



# Kogarah Council Housing Strategy 2031 Precincts

Prepared by Kogarah Council

Version 1.0 July 2014



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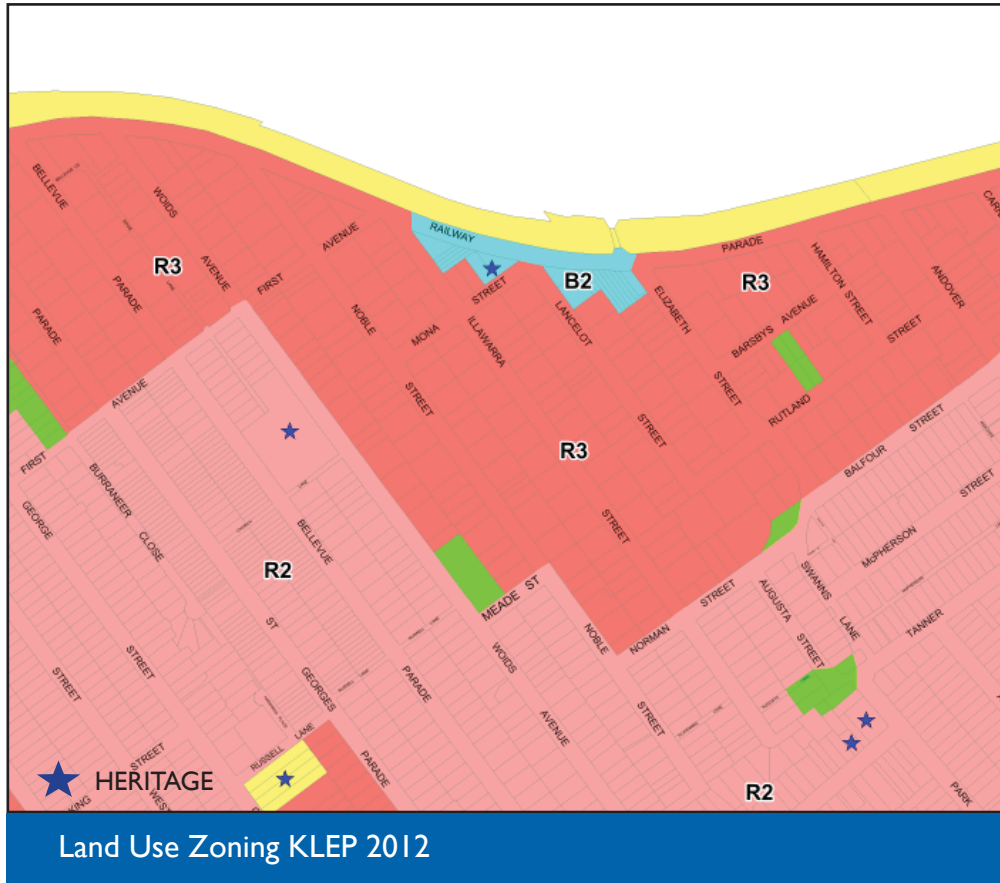
Aerial 2014

Railway Parade

ALLAWAH PRECINCT

3

# Railway Parade ALLAWAH PRECINCT

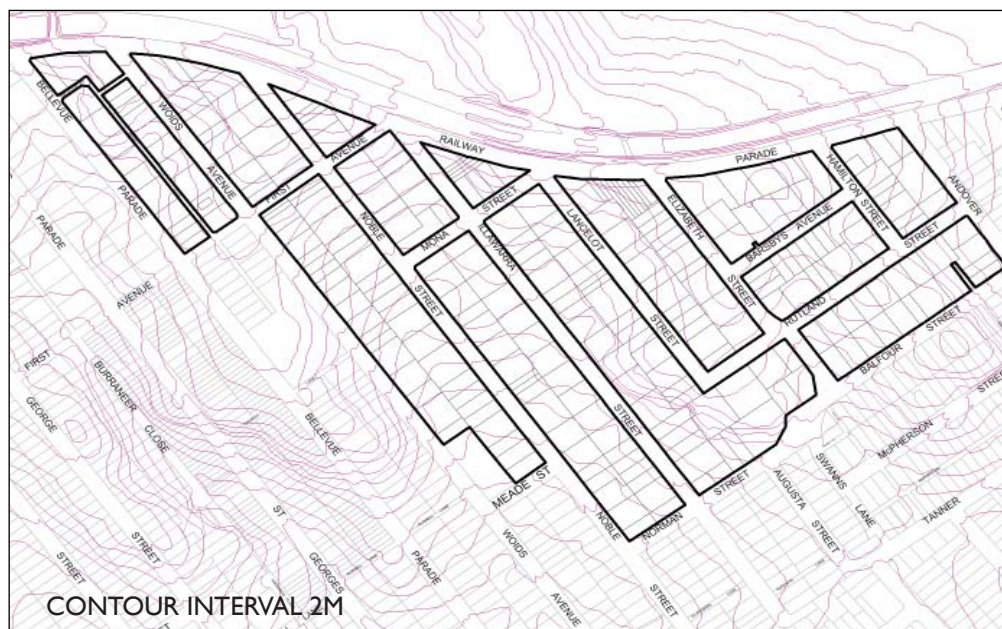


# Railway Parade

## ALLAWAH PRECINCT

Area	250,110m <sup>2</sup>
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	<p>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.</p> <p>Allawah Centre consists of inter-war two storey brick shops with shop top housing along Railway Parade opposite the train station.</p>
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	21m	21m
Proposed Density	1.5:1	2:1	2.5:1

# Railway Parade

## ALLAWAH PRECINCT

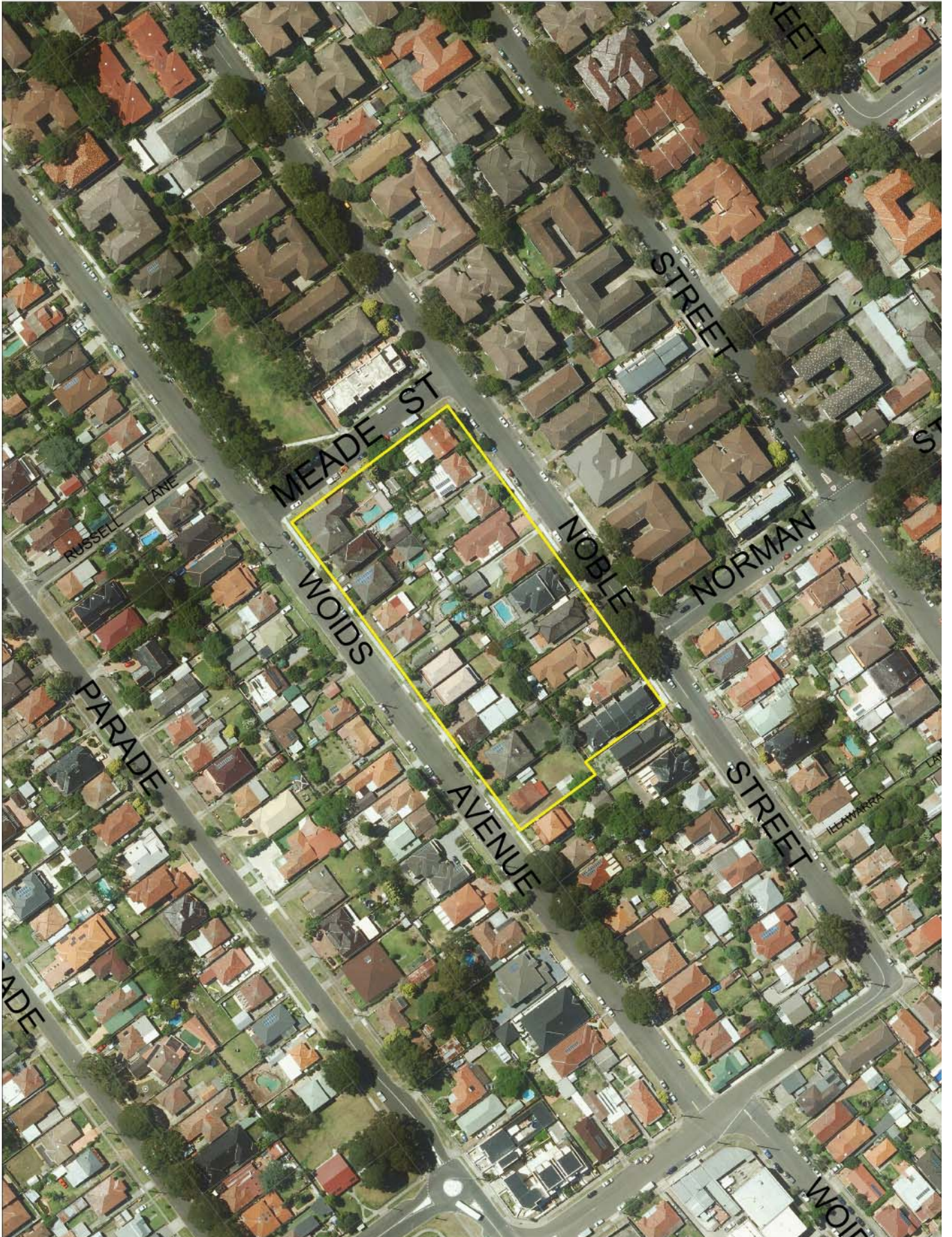


Proposed Floor Space Ratios



Proposed Height of Buildings





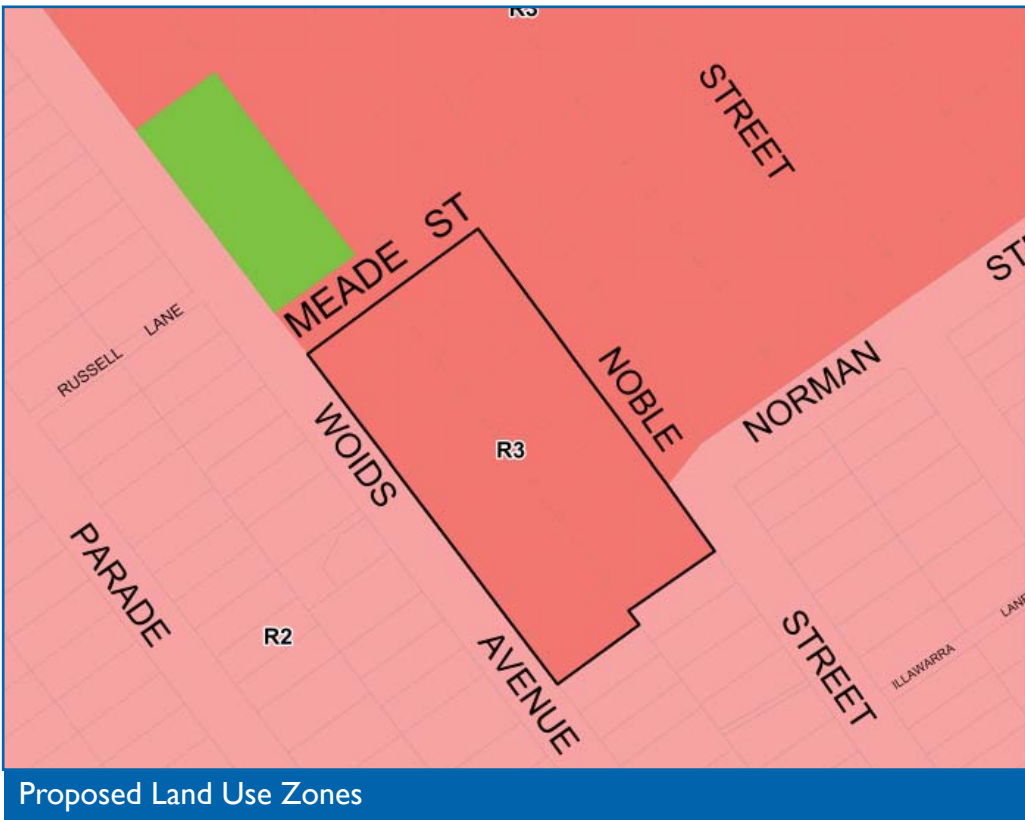
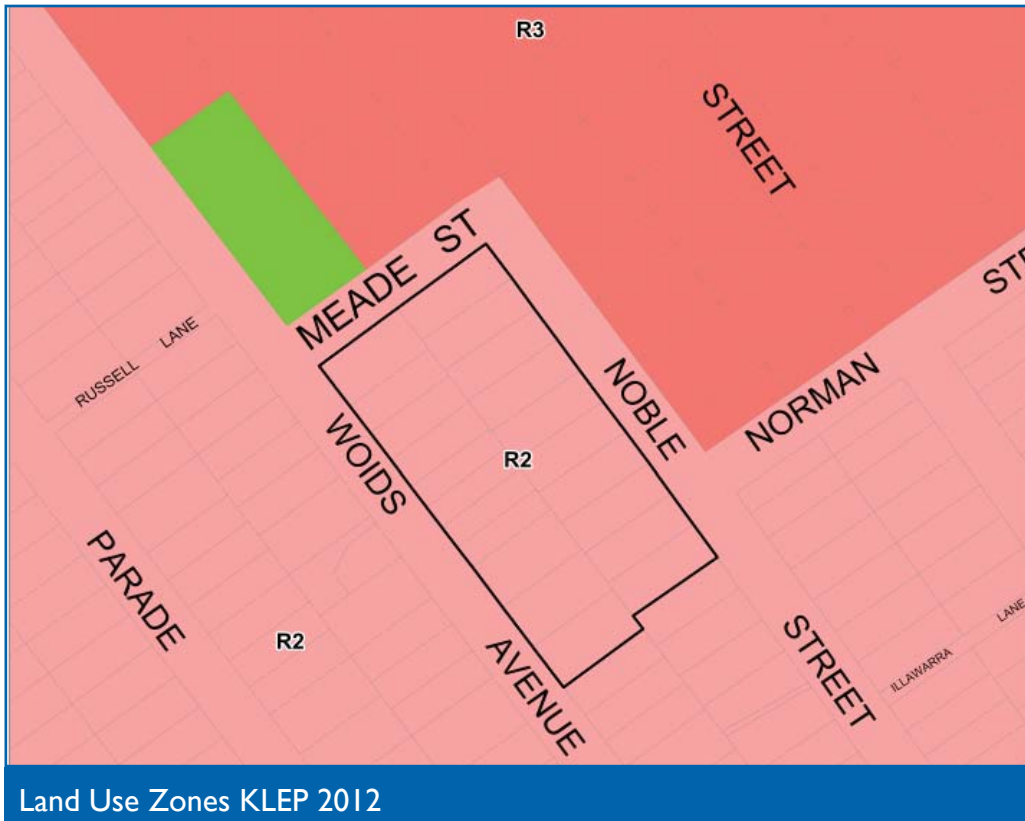
Aerial 2014

Woids Avenue

ALLAWAH PRECINCT

9

# Woids Avenue ALLAWAH PRECINCT

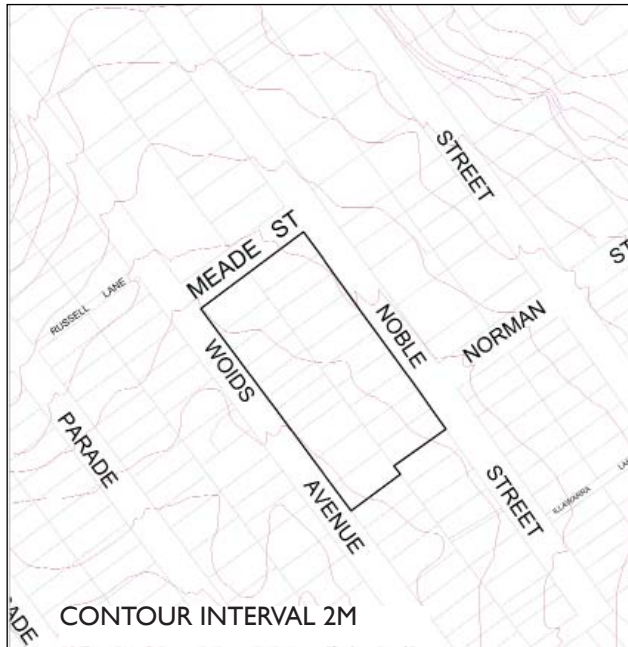


# Woids Avenue

## ALLAWAH PRECINCT

Area	8,664m <sup>2</sup>
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



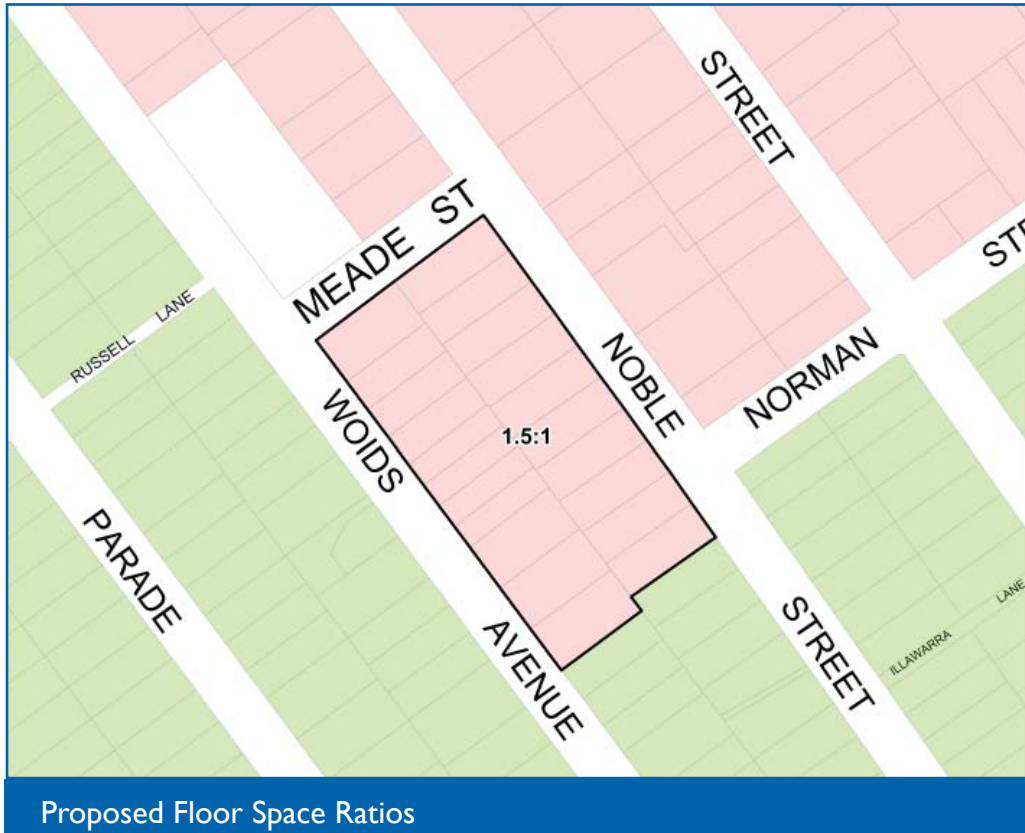
Environmental constraints	
Flood Planning	Precinct is within the flood planning level (Kogarah Bay Creek Study Area).
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	The precinct is within 400m of Allawah station. Continuous footpaths within 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 1km of the precinct: several childcare centres, community rooms, preschools and various churches.

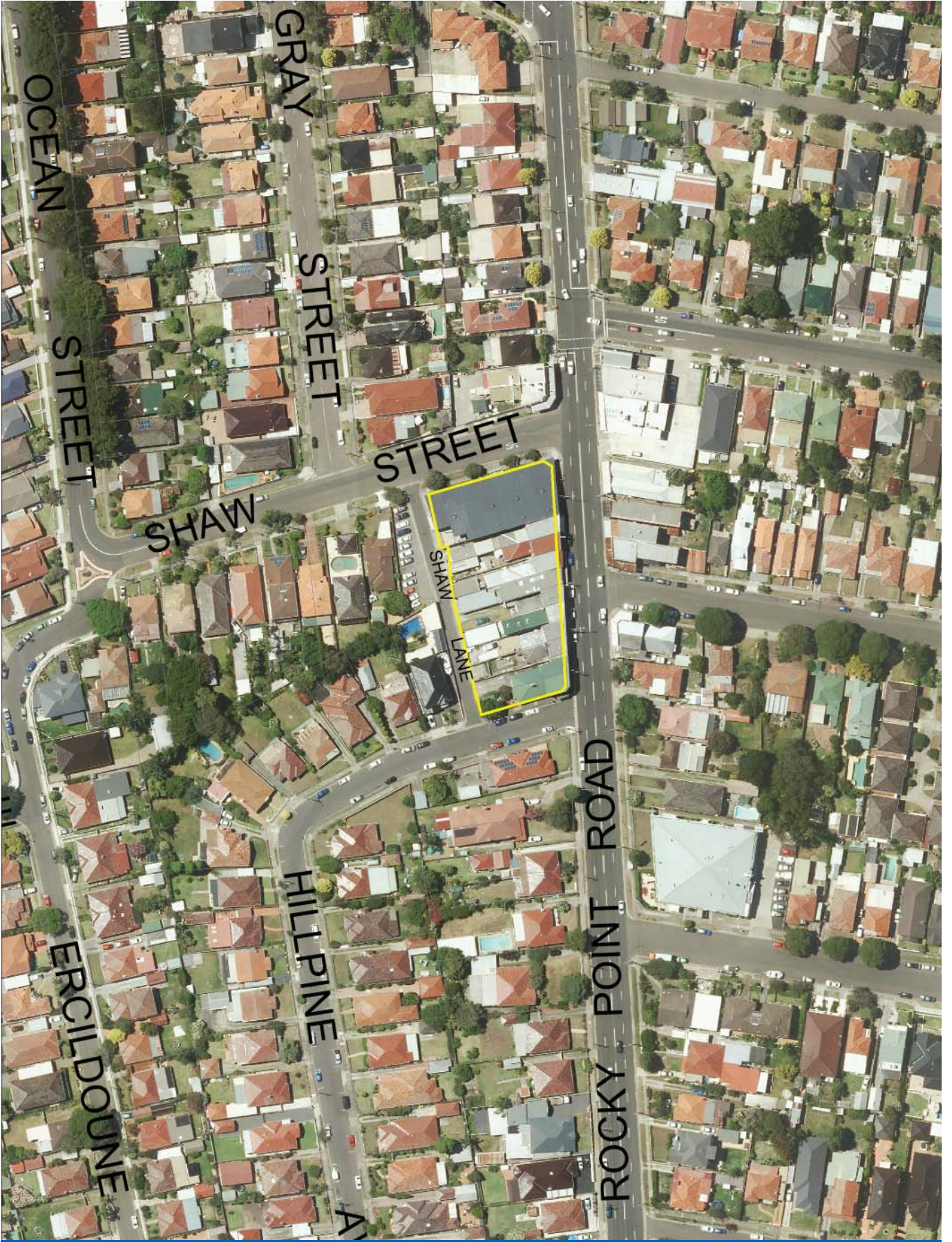
# Woids Avenue ALLAWAH PRECINCT

Recommendation	
Proposed Development Type	Residential flat buildings
Proposed Height	15m
Proposed Density	1.5:1

# Woids Avenue

## ALLAWAH PRECINCT



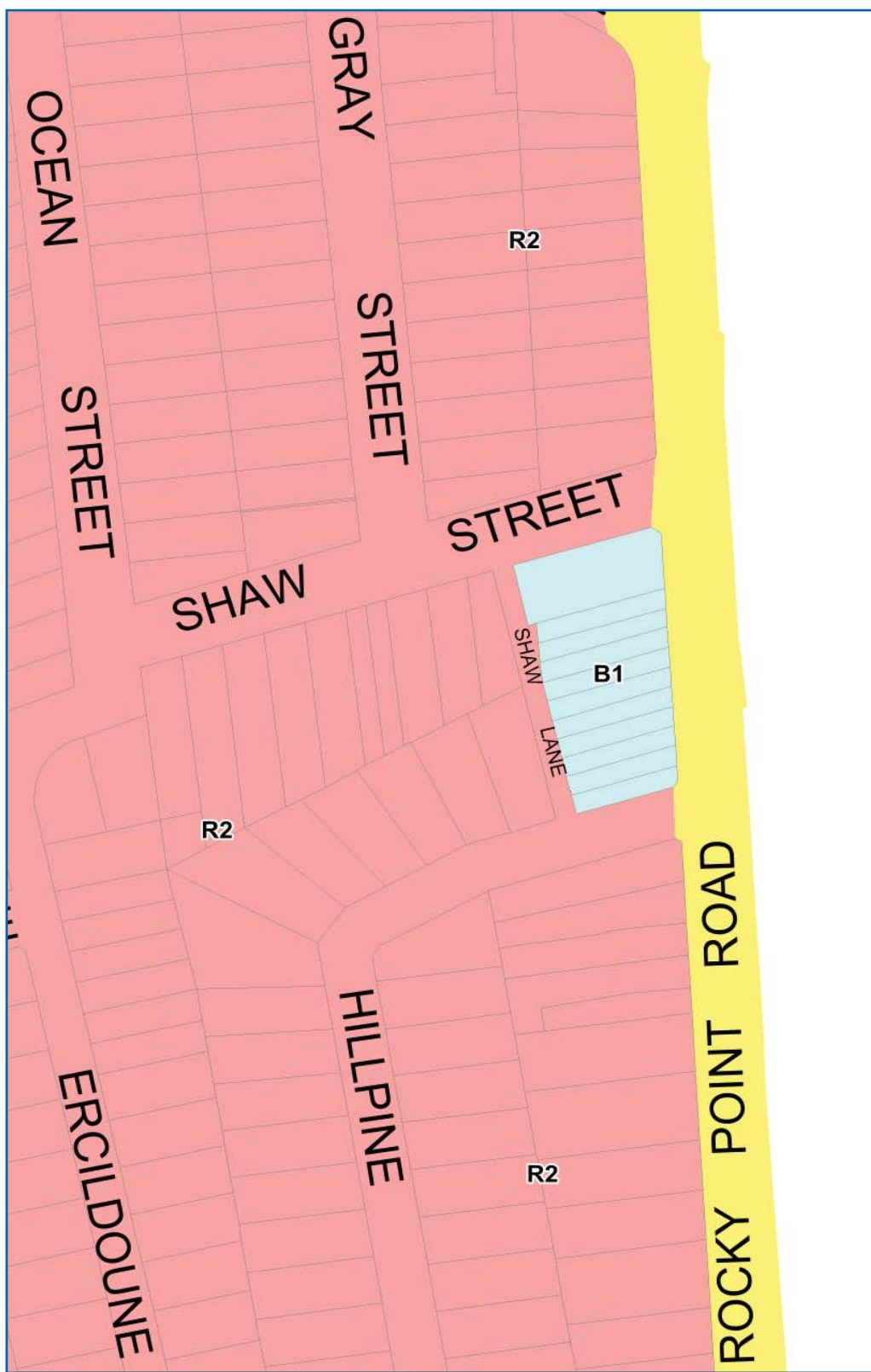


Aerial 2014

Beverley Park Centre

# BEVERLEY PARK PRECINCT

Rocky Point Road  
BEVERLEY PARK PRECINCT



Land Use Zones KLEP 2012



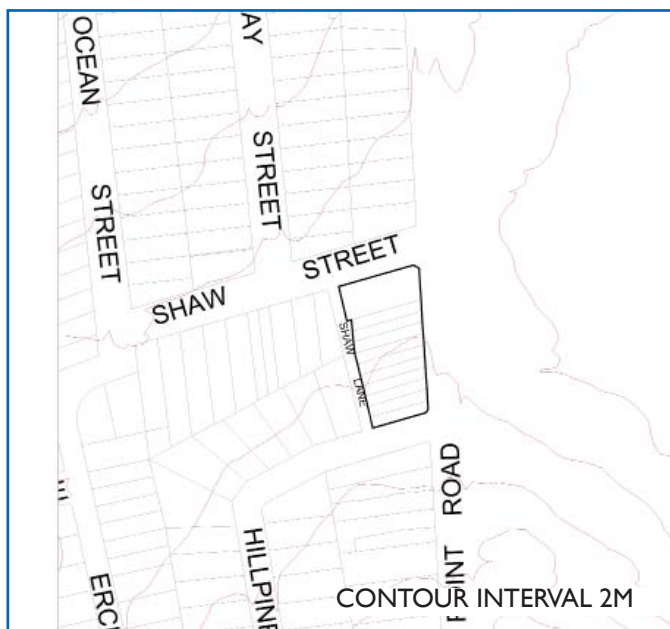
# Beverley Park Centre

## BEVERLEY PARK PRECINCT

Area	2,911m <sup>2</sup>
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.

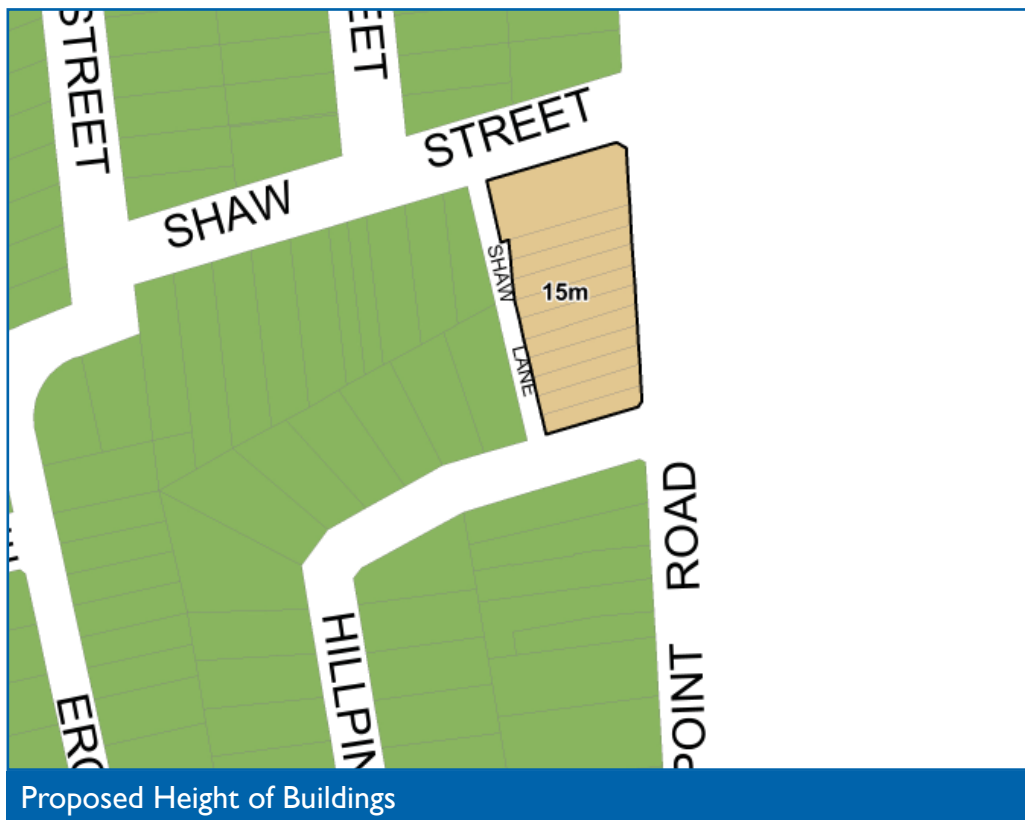
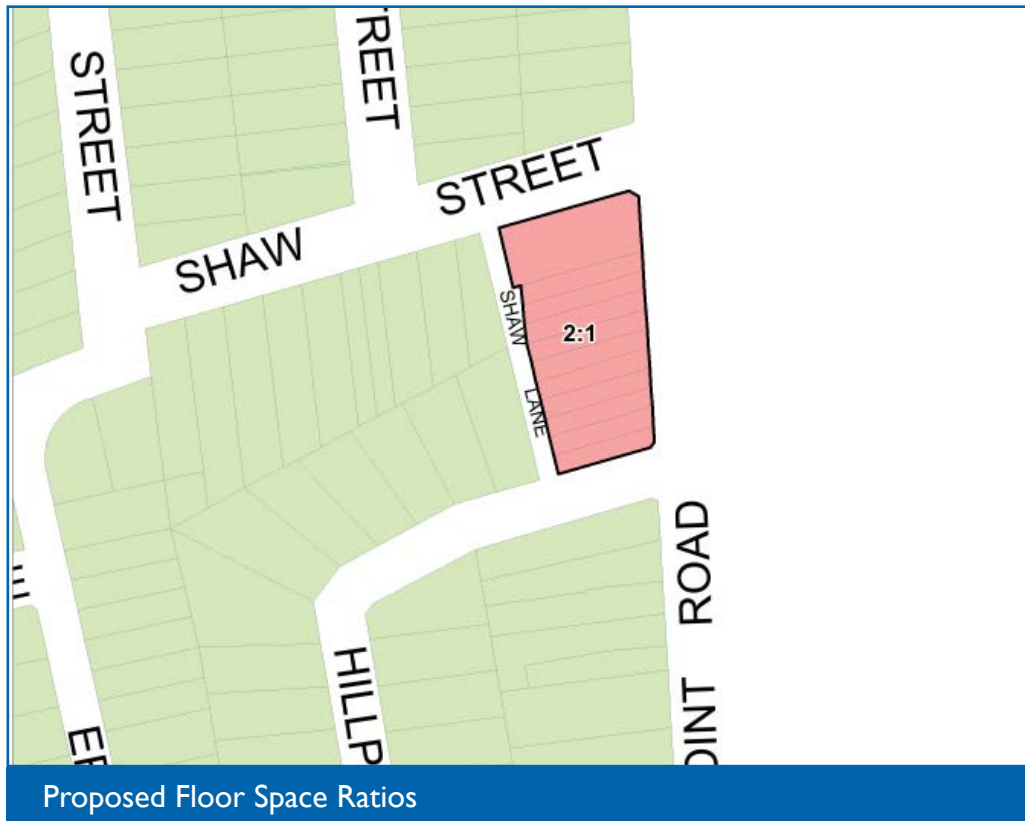
# Beverley Park Centre

## BEVERLEY PARK PRECINCT

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

# Beverley Park Centre

## BEVERLEY PARK PRECINCT





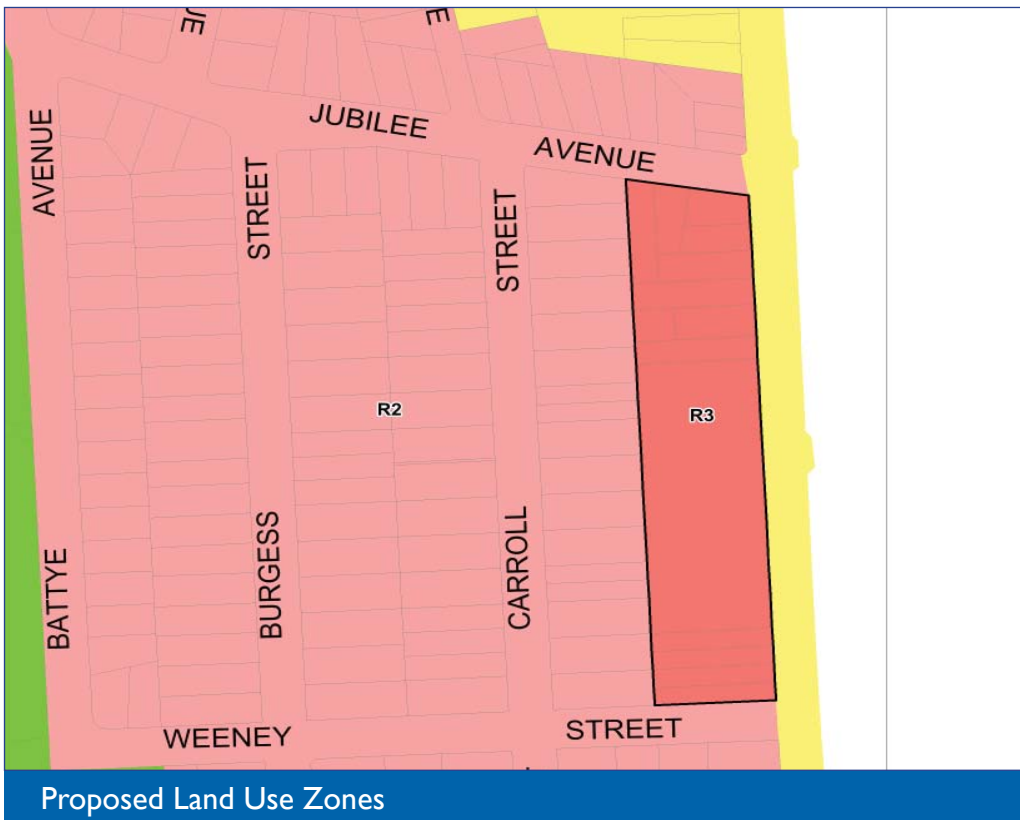
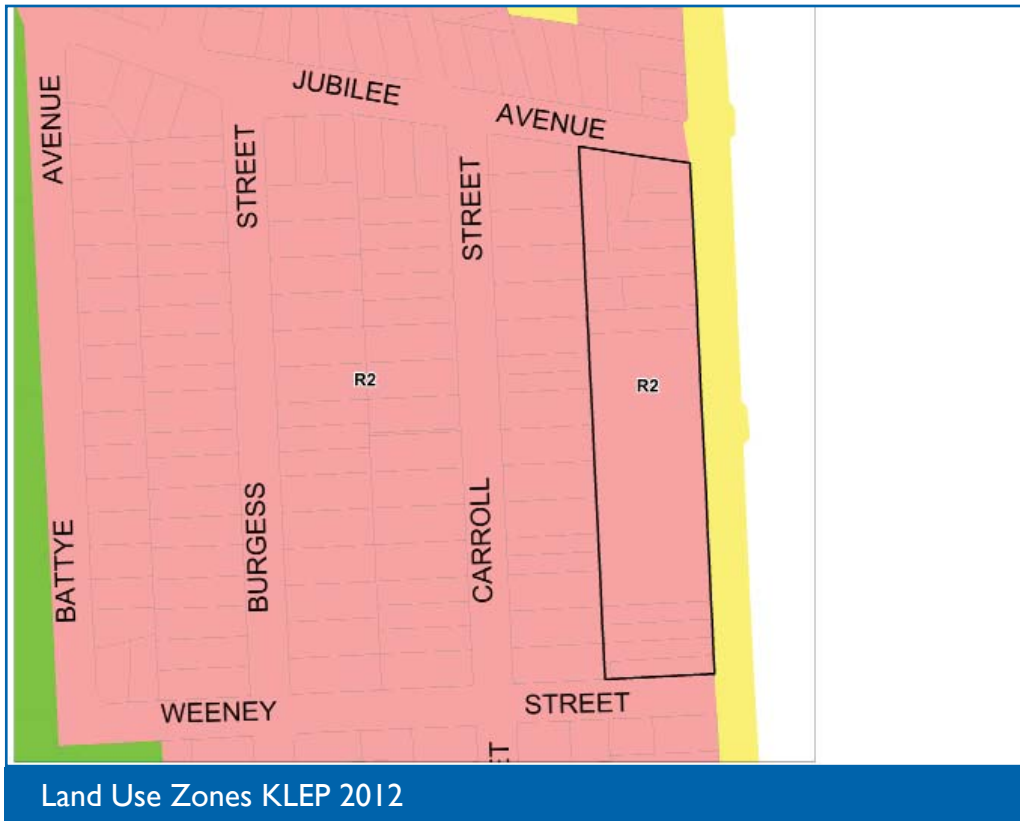
Aerial 2014

Rocky Point Road

**BEVERLEY PARK PRECINCT**

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# Rocky Point Road BEVERLY PARK PRECINCT

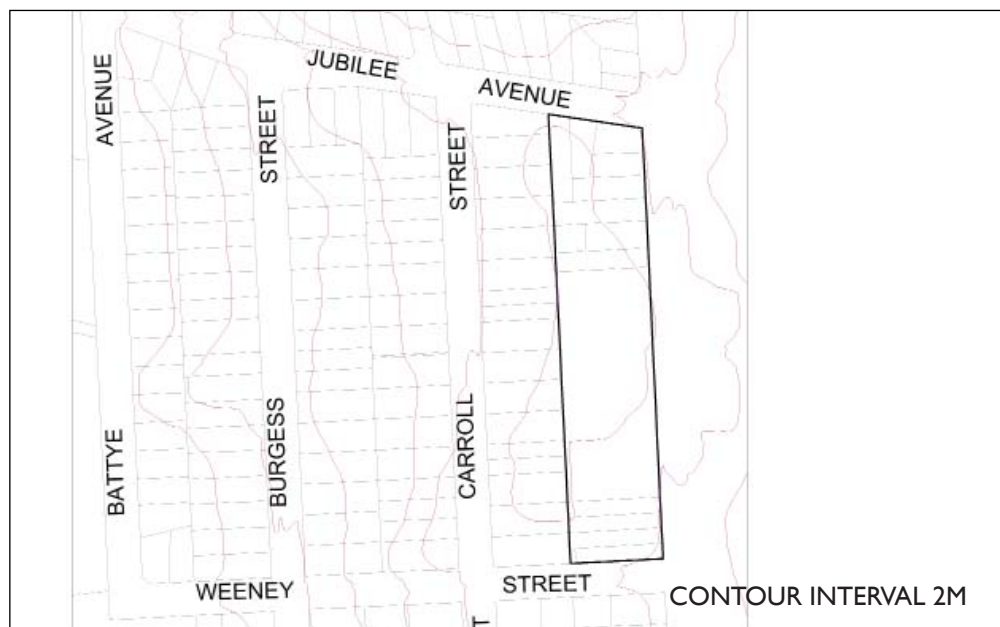


# Rocky Point Road

## BEVERLEY PARK PRECINCT

Area	14,432m <sup>2</sup>
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



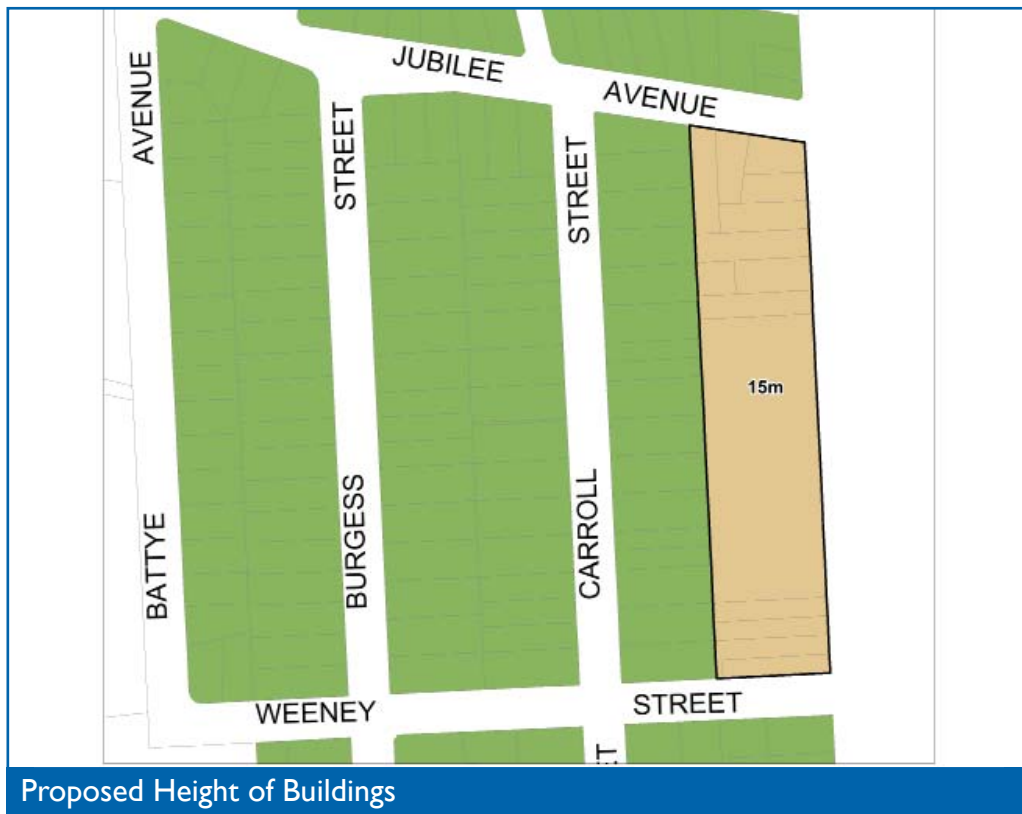
Environmental constraints	
Flood Planning	The precinct is not affected by any flood planning levels.
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	The precinct is within 1.5km of Carlton and Kogarah station. Major bus route along Rocky Point 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
Proposed Density	1.5:1

# Rocky Point Road BEVERLY PARK PRECINCT

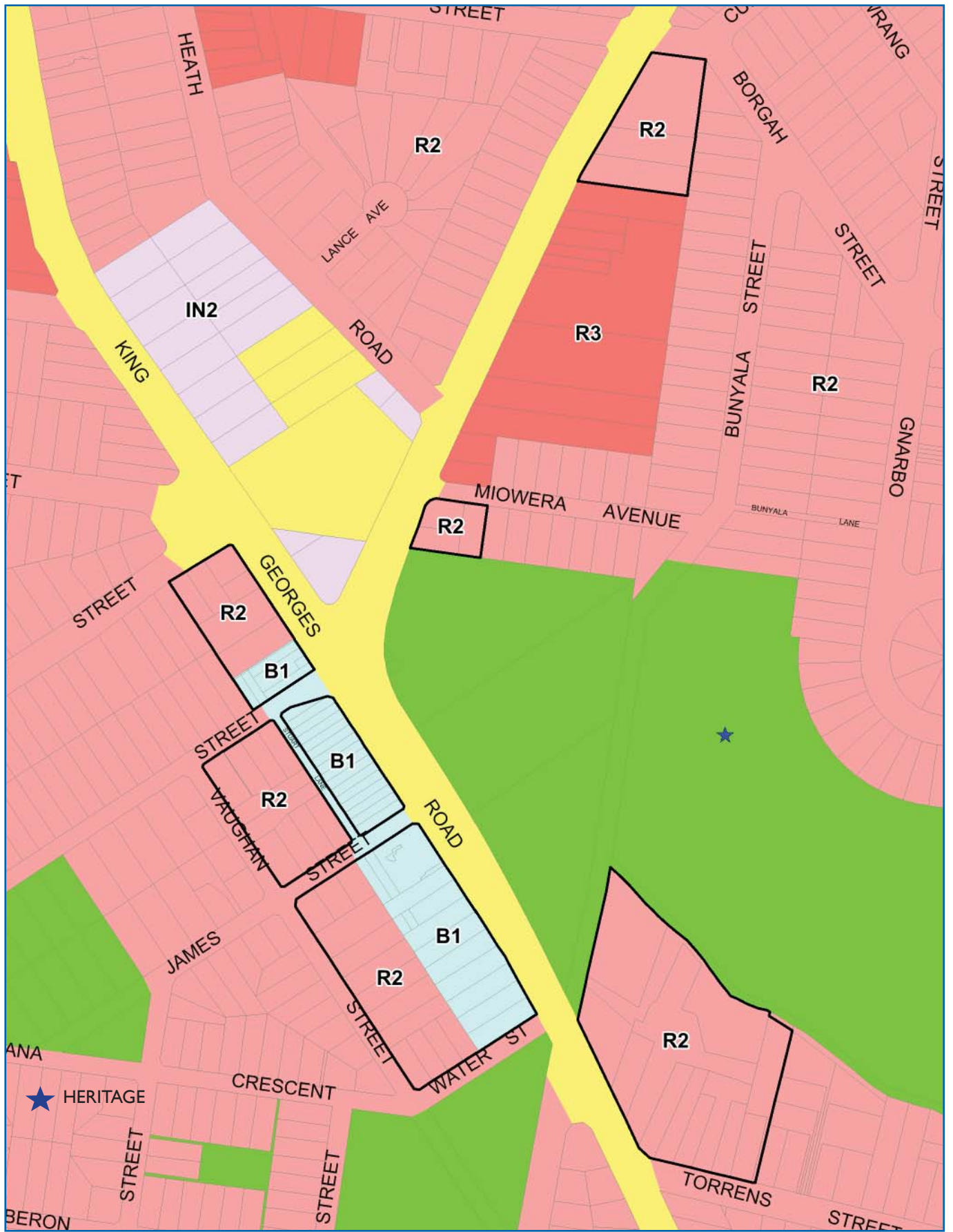




Aerial 2012

Blakehurst Centre  
**BLAKEHURST PRECINCT**

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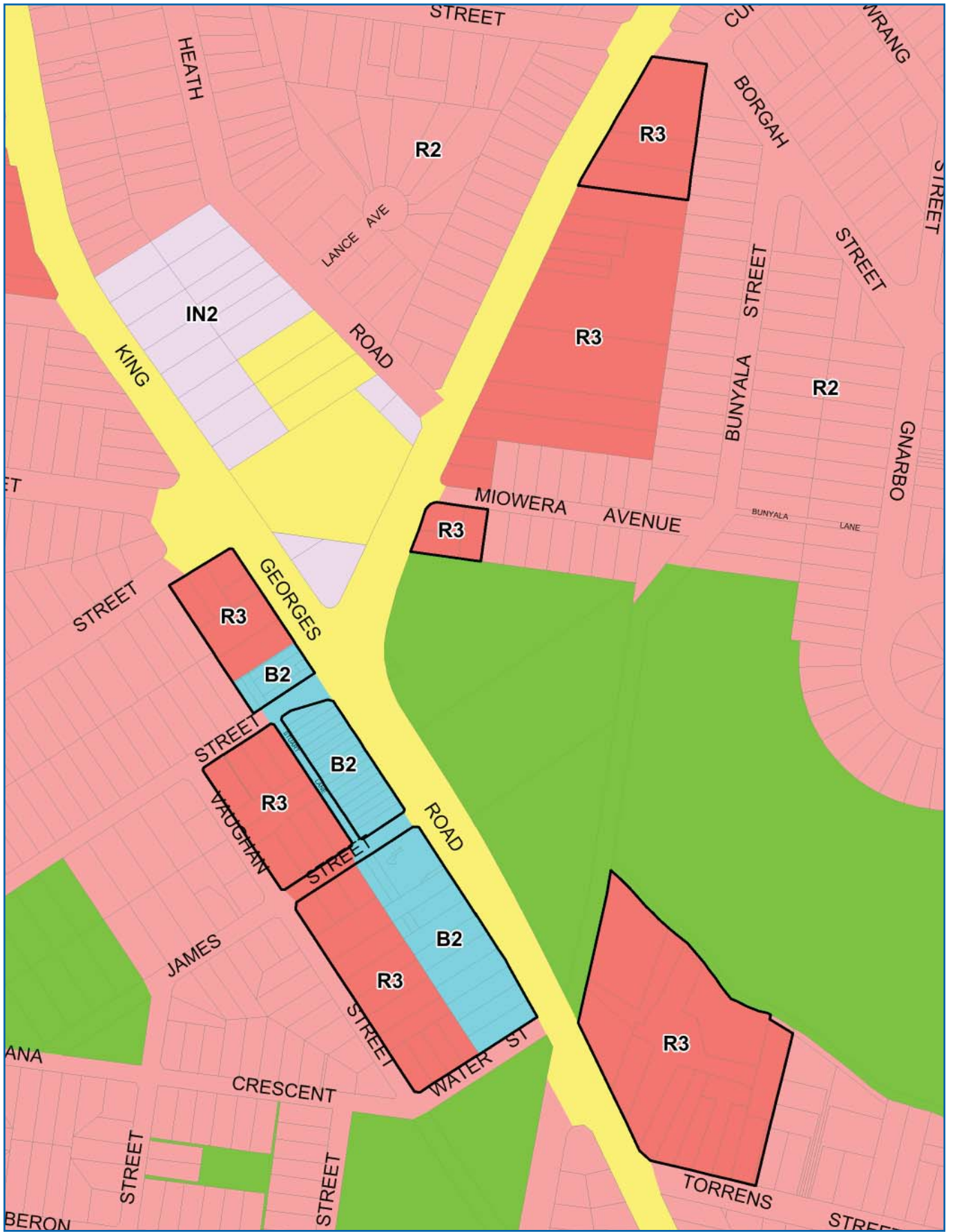


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KLEP 2012  
Land Use Zones

Blakehurst Centre

**BLAKEHURST PRECINCT**



Proposed  
Land Use Zones

Blakehurst Centre

# BLAKEHURST PRECINCT

29

## Blakehurst Centre

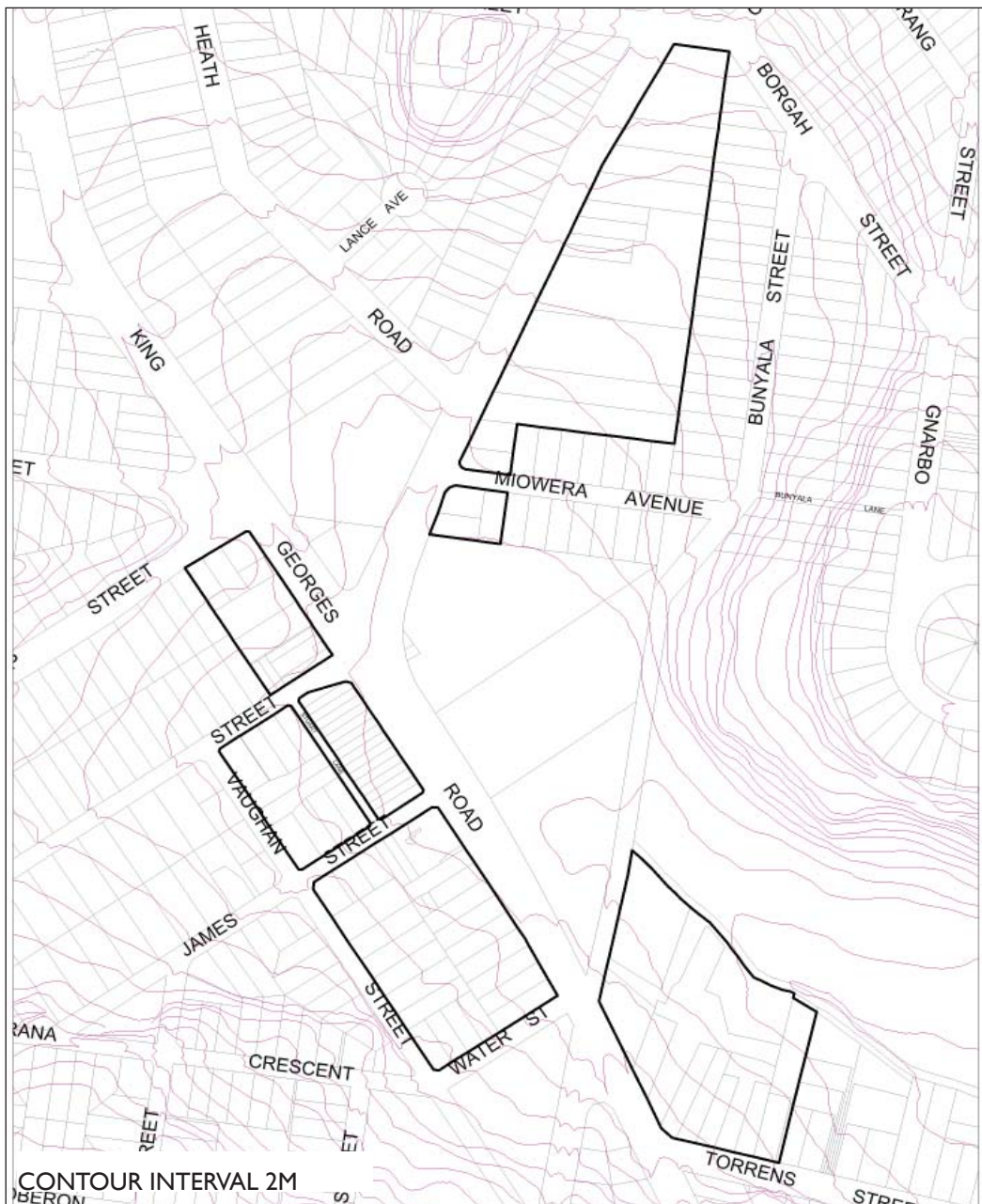
### BLAKEHURST PRECINCT

Area	75,064m <sup>2</sup>
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	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>

# 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.



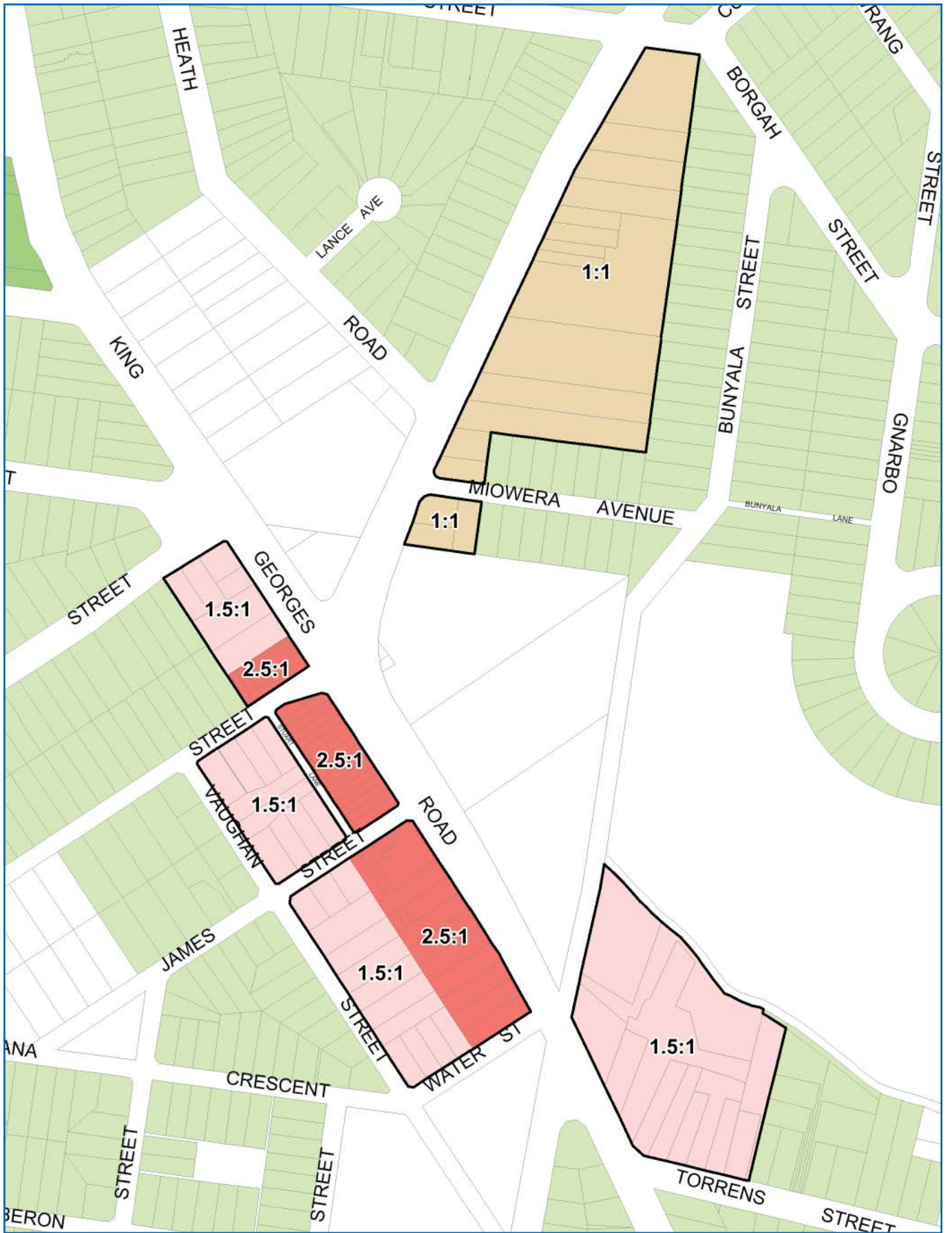
## Blakehurst Centre

### 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	15m	21m
Proposed Density	1:1	1.5:1	2.5:1

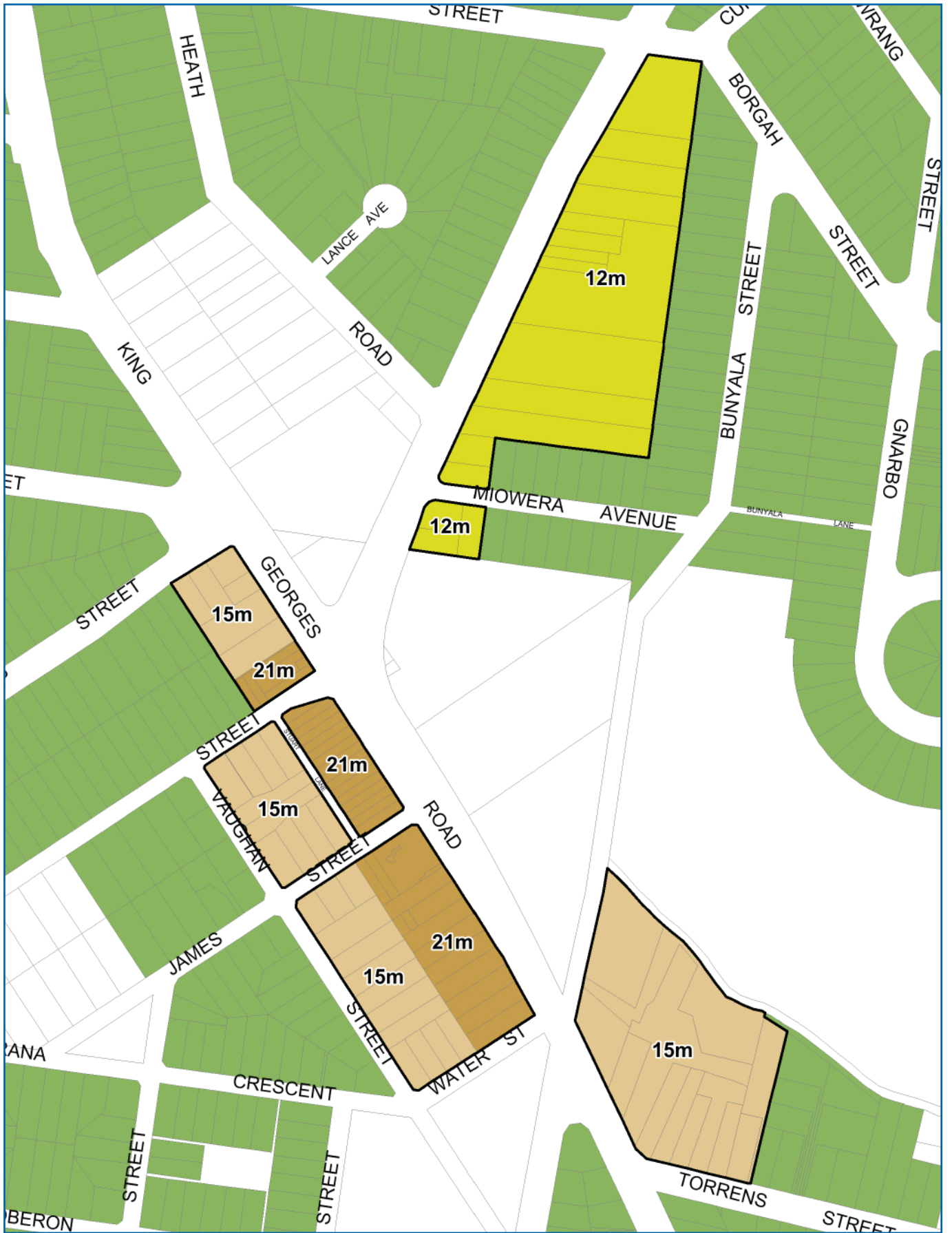




Proposed  
Floor Space Ratios

Blakehurst Centre

**BLAKEHURST PRECINCT**



34

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 N  
 Proposed  
 Building Heights

Blakehurst Centre  
**BLAKEHURST PRECINCT**

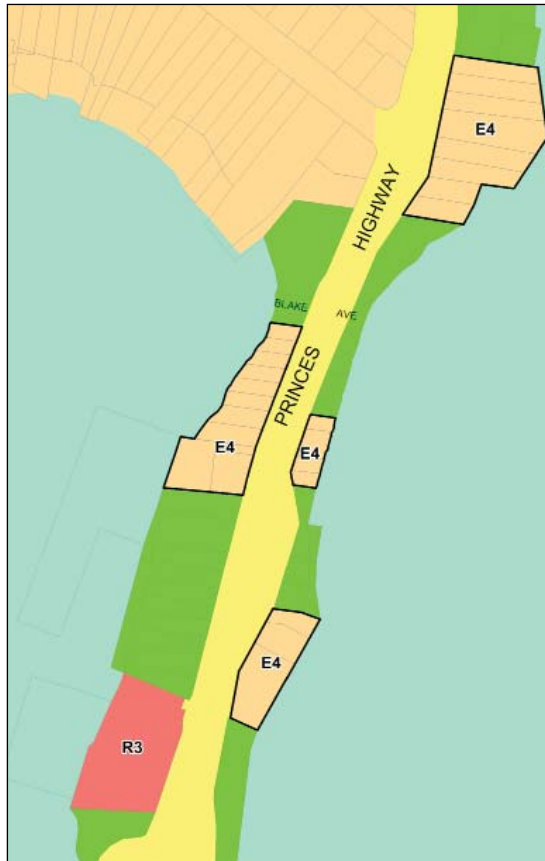


Aerial 2012

Blakehurst Waterfront  
**BLAKEHURST PRECINCT**

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# Blakehurst Waterfront BLAKEHURST PRECINCT



Land Use Zones KLEP 2012



Proposed Land Use Zones

# Blakehurst Waterfront

## BLAKEHURST PRECINCT

Area	18,518m <sup>2</sup>
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



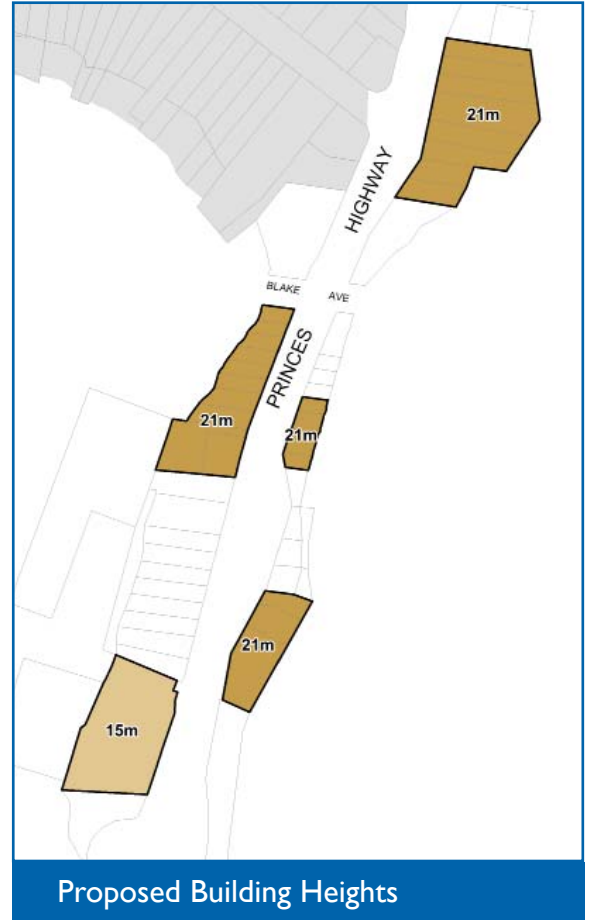
# Blakehurst Waterfront

## BLAKEHURST PRECINCT

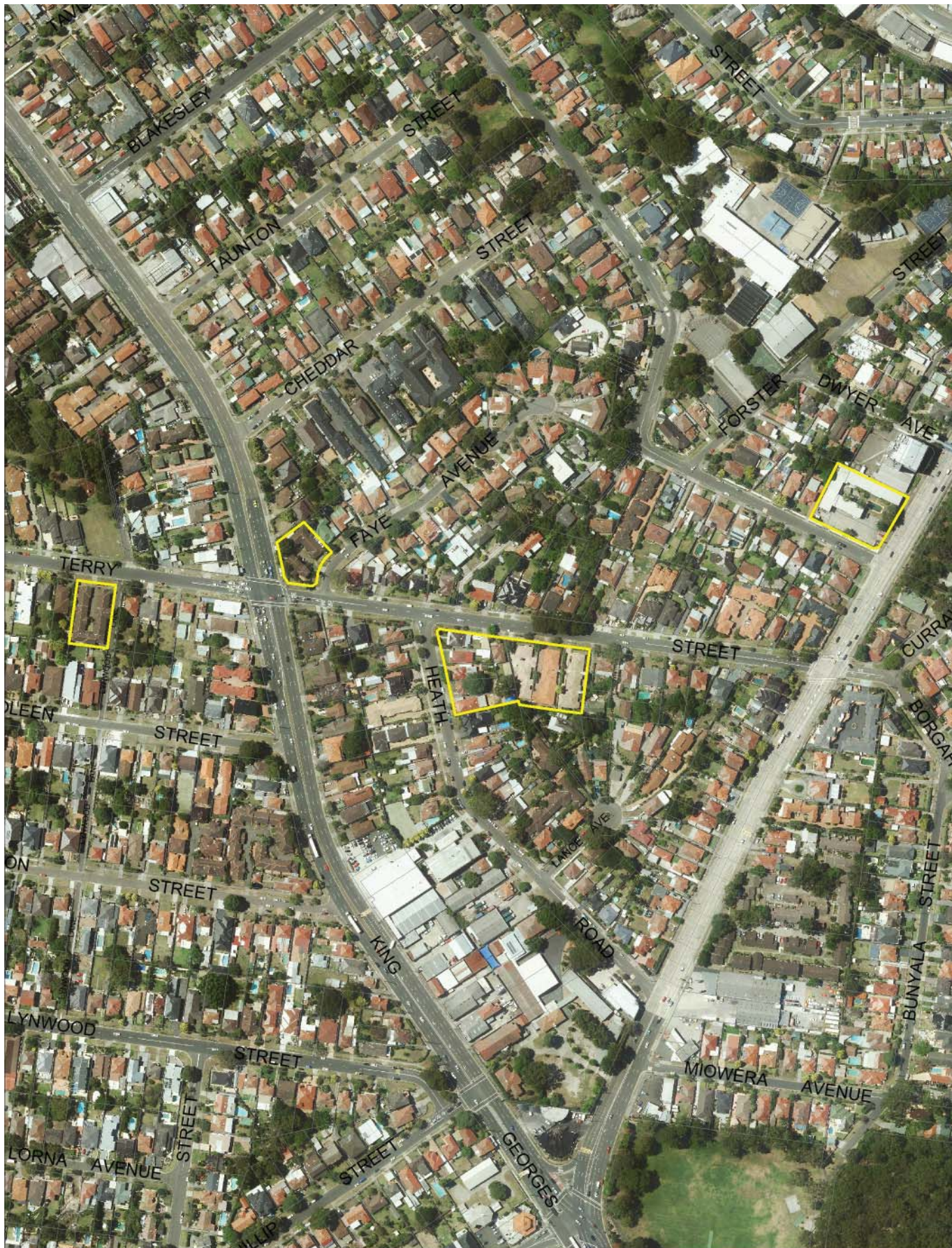
Environmental constraints	
Flood Planning	No flood study has been completed for this area.
Other constraints	Parts of the precinct may be affected by Acid Sulfate Soil
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	Princes Highway is a major 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
Proposed Density	2:1

# Blakehurst Waterfront BLAKEHURST PRECINCT







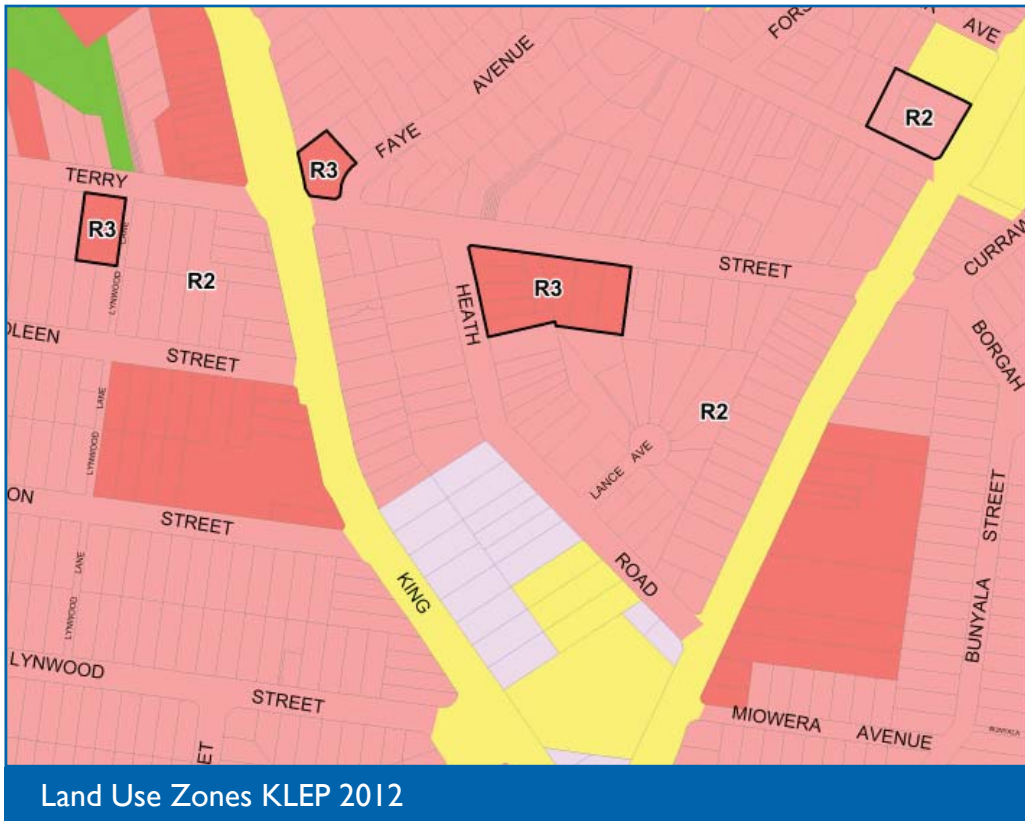
Aerial 2012

Terry Street

# BLAKEHURST PRECINCT

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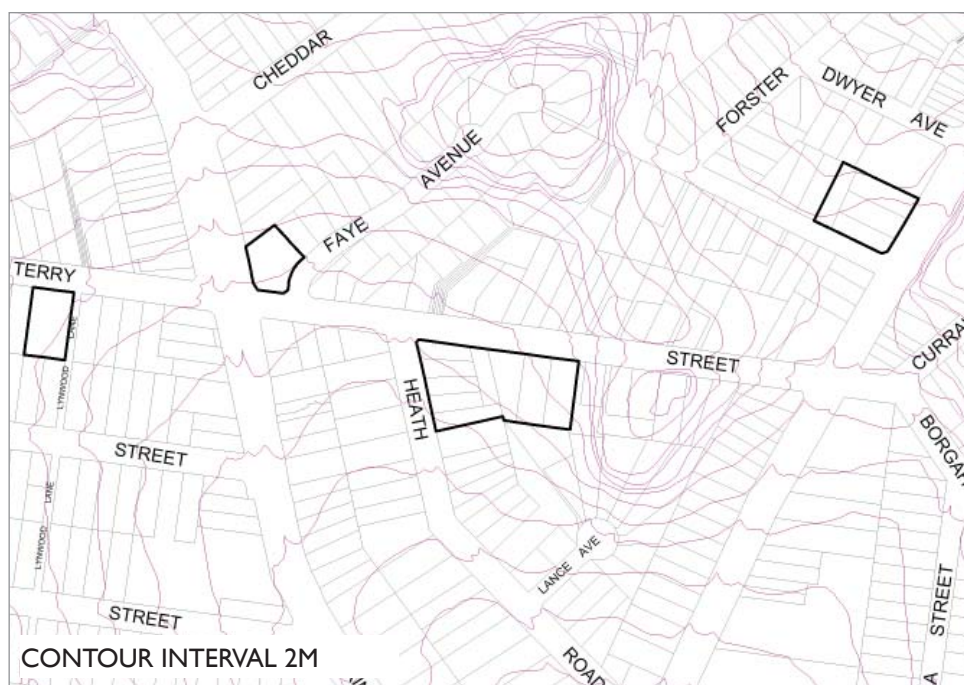
# Terry Street BLAKEHURST PRECINCT



# Terry Street BLAKEHURST PRECINCT

Area	11,138m <sup>2</sup>
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

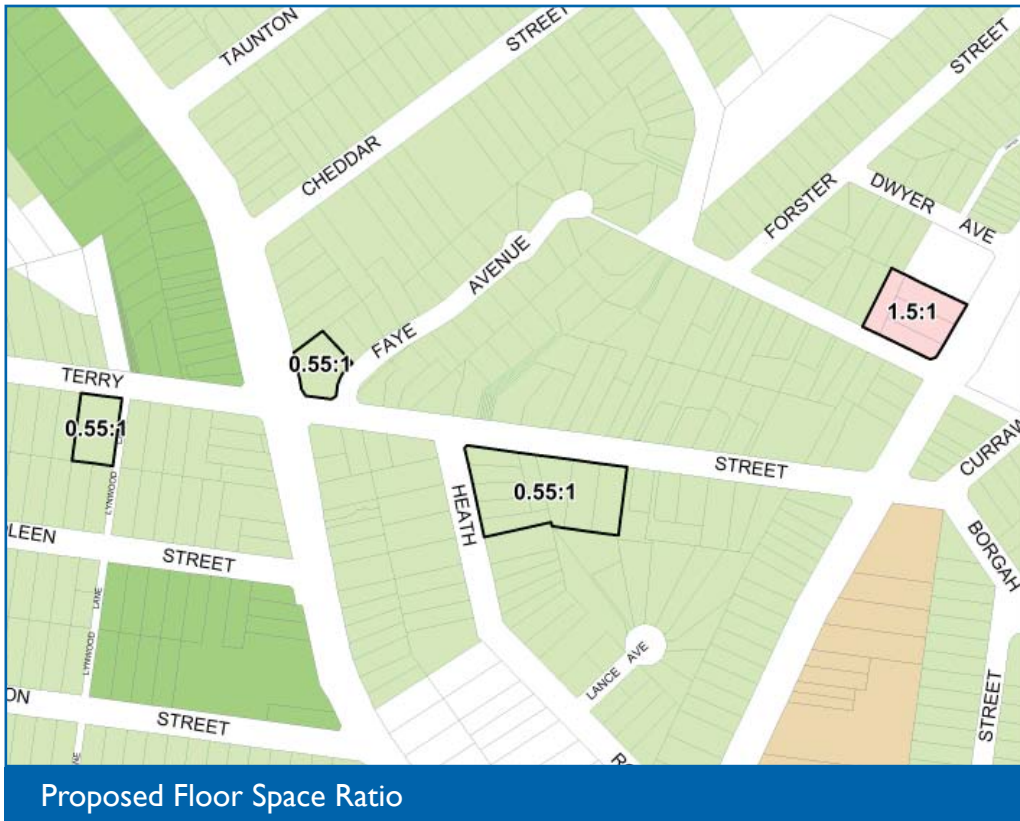


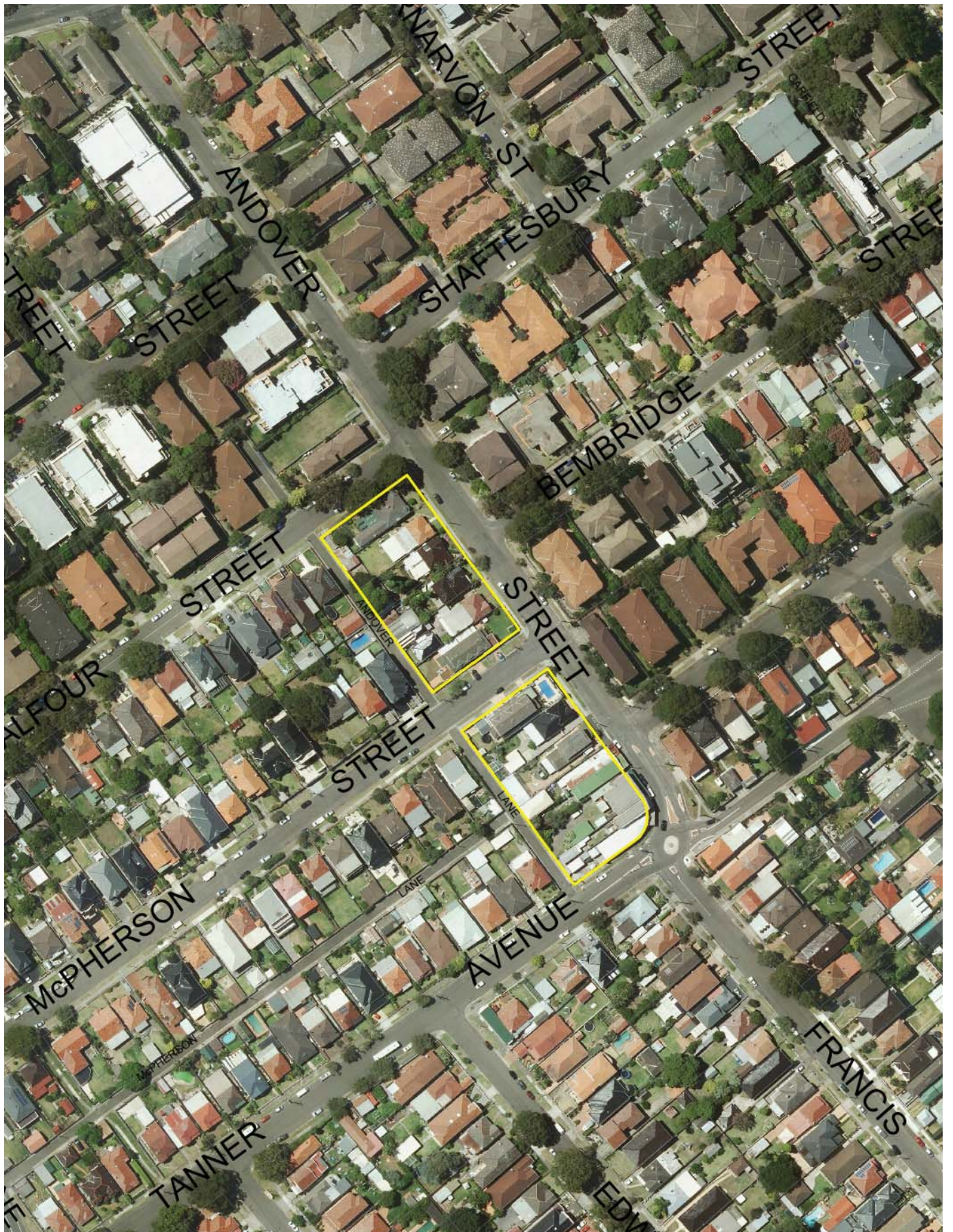
Environmental constraints	
Flood Planning	No flood study has been completed for this precinct.
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	Bus route to Hurstville Station runs directly past the motel site.
Walkability to commercial centre	Carss Park Centre is within 300m of the motel site, and South Hurstville Centre is within 1km 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 1km 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	15m
Proposed Density	0.55:1 (as per the R2 FSR table)	1.5:1

# Terry Street BLAKEHURST PRECINCT





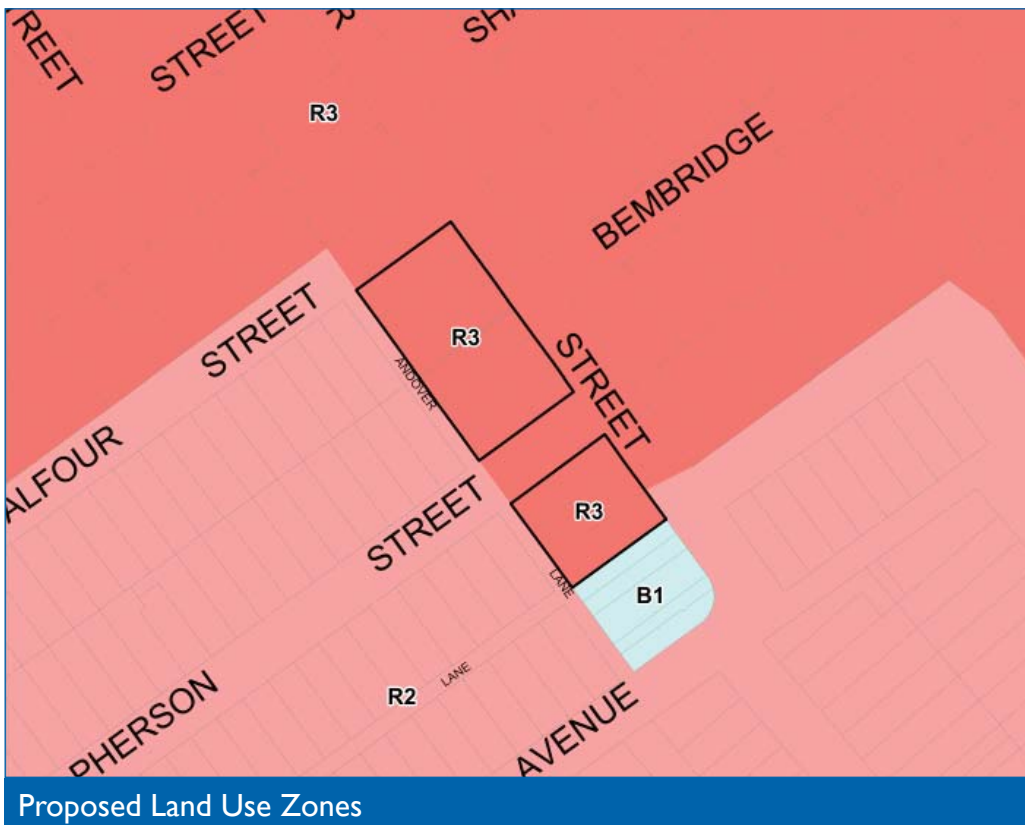
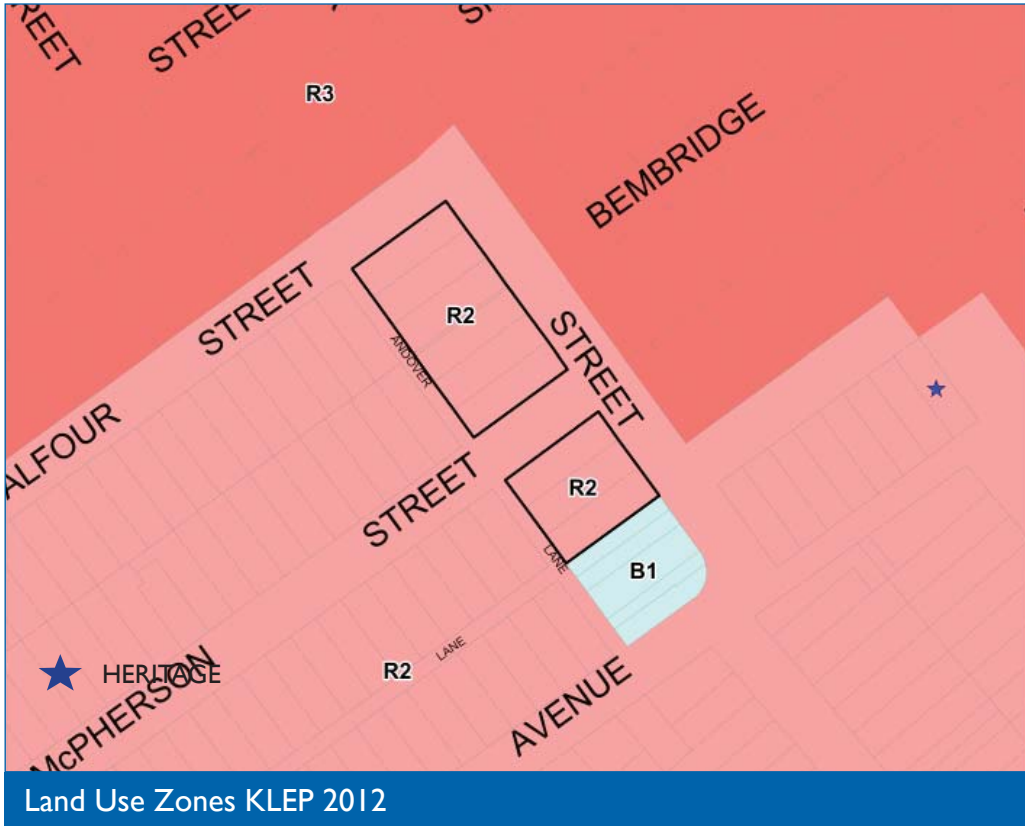
Aerial 2012

Andover St

CARLTON PRECINCT

47

# Andover St CARLTON PRECINCT

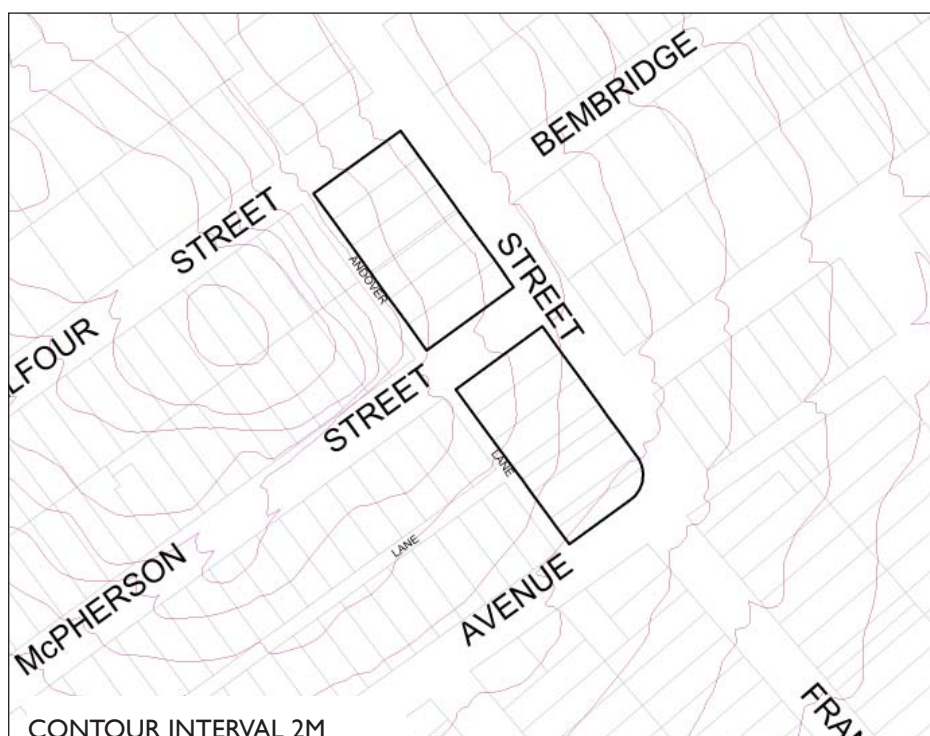




## Andover St CARLTON PRECINCT

Area	7,225m <sup>2</sup>
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

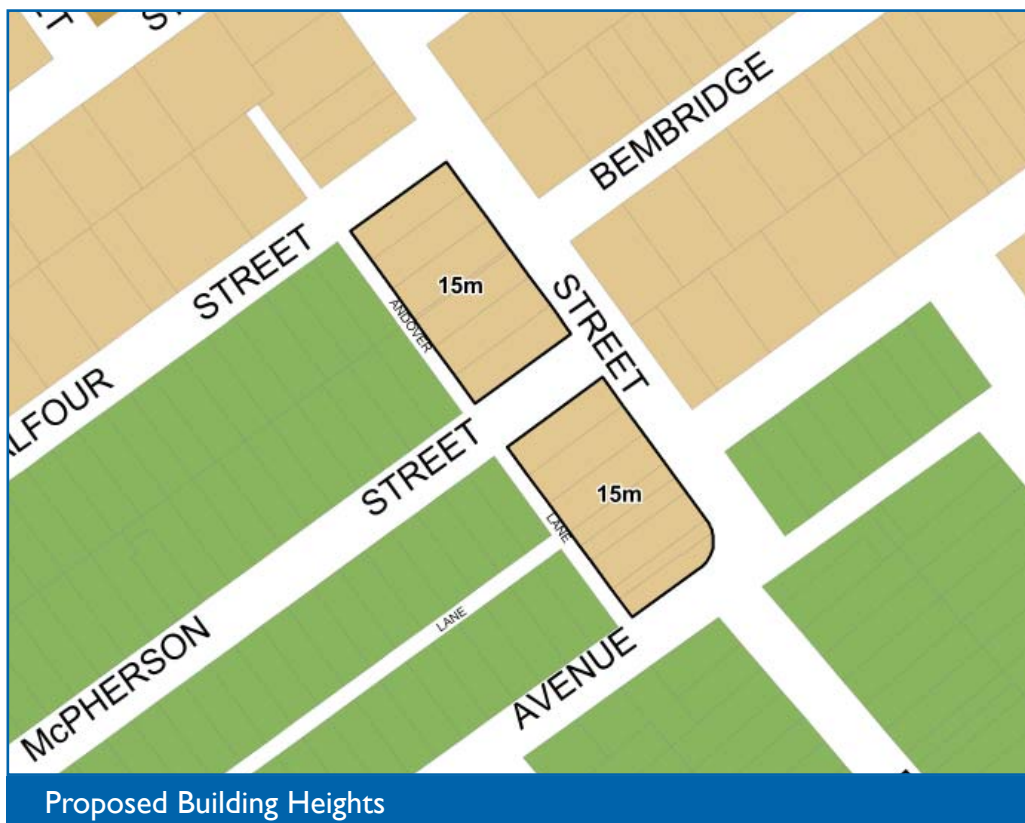
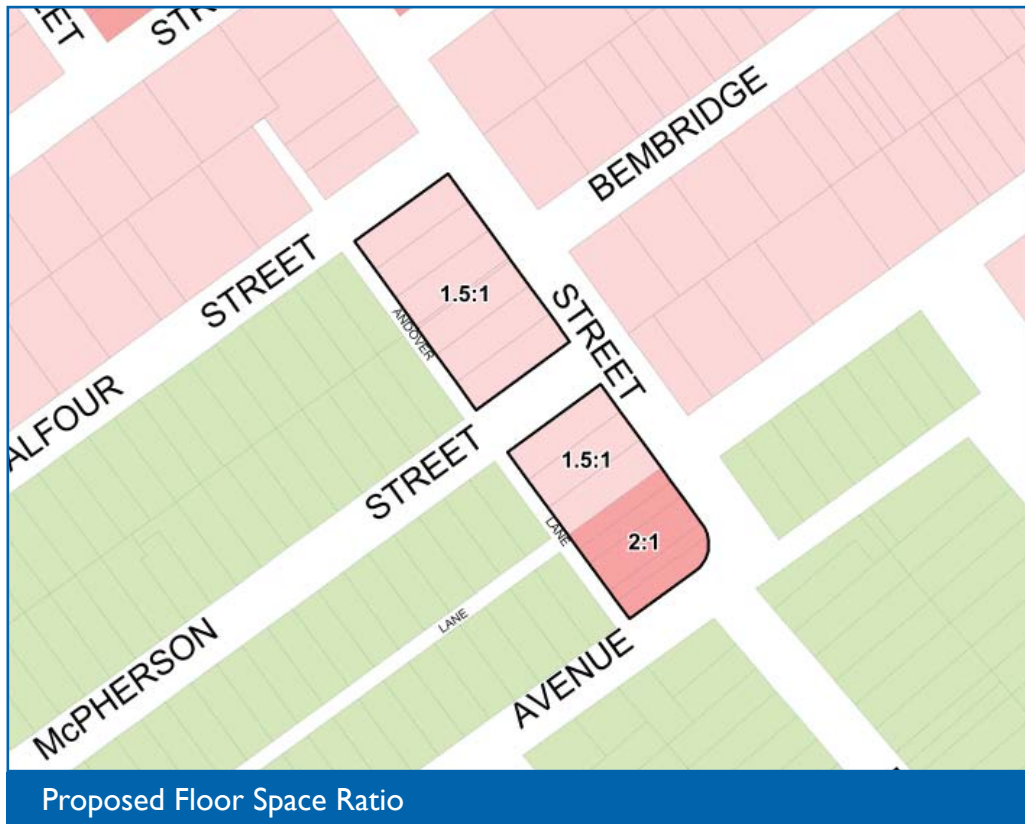


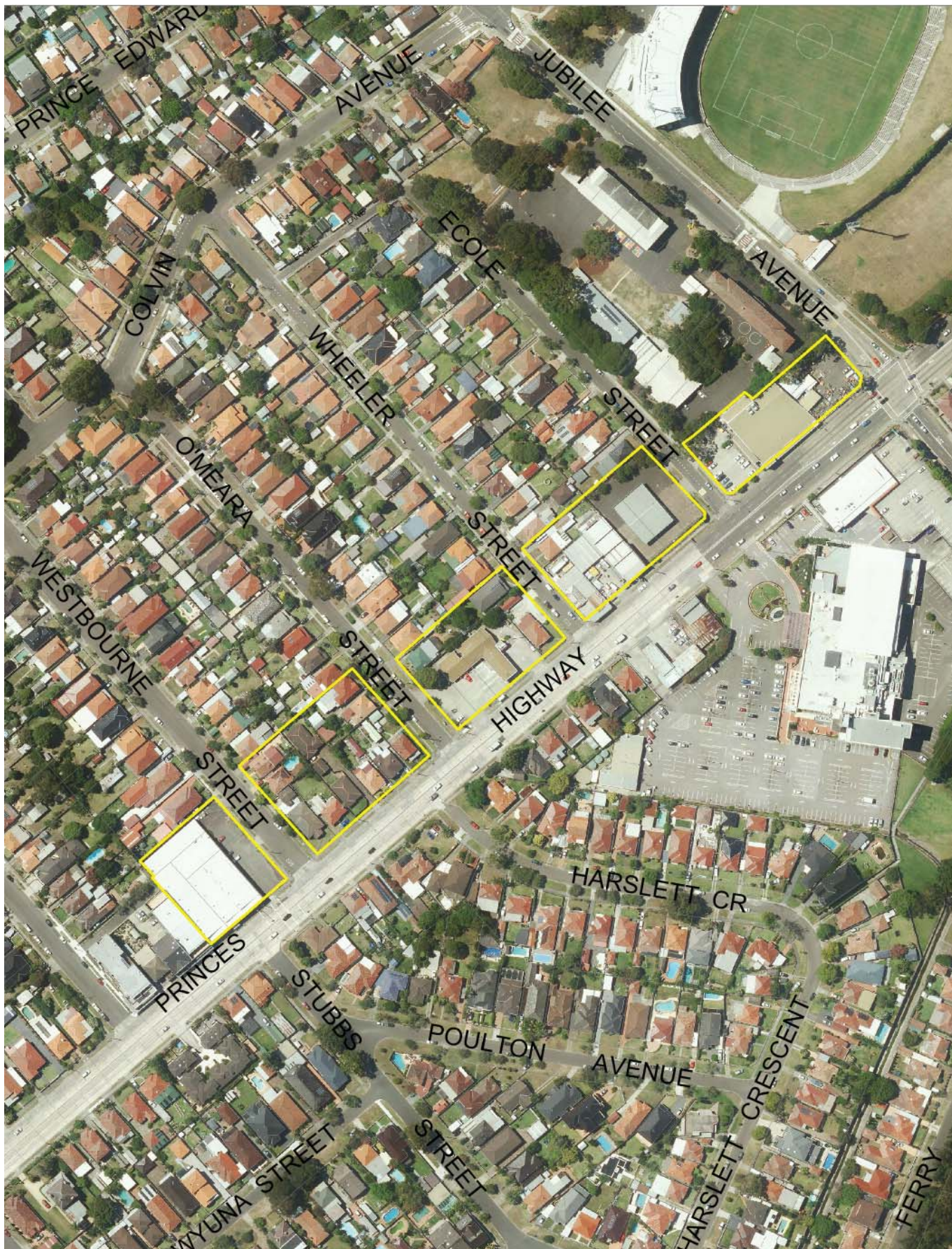
Environmental constraints	
Flood Planning	This precinct is not within a flood prone area.
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	Allawah and Carlton Stations are within 600m of the precinct. Both stations are accessible stations. 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	15m
Proposed Density (Floor Space Ratio)	1.5:1	2:1

# Andover St CARLTON PRECINCT





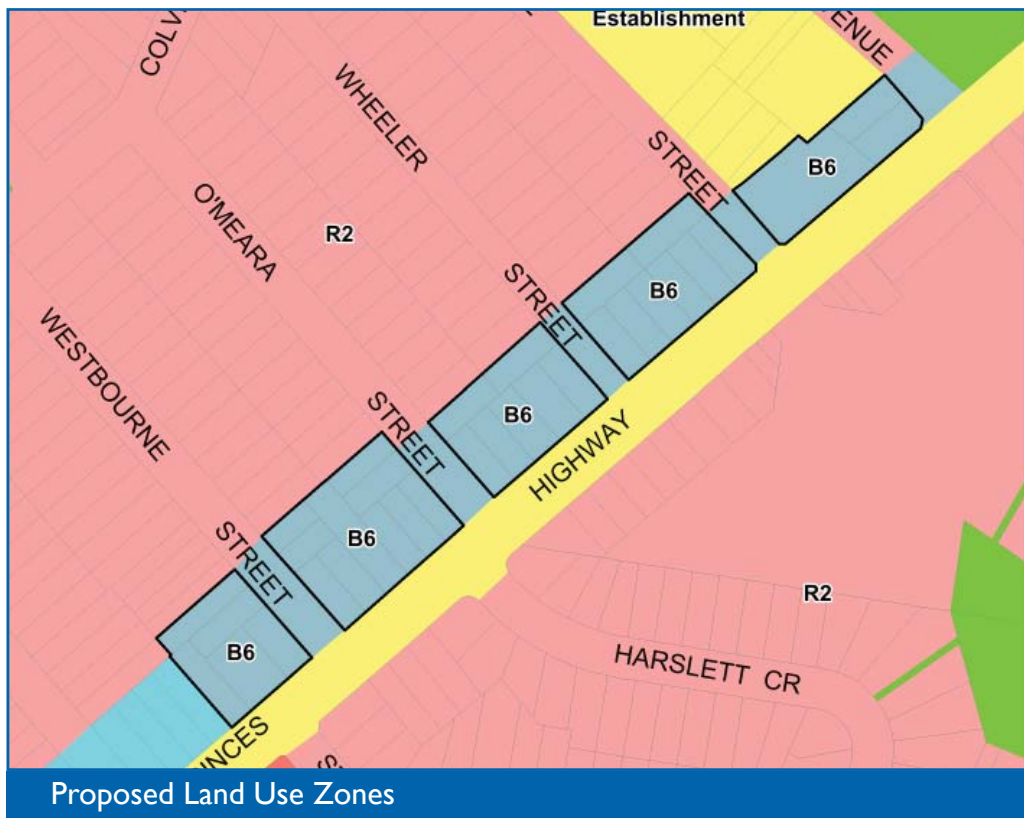
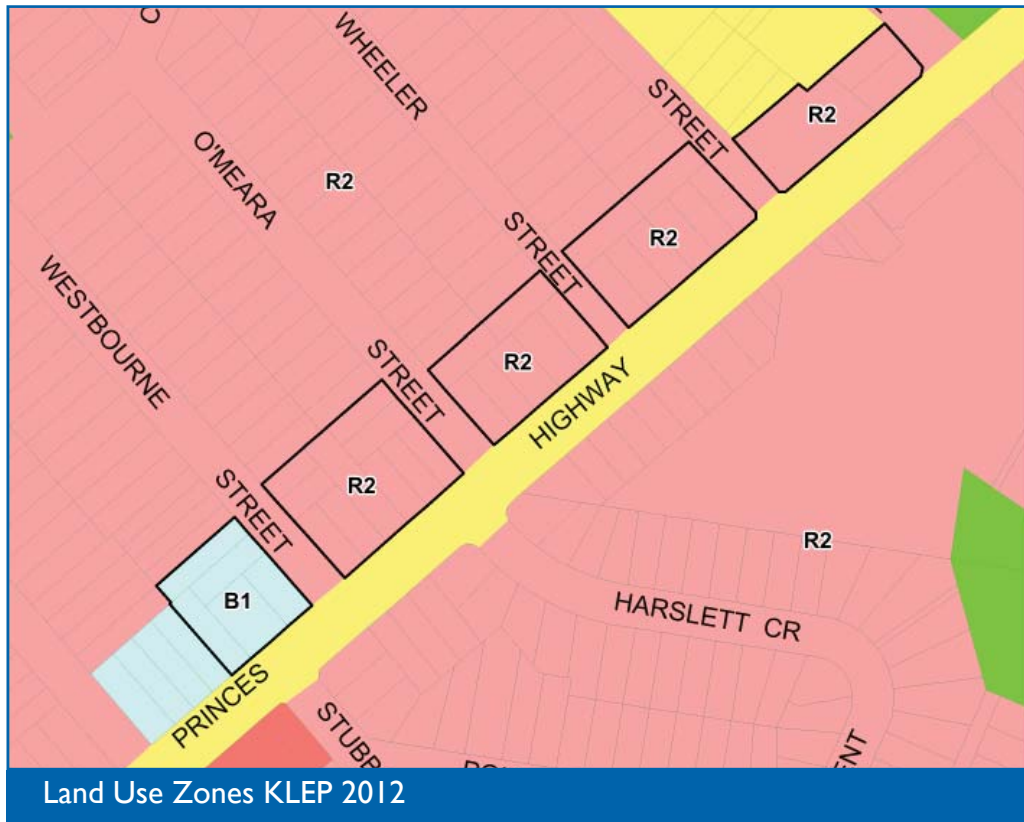
Aerial 2012

Enterprise Corridor

CARLTON PRECINCT

53

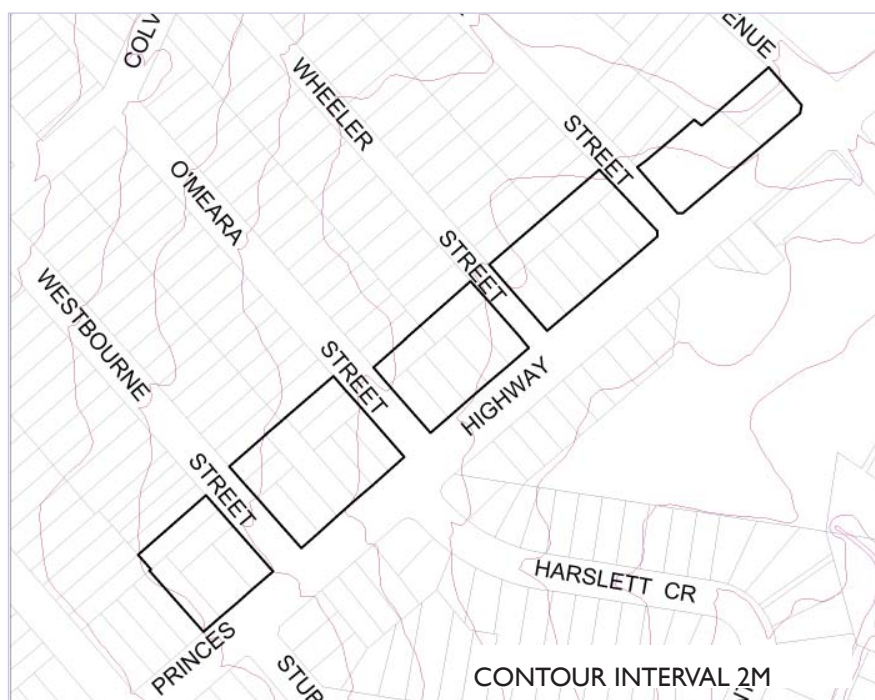
# Enterprise Corridor CARLTON PRECINCT



# Enterprise Corridor CARLTON PRECINCT

Area	20,979m <sup>2</sup>
No. of Dwellings	49
No. of Properties	37
Existing Zoning(s)	R2 - Low Density Residential BI - Neighbourhood Centre
Proposed Zoning	B6 - Enterprise Corridor
Adjoining Zones	R2 - Low Density Residential BI - Neighbourhood Centre SP2 - Educational Establishments REI - 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



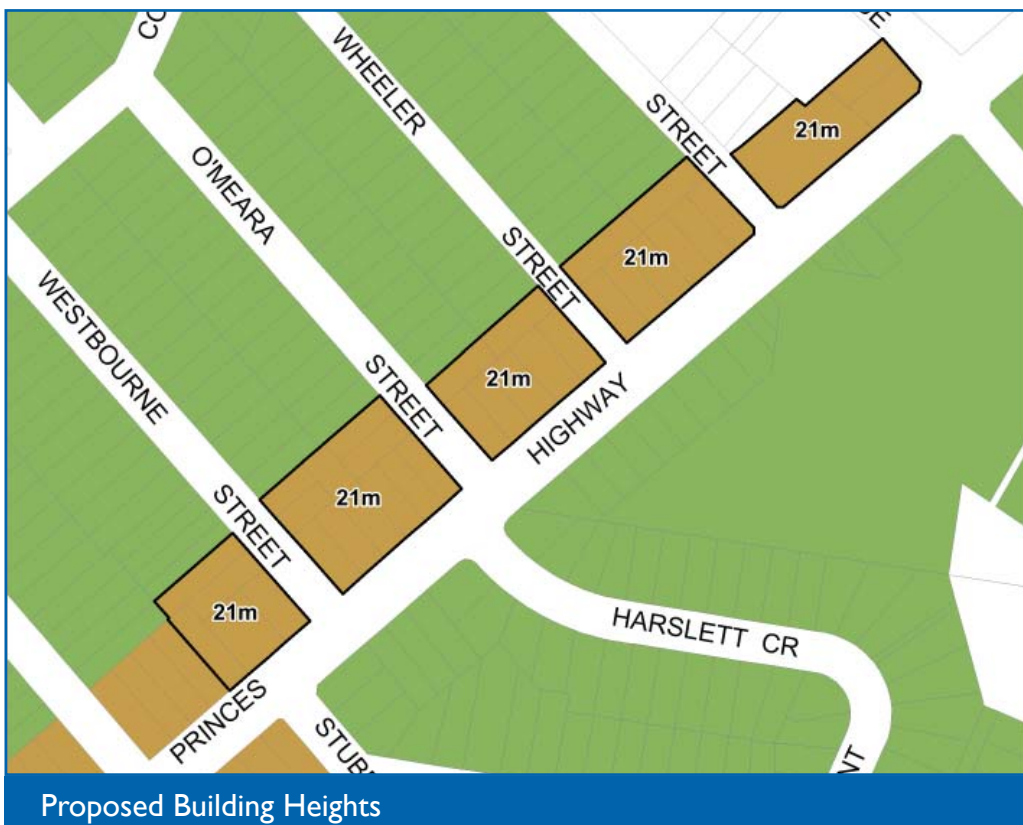
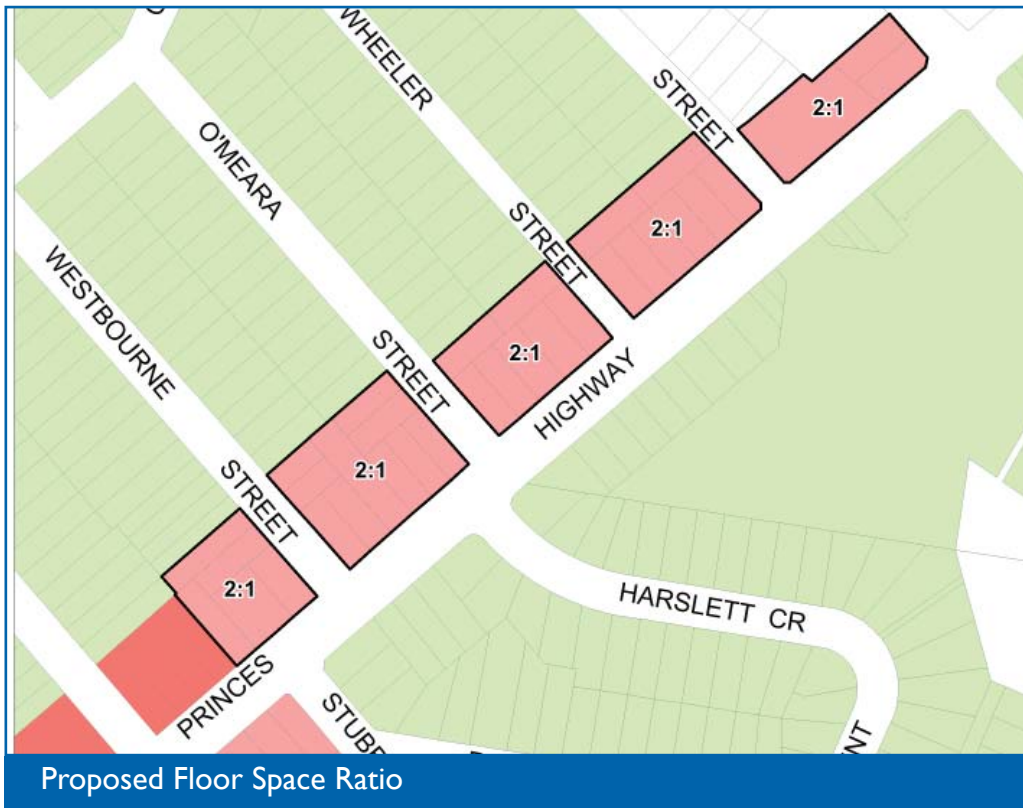
Environmental constraints	
Flood Planning	Precinct is affected by a flood planning level under Beverley Park Flood Study.
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	Carlton Station is within 800m of the precinct and is an accessible stations. 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
Proposed Density	2:1 (0.7:1 must be commercial/retail)

# Enterprise Corridor CARLTON PRECINCT





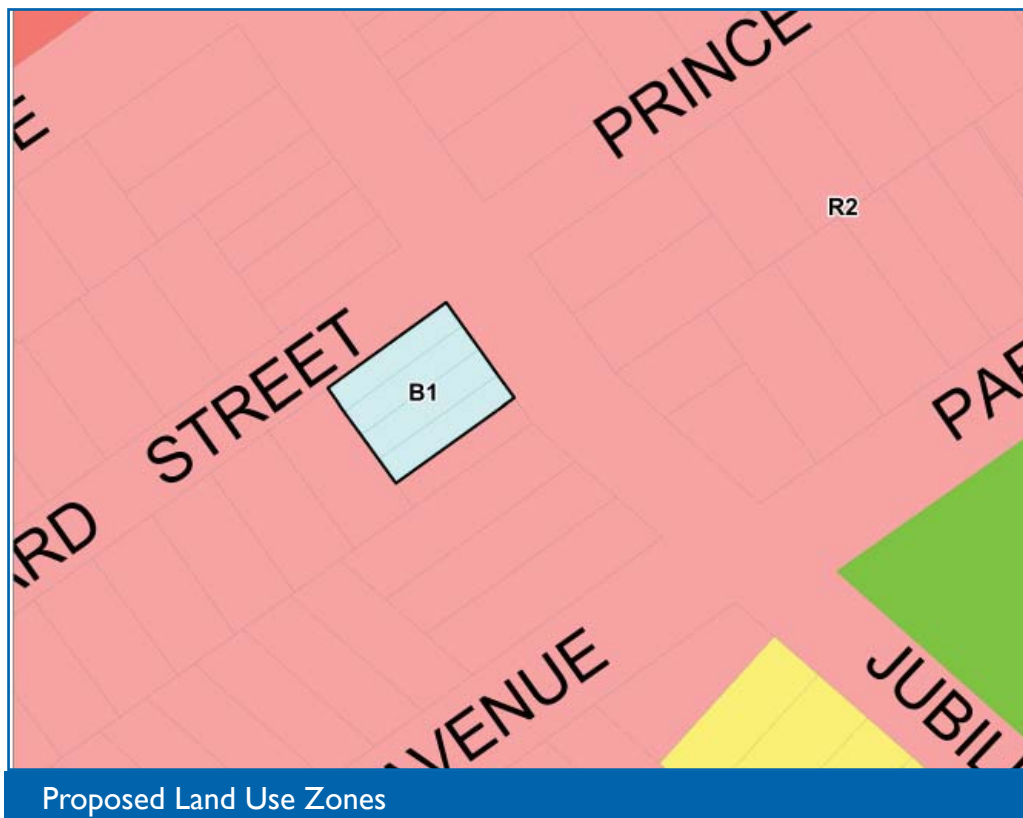
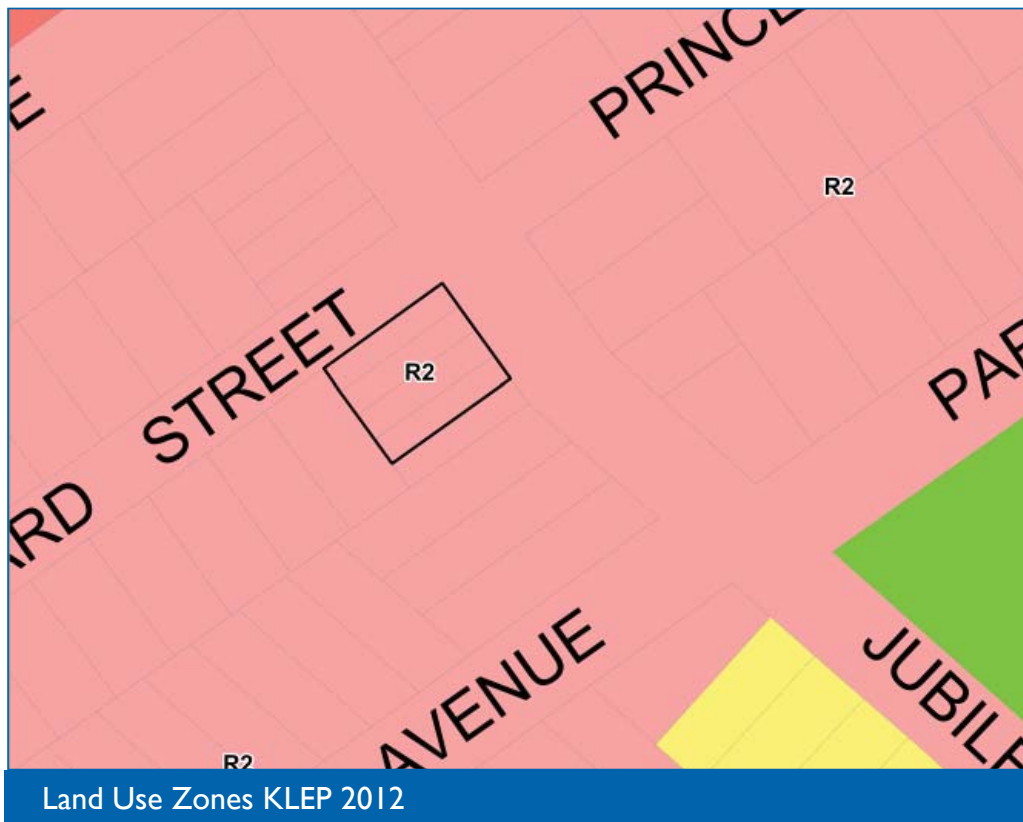
Aerial 2014

Jubilee Avenue

CARLTON PRECINCT

59

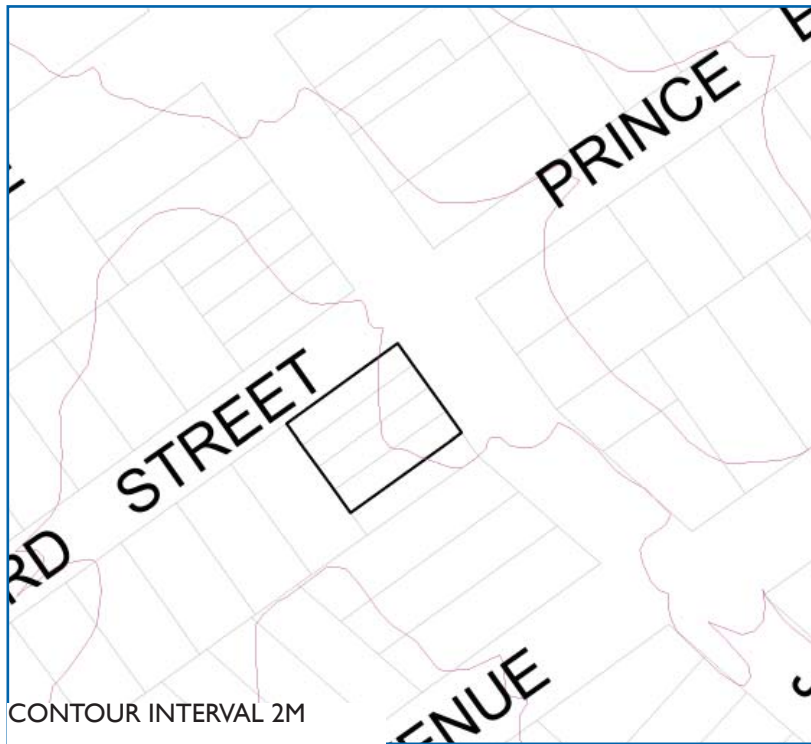
## Jubilee Avenue CARLTON PRECINCT



## Jubilee Avenue CARLTON PRECINCT

Area	762m <sup>2</sup>
No. of Dwellings	4
No. of Properties	4
Existing Zoning(s)	R2 - Low Density Residential
Proposed Zoning	BI - 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

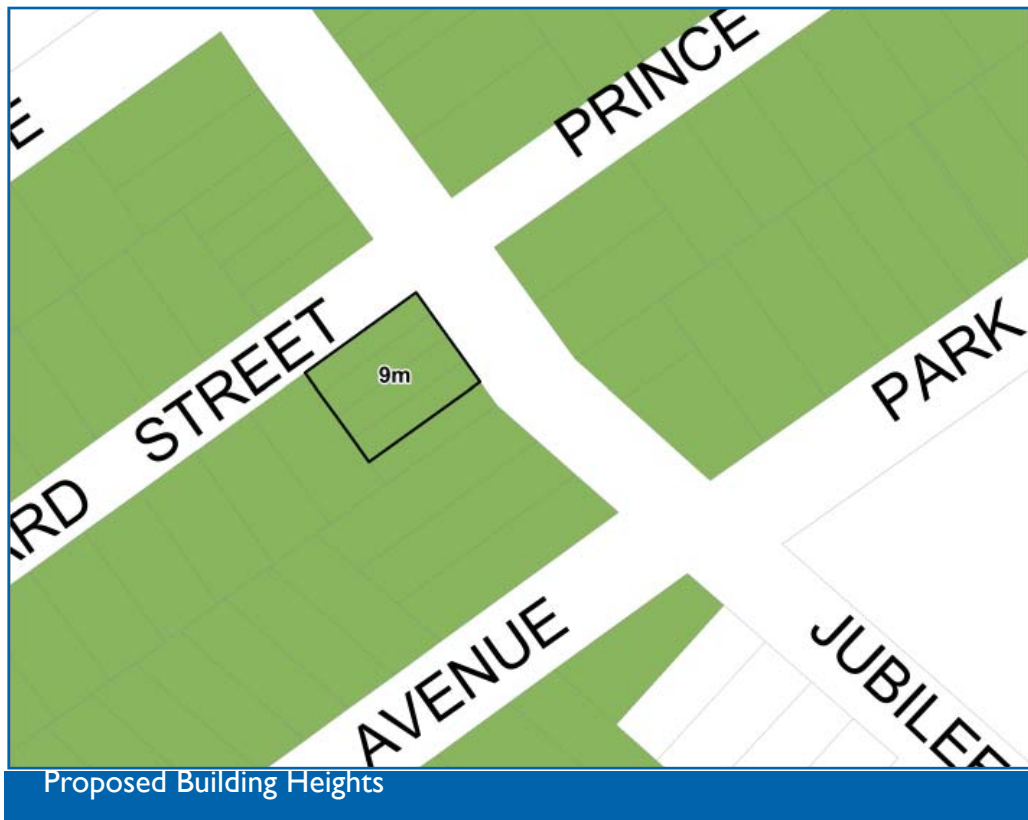
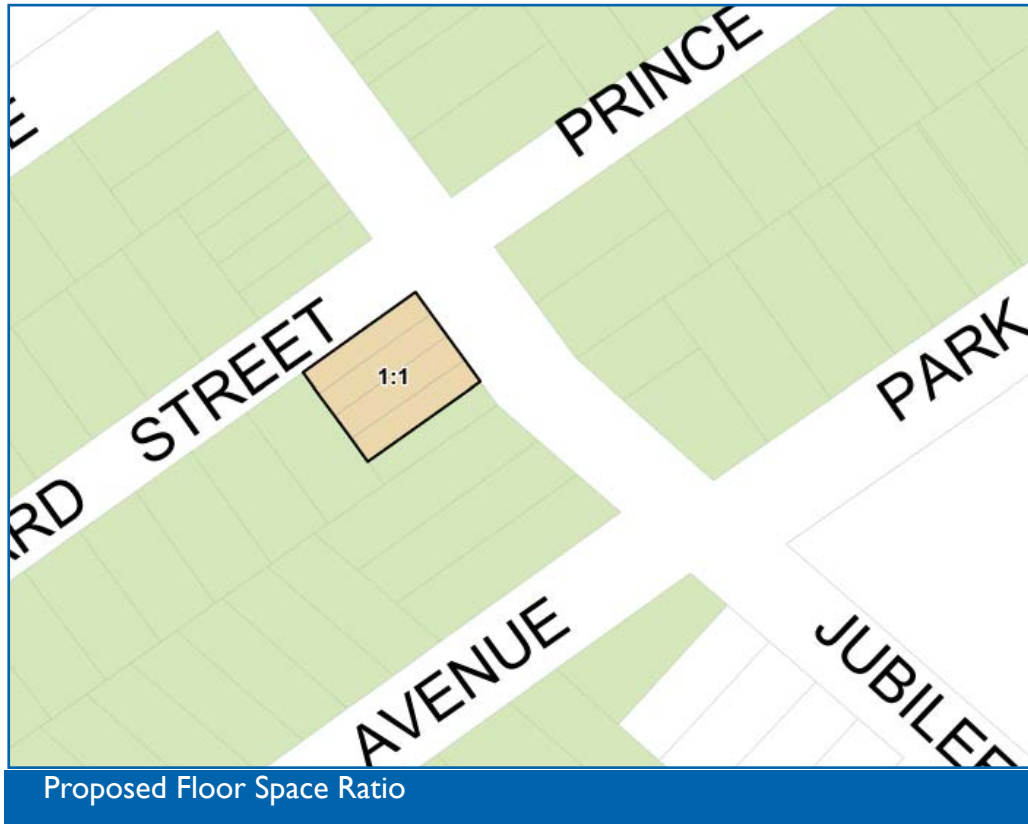


Environmental constraints	
Flood Planning	Precinct is affected by a flood planning level under Beverley Park Flood Study.
Heritage	There are no heritage items or conservation areas within the precinct.
Walkability to transport node	Carlton Station is within 800m of the precinct and is an accessible stations. 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 1km of the precinct: several long day and out of school hours childcare centres, one nursing home and various churches.

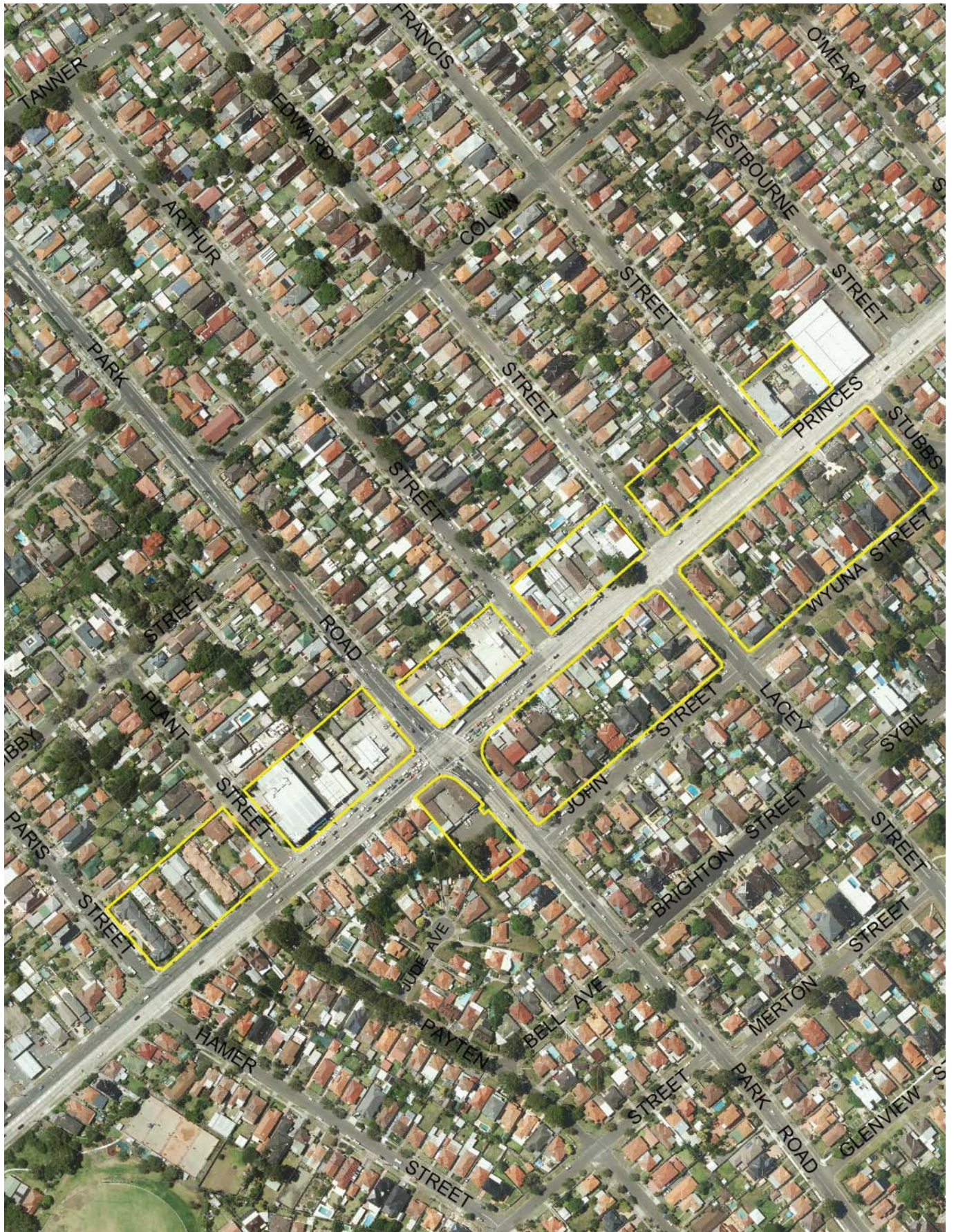
# Jubilee Avenue CARLTON PRECINCT

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

Jubilee Avenue  
CARLTON PRECINCT





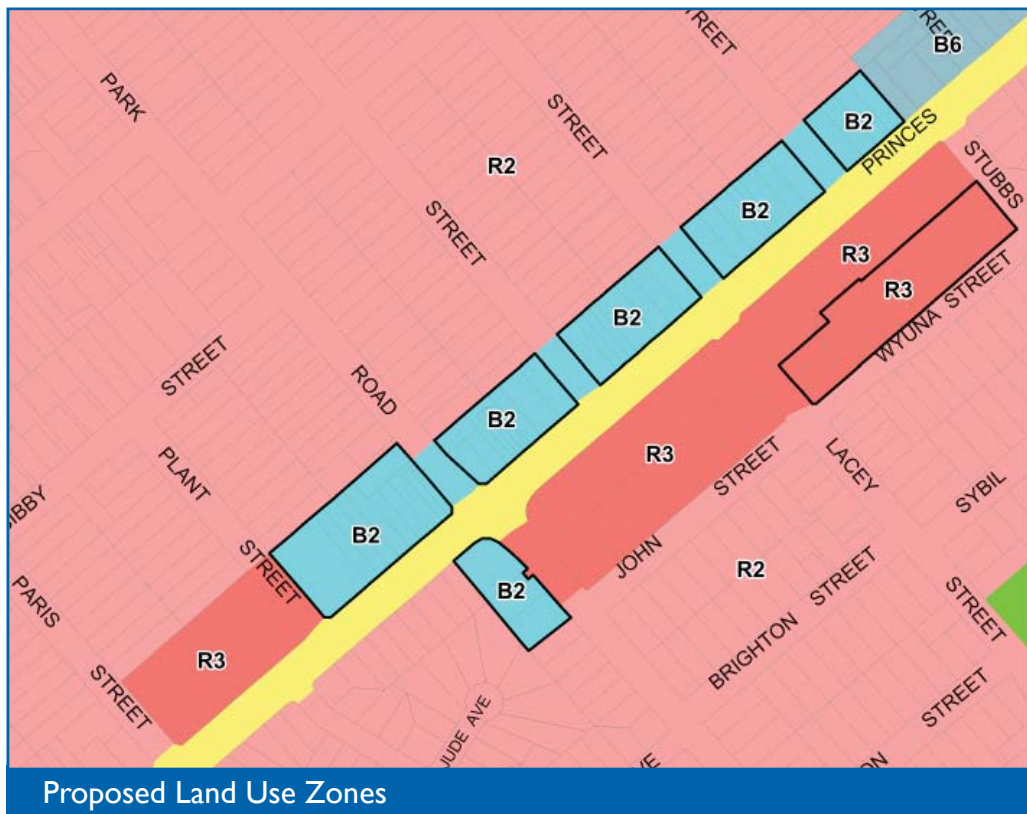
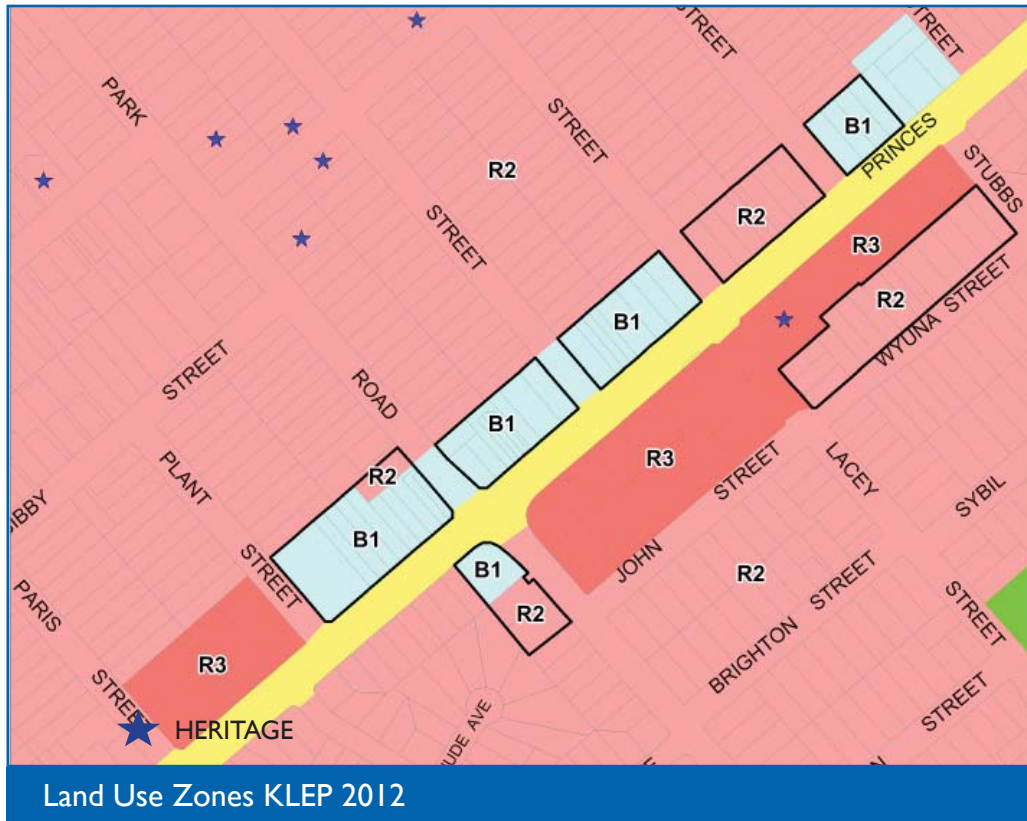


Aerial 2014

Princes Highway Centre  
**CARLTON PRECINCT**

65

# Princes Highway Centre CARLTON PRECINCT

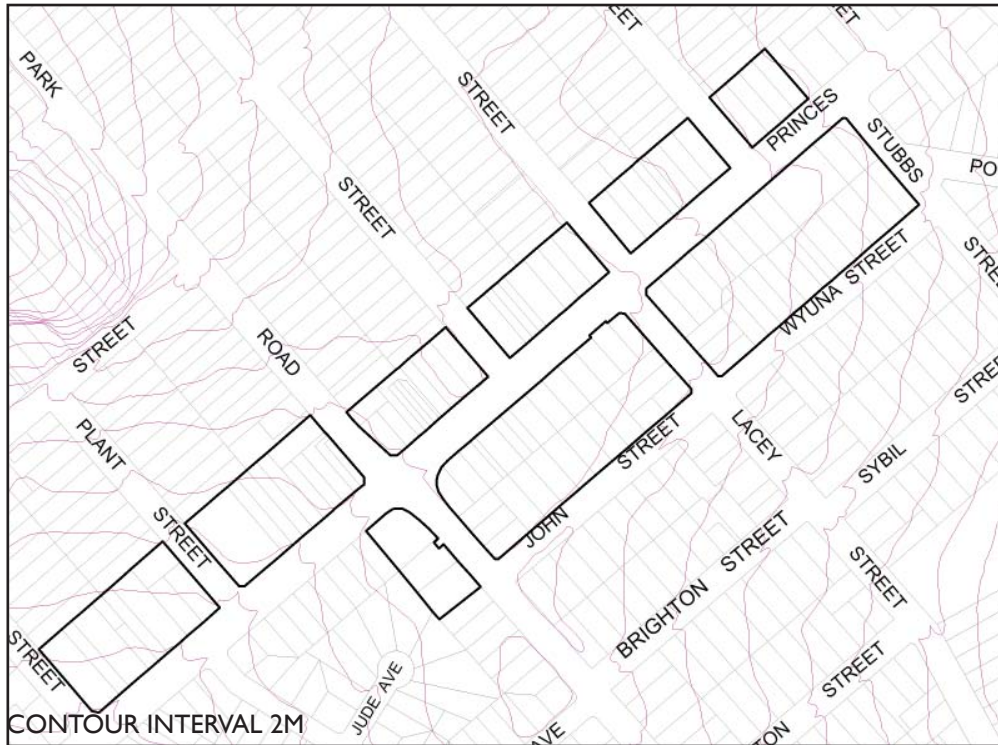


# Princes Highway Centre

## CARLTON PRECINCT

Area	59,910m <sup>2</sup>
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

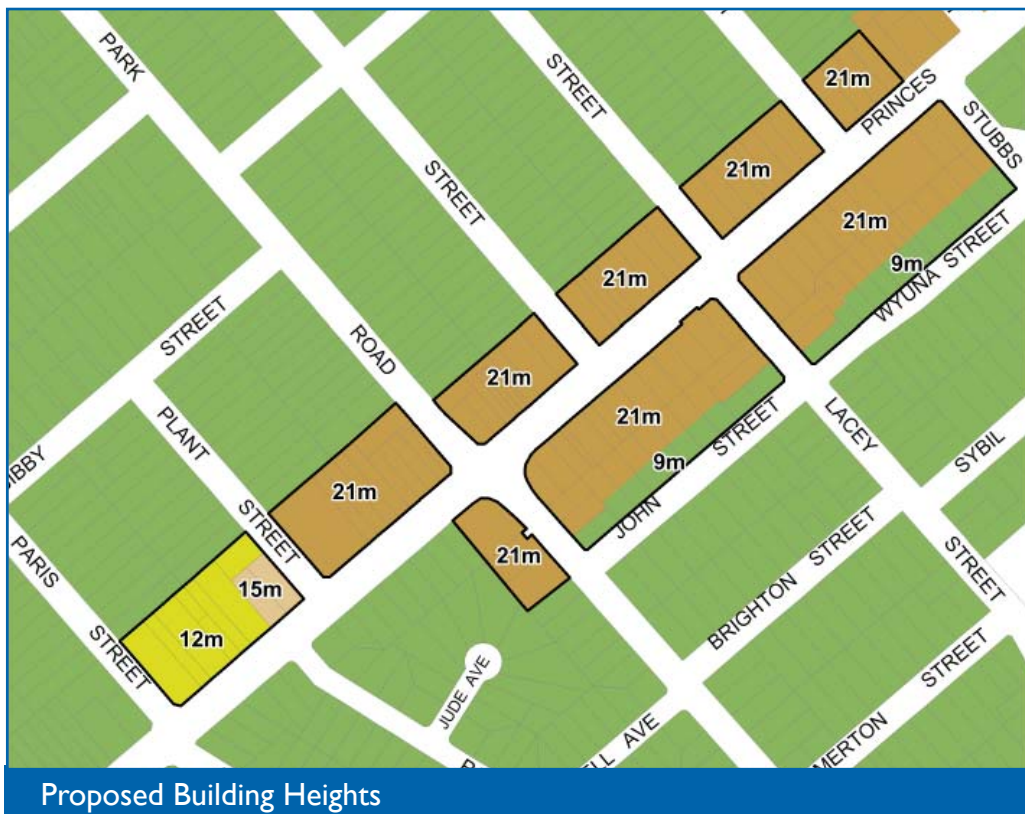
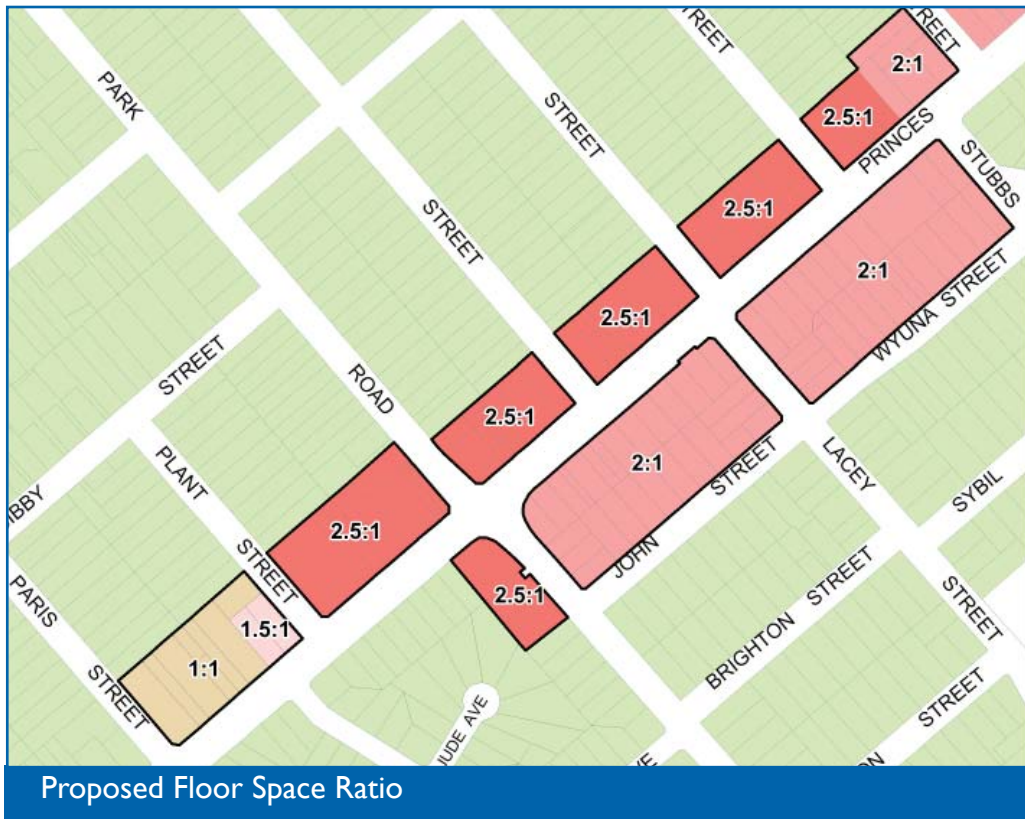


Environmental constraints	
Flood Planning	Precinct is affected by a flood planning level under Beverley Park Flood Study.
Heritage	The heritage listing of 'Sunnyside' (No.188 Princes Highway) within the precinct would not impede further development of the precinct subject to transitions of height appropriate 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	15m	21m	21m
Proposed Density	1:1	1.5:1	2:1	2.5:1

# Princes Highway Centre CARLTON PRECINCT





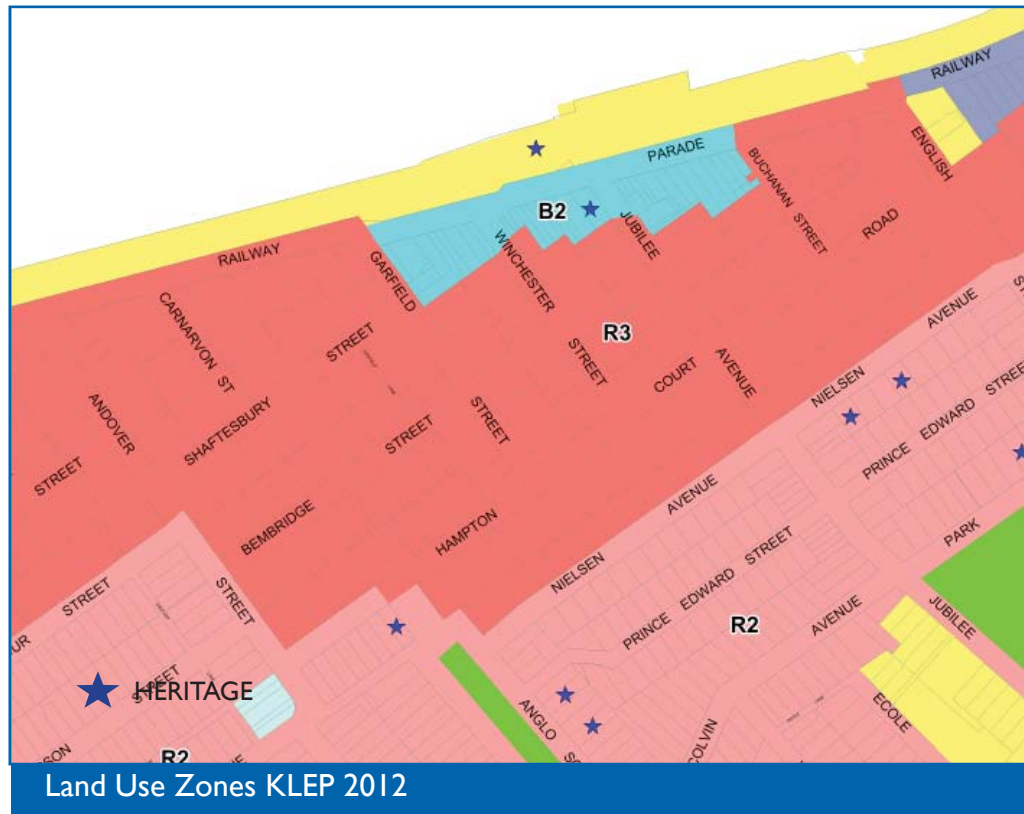
Aerial 2012

Railway Parade

CARLTON PRECINCT

71

# Railway Parade CARLTON PRECINCT



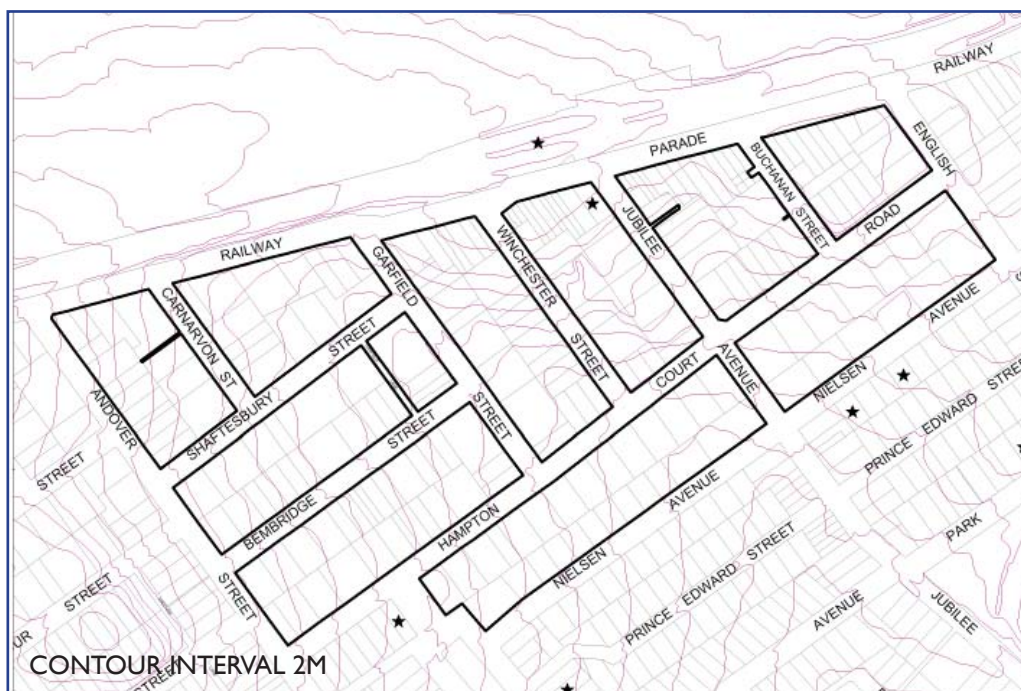


# Railway Parade

## CARLTON PRECINCT

Area	161,013m <sup>2</sup>
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	<p>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.</p> <p>The surrounding medium density area is predominately two and three storey residential flat buildings. There are some single dwellings remaining.</p>
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



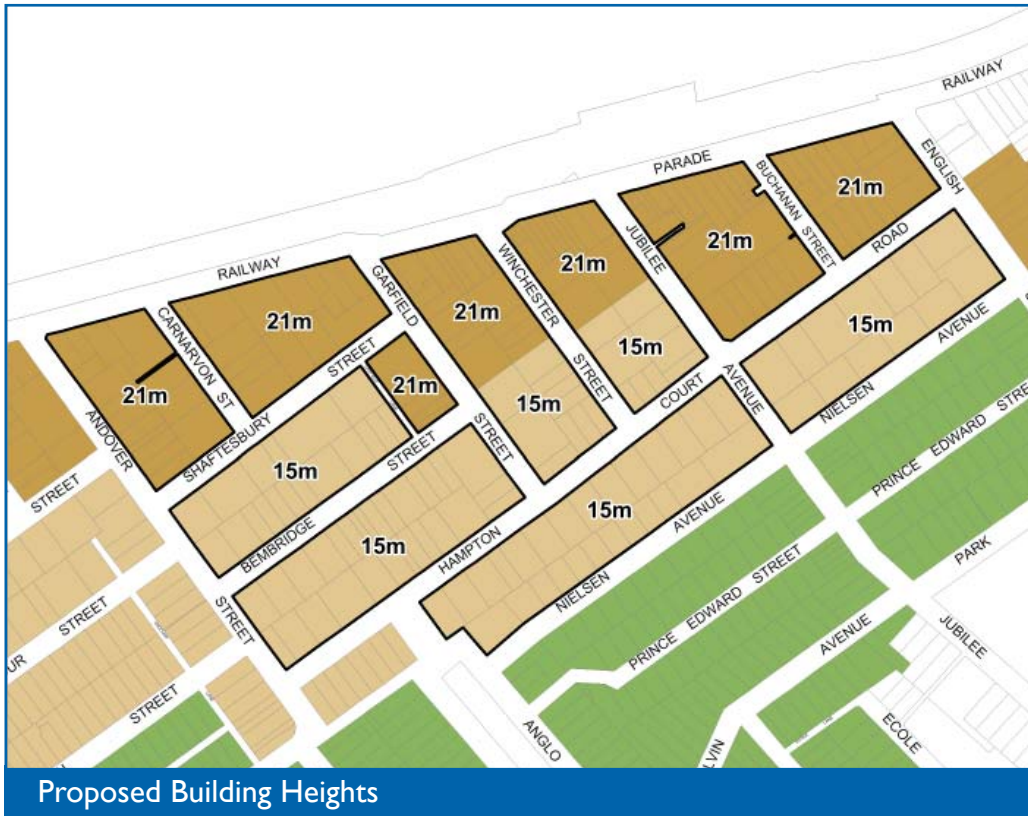
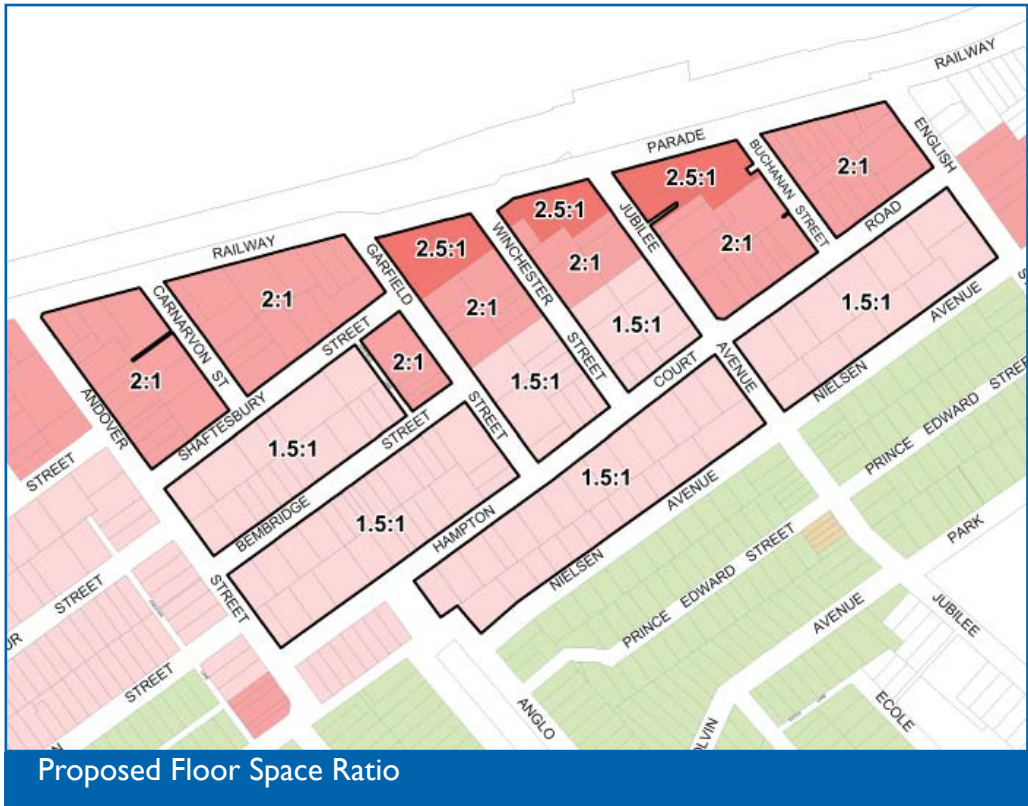
Environmental constraints	
Flood Planning	Parts of the precinct are affected by a flood planning level under Beverley Park Flood Study.
Heritage	The heritage listing of The Royal Hotel (No.314 Railway Parade) within the precinct would not impede further development of the precinct subject to transitions 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 Peshurst, Kogarah High, Moorefield Girls High, Oatley Public, Peshurst 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	21m	21m
Proposed Density	1.5:1	2:1	2.5:1

# Princes Highway Centre CARLTON PRECINCT





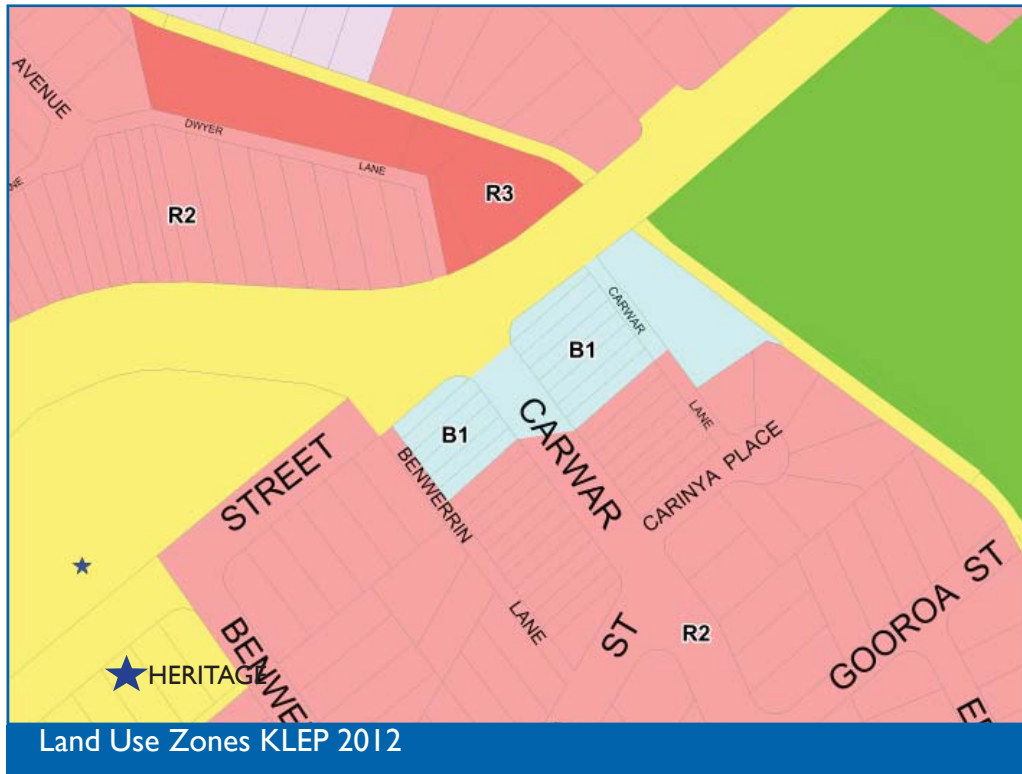
Aerial 2014

Carss Park Centre

CARSS PARK PRECINCT

77

# Carss Park Centre CARSS PARK PRECINCT



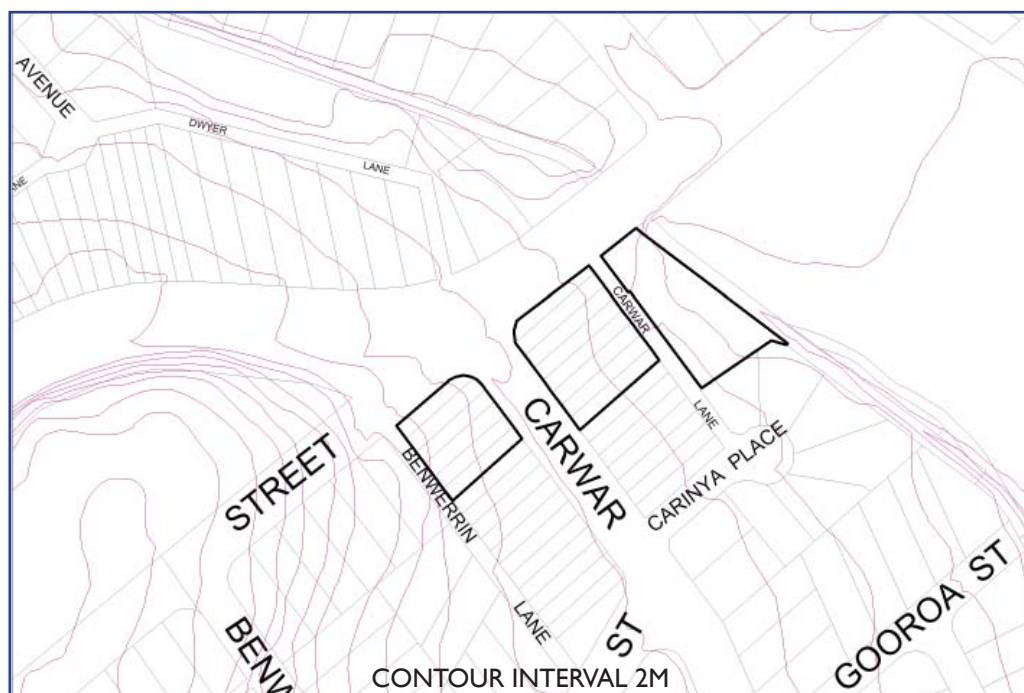
# Carss Park Centre

## CARSS PARK PRECINCT

Area	161,013m <sup>2</sup>
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	<p>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.</p> <p>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</p> <p>Townhouses and single dwellings to the north in the R3 medium density zone.</p>
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	12m
Proposed Density (Floor Space Ratio)	0.7:1	1.8:1

# Carss Park Centre

## CARSS PARK PRECINCT

