58
South Hurstville	Young Place Reserve	2A Young Place	60

Suburb	Name	Address	Page No.
Land zoned for open space to be rezoned to another zone			
Allawah	Elizabeth Street Reserve		62
Blakehurst		1A Stuart Street	64
		52 Waratah St	66
Kogarah	School playing fields		70
Sans Souci		4-10 Water Street	74
South Hurstville		29A Greenacre Road	78
Open Space links			
Connells Point	Redin Place Reserve		80
South Hurstville	Denman Street Reserve/ Quarry Reserve link		86
Sites for disposal			
Oatley	Wyong Street Reserve	8A Wyong Street	94

P J Ferry Reserve

ALLAWAH



Aerial 2014



No.147B Bellevue Parade, Allawah (Part of PJ Ferry Reserve)

P J Ferry Reserve

ALLAWAH

Address	No. 147B Bellevue Parade, Allawah
Lot & DP	Lot:34 Sec:5 DP:2792
Area of land to be rezoned	622m ²
Existing Zoning(s)	R2 Low Density Residential
Land Classification	Community
Adjoining Zones	R2 Low Density Residential RE1 Public Recreation
Current landuses	This land forms part of PJ Ferry Reserve. The site of former Allawah Scout Hall which was demolished in 2006.
Surrounding landuses and built form	Park with community building, playground, picnic tables and significant trees.
Recommendation	Rezone to RE1 Public Recreation to reflect use as park.



Burgess Street Reserve

BEVERLEY PARK



Aerial 2014



Burgess St Reserve

Burgess Street Reserve

BEVERLEY PARK

Address	No.22R Targo Road
Lot & DP	Lot:C DP:360949
Area of land to be rezoned	330m ²
Existing Zoning(s)	R2 Low Density Residential
Land Classification	Community
Adjoining Zones	R2 Low Density Residential
Current landuses	Local park with several significant trees, rockery garden/retaining wall and park seat
Surrounding landuses and built form	Beverley Park Golf Course located to the north-west of the park. Adjoins low density residential dwellings
Recommendation	Rezone to RE1 public recreation to reflect use as park



Land Use Zones KLEP 2012



Proposed Land Use Zones

Moore Park

BEVERLEY PARK



Aerial 2014



Laneway from Ferry Avenue



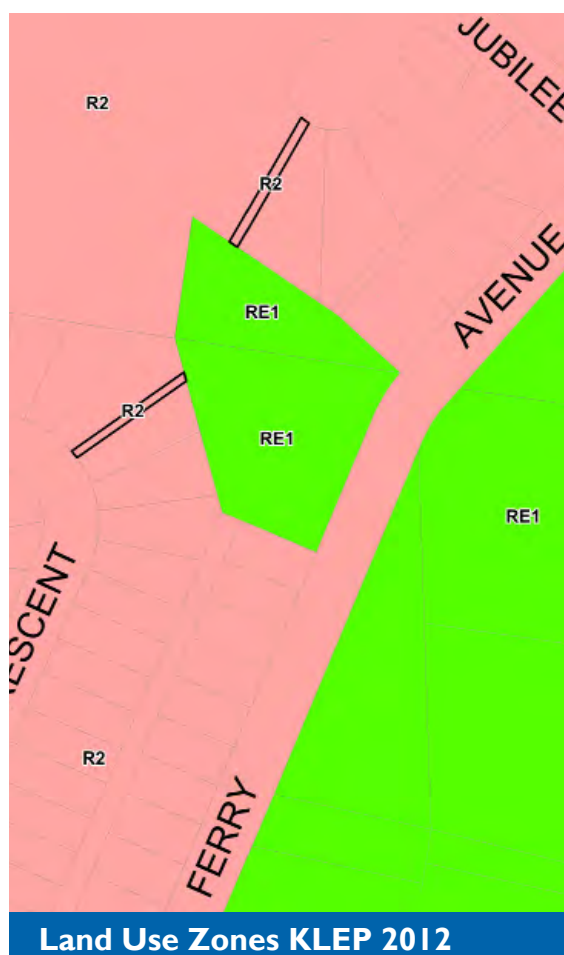
Laneway from Lobb Crescent

Open Space Review 2014 - Kogarah Council

Moore Park

BEVERLEY PARK

Address	No. 22A Ferry Avenue	No. 33 Lobb Crescent
Lot & DP	LOT: 159 DP: 19288	Part LOT: 160 DP: 19098
Area of land to be rezoned	158m ²	183m ²
Existing Zoning(s)	R2 Low Density Residential	
Land Classification	None	Community
Adjoining Zones	R2 Low Density Residential RE1 Public Recreation	
Current landuses	Both lots are lanes that provide pedestrian access to Moore Park from Lobb Crescent and Harslett Crescent.	
Surrounding landuses and built form	Moore Park includes an off leash dog exercise area. The land contains stormwater drainage channel and is subject to flooding (Beverley Park Flood Study) This park adjoins the St George Leagues Club carpark, dwelling houses and Beverley Park Golf Course.	
Recommendation	Rezone to RE1 Public Recreation to reflect use as park. Reclassify Lot:159 DP:19288 from 'None' to 'Community'	



Dover Park

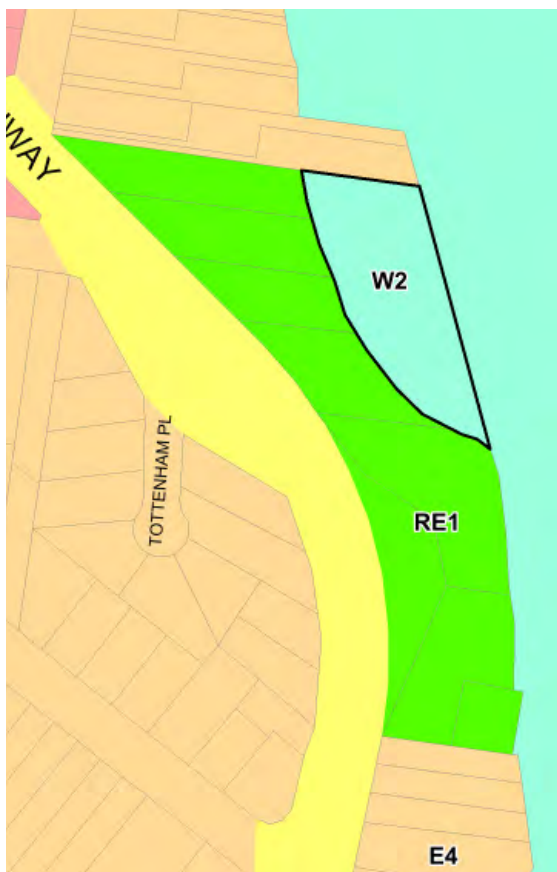
BLAKEHURST



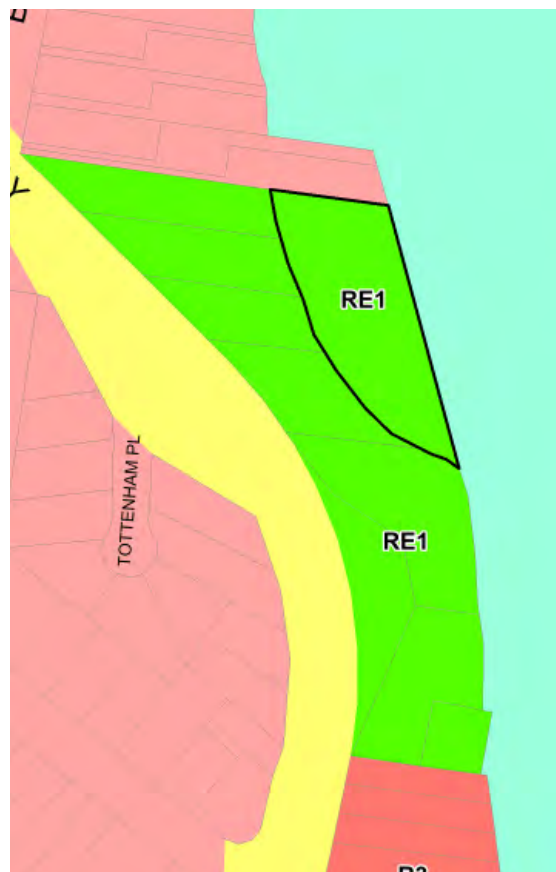
Aerial 2014

Dover Park BLAKEHURST

Address	422A Princes Highway
Lot & DP	LOT: 7314 DP: 1153780
Area of land to be rezoned	4,304m ²
Existing Zoning(s)	W2 Recreational Waterways
Land Classification	Crown Land
Adjoining Zones	RE1 Public Recreation W2 Recreational Waterways R2 Low Density Residential
Current landuses	This land forms part of Dover Park. Subject area is reclaimed land from Kogarah Bay. Dover Park includes picnic areas, toilets, playground, parking and boat ramps.
Surrounding landuses and built form	Georges River and Park and residential dwellings
Recommendation	Rezone land to RE1 Public Recreation to reflect usage as park.



Land Use Zones KLEP 2012



Proposed Land Use Zones

Terry Street Reserve (Prairevale Reserve)

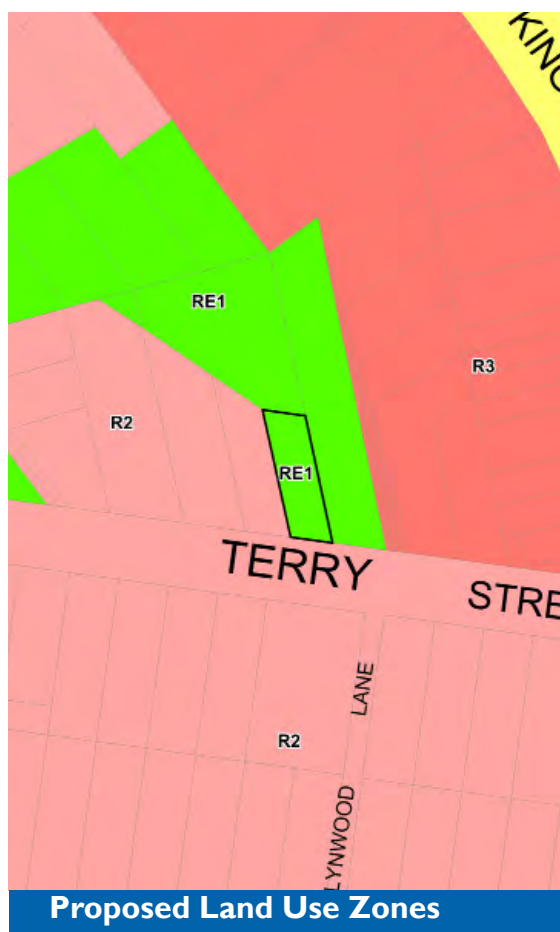
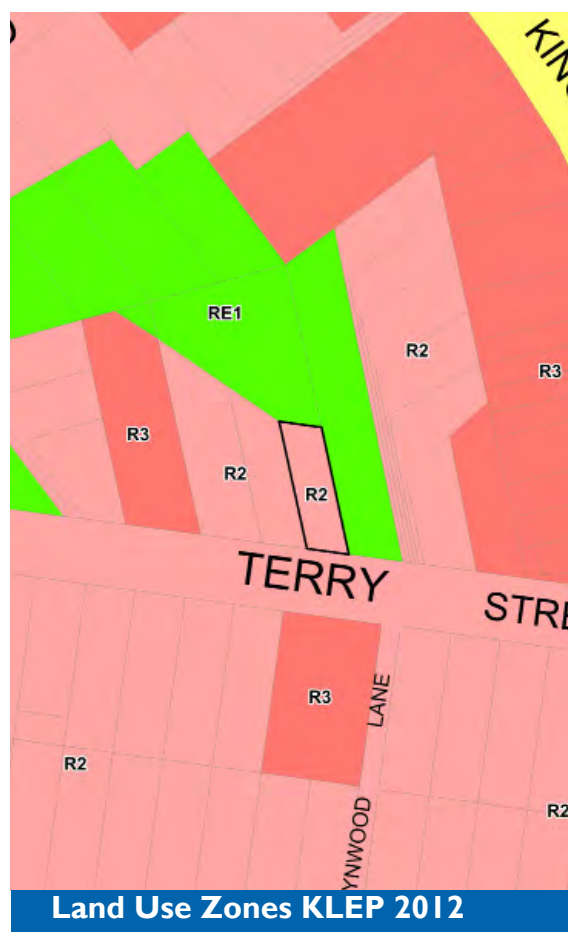
BLAKEHURST



Terry Street Reserve (Prairevale Reserve)

BLAKEHURST

Address	49 Terry Street BLAKEHURST
Lot & DP	LOT:Y DP: 372442
Area of land to be rezoned	490m ²
Existing Zoning(s)	R2 Low Density Residential
Land Classification	Community
Adjoining Zones	RE1 Public Recreation R2 Low Density Residential R3 Medium Density Residential
Current landuses	This land forms part of Terry Street/Prairevale Street Reserve.
Surrounding landuses and built form	Residential dwellings and park with playground
Recommendation	Rezone land to RE1 Public Recreation to reflect usage as park.



West Street Reserve

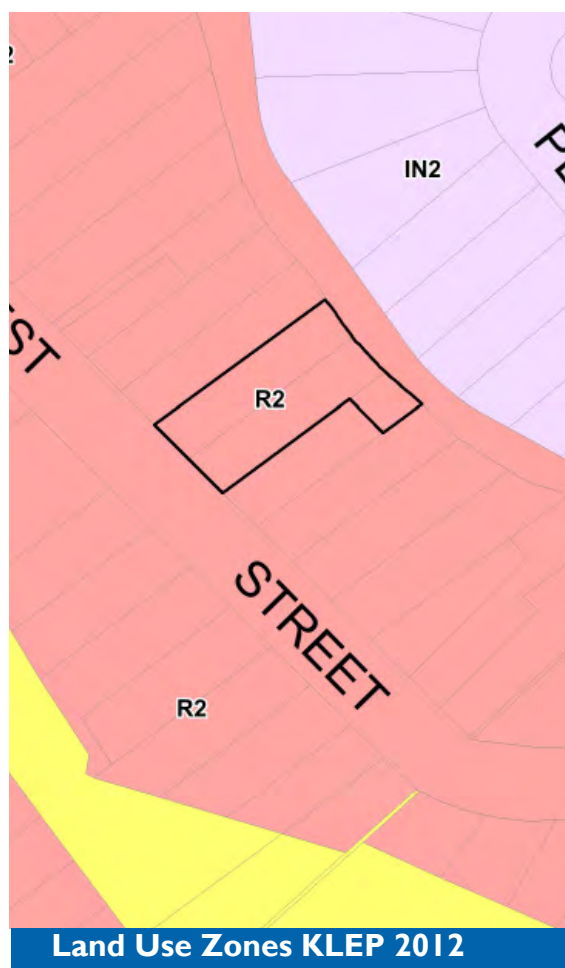
BLAKEHURST



West Street Reserve

BLAKEHURST

Address	212A West St, Blakehurst		
Lot & DP	Lot 2 DP 547806	Lot D DP 16495	Lot E DP 16495
Area of land to be rezoned	166m ²	745m ²	726m ²
Existing Zoning(s)	R2 Low Density Residential		
Land Classification	Community		
Adjoining Zones	R2 Low Density Residential		
Current landuses	Existing park with playground and seating Affected by flooding (Kogarah Bay Creek Flood Study)		
Surrounding landuses and built form	Stormwater drain adjoins park at rear boundary and Sydney Water infrastructure. Adjoins residential dwellings on side boundaries.		
Recommendaiton	Rezone to RE1 Public Recreation to reflect current use as park		



Lower West Street Reserve

CARLTON



Aerial 2014



Lower West Street Reserve

Lower West Street Reserve

CARLTON

Address	177 Bellevue Parade
Lot & DP	LOT: 20 DP: 527191
Area of land to be rezoned	609m ²
Existing Zoning(s)	IN2 Light Industrial
Land Classification	Community
Adjoining Zones	IN2 Light Industrial SP2 Special Uses
Current landuses	Local park adjoining industrial area A few significant trees and picnic benches Land is affected by flooding (Kogarah Bay Flood Study)
Surrounding landuses and built form	Adjacent to stormwater channel and industrial area
Recommendation	Rezone to RE1 Public Recreation to reflect use as park



Tilley Reserve

CARLTON



Aerial 2014

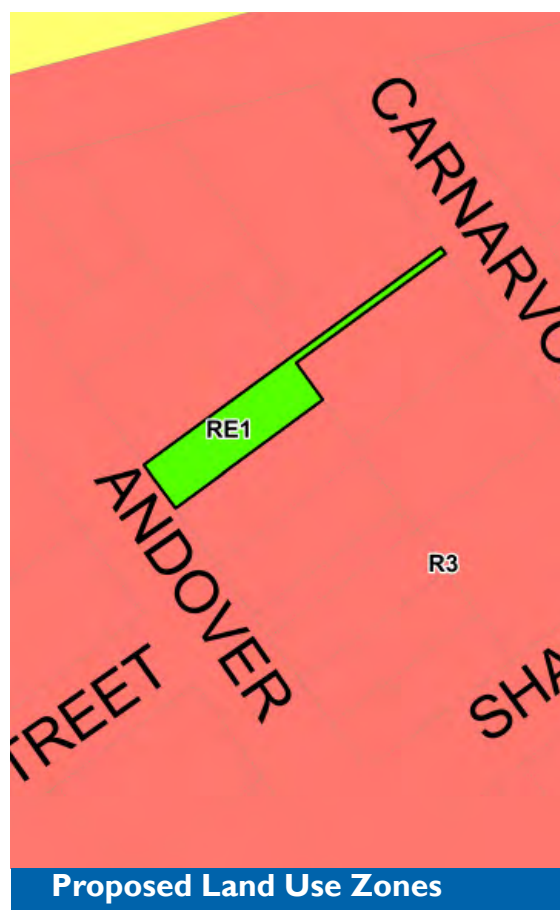
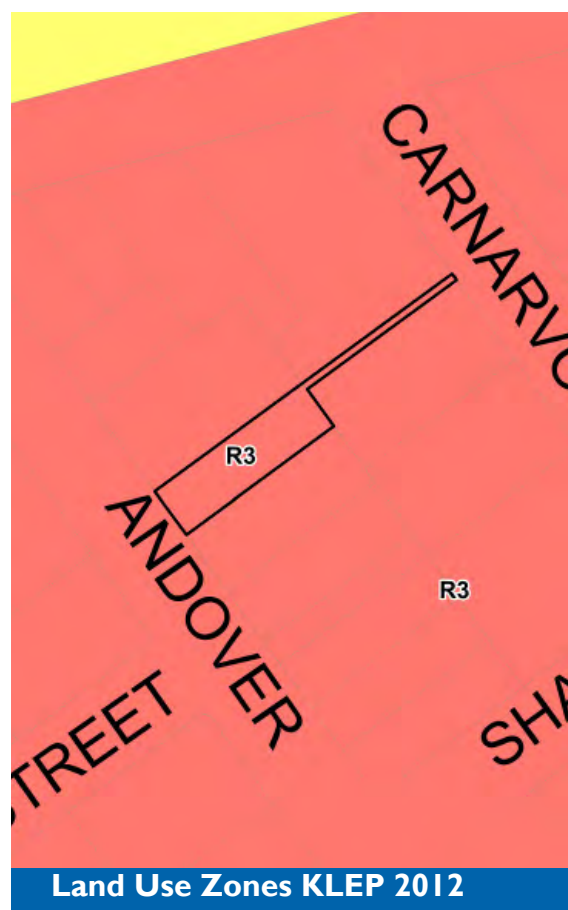


Tilley Reserve

Tilley Reserve

CARLTON

Address	4 Andover Street CARLTON
Lot & DP	LOT: 108 DP: 1916 and laneway
Area of land to be rezoned	516m ² and 76m ²
Existing Zoning(s)	R3 Medium Density Residential
Land Classification	Operational
Adjoining Zones	R3 Medium Density Residential
Current landuses	Local park with pedestrian link mid-block between Carnarvon St and Andover Street with concrete pathway, Includes garden beds, significant trees and benches.
Surrounding landuses and built form	Two and three level residential flat buildings
Recommendation	Rezone to RE1 Public Recreation to reflect use as park and reclassify from 'Operational' to 'Community'.



Carss Bush Park

CARSS PARK



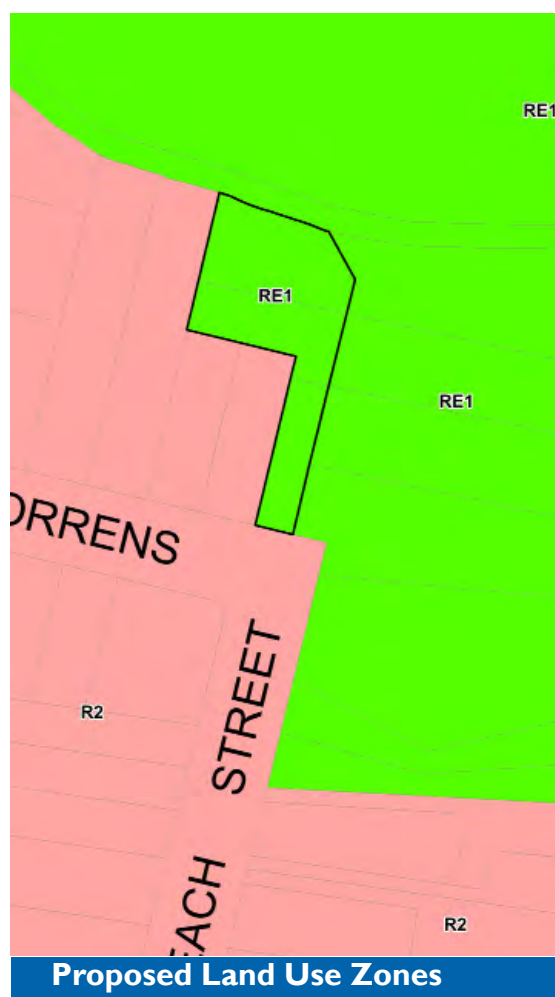
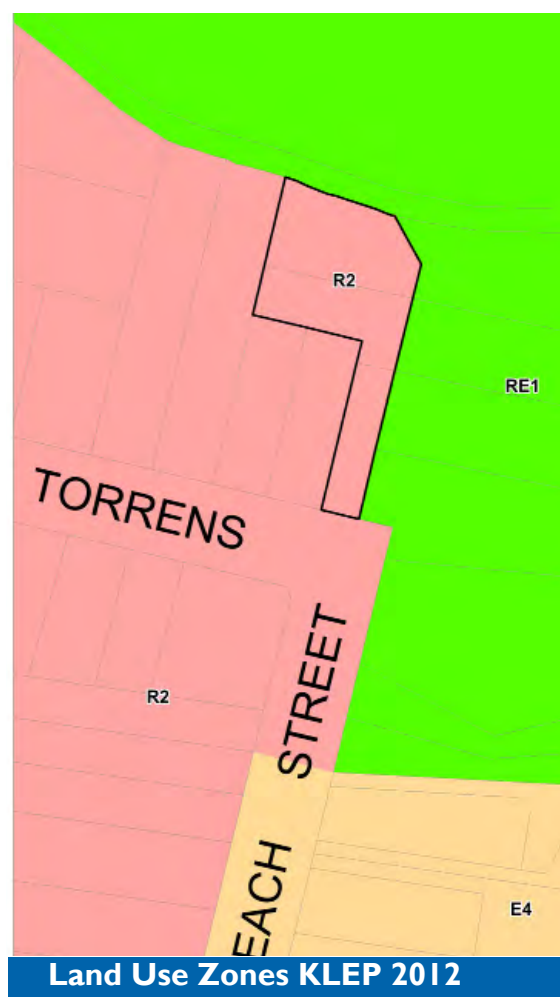
Aerial 2014



Carss Bush Park

CARSS PARK

Address	999 Beach Street BLAKEHURST
Lot & DP	Part LOT: 1 DP: 177114 Part LOT: 4 DP: 668319 Part LOT: 1 DP: 1109360
Area of land to be rezoned	1,572m ²
Existing Zoning(s)	R2 Low Density Residential
Land Classification	Community
Adjoining Zones	RE1 Public Recreation R2 Low Density Residential
Current landuses	Park that forms part of Carss Bush Park
Surrounding landuses and built form	Parkland and single dwellings and tennis courts.
Recommendation	Rezone land from R2 Low Density Residential to RE1 Public Recreation to reflect current use as park.



Duggan Park

CONNELLS POINT



Aerial 2014

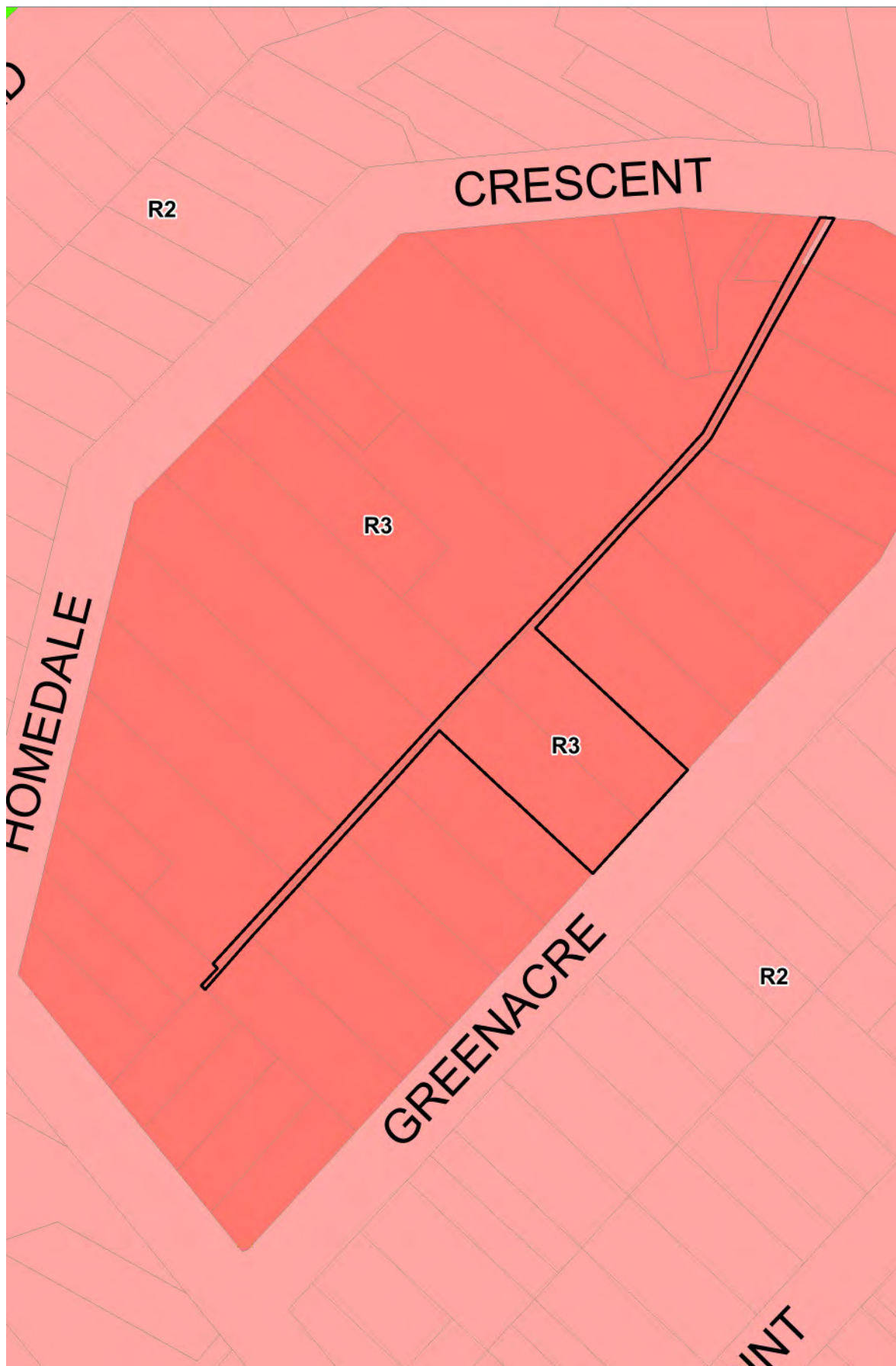
Duggan Park, Connells Point



Duggan Park

CONNELLS POINT

Address	Address	Lot and DP
	71A Greenacre Road	LOT: 41 DP: 593759
	71P Greenacre Road	LOT: 42 DP: 839908
	73A Greenacre Road	LOT: 43 DP: 600544
	75R Greenacre Road	LOT: 44 DP: 739600
	77R Greenacre Road	LOT: 45 DP: 598565
	79R Greenacre Road	LOT: 46 DP: 591498
	83 Greenacre Road	LOT: 48 DP: 6840
	85 Greenacre Road	LOT: 49 DP: 6840
	83A Greenacre Road	LOT: 47 DP: 591227
	83B Greenacre Road	LOT: 502 DP: 598400
	83C Greenacre Road	LOT: 522 DP: 598002
	85A Greenacre Road	LOT: 50 DP: 596285
	93R Greenacre Road	LOT: 532 DP: 607094
	95R Greenacre Road	LOT: 2 DP: 613499
	2B Homedale Crescent	LOT: 33 DP: 867976
	6A Homedale Crescent	LOT: 69 DP: 1045748
	12R Homedale Crescent	LOT: 2 DP: 614036
	16R Homedale Crescent	LOT: 23 DP: 618082
	20A Homedale Crescent	LOT: 642 DP: 710281
	22A Homedale Crescent	LOT: 632 DP: 600012
	24R Homedale Crescent	LOT: 2 DP: 591621
	26R Homedale Crescent	LOT: 612 DP: 616832
	28A Homedale Crescent	LOT: 60 DP: 597739
Area of land to be rezoned	3,225m ²	
Existing Zoning(s)	R3 Medium Density Residential and R2 Low Density Residential	
Land Classification	Community	
Adjoining Zones	R3 Medium Density Residential	
Current landuses	Local park with play ground, park seats and picnic tables. Rear laneway access from villa developments on Homedale Crescent and Greenacre Road providing residents direct access to Duggan Park.	
Surrounding landuses and built form	Park and residential dwellings, mostly villas and some single dwellings.	
Recommendation	Rezone to RE1 Public Recreation to reflect use as park.	



KLEP 2012
Land Use Zones

Duggan Park CONNELLS POINT



Proposed
Land Use Zones

Duggan Park
CONNELLS POINT

Queens Road Reserve CONNELLS POINT



Aerial 2014

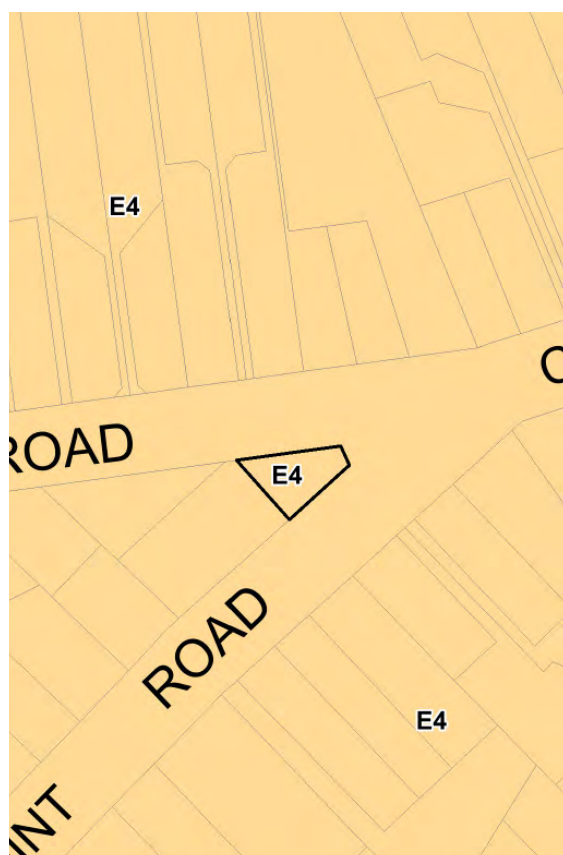
Queens Road Reserve, Connells Point



Queens Road Reserve

CONNELLS POINT

Address	251A Queen Road Reserve
Lot & DP	LOT: B DP: 364195
Area of land to be rezoned	287m ²
Existing Zoning(s)	E4 Environmental Living
Land Classification	Community
Adjoining Zones	E4 Environmental Living
Current landuses	Local Park with electrical substations
Surrounding landuses and built form	Residential dwellings
Recommendation	Rezone to RE1 Public Recreation to reflect use as park.



Land Use Zones KLEP 2012



Proposed Land Use Zones

Arrowsmith Park

HURSTVILLE



Aerial 2014

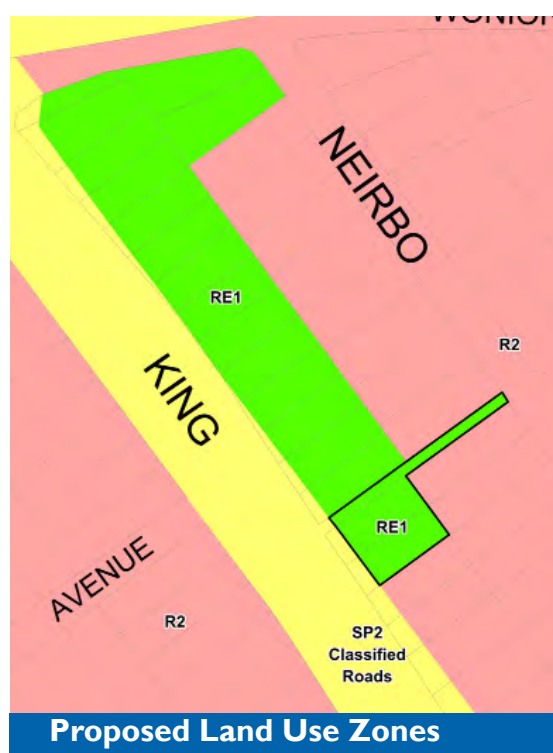


**Subject lots within Arrowsmith Park Hurstville
(viewed from Neirbo Avenue towards King Georges Road)**

Arrowsmith Park

HURSTVILLE

Address	740 King Georges Road
Lot & DP	Part Lot 3, DP 136481 Part Lot 4, DP 136481 Pedestrian Laneway (no lot & DP)
Area of land to be rezoned	817m ²
Existing Zoning(s) of subject land	R2 – Low Density Residential
Land Classification	Community
Adjoining Zones	RE1 Public Recreation R2 Low Density Residential SP2 Infrastructure (Classified Roads)
Current landuses	These two lots and laneway form part of Arrowsmith Park. The park is located adjacent to King Georges Road which is an arterial road. Both lots are affected by road widening reservation from RMS and are partially zoned SP2 Infrastructure (Classified Roads). The lots and park are within the O'Briens Estate Heritage Conservation Area under KLEP 2012.
Surrounding landuses and built form	Park and low density residential dwelling houses
Recommendation	Rezone the portion of both lots and pedestrian lane zoned R2 Low Density Residential to RE1 Public Recreation (as shown on map above) to reflect the current use as open space.



Empress Reserve

HURSTVILLE



Aerial 2014



Empress Reserve



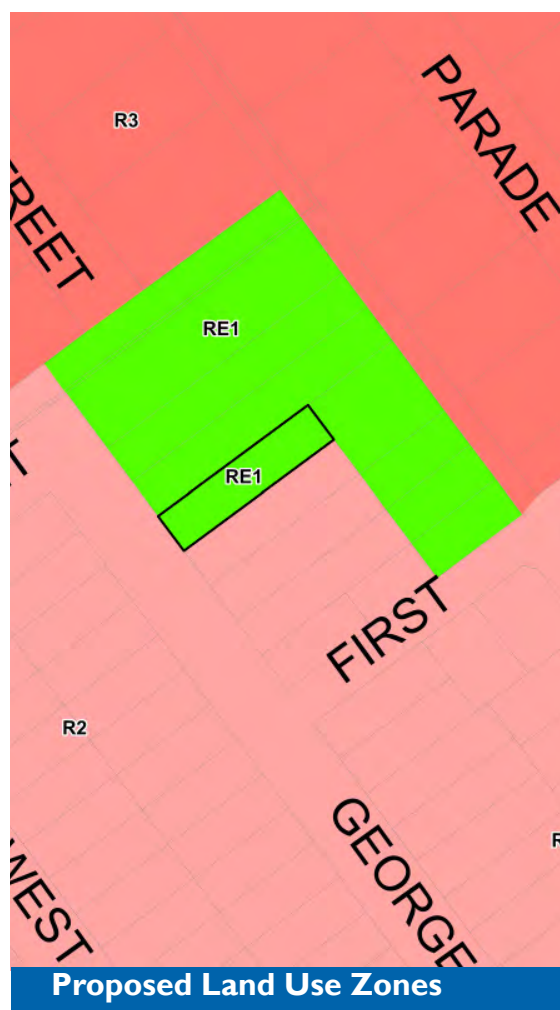
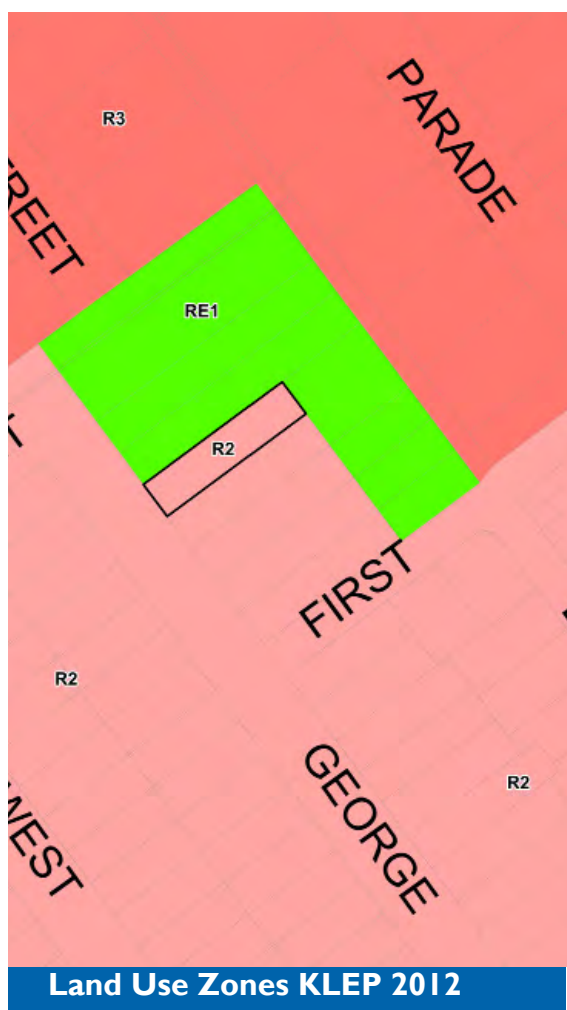
8 George Street

Empress Reserve

HURSTVILLE

Address	8 George St
Lot & DP	LOT: 4 DP: 660854
Area of land to be rezoned	640m ²
Existing Zoning(s)	R2 Low Density Residential
Land Classification	Operational
Adjoining Zones	RE1 Public Recreation
Current landuses	This lot was acquired in 2006 and added to the existing park in 2011.
Surrounding landuses and built form	Local park with picnic shelter, playground, soccer practice net and seating. Residential dwellings adjoins the site to the south.
Recommendation	Rezone to RE1 Public Recreation to reflect current use as open space. Reclassify from 'Operational' to 'Community' land.

HURSTVILLE



Land to be rezoned to open space

3 |

St Georges Parade Reserve

HURSTVILLE



Aerial 2014

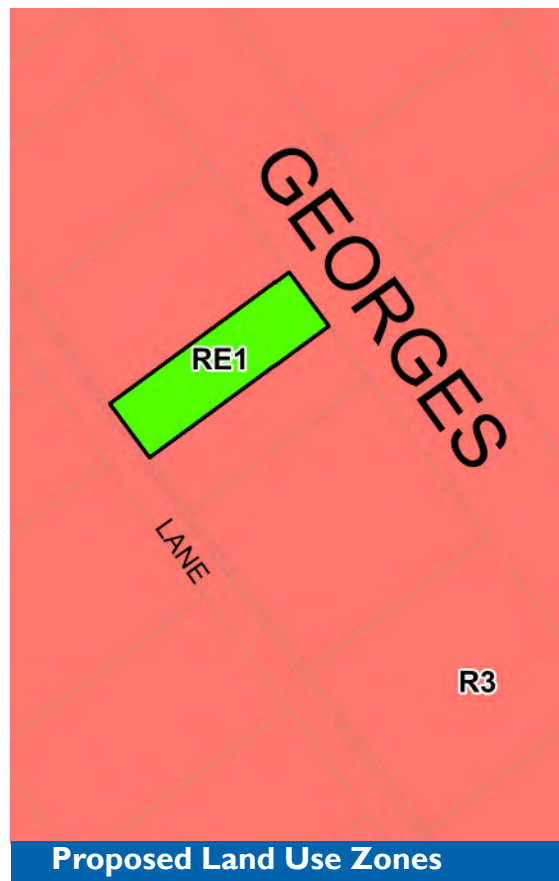
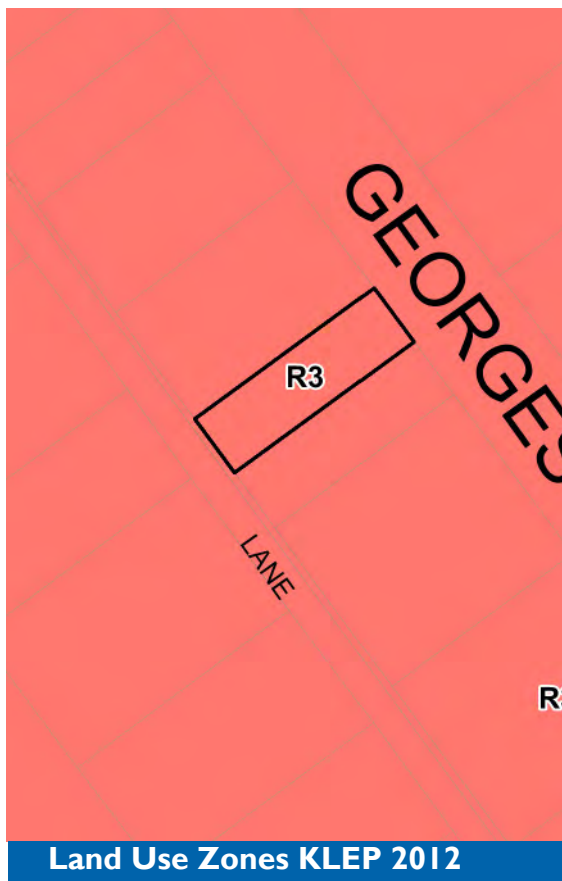


**St Georges Parade Reserve
(Viewed from Cow Lane)**

St Georges Parade Reserve

HURSTVILLE

Address	19 St Georges Parade
Lot & DP	LOT: 14 SEC: 1 DP: 2751
Area of land to be rezoned	1001m ²
Existing Zoning(s)	R3 Medium Density Residential
Land Classification	Operational
Adjoining Zones	R3 Medium Density Residential
Current landuses	This reserve provides a pedestrian link through to Empress Street Reserve.
Surrounding landuses and built form	Two and three level residential flat buildings.
Recommendation	Rezone to RE1 public recreation to reflect current use as open space. Reclassify from 'Operational' to 'Community' land.



Woniora Gardens

HURSTVILLE

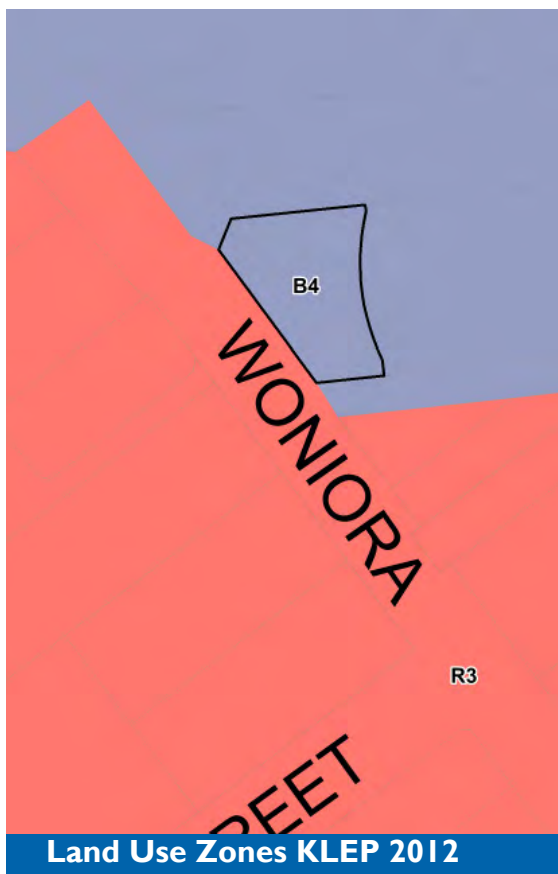


Aerial 2014

Woniara Gardens

HURSTVILLE

Address	588 Railway Parade, Hurstville
Lot & DP	Part 2 DP 880679
Area of land to be rezoned	588m ²
Existing Zoning(s)	B4 Mixed Use
Land Classification	Operational
Adjoining Zones	B4 Mixed Use
Current landuses	Local park with playground and seating with public car park below.
Surrounding landuses and built form	Multi-storey mixed use development
Recommendation	Rezone to REI Public Recreation to reflect current use as park. Carparks are a permitted use under the proposed REI zone.



Elizabeth Corry Reserve

KOGARAH BAY



Aerial 2014

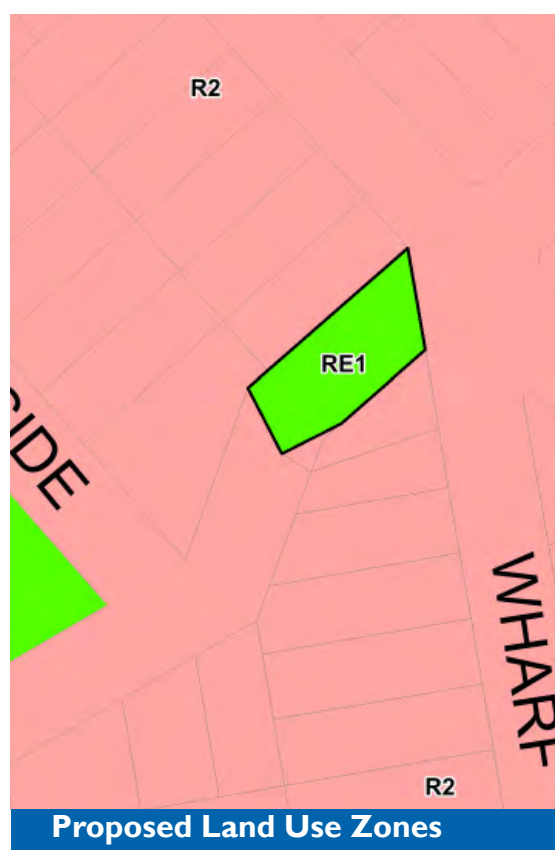
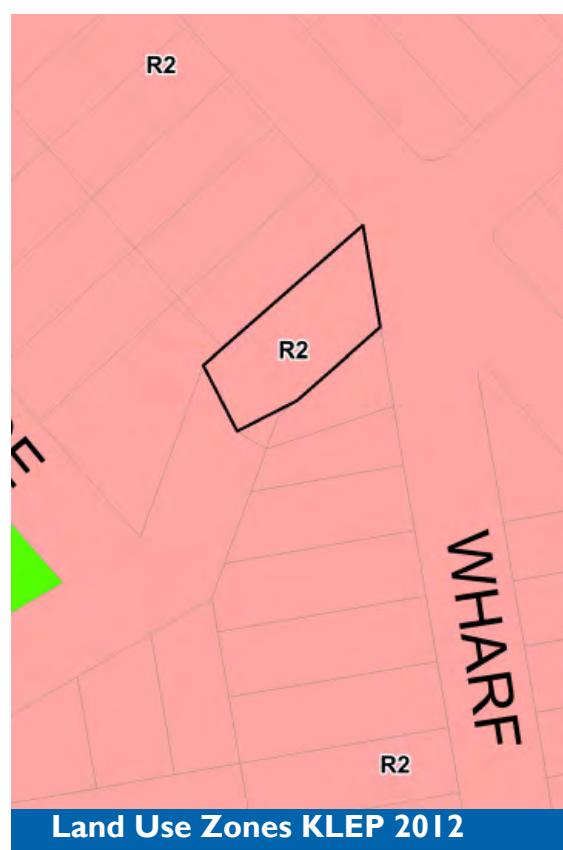


**Elizabeth Corry Reserve, Kogarah Bay
(looking towards Mayor Street)**

Elizabeth Corry Reserve

KOGARAH BAY

Address	End of Wyee St between Parkside Drive and Mayor Street
Lot & DP	No parcel (unmade road)
Area of land to be re-zoned	1,714m ²
Existing Zoning(s)	R2 Low density residential
Land Classification	No classification
Adjoining Zones	R2 Low density residential
Current landuses	Road reserve with several significant trees, seating and rockface. The north-eastern lot on Mayor Street has an outlook over Carss Park with a rockery and park bench. There is a cliff drop of approximately 14 metres from Mayor Street to Parkside Drive. The lower portion of the road reserve has no facilities. There are several trees on the road reserve.
Surrounding landuses and built form	Dwelling houses. In close proximity to Parkside Drive Reserve.
Recommendation	Rezone north eastern lot on Mayor Street as RE1 Public Recreation. Retain existing R2 Low Density Residential zone on lower portion.



Ellen Subway Gardens

MORTDALE



Aerial 2014

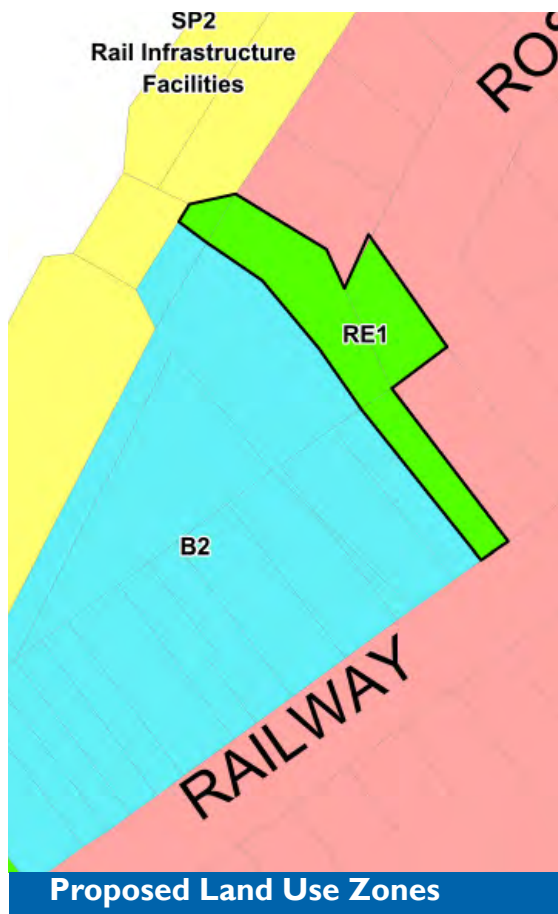
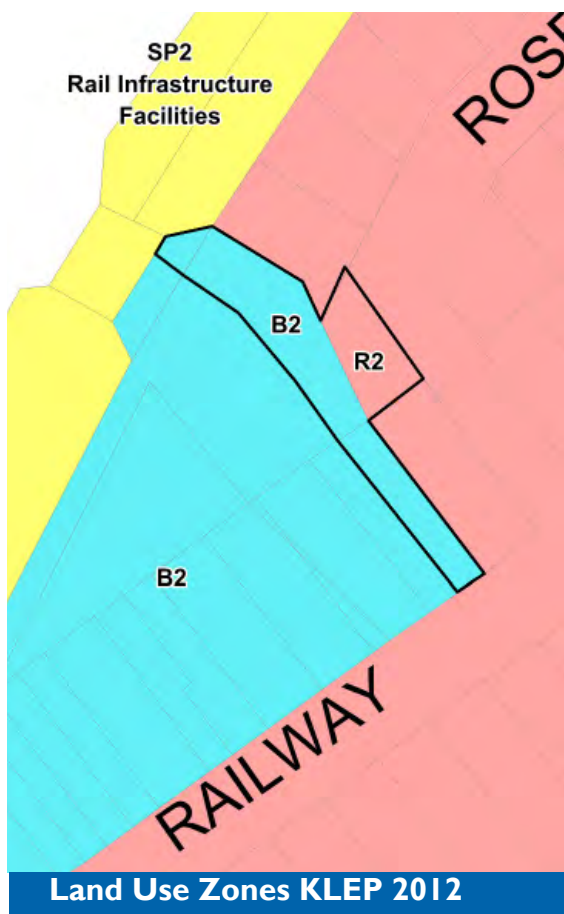


**Elizabeth Corry Reserve, Kogarah Bay
(looking from Rosemount Street)**

Ellen Subway Gardens

MORTDALE

Address	Ellen Subway	
Lot & DP	PART LOT: 10 SEC: 1 DP: 1884 PART LOT: 1 DP: 1181159	Road
Area of land to be re-zoned	1,045m ²	442m ²
Existing Zoning(s)	B2 Local Centre	B2 Local Centre R2 Low Density Residential
Land Classification	Non council land	None (road)
Adjoining Zones	B2 Local Centre R2 Low Density Residential	
Current landuses	Park and road reserve provides pedestrian link from Rosemont Avenue towards Mortdale Station and Mortdale railway underpass.	
Surrounding landuses and built form	Dwelling houses and railway underpass	
Recommendation	Rezone to RE1 Public Recreation to reflect current land use.	



Charles Street Reserve

OATLEY



Aerial 2014

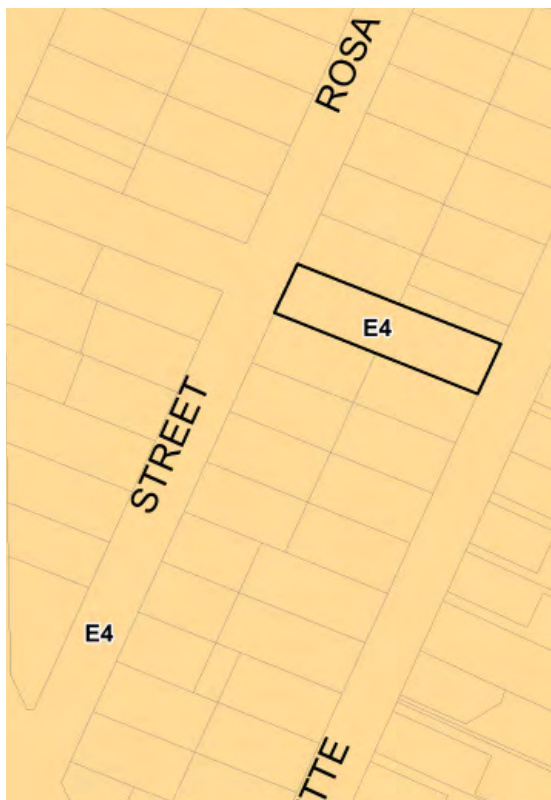


Charles Street Reserve

Charles Street Reserve

OATLEY

Address	Charles Street Reserve
Lot & DP	No parcel (unmade road)
Area of land to be rezoned	1,588m ²
Existing Zoning(s)	E4 Environmental Living
Land Classification	No classification
Adjoining Zones	E4 Environmental Living
Current landuses	Reserve between Annette St and Rosa Street contains playground, seating, pathway and steps, trees, views towards Oatley Bay.
Surrounding landuses and built form	Dwelling houses
Recommendation	Rezone portion between Annette St and Rosa Street to RE1 Public Recreation to reflect use as park.



Land Use Zones KLEP 2012



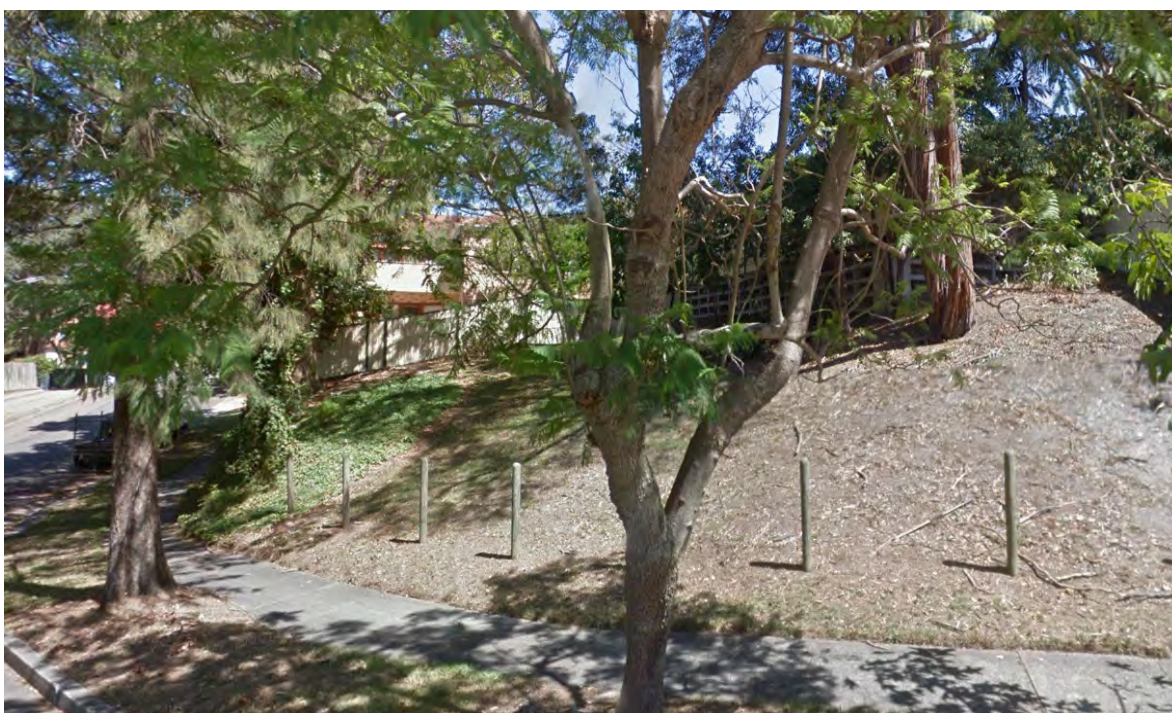
Proposed Land Use Zones

Lapham Reserve

PENSHURST



Aerial 2014

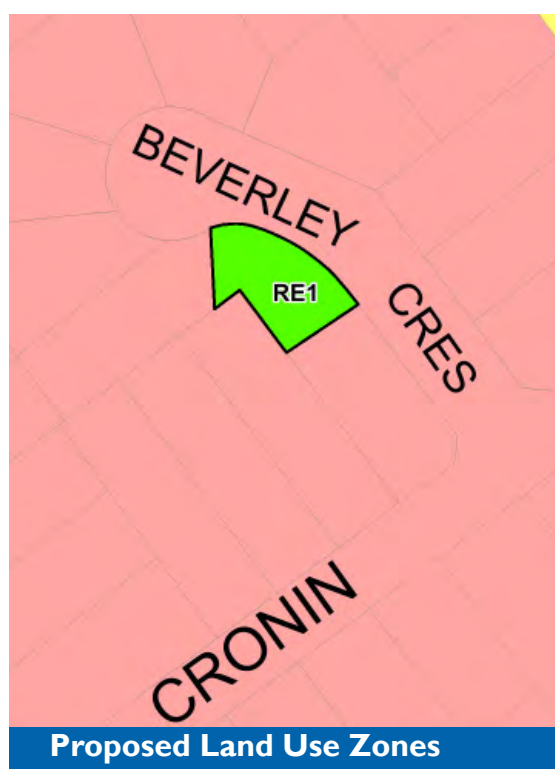
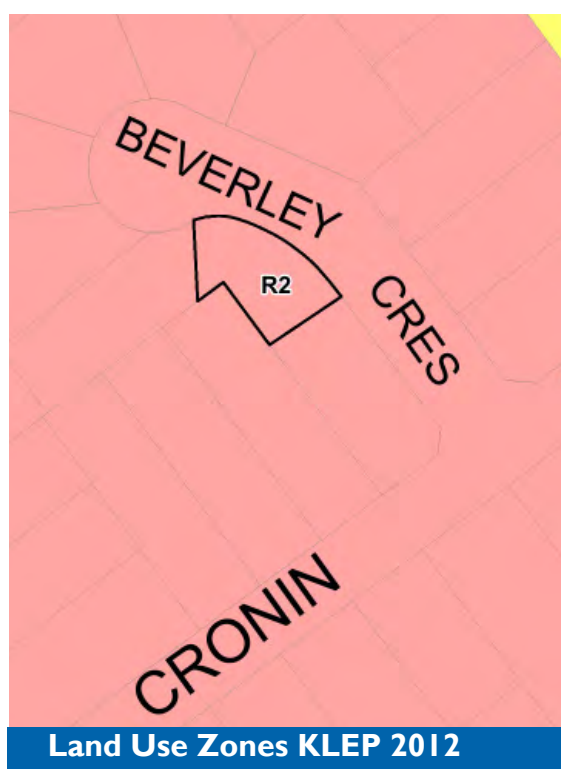


Lapham Reserve

Lapham Reserve

PENSHURST

Address	2A Beverley Crescent
Lot & DP	LOT: 1 DP: 243743
Area of land to be rezoned	360m ²
Existing Zoning(s)	R2 Low Density Residential
Land Classification	Community
Adjoining Zones	R2 Low Density Residential
Current landuses	Reserve with several trees
Surrounding landuses and built form	Dwelling houses. This site is affected flooding (Poulton Park Flood Study).
Recommendation	Rezone to RE1 Public Recreation to reflect use of land as open space.



Anderson Park

SANS SOUCI



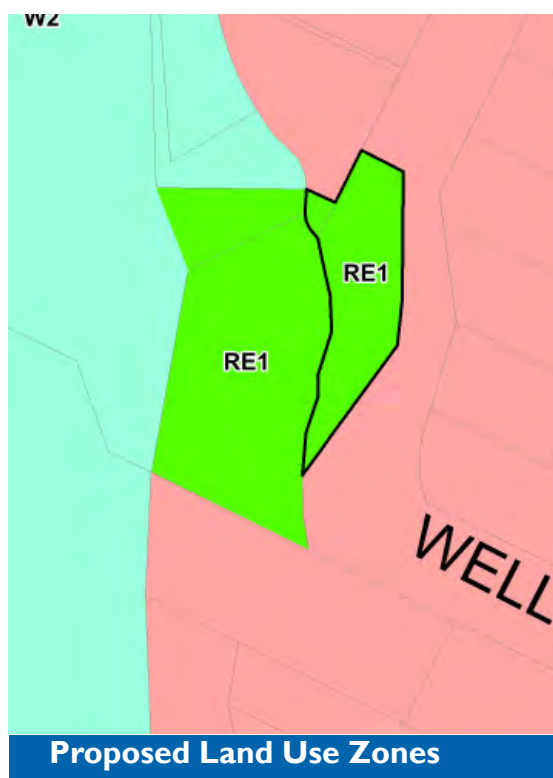
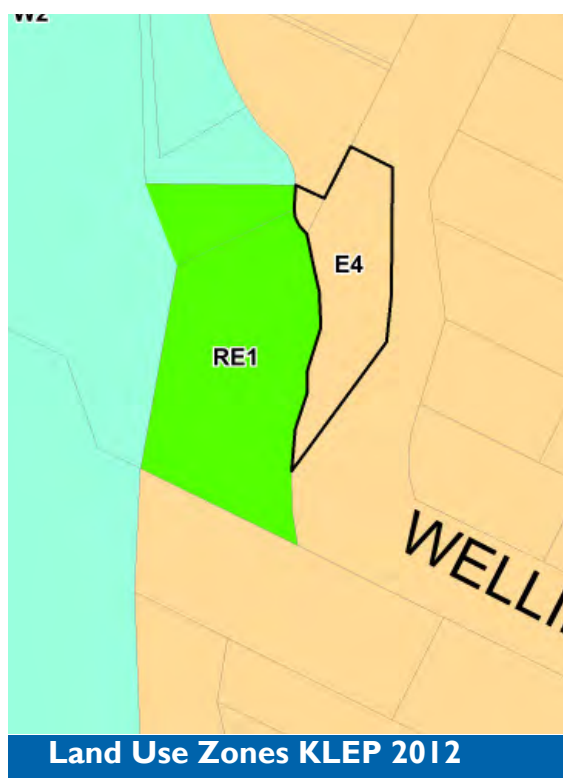
Aerial 2014



Anderson Park

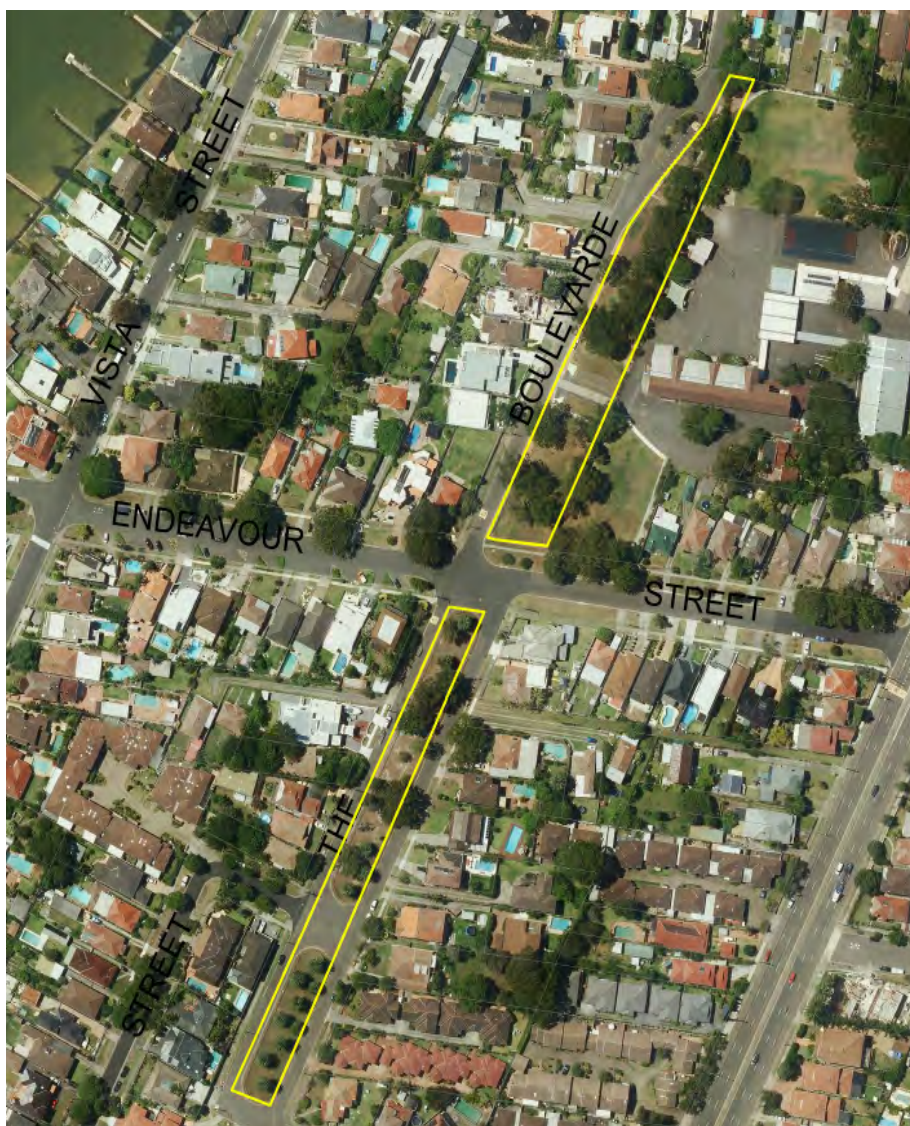
SANS SOUCI

Address	75 Vista St	
Lot & DP	Lot 1 DPI81450	Road Reserve
Area of land to be rezoned	46m ²	939m ²
Existing Zoning(s)	E4 Environmental Living	
Land Classification	Community. (None for road reserve)	
Adjoining Zones	RE1 public recreation E4 Environmental living	
Current landuses	Forms part of Anderson Park. There is a rock retaining wall and garden beds on the road reserve.	
Surrounding landuses and built form	Anderson Park is a well used park on the foreshore of Kogarah Bay. The site is north of the St George Motorboat Club and contains a children's playground, picnic shelters and toilet facilities. The site is grassed and contains several mature trees. Residential dwellings adjoin the park to the north.	
Recommendation	Rezone land to RE1 Public Recreation to reflect current use as park.	



The Boulevard Reserve

SANS SOUCI



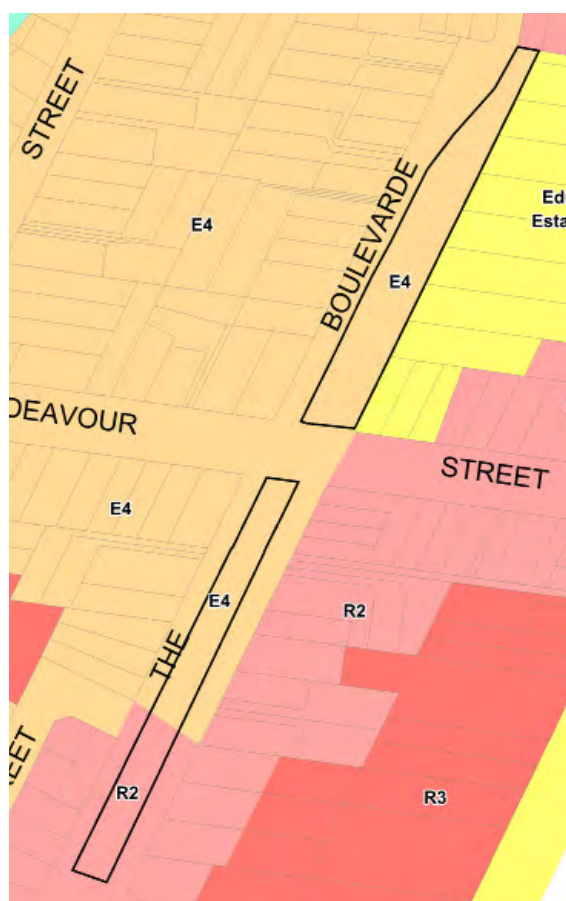
Aerial 2014



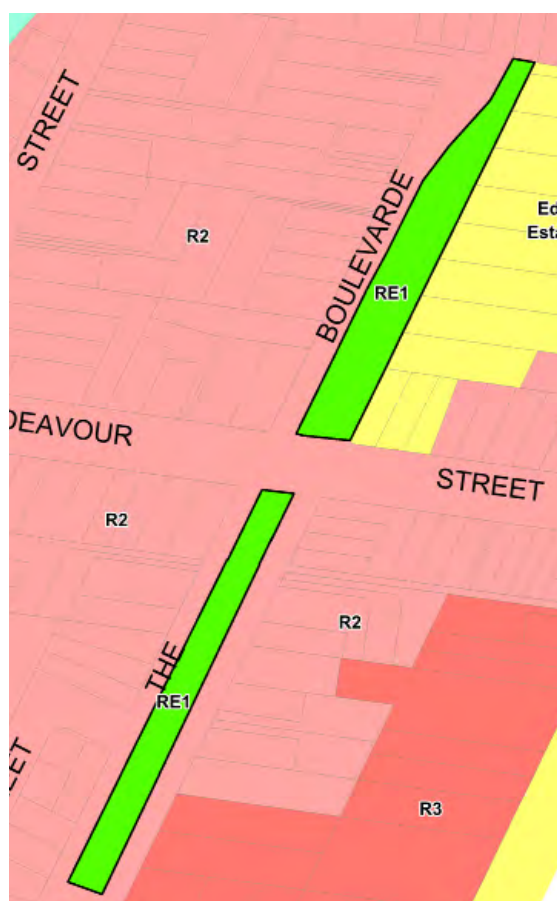
The Boulevarde Reserve

SANS SOUCI

Address	The Boulevarde Reserve
Lot & DP	None (Road Reserve)
Area of land to be rezoned	7,998m ²
Existing Zoning(s)	E4 Environmental Living
Land Classification	None (Road Reserve)
Adjoining Zones	E4 Environmental Living SP2 Educational Facilities R2 Low Density Residential
Current landuses	Northern portion of the reserve is used as local park with playgrounds, seating, picnic table and adjoins a school. Southern portion of reserve contains mature palm trees which are heritage listed under KLEP 2012.
Surrounding landuses and built form	Dwelling houses and school.
Recommendation	Rezone to RE1 Public Recreation to reflect current use as park and open space.



Land Use Zones KLEP 2012



Proposed Land Use Zones

Claydon Reserve

SANS SOUCI



Claydon Reserve

SANS SOUCI

Address	47 and 49 Ramsgate Road
Lot & DP	Part LOT: 6 DP: 11558 Part LOT: 7 DP: 11558 Road Reserve Land reclamation from Kogarah Bay
Area of land to be rezoned	10,686m ²
Existing Zoning(s)	W2 Recreational Waterways E4 Environmental Living
Land Classification	Operational (Lots 6 and 7 of DP 11558) Road reserve and land reclamation have no classification
Adjoining Zones	RE1 Public Recreation E4 Environmental Living
Current landuses	Land forms part of Claydon Reserve. This is reclaimed land from Kogarah Bay that has been incorporated into the park. Lot 6 DPI 11558 was site of previous Kogarah Bay Progress Association Hall (since demolished and turned into carpark) and part of canal. Lot 7 DPI 11558 is part canal and land portion is leased to adjoining land owner at 41 Ramsgate Road for private open space.
Surrounding landuses and built form	Park soccer field, netball court, playground, toilet block, sea wall and an adjoining boat ramp accessed from The Promenade.
Recommendation	Rezone land to RE1 Public Recreation to reflect use as park. Reclassify Lot:6 DPI 11558 from 'operational' to 'community' to reflect use as carpark. Retain 'operational' classification for Lot 7 DP 11558 and investigate realignment of boundaries and potential sale of land to adjoining land owner.

Claydon Reserve

SANS SOUCI

47 Ramsgate Road (carpark)

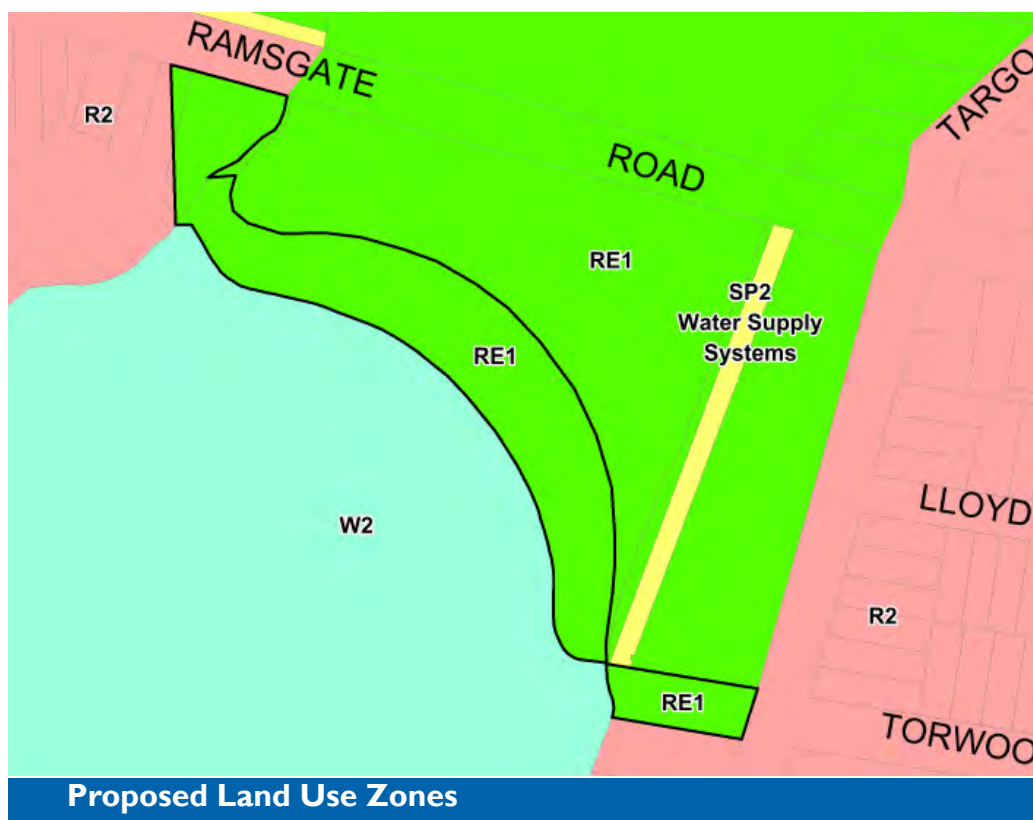
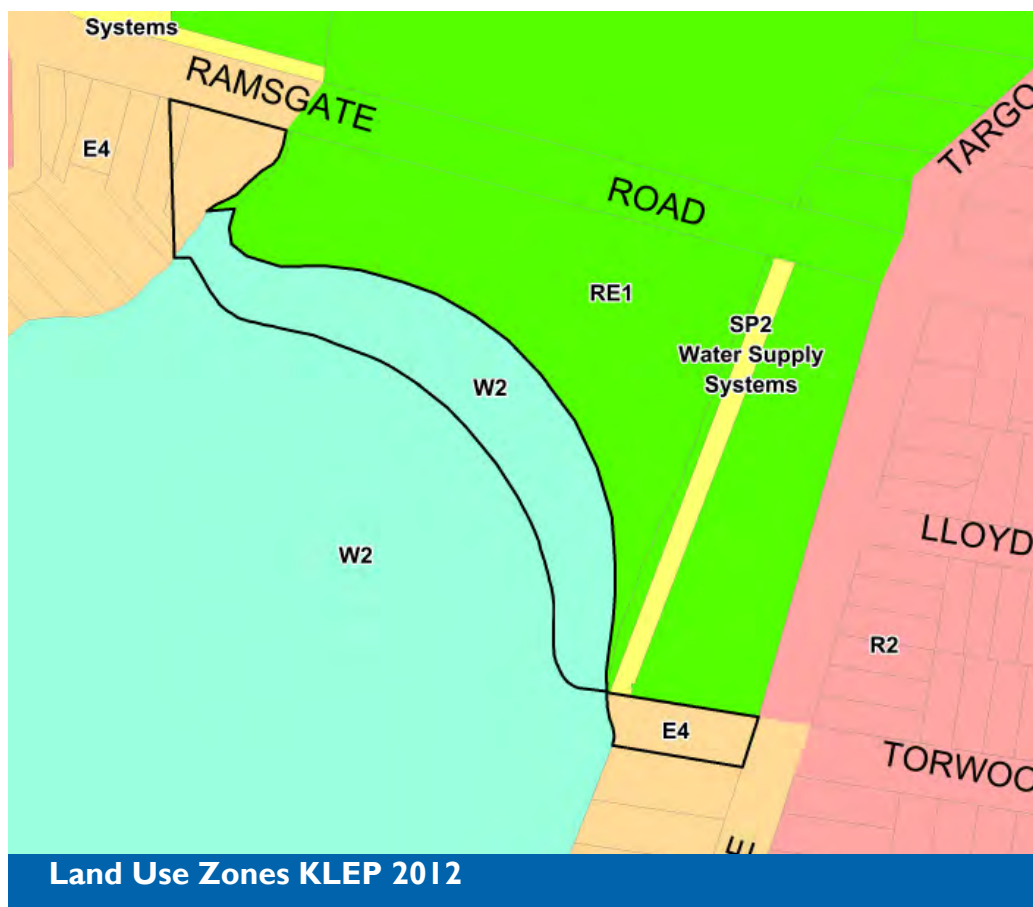


Looking towards Claydon Reserve from boat ramp (The Promenade)



Claydon Reserve

SANS SOUCI



Len Reynolds Reserve

SANS SOUCI



Aerial 2014

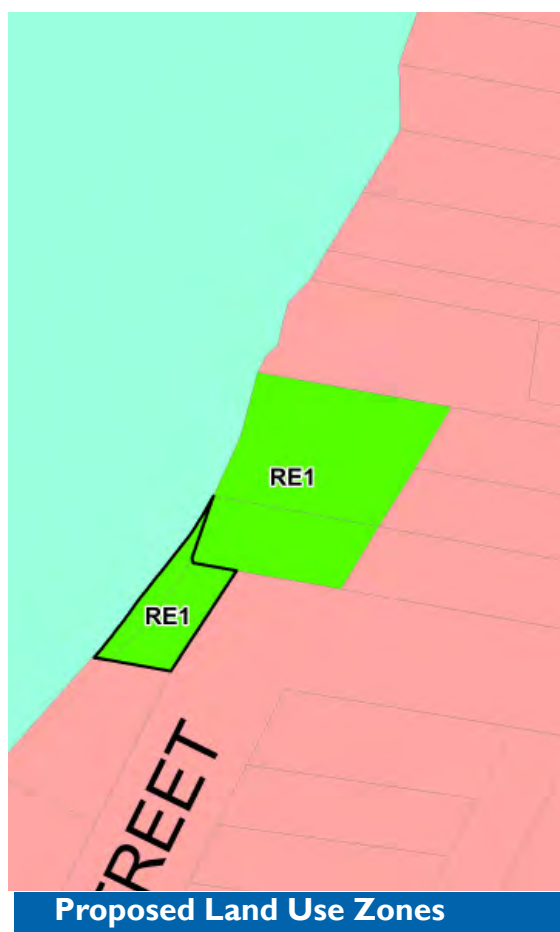


Len Reynolds Reserve

Len Reynolds Reserve

SANS SOUCI

Address	255 The Promenade
Lot & DP	LOT: 7045 DP: 1127600 and Road Reserve
Area of land to be rezoned	285m ²
Existing Zoning(s)	E4 Environmental Living
Land Classification	Non council land (Crown Land) and road
Adjoining Zones	E4 Environmental Living W2 Recreational Waterway
Current landuses	Forms part of Len Reynolds Reserve with playground and seating.
Surrounding landuses and built form	Len Reynolds Reserve and low density residential dwellings.
Recommendation	Rezone to RE1 Public Recreation to reflect use as park.



Northcote Street Reserve

SANS SOUCI



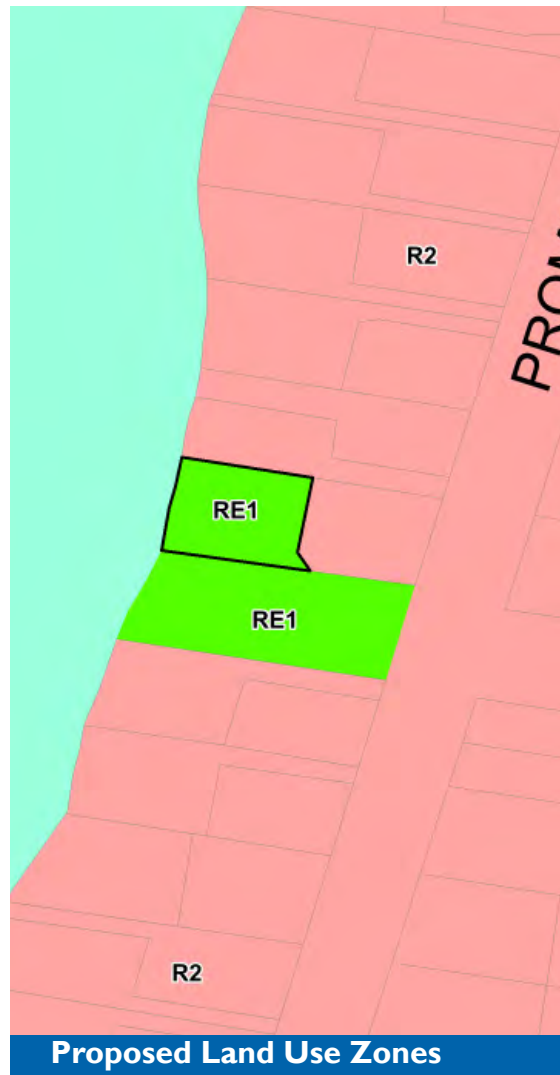
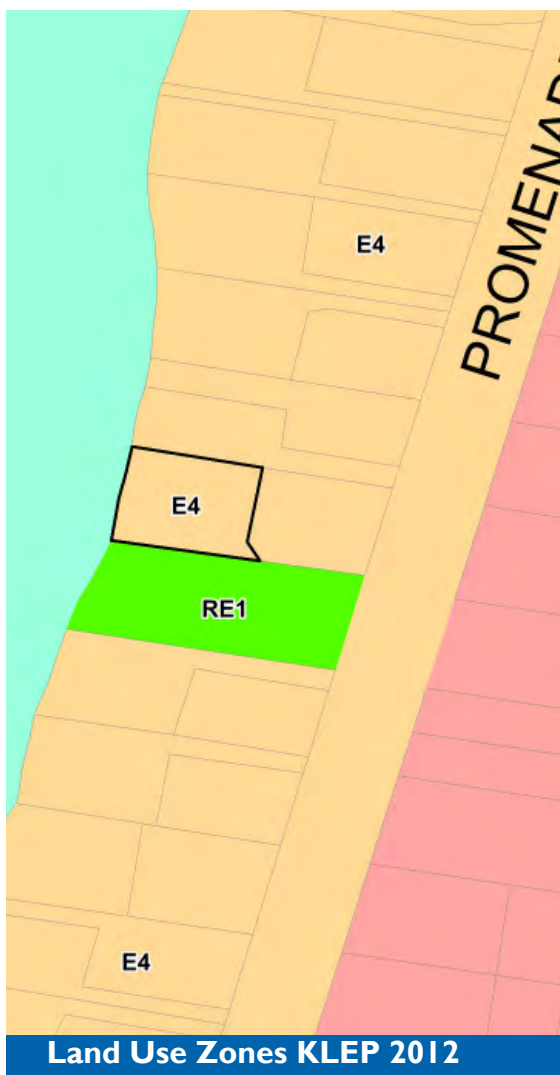
Aerial 2014



Northcote Street Reserve

SANS SOUCI

Address	87 The Promenade
Lot & DP	LOT: 651 DP: 1000210
Area of land to be rezoned	617m ²
Existing Zoning(s)	E4 Environmental Living
Land Classification	Community
Adjoining Zones	RE1 Public Recreation E4 Environmental Living
Current landuses	Forms part of Northcote Street Reserve a foreshore park with playground seating, picnic shelter and seawall.
Surrounding landuses and built form	Adjoins park and low density residential dwellings.
Recommendation	Rezone to RE1 Public recreation to reflect use as park.



Grosvenor Road Reserve

SOUTH HURSTVILLE

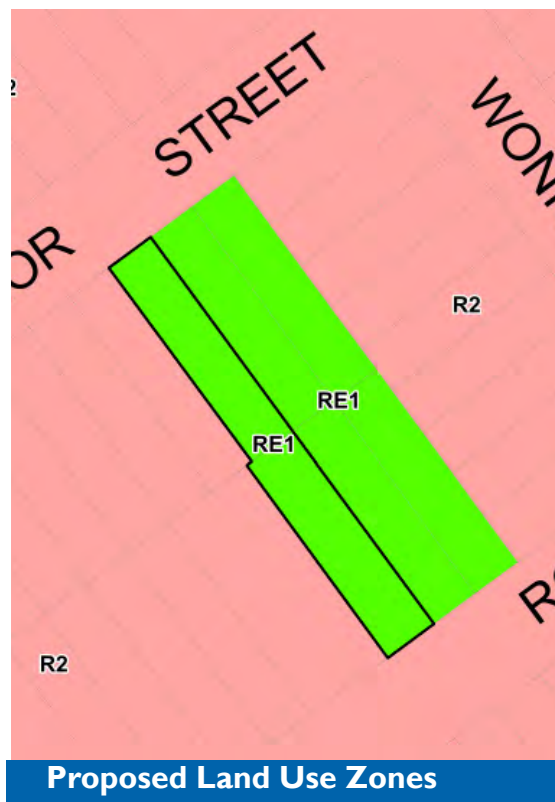


Aerial 2014

Grosvenor Road Reserve

SOUTH HURSTVILLE

Address	6 Grosvenor Road	11 Tavistock Road
Lot & DP	LOT: 107 DP: 1999	LOT: B DP: 346012
Area of land to be rezoned	474m ²	524m ²
Existing Zoning(s)	R2 Low Density Residential	
Land Classification	Operational	Non Council land
Adjoining Zones	RE1 Public Recreation R2 Low Density Residential	
Current landuses	Part of Grosvenor Road Reserve Site was purchased in 2004 and incorporated into park in 2009.	Dwelling house. Listed for acquisition under KLEP 2012 for open space purposes.
Surrounding landuses and built form	Park and low density residential dwellings.	
Recommendation	Rezone both lots to RE1 Public Recreation to reflect current and future land use as open space. Reclassify Lot:107 DP: 1999 from 'operational' to 'community' land.	



Ma An Shan Friendship Park

SOUTH HURSTVILLE



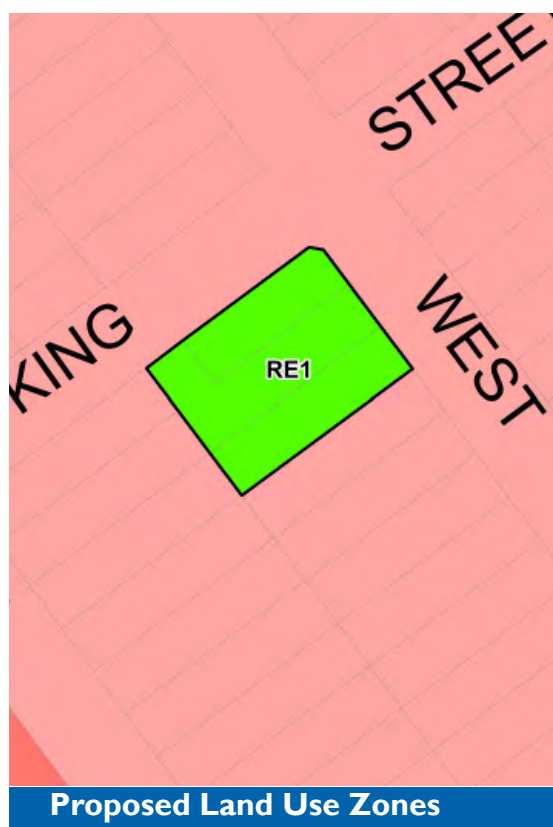
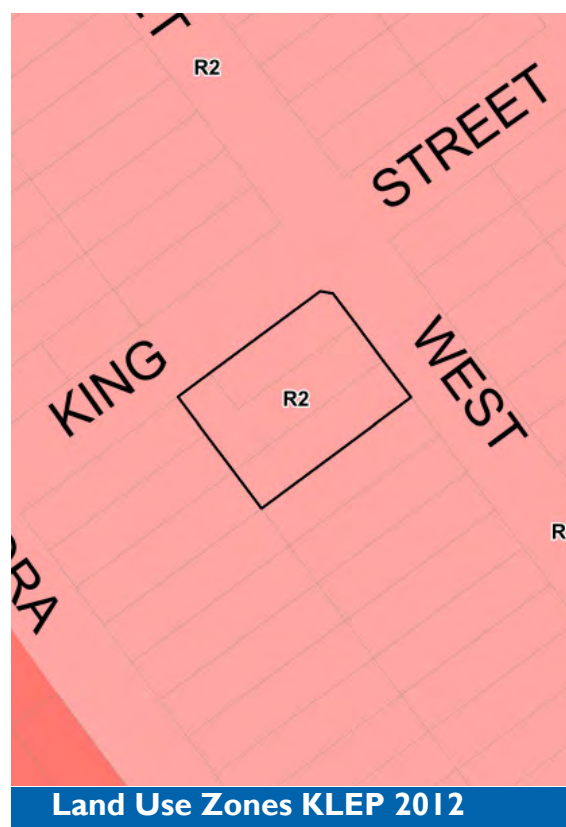
Aerial 2014



Ma An Shan Friendship Park

SOUTH HURSTVILLE

Address	143-147 West Street, South Hurstville
Lot & DP	LOT: 1 DP: 206385 LOT: 2 DP: 206385 LOT: 58 SEC: 2 DP: 5453
Area of land to be rezoned	1,775m ²
Existing Zoning(s)	R2 Low Density Residential
Land Classification	Operational
Adjoining Zones	R2 Low Density Residential
Current landuses	Local park with picnic tables and BBQ facilities and exercise equipment.
Surrounding landuses and built form	Single dwelling houses
Recommendation	Rezone to RE1 Public Recreation to reflect use as park. Reclassify from 'operational' to 'community' land.



Young Place Reserve

SOUTH HURSTVILLE



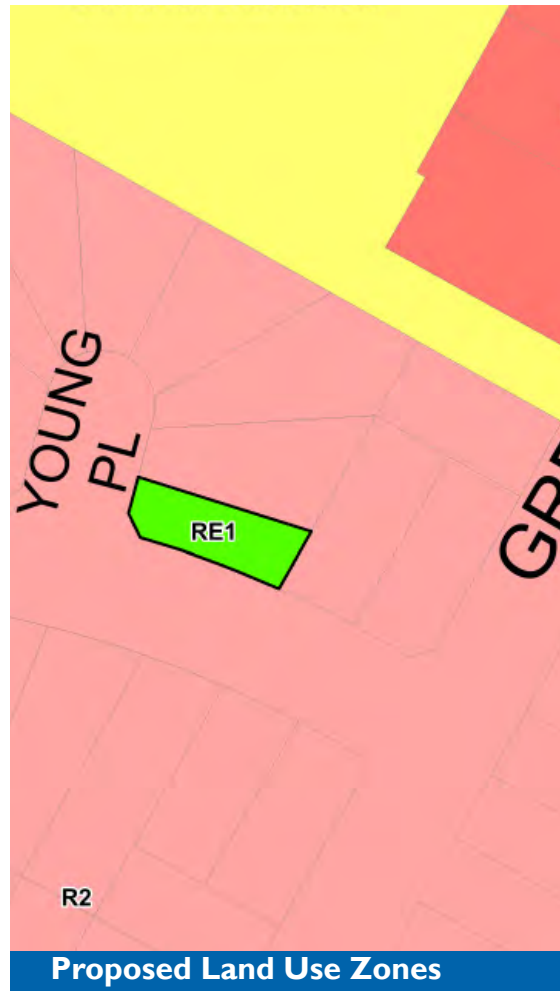
Aerial 2014



Young Place Reserve

SOUTH HURSTVILLE

Address	2A Young Place
Lot & DP	LOT: 14 DP: 30822
Area of land to be rezoned	338m ²
Existing Zoning(s)	R2 Low Density Residential
Land Classification	Community
Adjoining Zones	R2 Low Density Residential
Current landuses	Open Space with no facilities.
Surrounding landuses and built form	Single and two-storey dwelling houses.
Recommendation	Rezone to RE1 Public Recreation to reflect use as open space.



Elizabeth Street Reserve

ALLAWAH



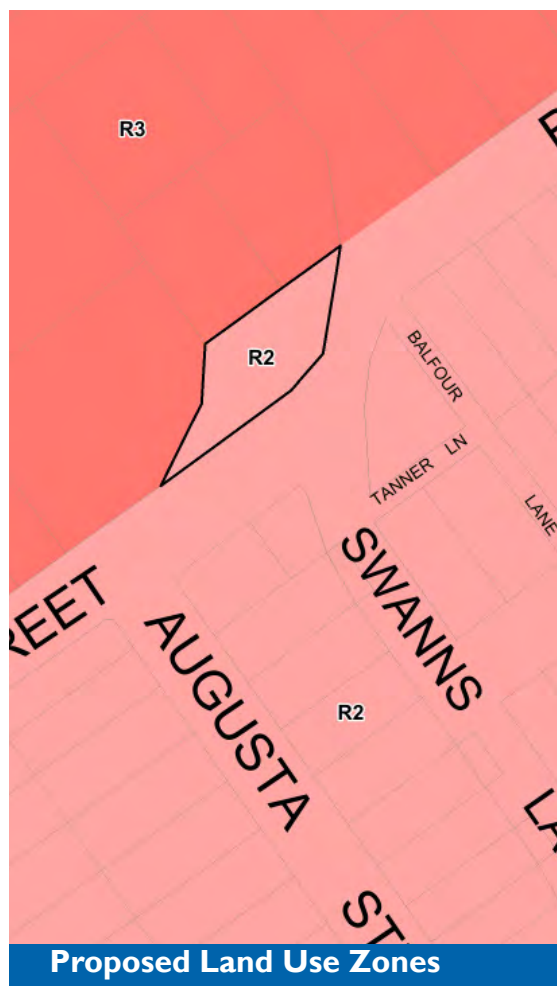
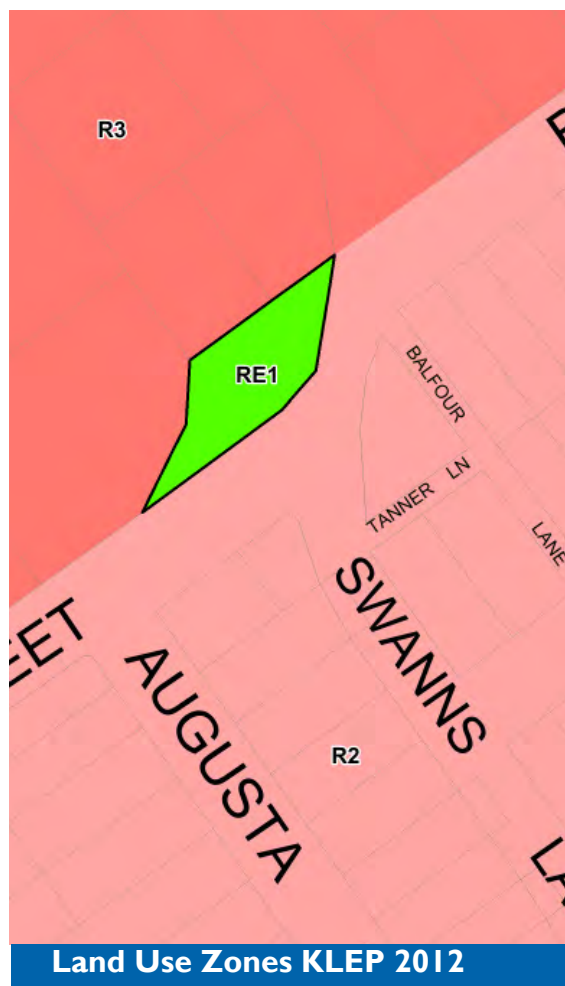
Aerial 2014



Elizabeth Street Reserve

ALLAWAH

Address	Elizabeth Street
Lot & DP	Not a parcel (road)
Area of land to be rezoned	1,017m ²
Existing Zoning(s)	RE1 Public Recreation
Land Classification	None (road)
Adjoining Zones	R3 Medium Density Residential R2 Low Density Residential
Current landuses	Not used as a park - road reserve with car parking and several trees.
Surrounding landuses and built form	Three storey residential flat buildings, town houses, and dwelling houses.
Recommendation	Rezone to R2 Low Density Residential to reflect current use as road.



1A Stuart Street BLAKEHURST

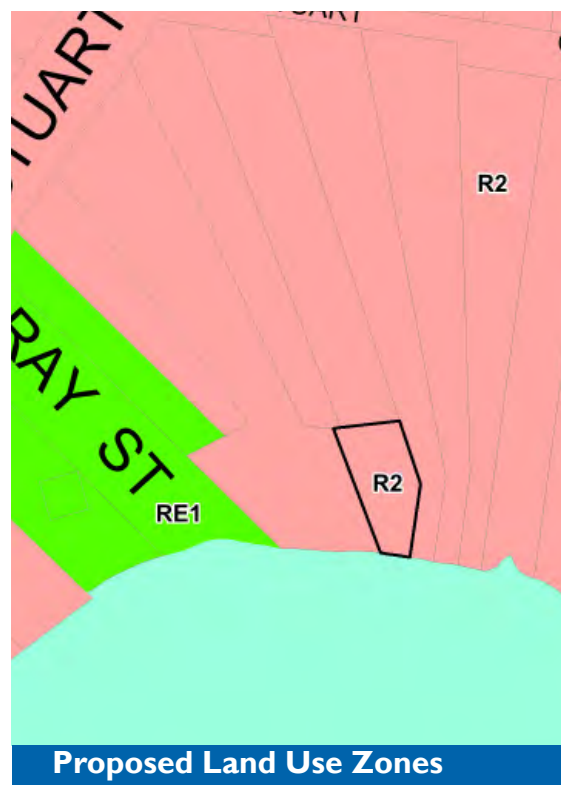
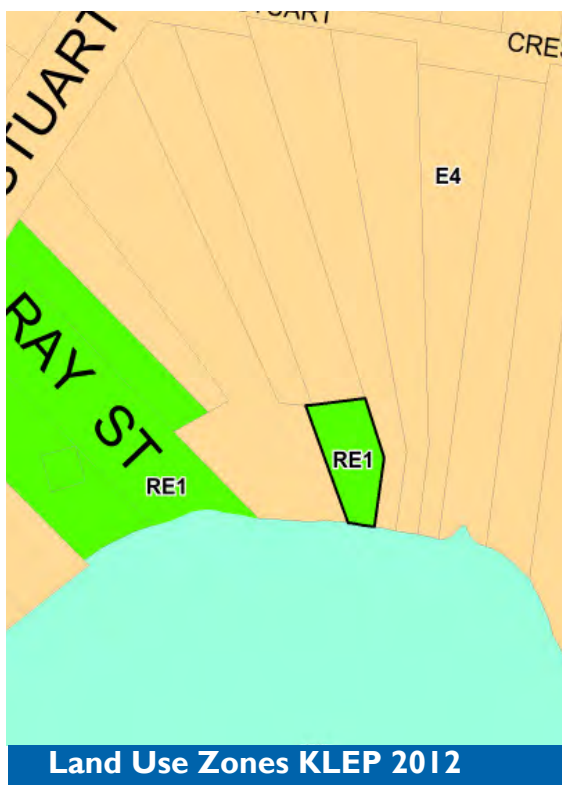


Aerial 2014



1A Stuart Street BLAKEHURST

Address	1A Stuart Street
Lot & DP	LOT: 2 DP: 794233
Area of land to be rezoned	338m ²
Existing Zoning(s)	RE1 Public Recreation
Land Classification	Community
Adjoining Zones	E4 Environmental Living W2 Recreational Waterways
Current landuses	This is an isolated foreshore lot that was acquired to form a regional open space corridor that included Ray St Reserve and adjoining private lands under the County of Cumberland Plan (1951). The NSW Government has since abandoned the acquisition of properties for the creation of a regional open space corridor in this location. The adjoining private land was previously zoned for 6(b) Regional Open Space Reservation under KLEP 1998, however, these sites were zoned to E4 Environmental Living under KLEP 2012.
Surrounding landuses and built form	Dwelling houses
Recommendation	It is recommended that Council consider disposing of this lot as it is isolated and is only publicly accessible by water. Consider rezoning to R2 Low Density Residential.



52 Waratah Street BLAKEHURST

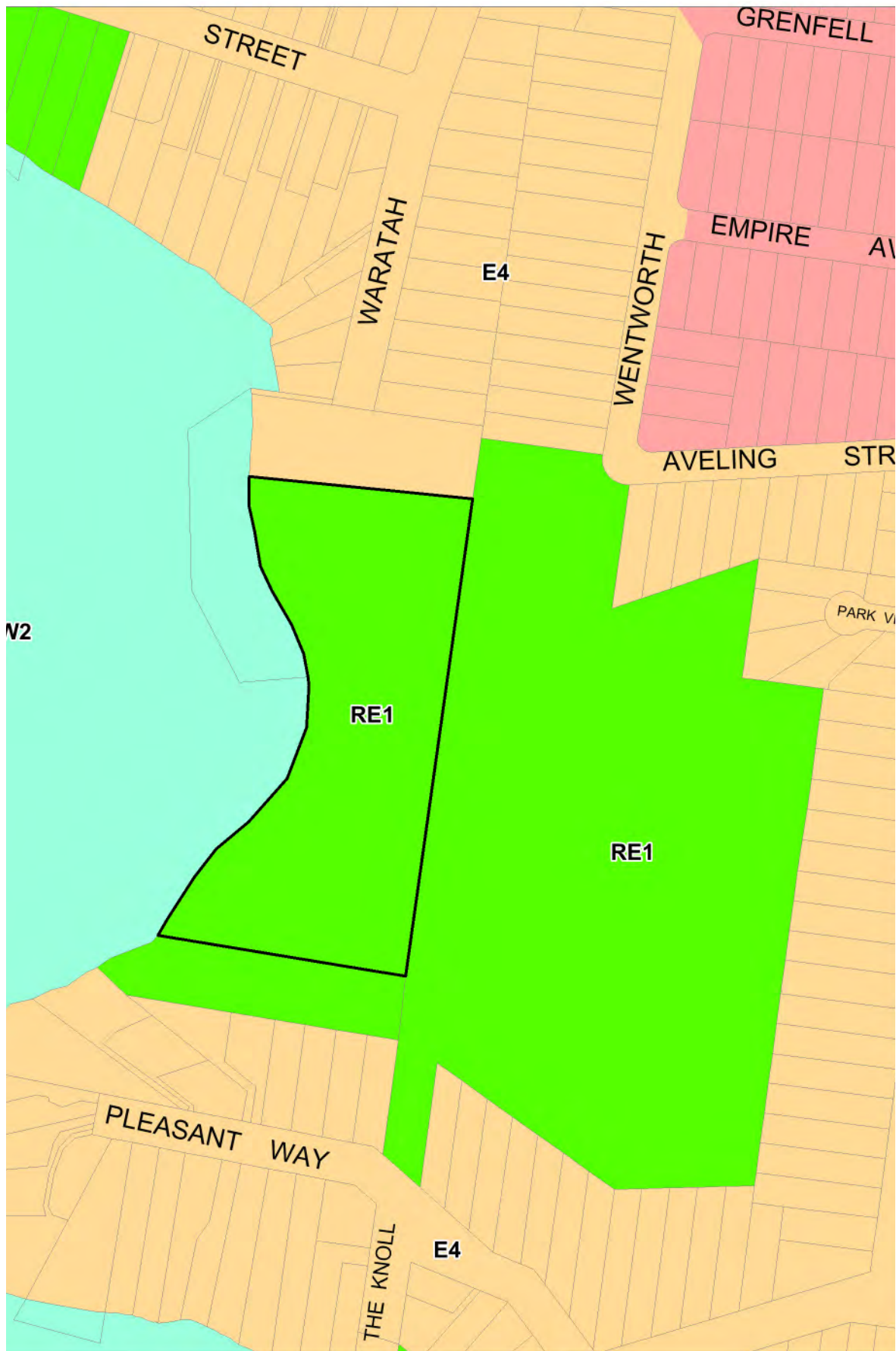


Aerial 2014

52 Waratah Street

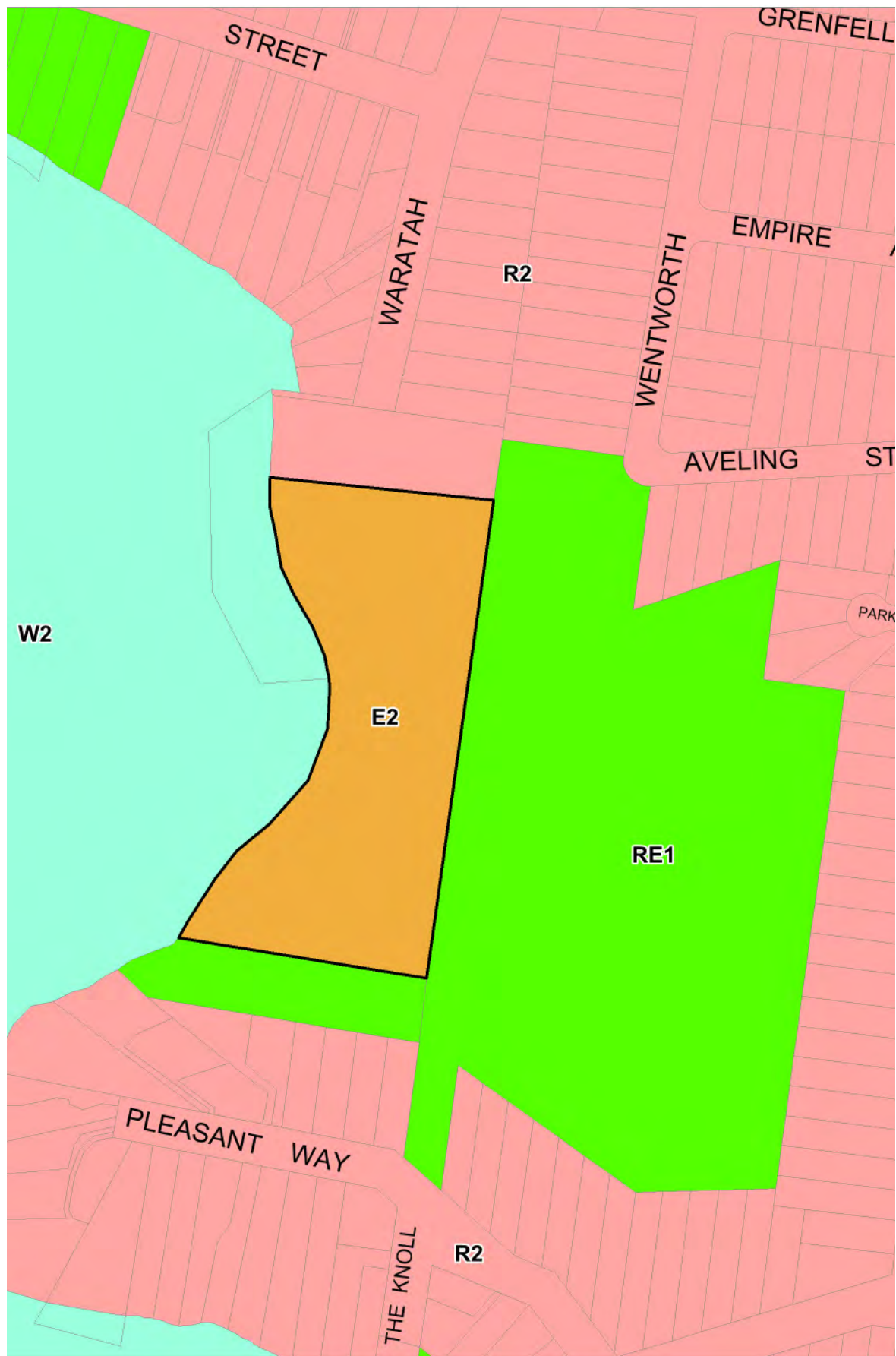
BLAKEHURST

Address	52 Waratah Street
Lot & DP	PART LOT: 19 DP: 663247
Area of land to be re-zoned	20,380m ²
Existing Zoning(s)	E4 Environmental Living and RE1 public recreation
Land Classification	Non-council land
Adjoining Zones	E4 Environmental Living, RE1 public recreation and W2 Recreational Waterways
Current landuses	Bushland and dwelling house that is subject to conditions imposed by Kyle Williams Home Trust.
Surrounding landuses and built form	Kyle Williams Reserve and low density residential dwellings
Recommendation	This land forms part of Kyle Williams Home Trust at 52 Waratah Street. This land includes a dwelling and the surrounding grounds which have been held in trust for the purpose of a children's home. The dwelling was operating as a children's home until 2002. The property is currently the subject of a Development Application for alterations and additions as well as new buildings for use as a group home and respite day care centre by a community organisation. Rezone portion of land currently zoned RE1 Public Recreation to E2 Environmental Conservation. This land is non-council land and the proposed zone will reflect this. The E2 zone is considered appropriate to protect, manage and restore the high ecological values of bushland on the land.



KLEP 2012
Land Use Zones

52 Waratah Street
BLAKEHURST



Proposed
Land Use Zones

52 Waratah Street
BLAKEHURST

School playing fields

KOGARAH

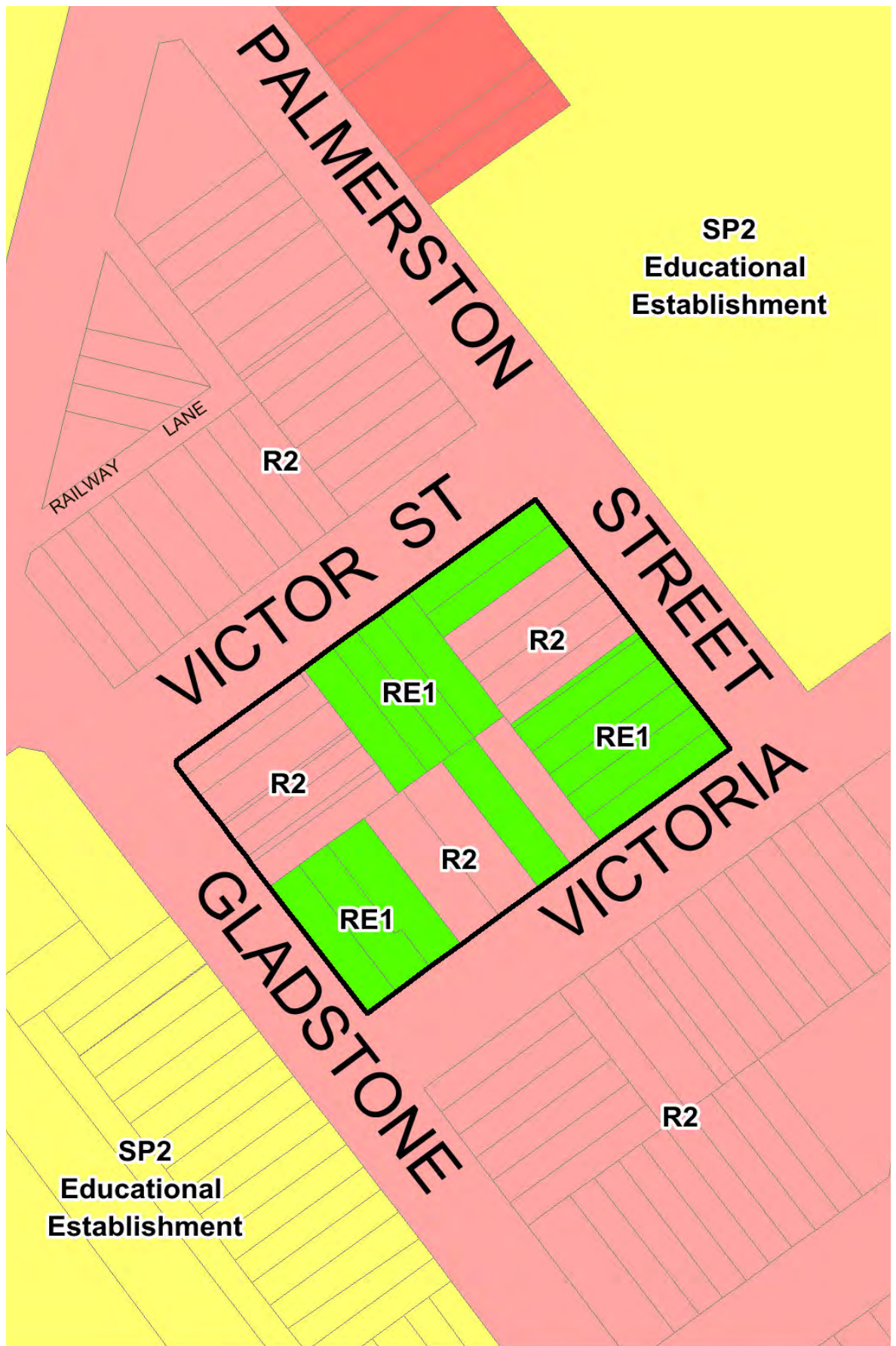


Aerial 2014

School playing fields

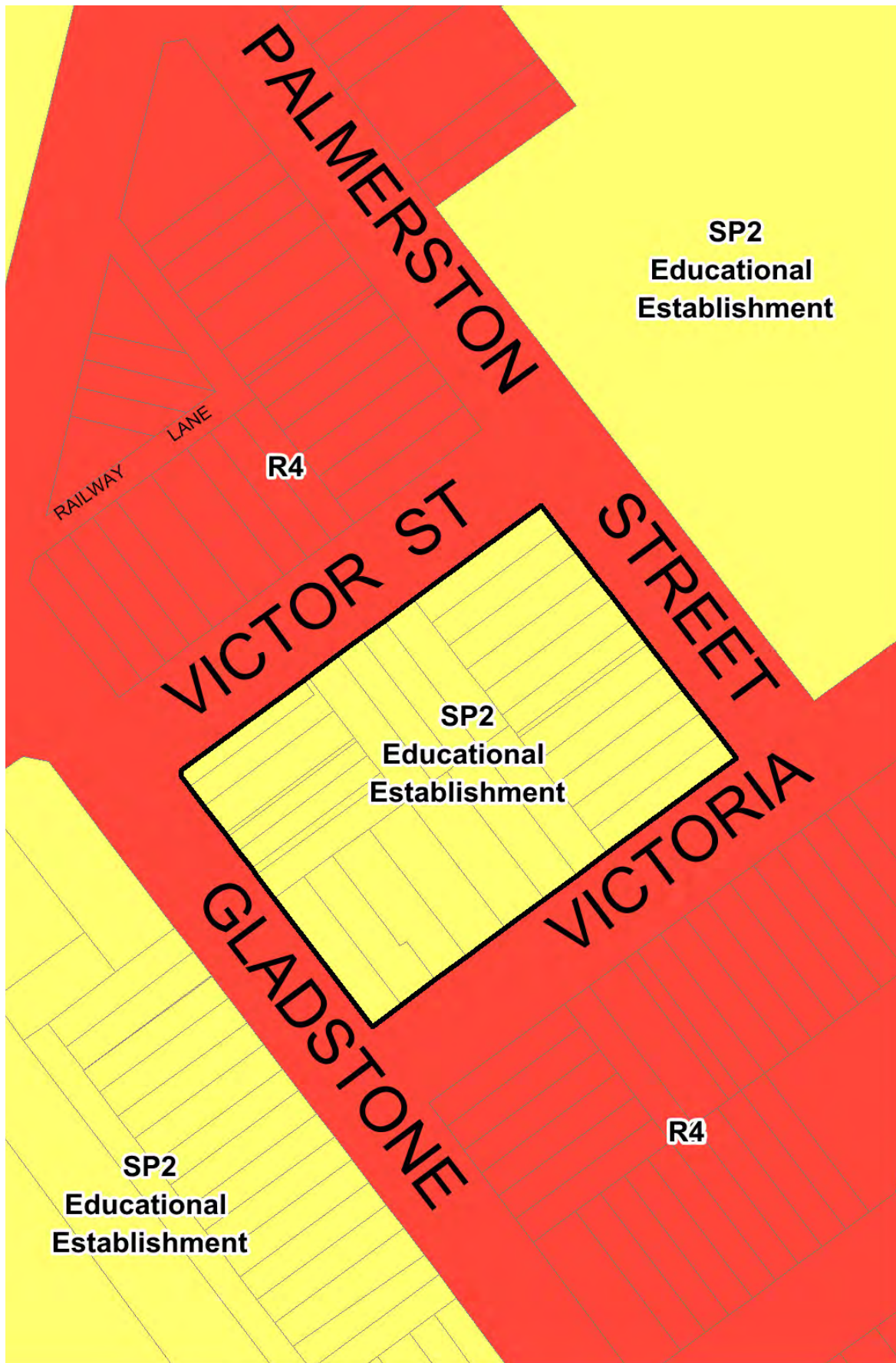
KOGARAH

Address	1 Victor St, 6 Gladstone St and 25 Palmerston Street, Kogarah	
Lot & DP	LOT: 97 SEC:A DP: 1397 LOT: 98 SEC:A DP: 1397 LOT: 99 SEC:A DP: 1397 LOT: 100 SEC:A DP: 1397 LOT: 101 SEC:A DP: 1397 LOT: 106 SEC:A DP: 1397 LOT: 107 SEC:A DP: 1397 LOT: 108 SEC:A DP: 1397 LOT: 109 SEC:A DP: 1397 LOT: 110 SEC:A DP: 1397 LOT: 111 SEC:A DP: 1397 LOT: 86 SEC:A DP: 1397 LOT: 85 DP: 455620 LOT: 1 DP: 725538	LOT: 1 DP: 305350 LOT: 84 DP: 455620 LOT: 2 DP: 217837 LOT: 1 DP: 169302 LOT: 1 DP: 168288 LOT: 1 DP: 168251 LOT: 104 SEC:A DP: 1397 LOT: 105 SEC:A DP: 1397 LOT: 1 DP: 126853 LOT: 1 DP: 168715 LOT: 1 DP: 304818 LOT:A DP: 442563 LOT: B DP: 442563
Area of land to be rezoned	6,371m ²	
Existing Zoning(s)	RE1 - Public Recreation R2 - Low Density Residential	
Land Classification	Non-council land	
Adjoining Zones	R2 Low Density Residential and SP2 - Educational Establishment	
Current landuses	This land is owned by the Department of Education and is currently used as playing fields and staff carpark for Kogarah High.	
Surrounding landuses and built form	Low density residential and schools	
Recommendation	Rezone portion of land currently zoned RE1 Public Recreation and R2 - Low Density Residential to SP2 - Educational Establishment. This land is non-council land and the proposed zone will reflect this.	



KLEP 2012
Land Use Zones

School Playing Fields
KOGARAH



Proposed
Land Use Zones

School Playing Fields
KOGARAH

Sans Souci Park

SANS SOUCI



Aerial 2014

Sans Souci Park

SANS SOUCI

Address	4 Water Street	10 Water Street
Lot & DP	Part Lot: 507 DP:752056	Part Lot:519 DP: 752056
Area of land to be rezoned	4,021m ²	4,747m ²
Existing Zoning(s)	RE1 Public Recreation W2 Recreational Waterways	RE1 Public Recreation
Land Classification	Non Council land (crown land)	Non council - however under care and control of council.
Adjoining Zones	W2 Recreational Waterways RE1 Public Recreation E4 Environmental Living	
Current landuses	Water Police and Department of fisheries office and associated infrastructure	San Souci Bathers Pavilion and former baths. Heritage listed under KLEP2012. Consent granted in 2013 for alterations & additions to Sans Souci Bathers Pavilion & use as a restaurant.
Surrounding landuses and built form	Adjoins Sans Souci Park	Forms part of Sans Souci Park
Recommendation	Rezone portion of land that contains Water Police infrastructure to SP2 Emergency Services Facilities and W2 Recreational Waterways.	Rezone portion containing baths to W2 Recreational Waterways.

Sans Souci Park

SANS SOUCI

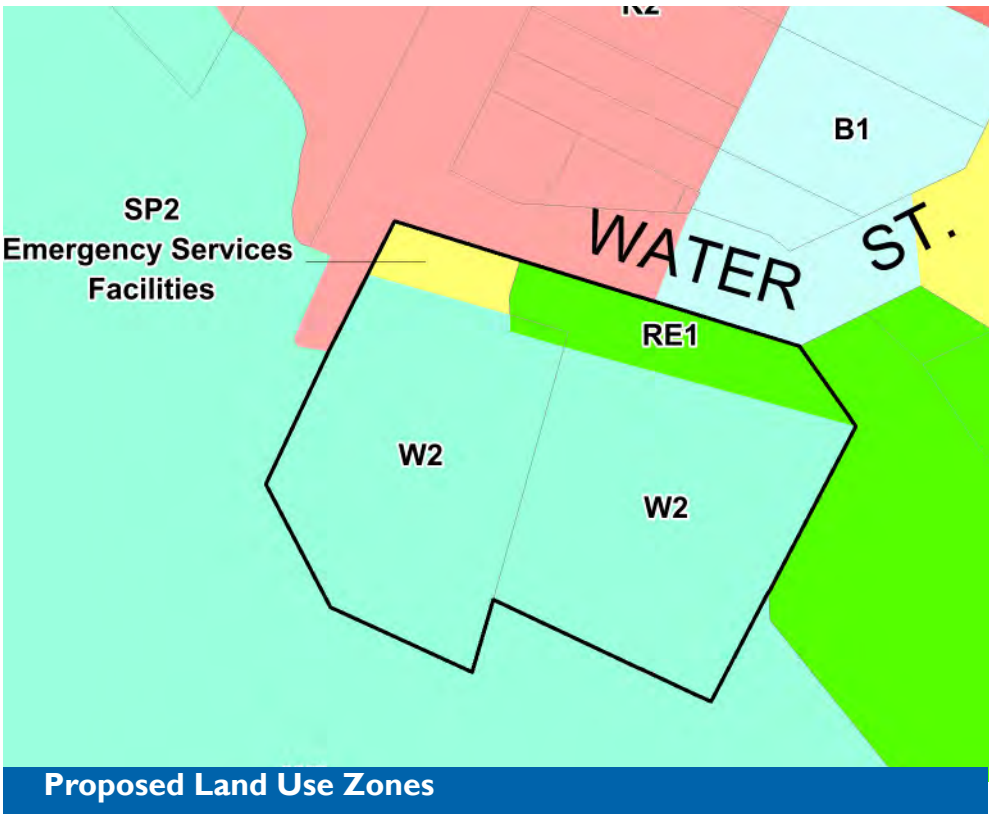
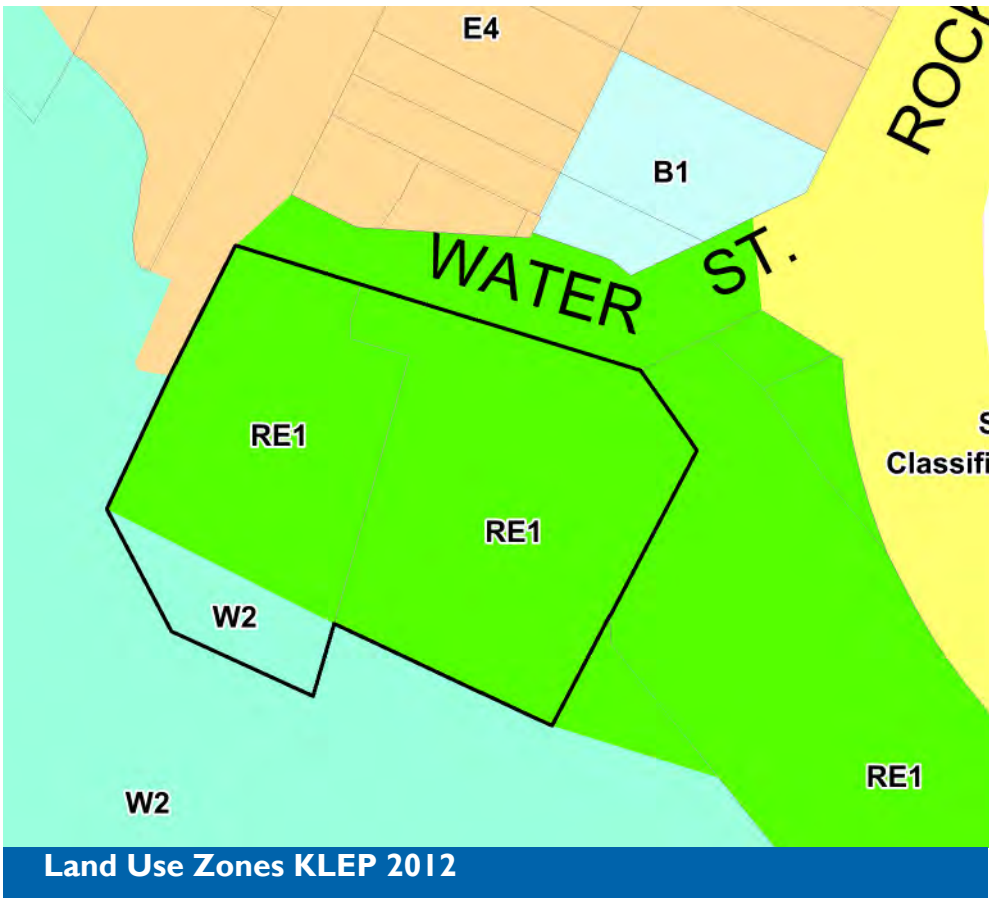


Looking towards Water Police Site



Sans Souci Bathers Pavilion

Sans Souci Park
SANS SOUCI



29A Greenacre Road SOUTH HURSTVILLE



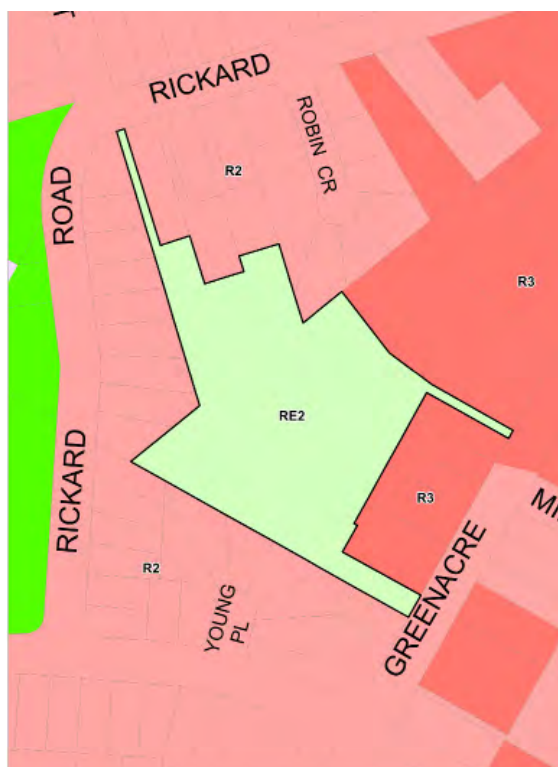
Aerial 2014



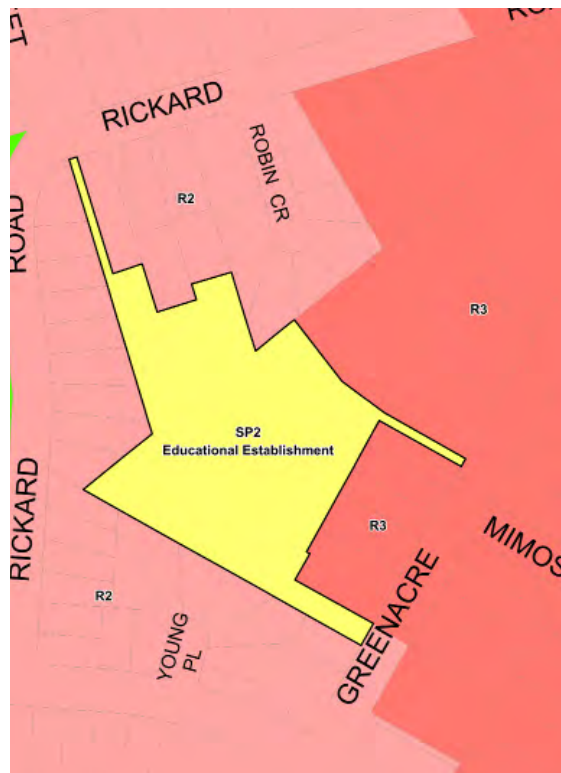
29A Greenacre Road

SOUTH HURSTVILLE

Address	29A Greenacre Road
Lot & DP	LOT: 4 DP: 790242
Area of land to be rezoned	14,174m ²
Existing Zoning(s)	RE2 Private Recreation
Land Classification	Non council land
Adjoining Zones	R3 medium density residential R2 low density residential
Current landuses	Currently vacant site of former bowling club/sports club with heritage listed club house, three bowling greens, and at grade carparking. Purchased by Catholic Education Office for future school site.
Surrounding landuses and built form	Town houses, villas and dwellings houses.
Recommendation	Rezone to SP2 Educational Establishment to reflect future land use of site.



Land Use Zones KLEP 2012



Proposed Land Use Zones

Redin Place Reserve

CONNELLS POINT



Aerial 2014

Redin Place Reserve

CONNELLS POINT

Address	21A Queens Road
Lot & DP	LOT: E DP: 373733
Area of land to be rezoned	560m ²
Existing Zoning(s)	RE1 Public Recreation
Land Classification	Community
Adjoining Zones	E4 Environmental Living W2 Recreational Waterways
Current landuses	This lot is an isolated parcel of open space that is currently leased to adjoining land owners at No.15 and No.21 Queens Road as private open space and provides waterfront access with landscaping, steps and includes two private jetties.
Surrounding landuses and built form	Georges River and residential dwellings.
Recommendation	The land was initially acquired to form a foreshore link, however this scheme has been abandoned and this land is no longer used for its intended purpose. It is recommended that Council rezone this land to R2 Low Density Residential and sell No.21A Queens Road to the leasees of this land.

Address	243A Connells Point Road
Lot & DP	LOT: 4 DP: 572695
Area of land to be rezoned	365m ²
Existing Zoning(s)	E4 Environmental Living
Land Classification	Community
Adjoining Zones	RE1 Public Recreation E4 Environmental Living W2 Recreational Waterway
Current landuses	This land forms part of Redin Place Reserve, although it appears to be in private use and contains a private jetty.
Surrounding landuses and built form	Georges River, adjoining park and residential dwelling houses.
Recommendation	Rezone to RE1 Public Recreation to reflect use as open space.

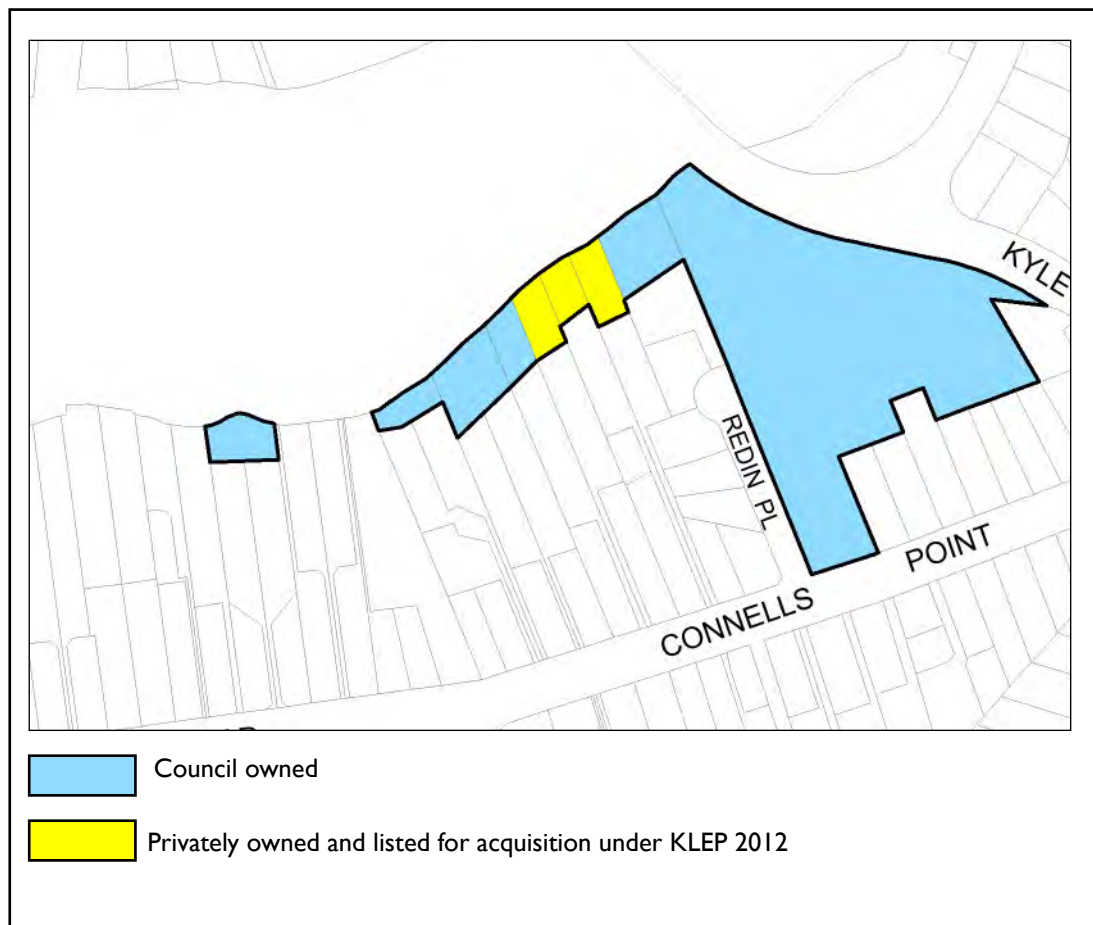
Redin Place Reserve

CONNELLS POINT

Redin Place Reserve consists of several lots along the foreshore of Oatley Bay. Some parcels of foreshore land were acquired by NSW Government to create a regional open space corridor under the County of Cumberland Planning Scheme (1951). The NSW Government has since abandoned the acquisition of properties for the creation of a regional open space corridor in this location.

The land ownership map indicates the properties in Council's care and/or ownership in this Reserve. There is an isolated parcel at No.21A Queens Road (LOT: E DP: 373733) which has been in Council's ownership since the land was subdivided in 1951. This land is currently leased to the adjoining land owners for private open space and direct foreshore access and includes a lease for a jetty and pontoon.

The foreshore lots between No.21A Queens Road and No.243A Connells Point Road are privately owned and are not listed for acquisition for open space.

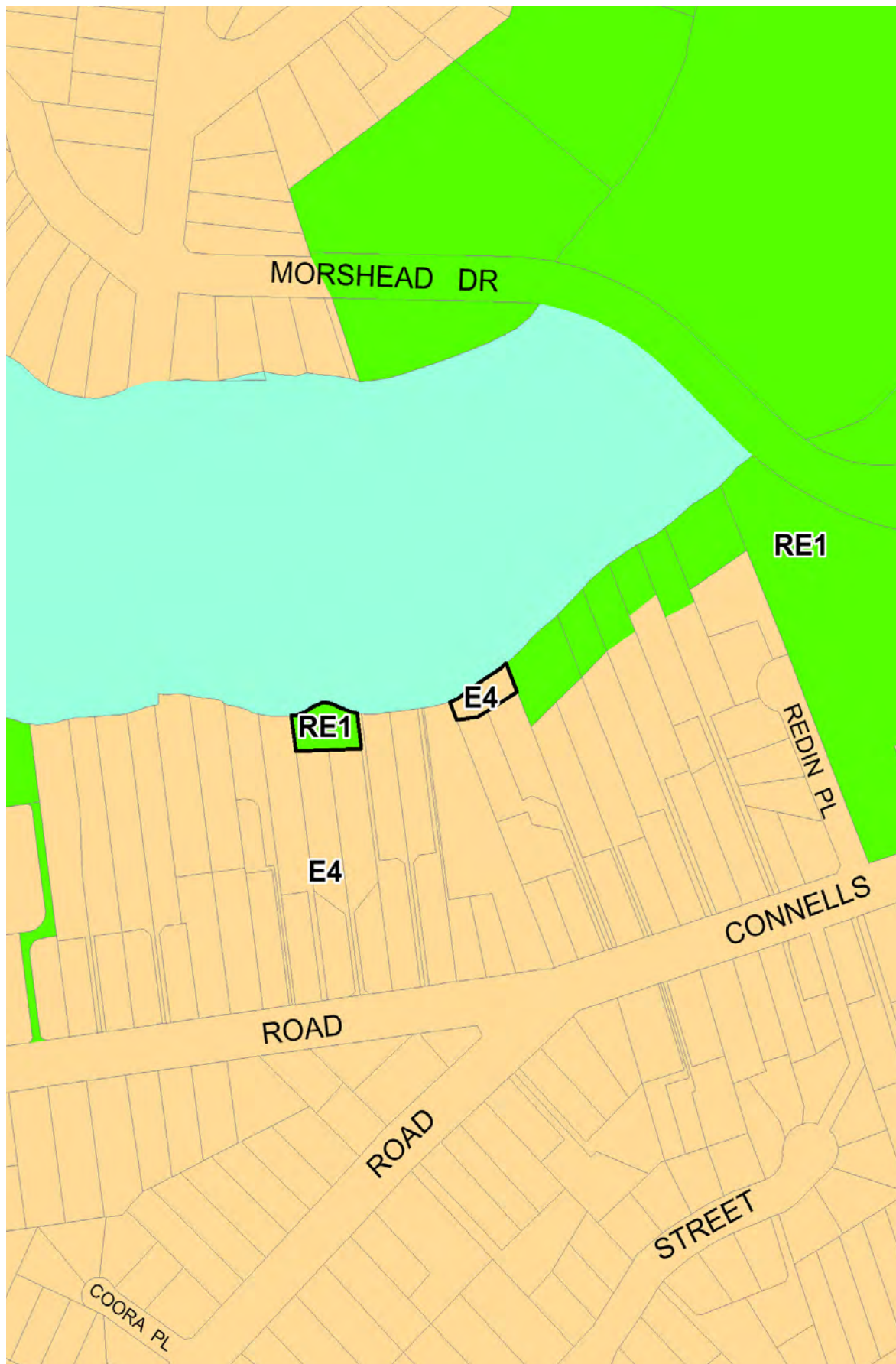




21A Queens Road, Connells Point
 (Red line marks approximate location)



243A Connells Point Road, Connells Point - Part of Redin Place Reserve
 (Red line marks approximate location)



KLEP 2012
Land Use Zones

Redin Place Reserve CONNELLS POINT



Proposed
Land Use Zones

Redin Place Reserve CONNELLS POINT

Denman Street Reserve

HURSTVILLE GROVE



Aerial 2014

Denman Street Reserve

HURSTVILLE GROVE

Denman Street Reserve is a small local park on the corner of Hillcrest Avenue and Denman Street. This proposal recommends reconfiguring the existing open space zoning which is intended to provide an important strategic open space link from Hillcrest Avenue to Quarry Reserve and make use of Council's existing land. The existing open space zoning is shown as a notional link and combines an open stormwater channel. The proposed rezonings provide a wider open space link which would increase visibility from the street and public surveillance of the area.

The current zoned link is indicative only and does not reflect the extent of land that Council would need to provide a viable pedestrian link. The proposal indicates a more realistic link that indicates the extent of land that would be required to be acquired by Council.

Denman Street Reserve

HURSTVILLE GROVE

Council owned land			
Address	48 Hillcrest Avenue		
Lot & DP	Part LOT: 1 DP: 301462	Part LOT: 1 DP: 302286	Part LOT: 1 DP: 1091946
Area of land to be rezoned	39m ²	3m ²	769m ²
Existing Zoning(s)	R2 Low density residential		
Land Classification	Community		
Adjoining Zones	R2 low density residential and REI public recreation		
Current landuses	Part of Denman St Reserve		
Surrounding landuses and built form	Park and residential dwellings		
Recommendation	Rezone to REI to reflect use as park		

Council owned land	
Address	54 Hillcrest Avenue
Lot & DP	LOT: B DP: 442009
Area of land to be rezoned	98m ²
Existing Zoning(s)	R2 Low density residential
Land Classification	Community
Adjoining Zones	R2 and REI
Current landuses	This lot was acquired by Council to create the open space link.
Surrounding landuses and built form	Dwelling houses and stormwater drainage channel.
Recommendation	Rezone from R2 Low Density Residential to REI Public Recreation.

Denman Street Reserve

HURSTVILLE GROVE

Non Council land	
Address	56 Hillcrest Avenue
Lot & DP	PART LOT:A DP: 442009
Area of land to be rezoned	72m ²
Existing Zoning(s)	REI Public Recreation
Land Classification	Non council land
Adjoining Zones	R2 and REI
Current landuses	This lot is an easement that forms part of the stormwater drainage channel.
Surrounding landuses and built form	Dwelling houses
Recommendation	This land is non Council land and should be rezoned from REI Public Recreation to R2 Low Density Residential.

Non council land		
Address	1 Denman Street	
Lot & DP	Part LOT: 7 DP: 666115	
Area of land to be rezoned	53m ²	66m ²
Existing Zoning(s)	R2 Low density residential	REI public recreation
Land Classification	Non council land	
Adjoining Zones	R2 and REI	
Current landuses	Part of this lot is currently zoned REI Public Recreation and listed on Land Reservation Acquisition map to create an open space link between Denman Street Reserve and Quarry Reserve.	
Surrounding landuses and built form	Park and residential dwellings	
Recommendation	Rezone portion of lot in R2 to REI and a portion of lot from REI to R2 to provide a viable pedestrian link. This land should be included for acquisition by Council under Section 94 Plan and in the LEP on the LRA map.	

Denman Street Reserve

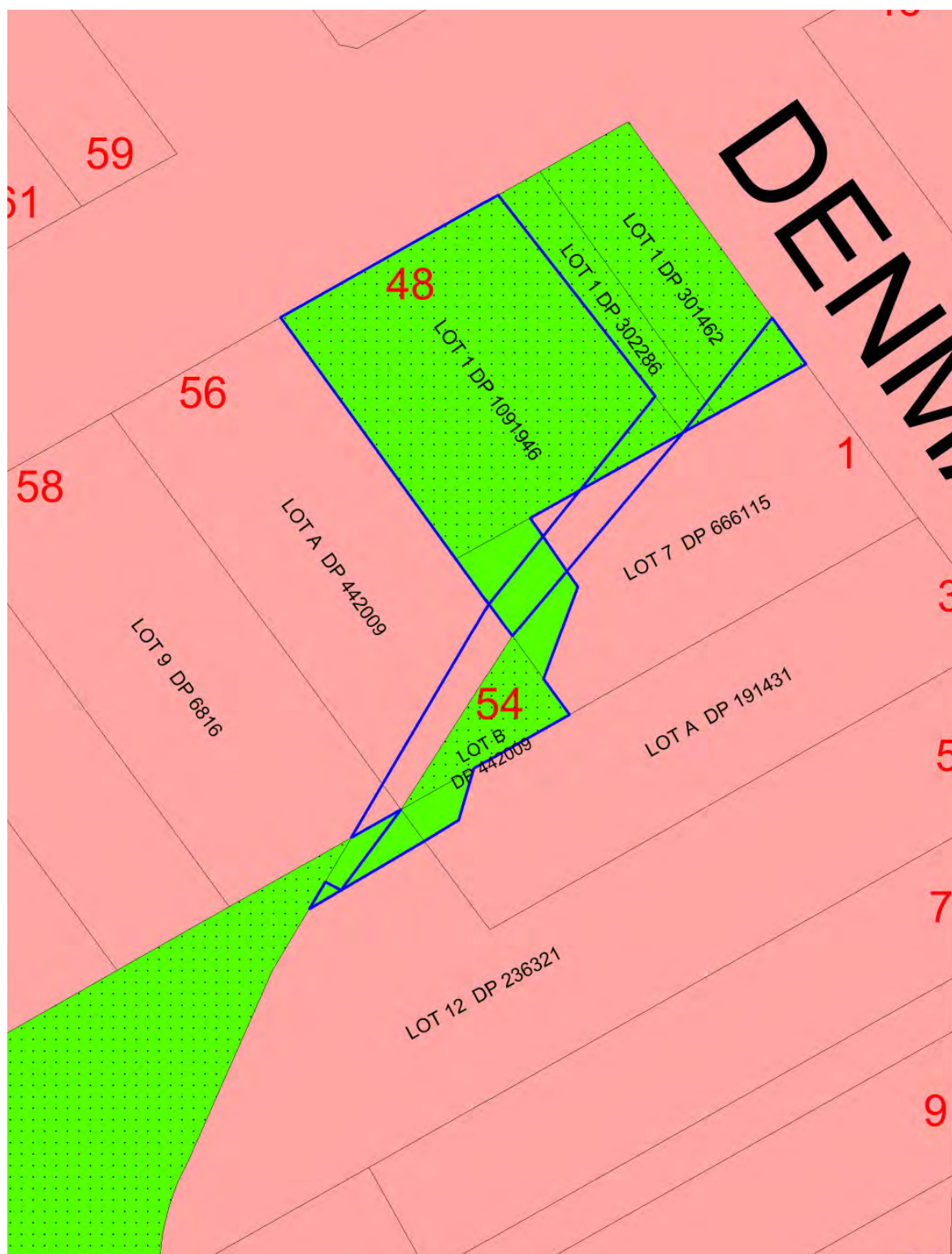
HURSTVILLE GROVE

Non council land	
Address	3 Denman Street
Lot & DP	PART AL:A DP: 191431
Area of land to be rezoned	25m ²
Existing Zoning(s)	R2 Low density residential
Land Classification	Non council land
Adjoining Zones	R2 and RE1
Current landuses	Part of this lot is currently zoned RE1 Public Recreation and listed on Land Reservation Acquisition map to create an open space link between Denman Street Reserve and Quarry Reserve.
Surrounding landuses and built form	Park and residential dwellings
Recommendation	Rezone portion of lot in R2 to RE1 to provide a viable pedestrian link. This land should be included for acquisition by Council under Section 94 Plan and in the LEP on the LRA map.

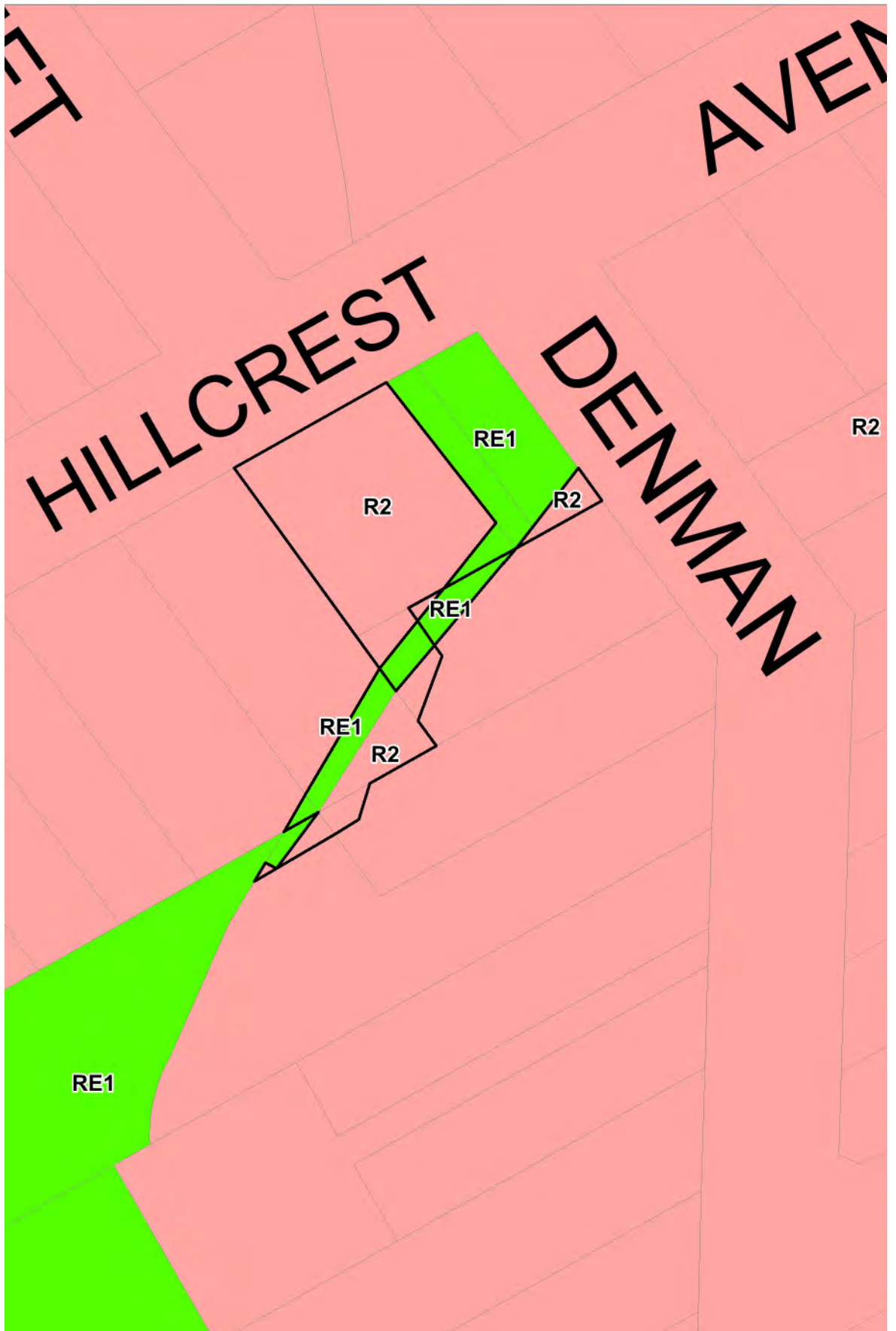
Non council land	
Address	5 Denman Street
Lot & DP	PART LOT: 12 DP: 236321
Area of land to be rezoned	23m ²
Existing Zoning(s)	R2 Low density residential and RE1 Public Recreation
Land Classification	Non council land
Adjoining Zones	R2 Low Density Residential and RE1 Public Recreation
Current landuses	Single dwelling. Part of this lot is currently zoned RE1 Public Recreation and listed on Land Reservation Acquisition map to create an open space link between Denman Street Reserve and Quarry Reserve.
Surrounding landuses and built form	Park and residential dwellings
Recommendation	Rezone portion of lot in R2 to RE1 to provide a viable pedestrian link. This land should be listed for acquisition by Council under Section 94 Plan and in the LEP on the LRA map.

Denman Street Reserve

HURSTVILLE GROVE

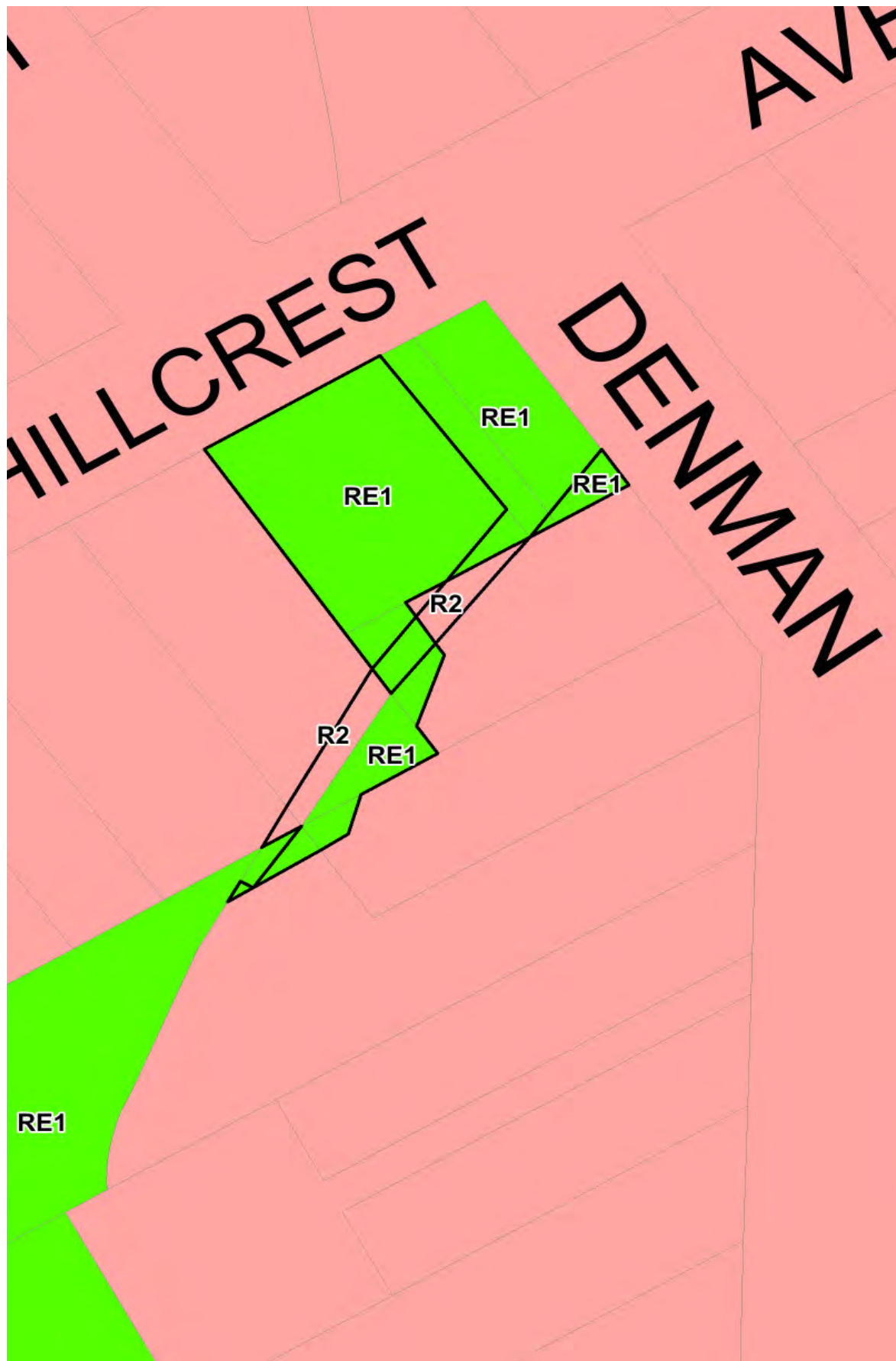


Proposed land use zones
Affected Lots



KLEP 2012
Land Use Zones

Denman Street Reserve
HURSTVILLE GROVE



Proposed
Land Use Zones

Denman Street Reserve
HURSTVILLE GROVE

Wyong Street Reserve

OATLEY



Aerial 2014



Wyong Street Reserve

OATLEY

Address	8A Wyong Street
Lot & DP	LOT: 15 DP: 746853
Area of land to be rezoned	576m ²
Existing Zoning(s)	E4 Environmental Living
Land Classification	Community
Adjoining Zones	E4 Environmental Living SP2 Rail Infrastructure Facilities
Current landuses	Local park between two dwellings adjoins railway reserve however there is no direct access to the railway reserve. Stormwater drains and pits located on south western portion of site.
Surrounding landuses and built form	Railway reserve on the rear boundary. Single dwellings adjoin on northern and southern boundaries.
Recommendation	Reclassify from "Community" to "Operational" and dispose of site for residential lot.

