



Aerial 2012

Hurstville Centre HURSTVILLE PRECINCT

83

Hurstville Centre

HURSTVILLE PRECINCT

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

Hurstville Centre HURSTVILLE PRECINCT



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

Hurstville Centre

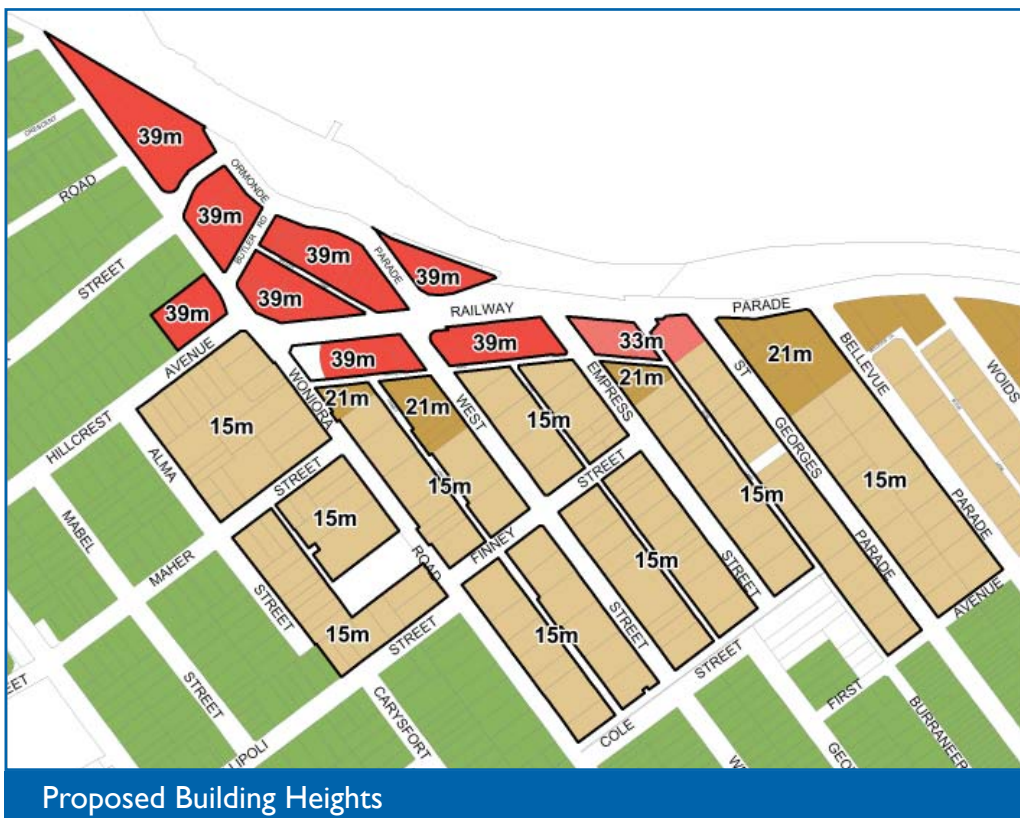
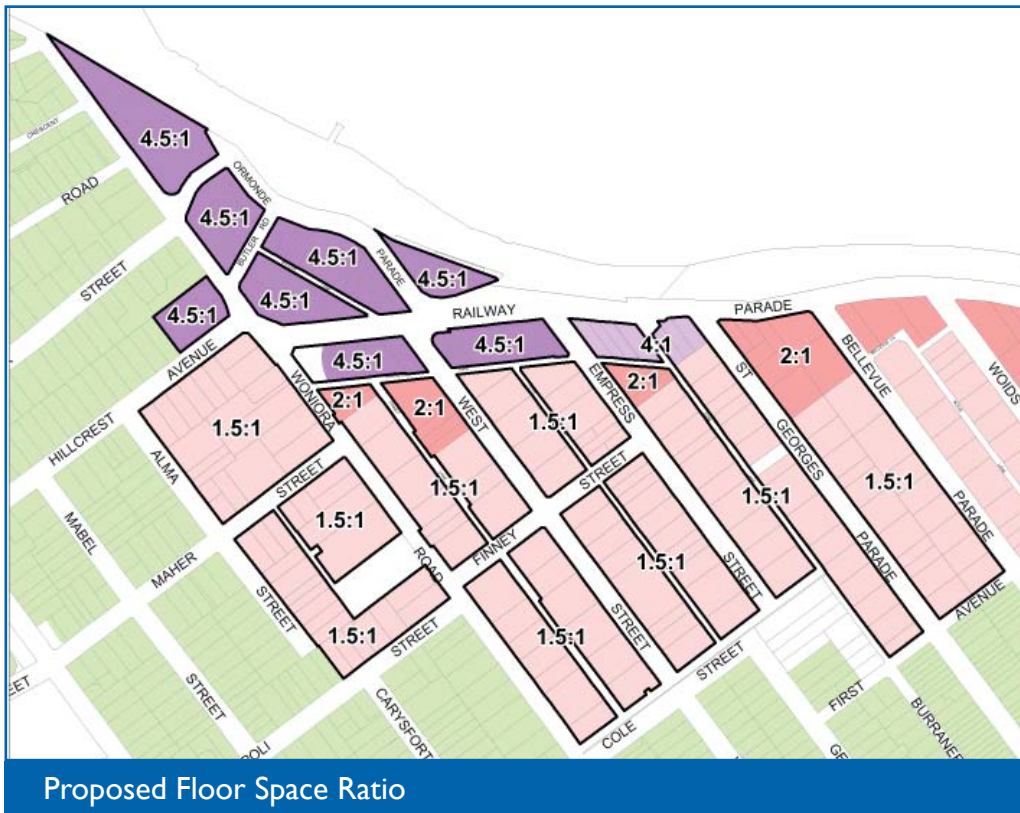
HURSTVILLE PRECINCT

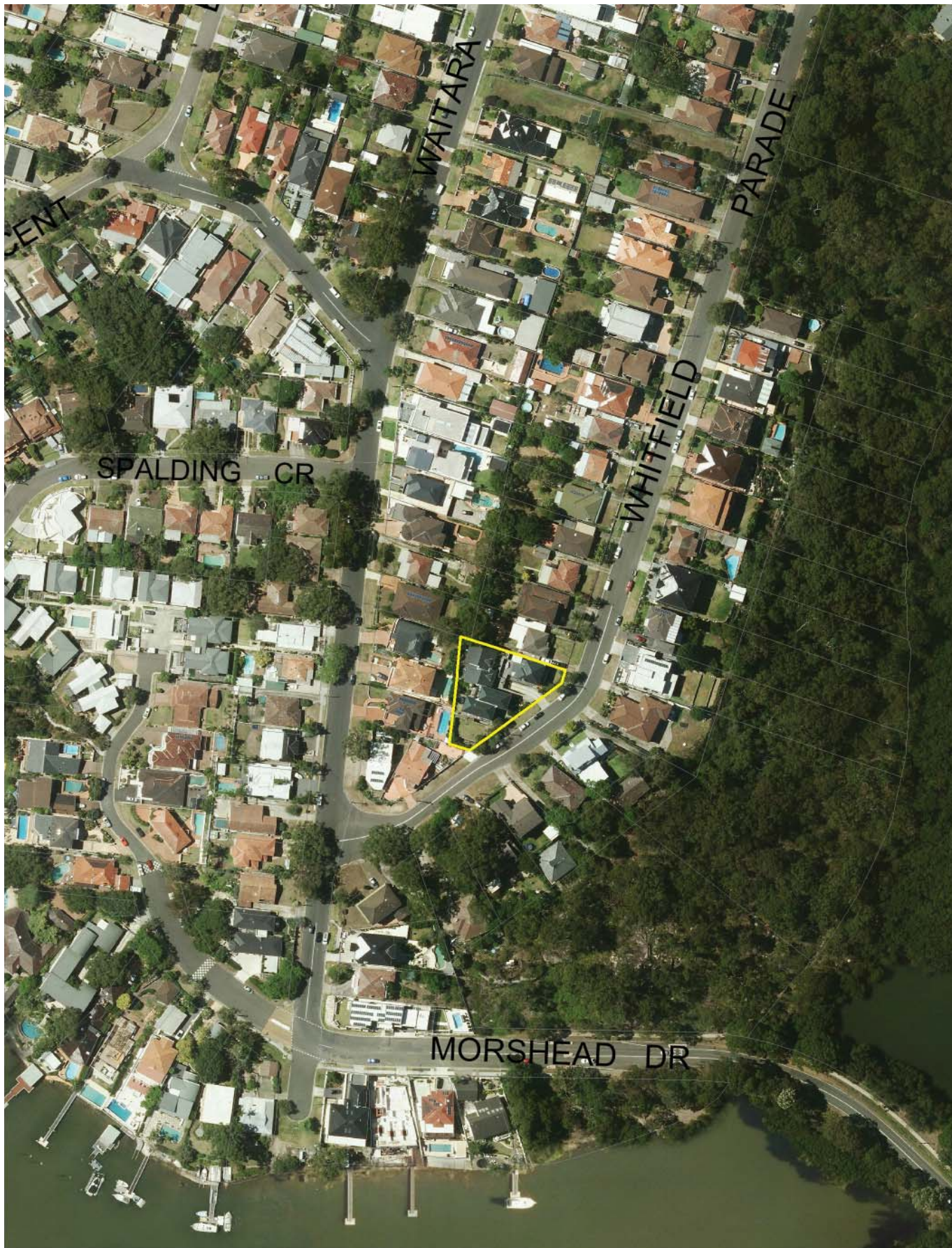
Walkability to community facility	Two long day childcare centres and two outside of school hours care centres are located within the precinct. A nursing home is located adjacent to the precinct.
-----------------------------------	--

Recommendation			
Proposed Development Type	R3 Residential flat building	R4 Residential flat building	B4 Mixed use
Proposed Height	15m	33m	39m
Proposed Density (Floor Space Ratio)	1.5:1	4:1	4.5:1

Hurstville Centre

HURSTVILLE PRECINCT





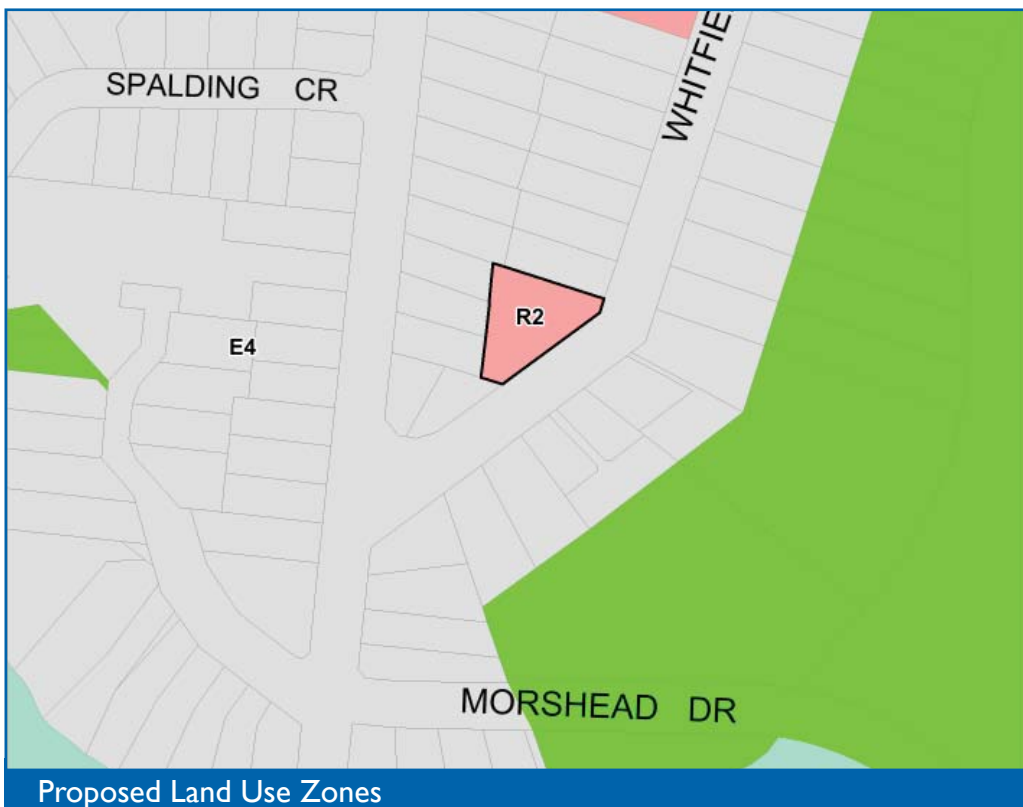
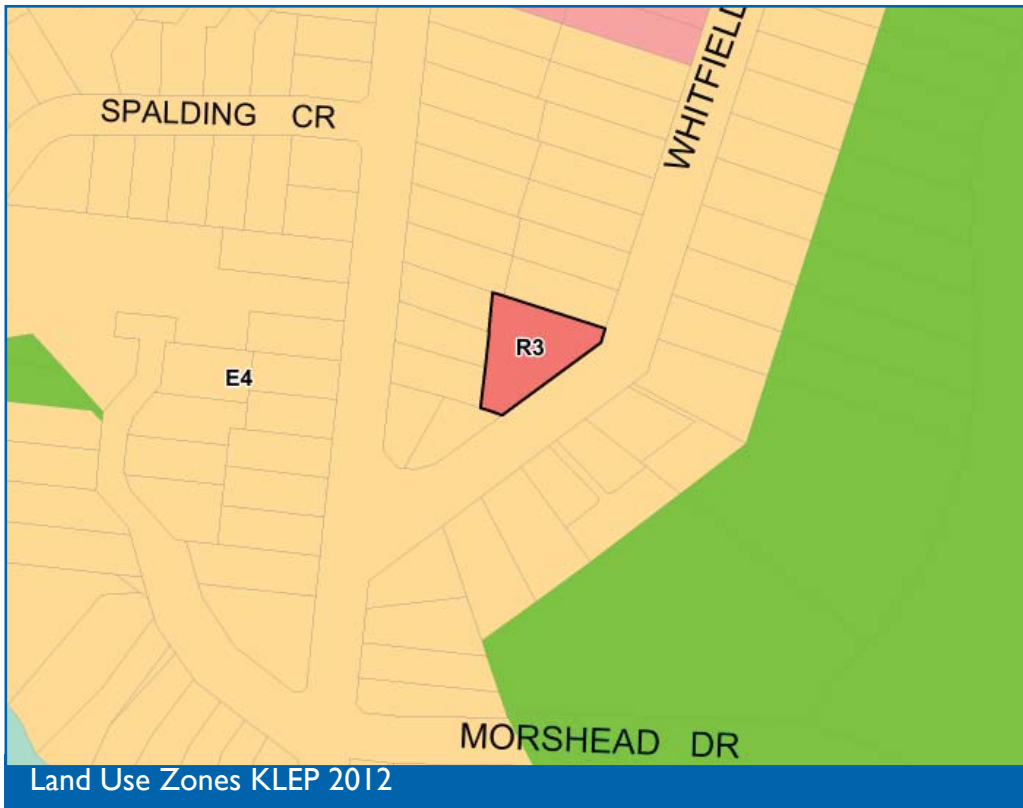
KLEP 2012
Land Use Zones

76 Whitfield Parade

HURSTVILLE GROVE PRECINCT

89

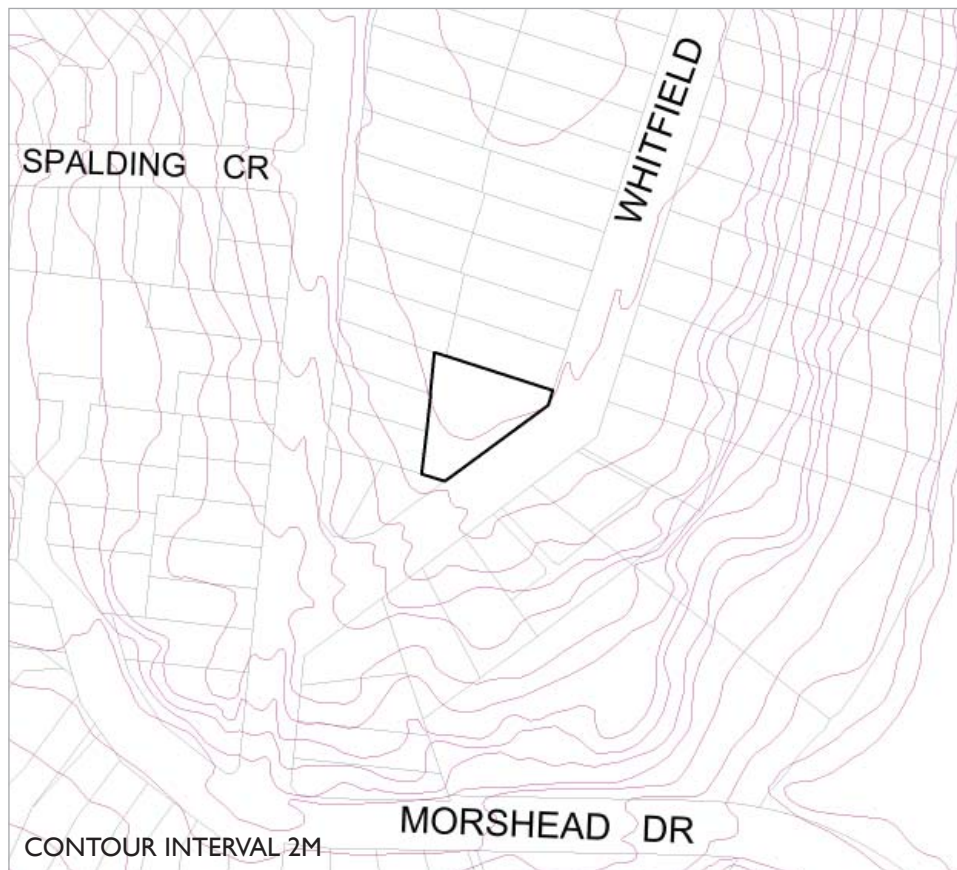
76 Whitfield Parade HURSTVILLE GROVE PRECINCT



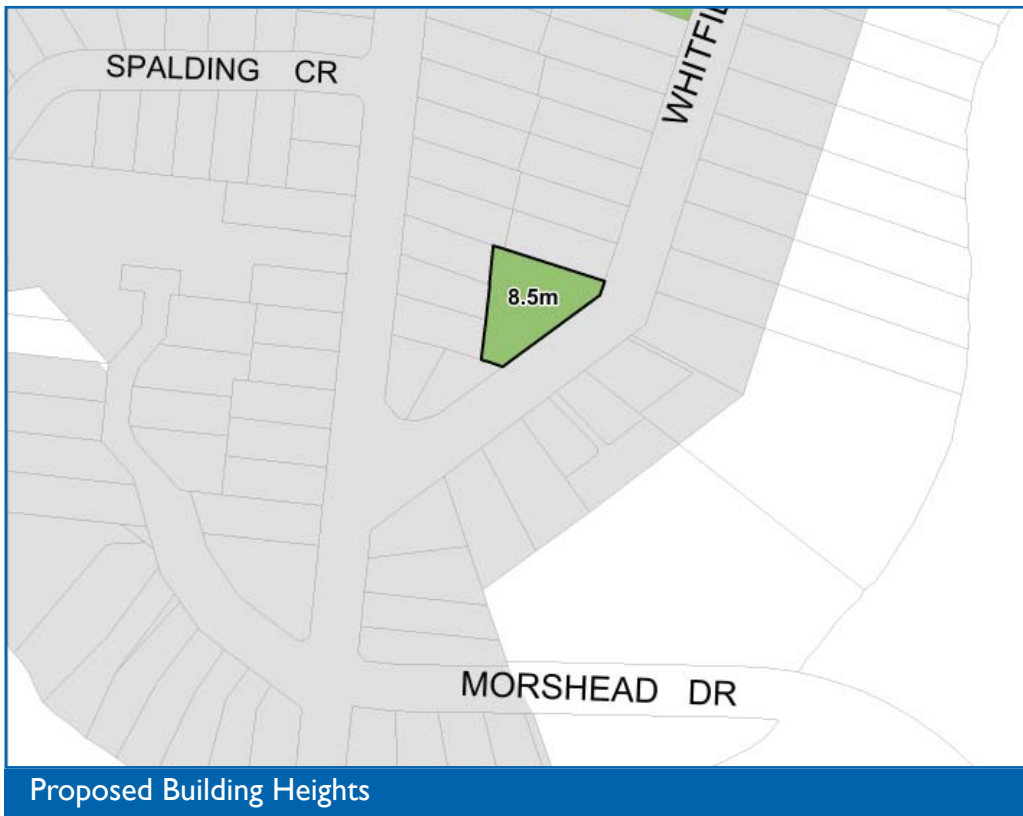
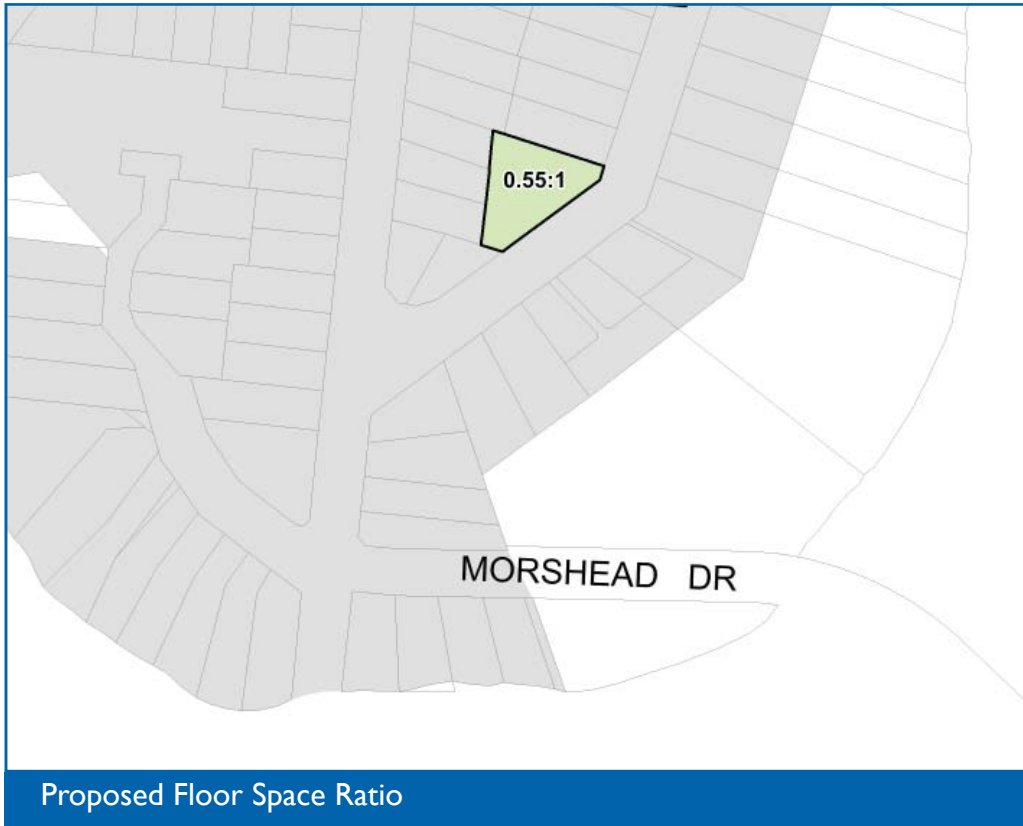
76 Whitfield Parade

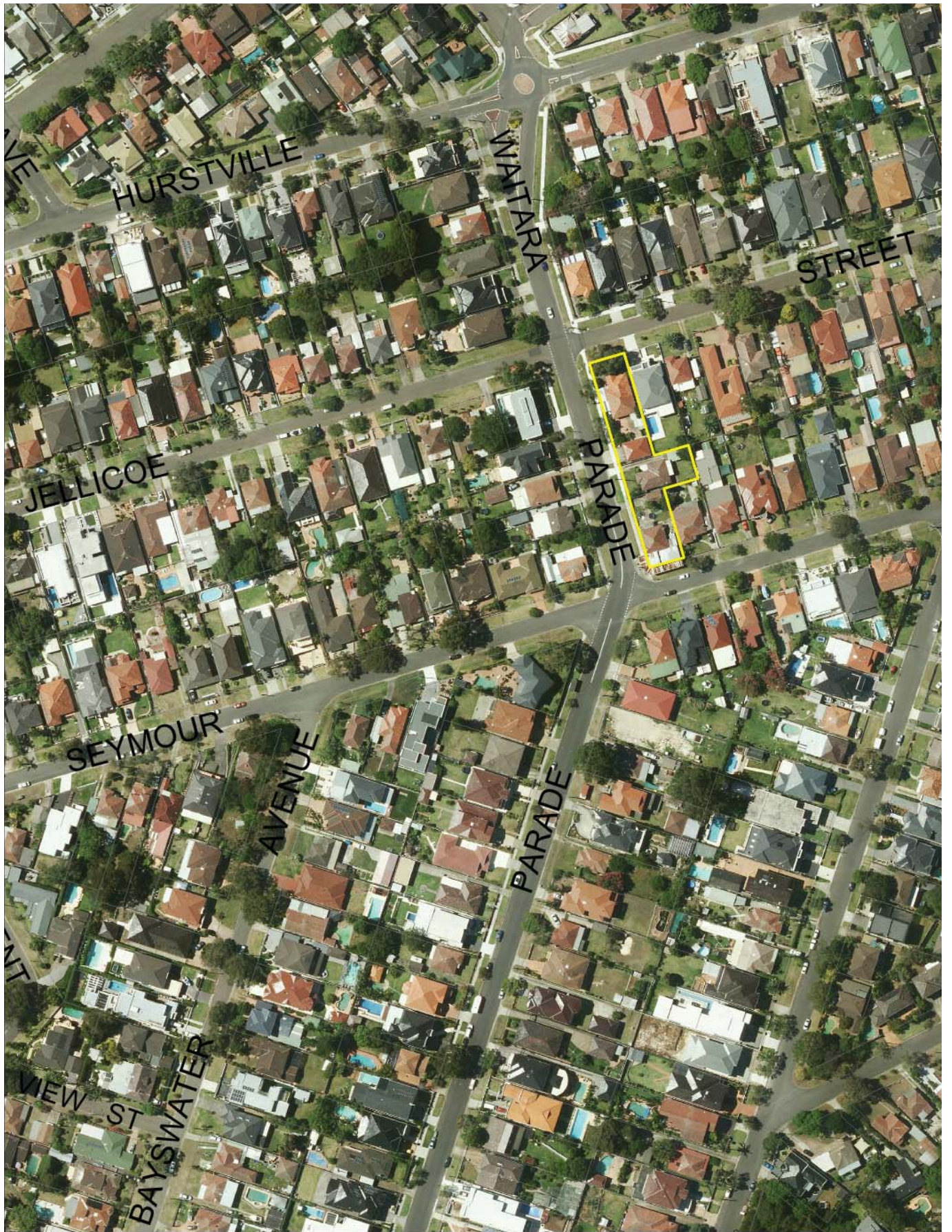
HURSTVILLE GROVE PRECINCT

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



76 Whitfield Parade
HURSTVILLE GROVE PRECINCT





Aerial 2012

Waitara Parade

HURSTVILLE GROVE PRECINCT

93

Waitara Parade HURSTVILLE GROVE PRECINCT



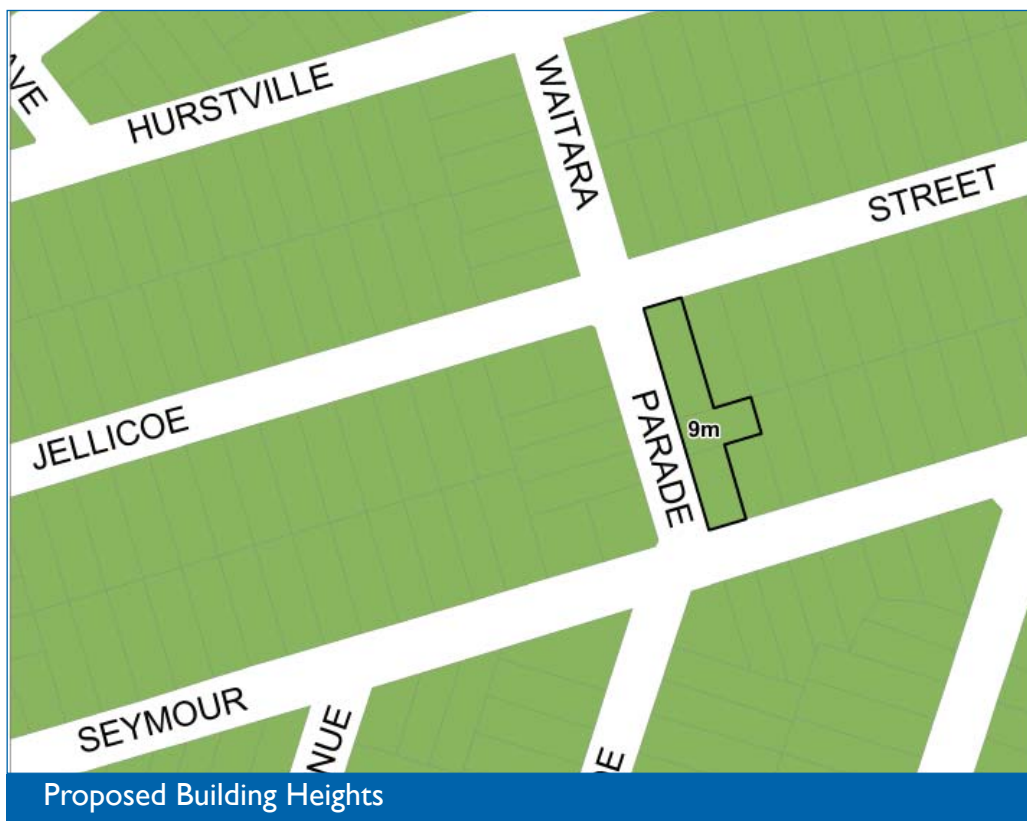
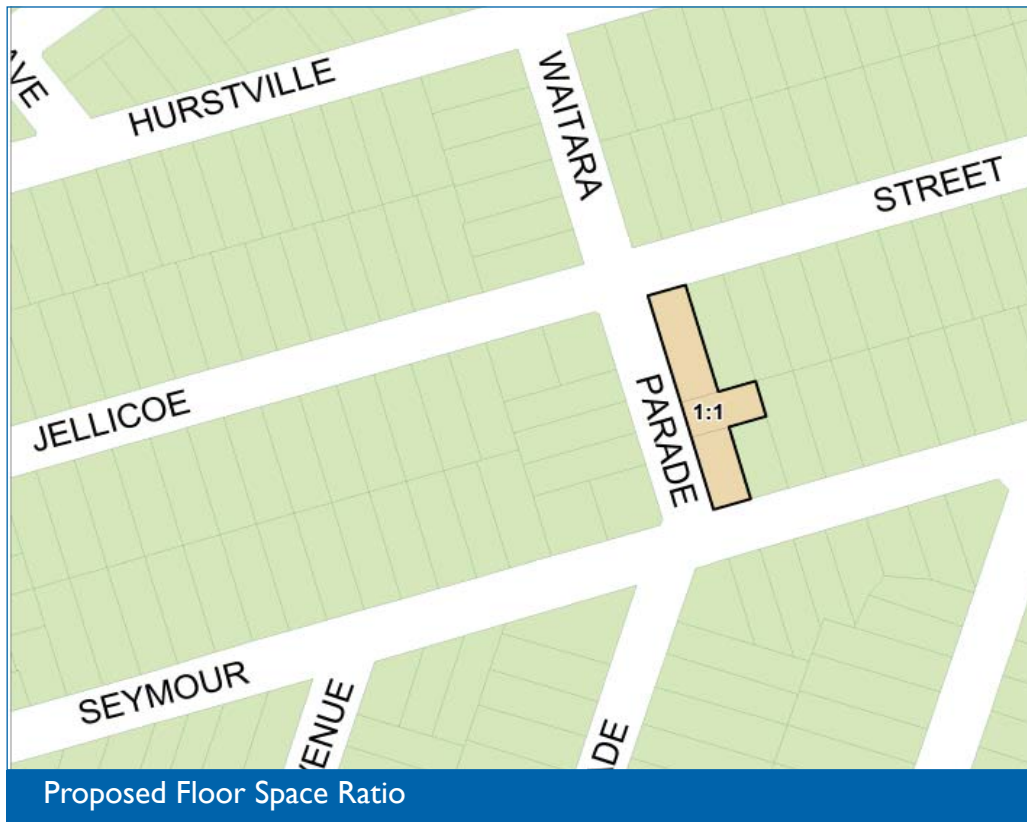
Waitara Parade

HURSTVILLE GROVE PRECINCT

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



Waitara Parade HURSTVILLE GROVE PRECINCT

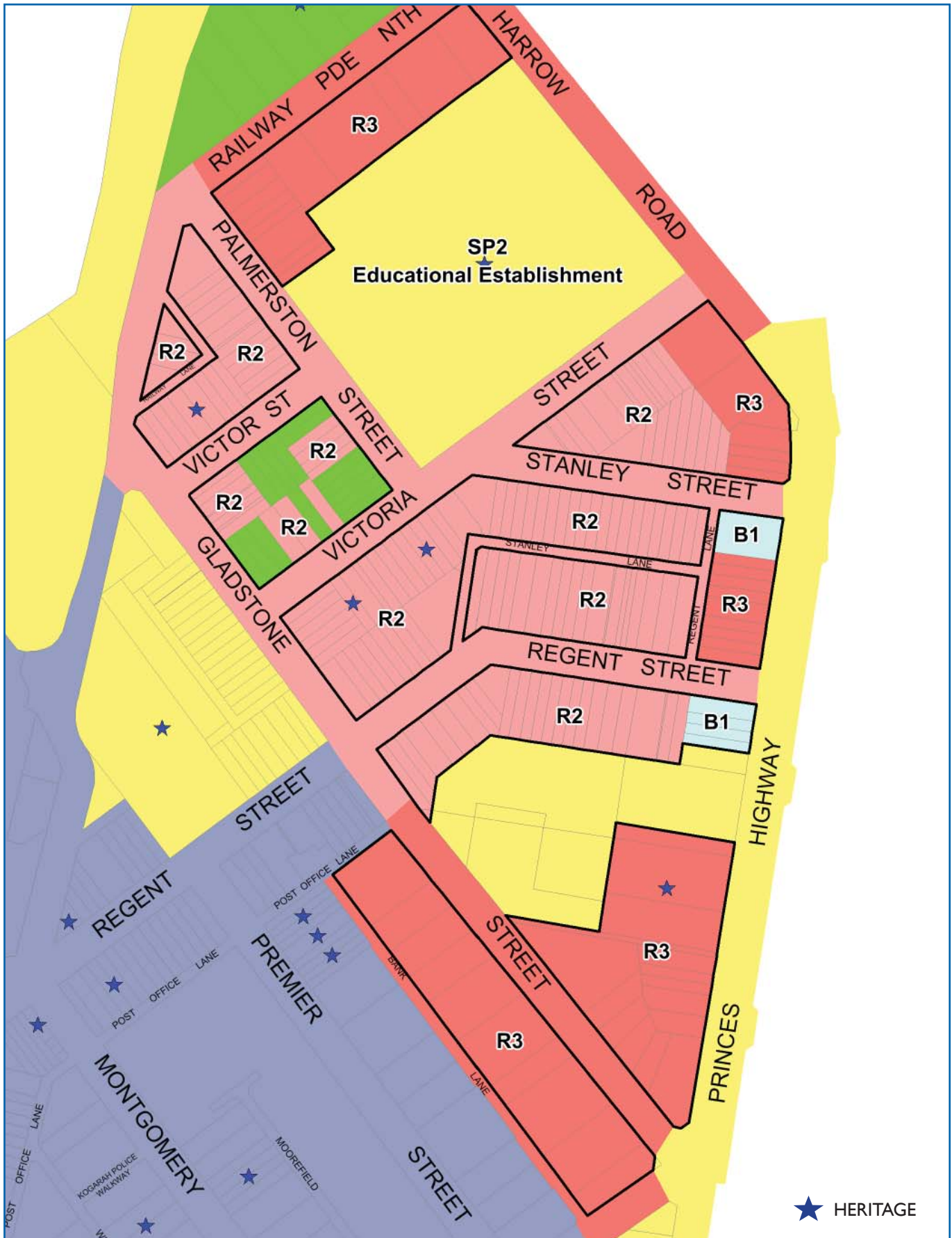


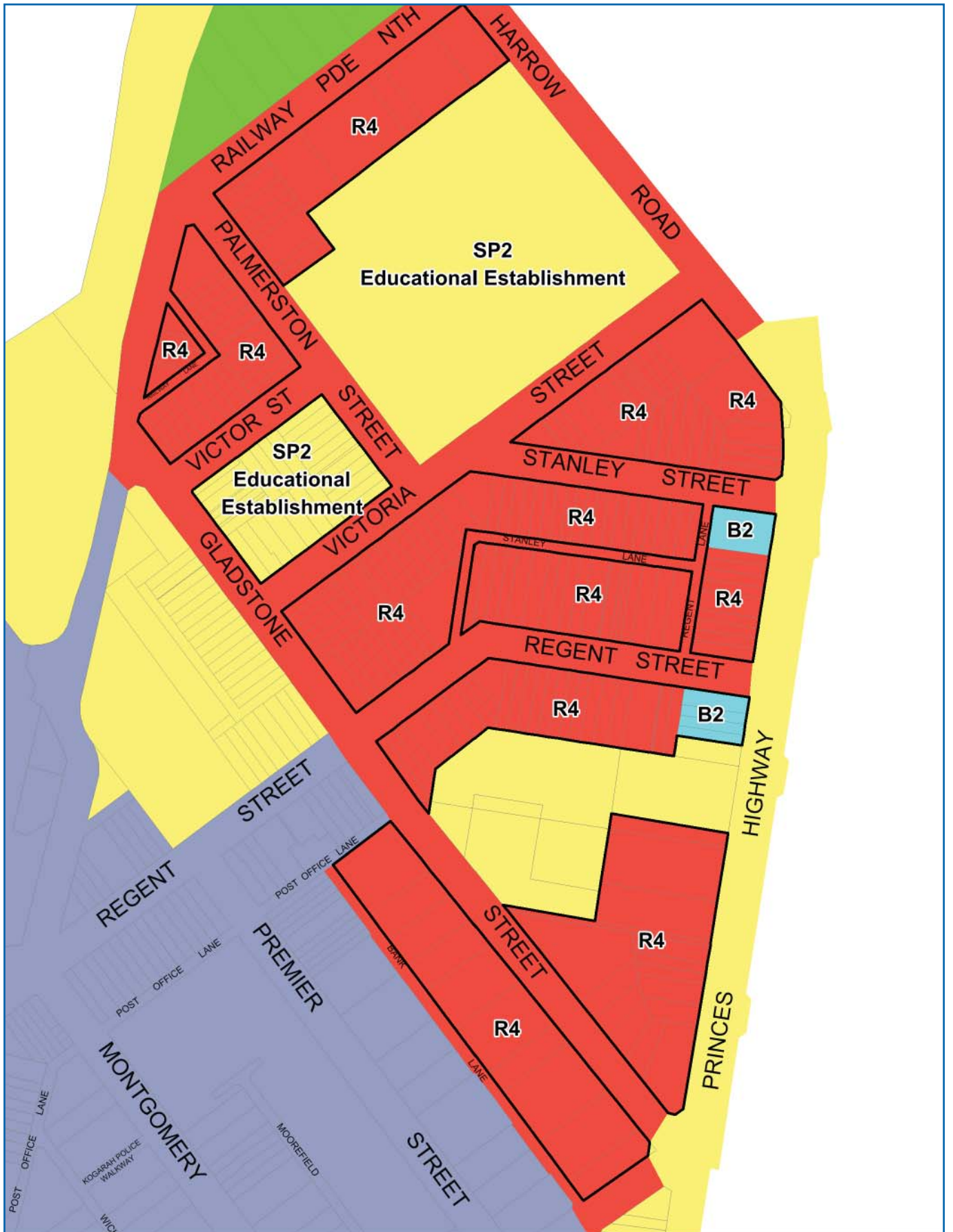


Aerial 2014

Kogarah North KOGARAH PRECINCT

97





Proposed
Land Use Zones

Kogarah North

KOGARAH PRECINCT

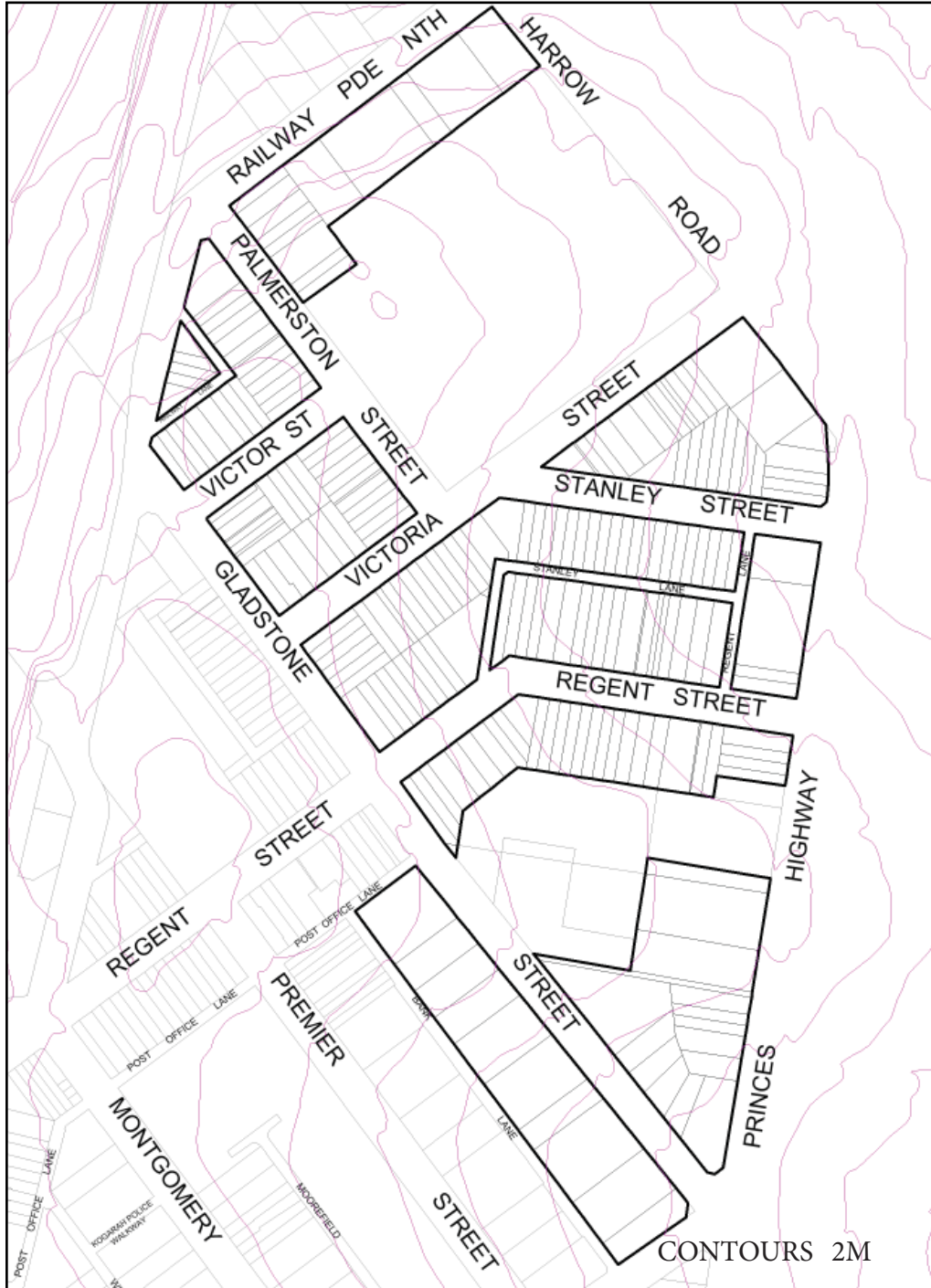
99

Kogarah North

KOGARAH PRECINCT

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

Kogarah North KOGARAH PRECINCT

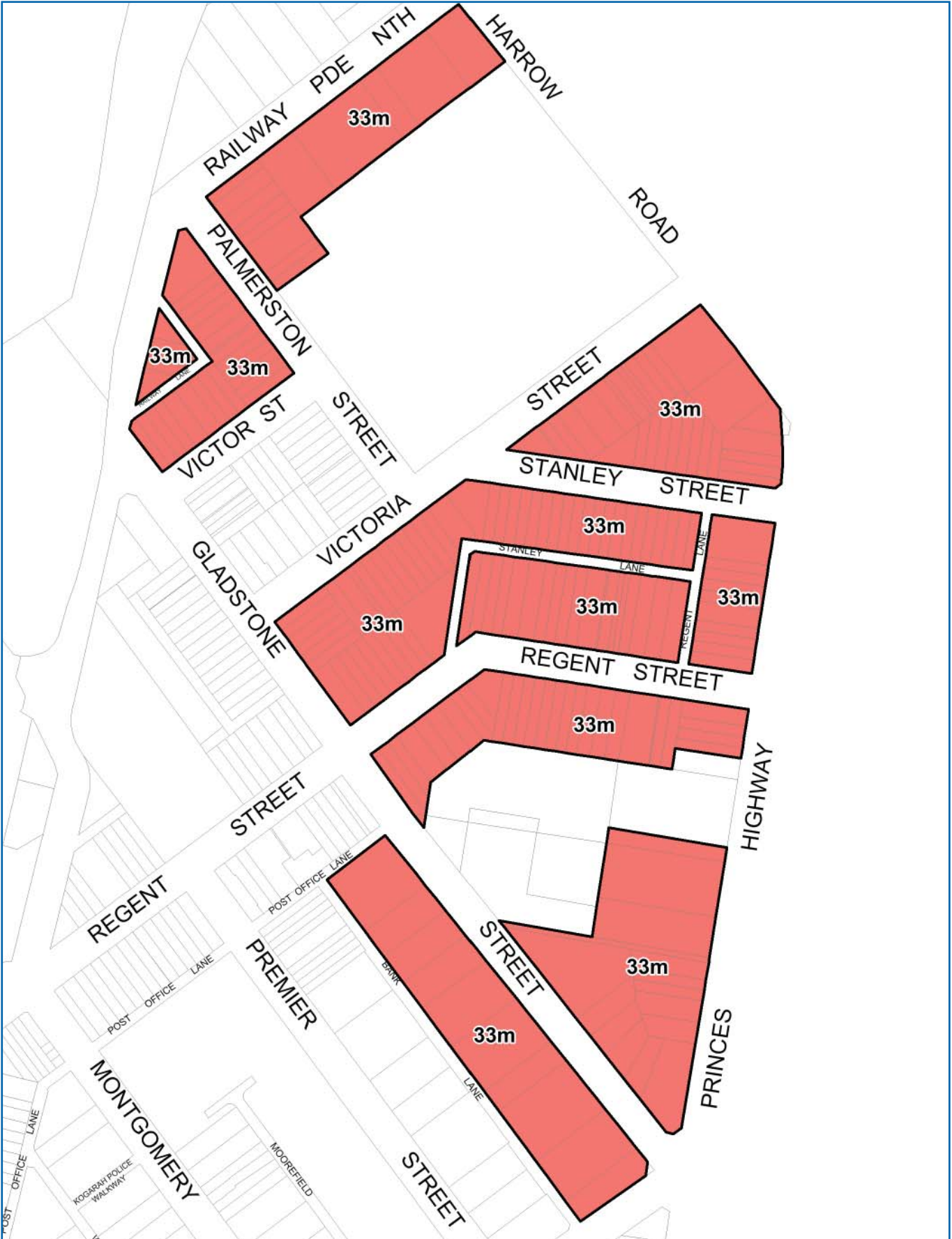


Kogarah North

KOGARAH PRECINCT

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

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



104

Proposed Building Heights

Kogarah North

KOGARAH PRECINCT

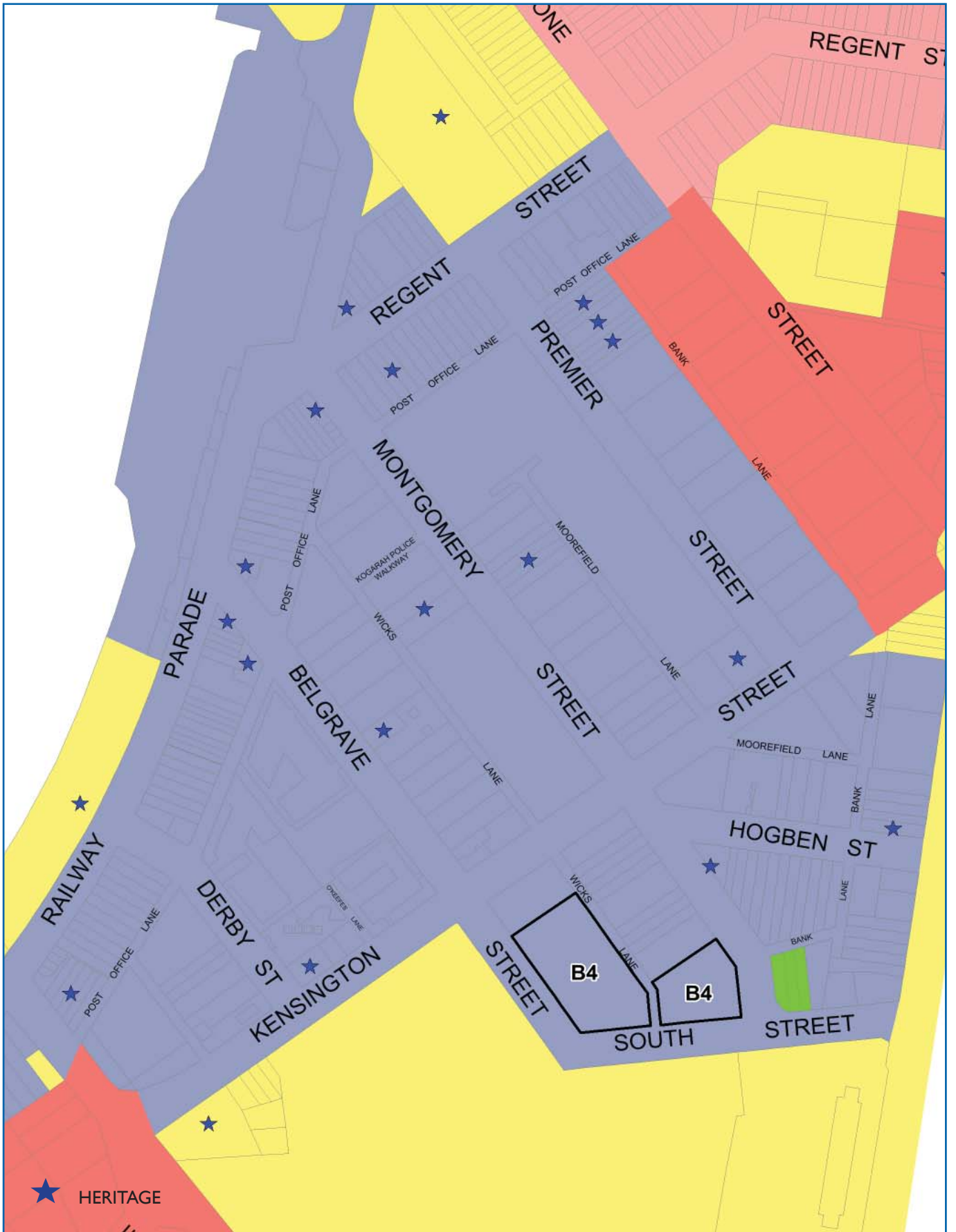


Aerial 2012

Kogarah Town Centre

KOGARAH PRECINCT

105

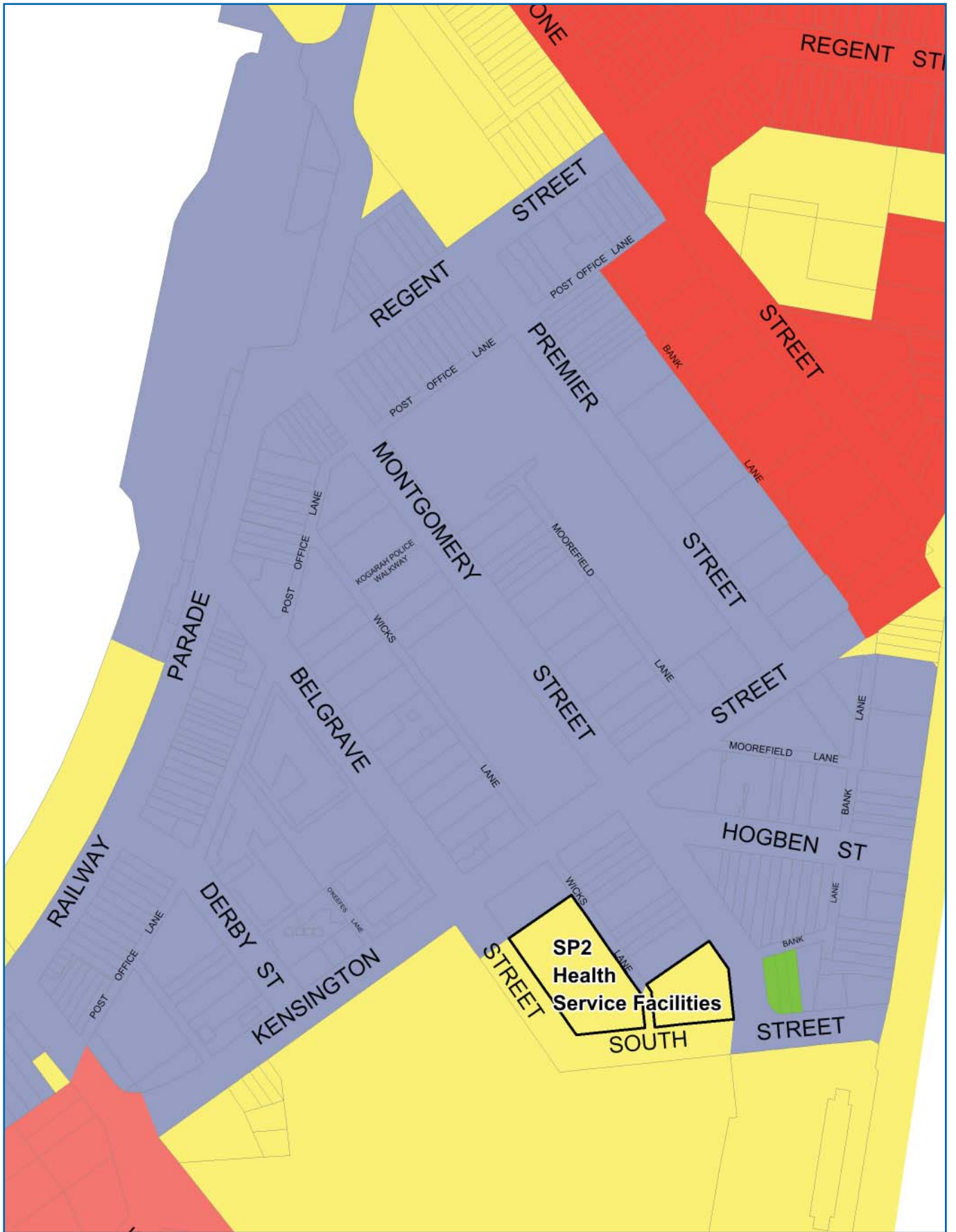


106



KLEP 2012
Land Use Zones

Kogarah Town Centre
KOGARAH PRECINCT



Proposed
Land Use Zones

Kogarah Town Centre

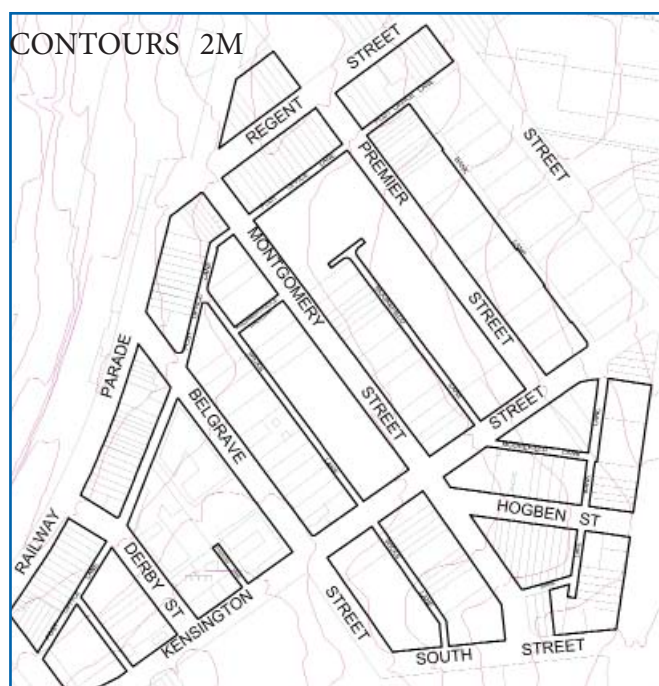
KOGARAH PRECINCT

107

Kogarah Town Centre

KOGARAH PRECINCT

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



Kogarah Town Centre

KOGARAH PRECINCT

Environmental constraints	
Flood Planning	The precinct is not affected by flooding.
Heritage	<p>The heritage listing of:</p> <ul style="list-style-type: none"> Kogarah High School, 28 Regent Street Former Commonwealth Bank, 1 Belgrave Street House and garden, "Tokio", 8 Belgrave Street Former Kogarah Presbyterian Church and hall, 1 and 2, 12–16 Derby Street Terraces, 4–14 Gray Street Kogarah Fire Station, 26 Gray Street House and garden, 50 Gray Street Shop and residence, 22 Hogben Street Former Sixth Church of Christ Scientist—Grace Chinese Church, 1A Kensington Street Terraces, "Leah Buildings", 22–28 Montgomery Street Kogarah Courthouse, 25–27 Montgomery Street Terraces, 2–8 Premier Street House and garden, "Stanmer", 10 Premier Street Terraces, "Burn Brae", 12–18 Premier Street Shop and residence, 111 Princes Highway HV Evatt Memorial Reserve, 25 Railway Lands Shop, 52 Railway Parade Former post office, 90 Railway Parade Shops and offices, 92 Railway Parade Subway shops, 200–204 Railway Parade Shop, 4 Regent Street Shops, 7–13 Regent Street <p>within the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing buildings.</p>
Walkability to transport node	Kogarah station is located adjacent to this precinct. Several bus routes service the precinct.
Walkability to commercial centre	Kogarah Town Centre is located within this precinct.
Proximity to educational facility	<p>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.</p>
Walkability to open space	Hogben Park adjoins the precinct to the north. HV Evatt Memorial Reserve and South Street Reserve is located within the precinct. Kogarah Park and Jubilee Oval are located 400-800m from the Precinct.
Walkability to community facility	Three long day childcare centres and two outside of school hours care centres are located within 200m of the precinct. Two nursing homes are located within 500m of the precinct. There are a number of churches and community facilities located within the precinct.

Kogarah Town Centre

KOGARAH PRECINCT

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



Proposed
Floor Space Ratios

Kogarah Town Centre

KOGARAH PRECINCT





112

Proposed Building Heights

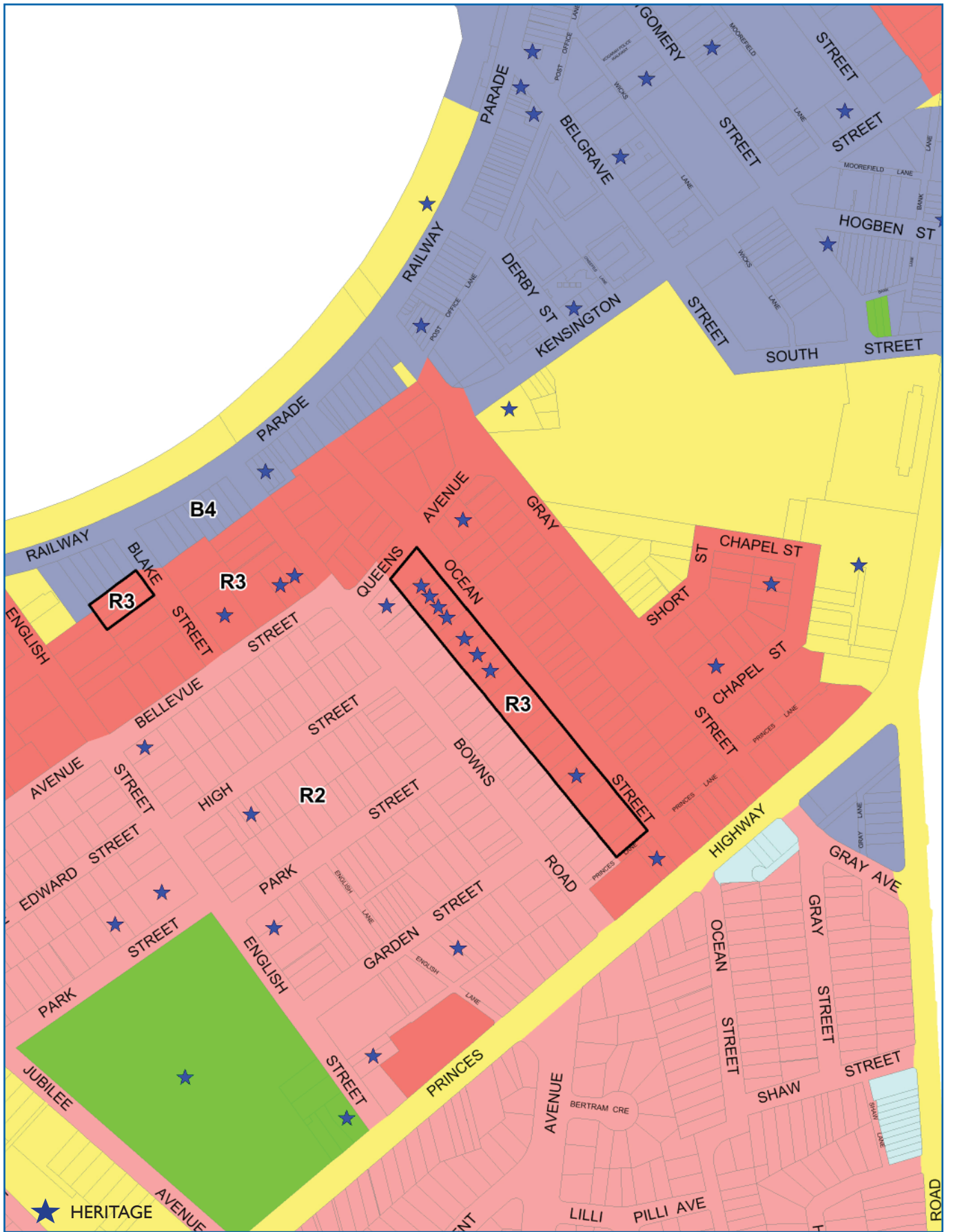
Kogarah Town Centre

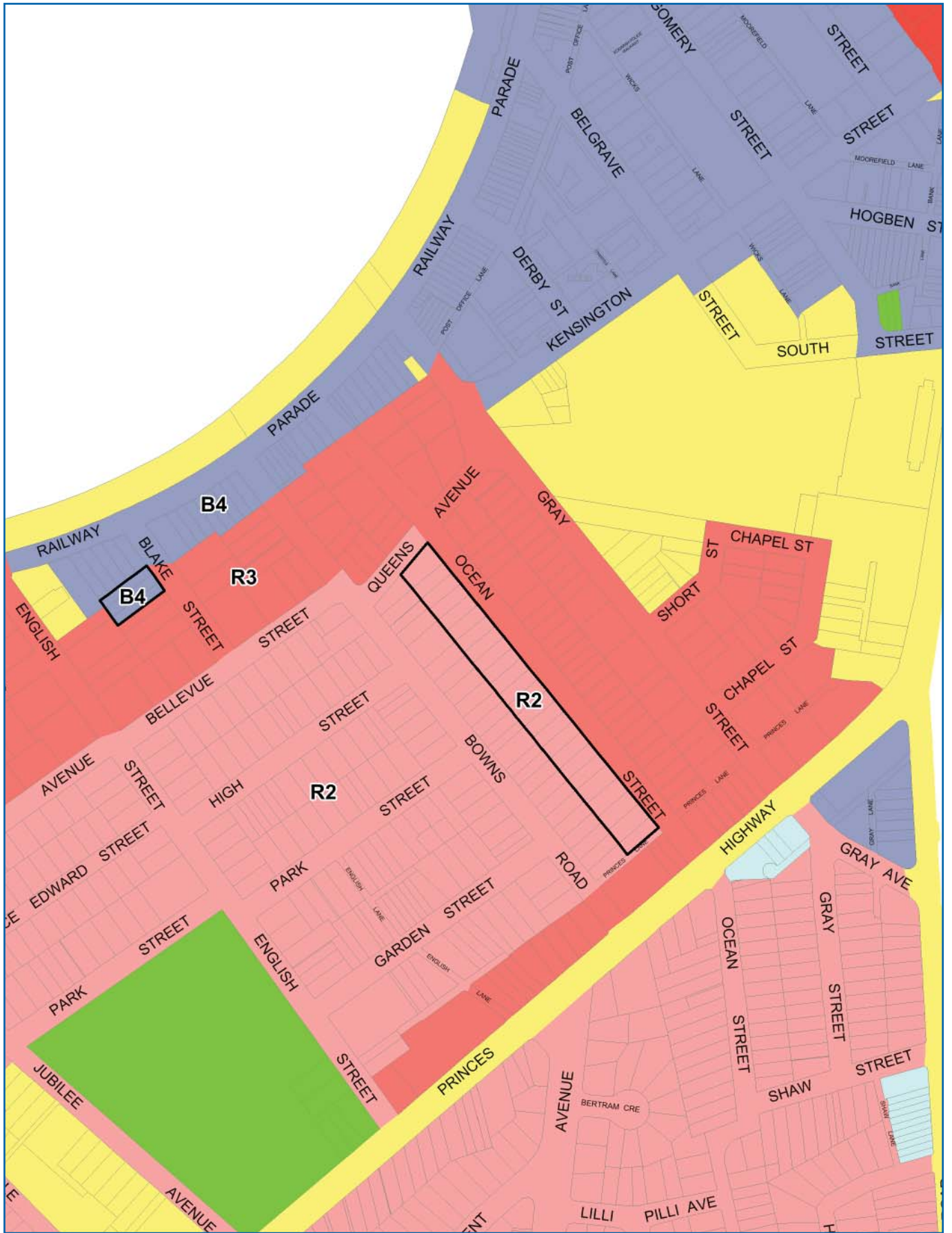
KOGARAH PRECINCT



Aerial 2012

Kogarah South KOGARAH PRECINCT 113





Proposed
Land Use Zones

Kogarah South

KOGARAH PRECINCT

115

Kogarah South

KOGARAH PRECINCT

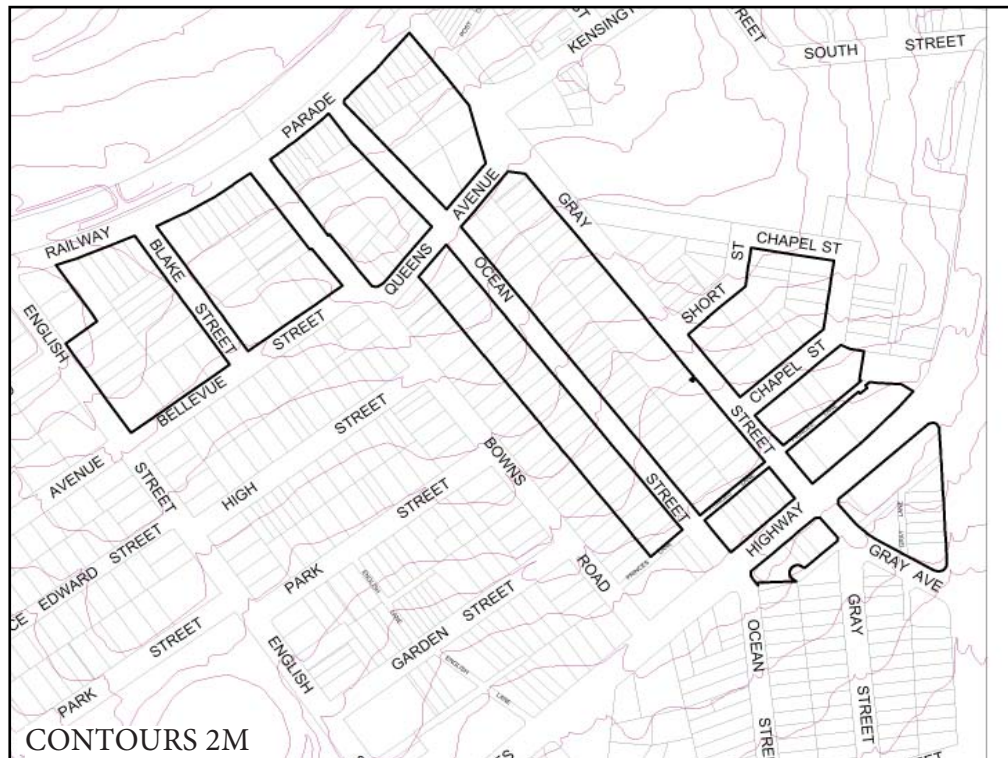
Area	110,855 m ²
No. of Dwellings	550
No. of Properties	194
Existing Zoning(s)	R2 - Low Density Residential R3 - Medium Density Residential SP2 - Rail Infrastructure Facilities RE1 - Public Recreation B4 - Mixed Use
Proposed Zoning	Rezone south-eastern side of Ocean Street from R3 - Medium Density Residential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

Kogarah South

KOGARAH PRECINCT

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

Kogarah South KOGARAH PRECINCT

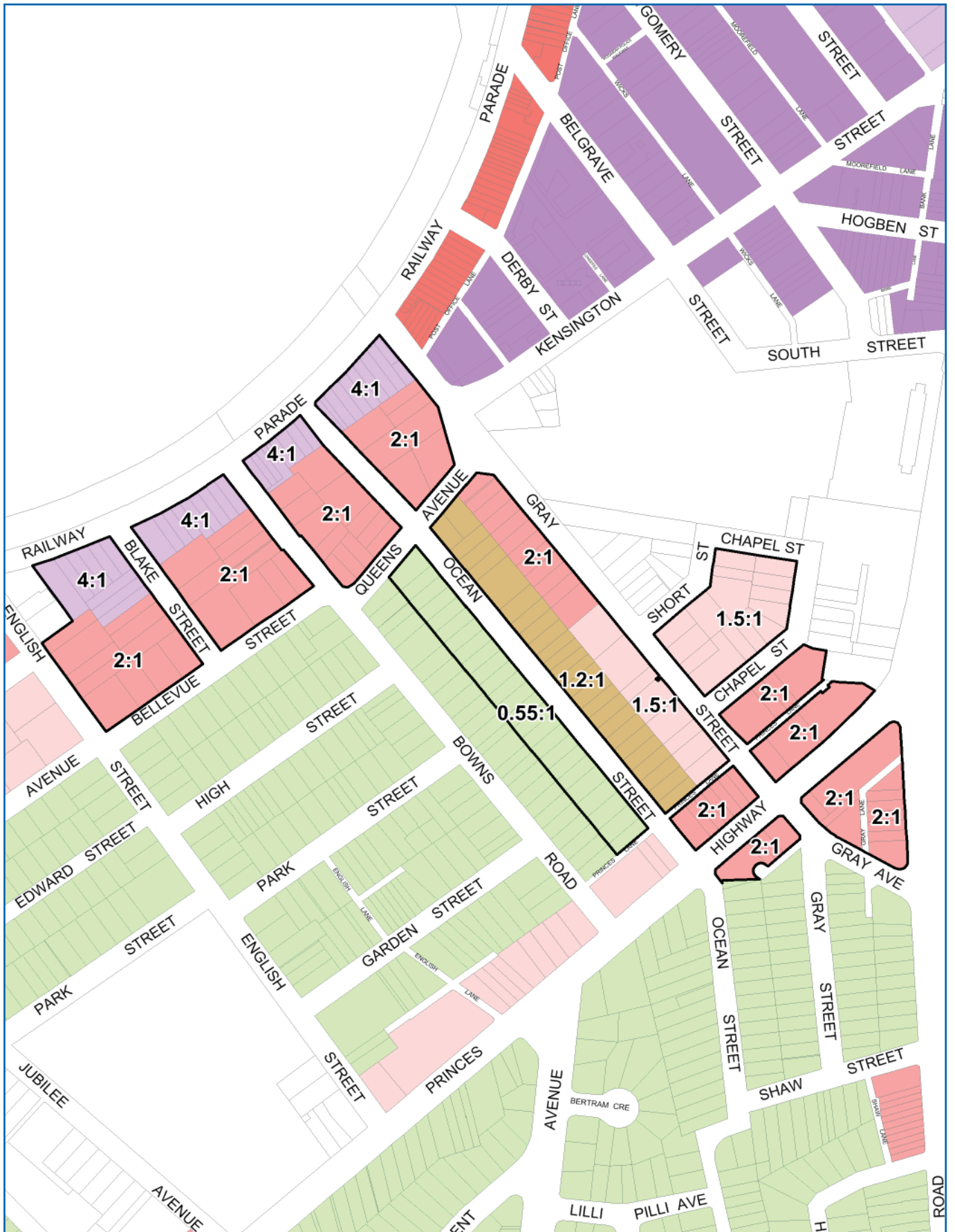


Environmental constraints	
Flood Planning	Parts of the precinct are affected by a flood planning level under the Beverley Park Flood Study.
Heritage	<p>The heritage listing of:</p> <ul style="list-style-type: none"> House and garden, 15 Ocean Street House and garden, 15A Ocean Street House and garden, 17 Ocean Street House and garden, 19 Ocean Street House and garden, 23 Ocean Street House and garden, 25 Ocean Street House and garden, 27 Ocean Street House and garden, 47 Ocean Street House and garden, 4 Queens Avenue House and garden, 193 Princes Highway House and garden, 3-5 Ocean Street House and garden, 15 Chapel Street 'Subway Shops', 200-202 Railway Parade House and garden, 9 Bowns Road House and garden, 'Ulmarrá', 3 Bellevue Street House and garden, 'Abestay', 11 Bellevue Street, now part of multi-unit development at 6 Blake Street House and garden, 'Essieville', 13 Bellevue Street, now part of multi-unit development at 6 Blake Street <p>within the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing buildings.</p>

Kogarah South

KOGARAH PRECINCT

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



120

Proposed Floor Space Ratios

Kogarah South

KOGARAH PRECINCT



Proposed
Building Heights

Kogarah South

KOGARAH PRECINCT

121

Kogarah South KOGARAH PRECINCT

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



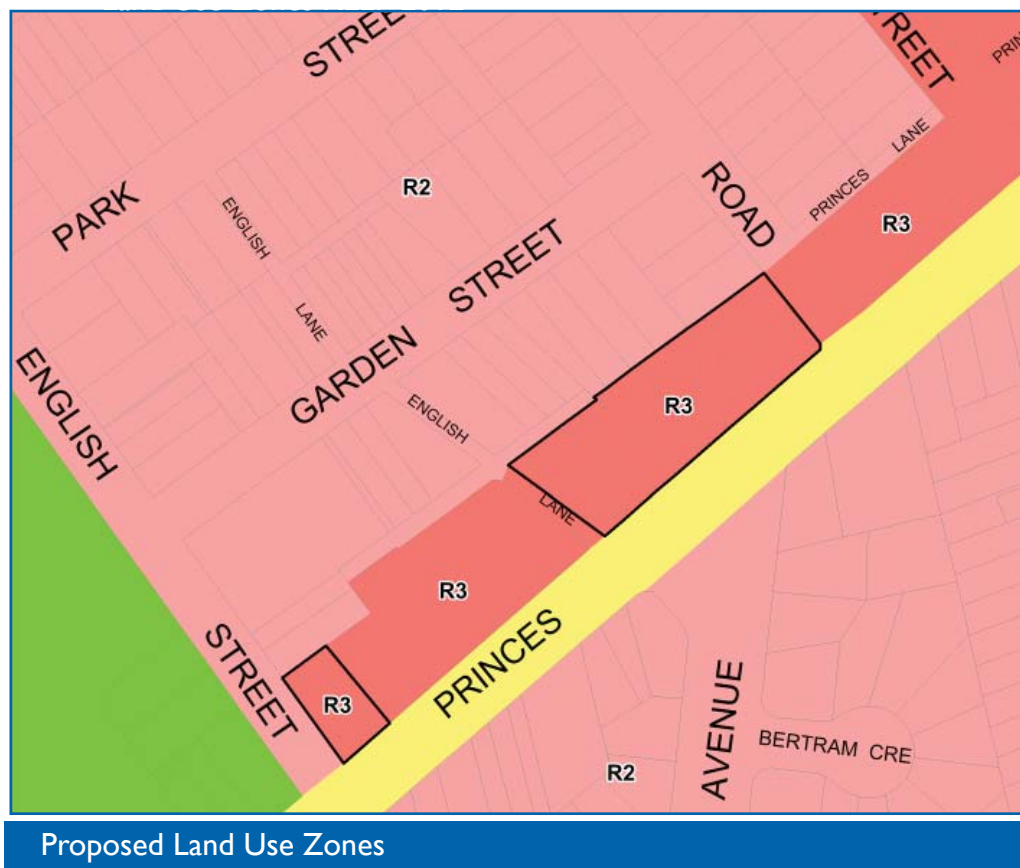
Aerial 2012

Princes Highway

KOGARAH PRECINCT

123

Princes Highway KOGARAH PRECINCT

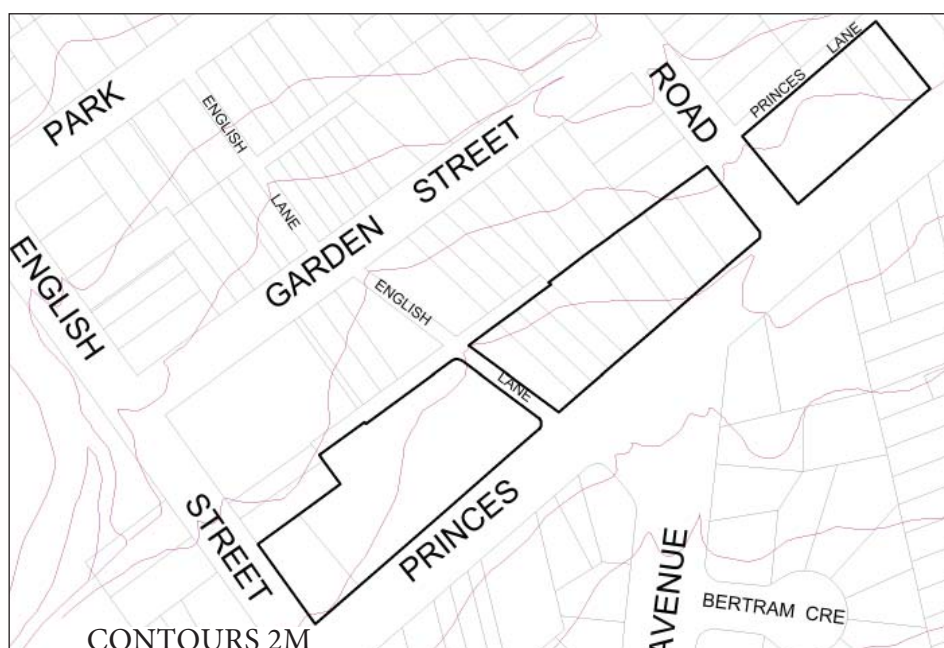


Princes Highway

KOGARAH PRECINCT

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

Princes Highway KOGARAH PRECINCT

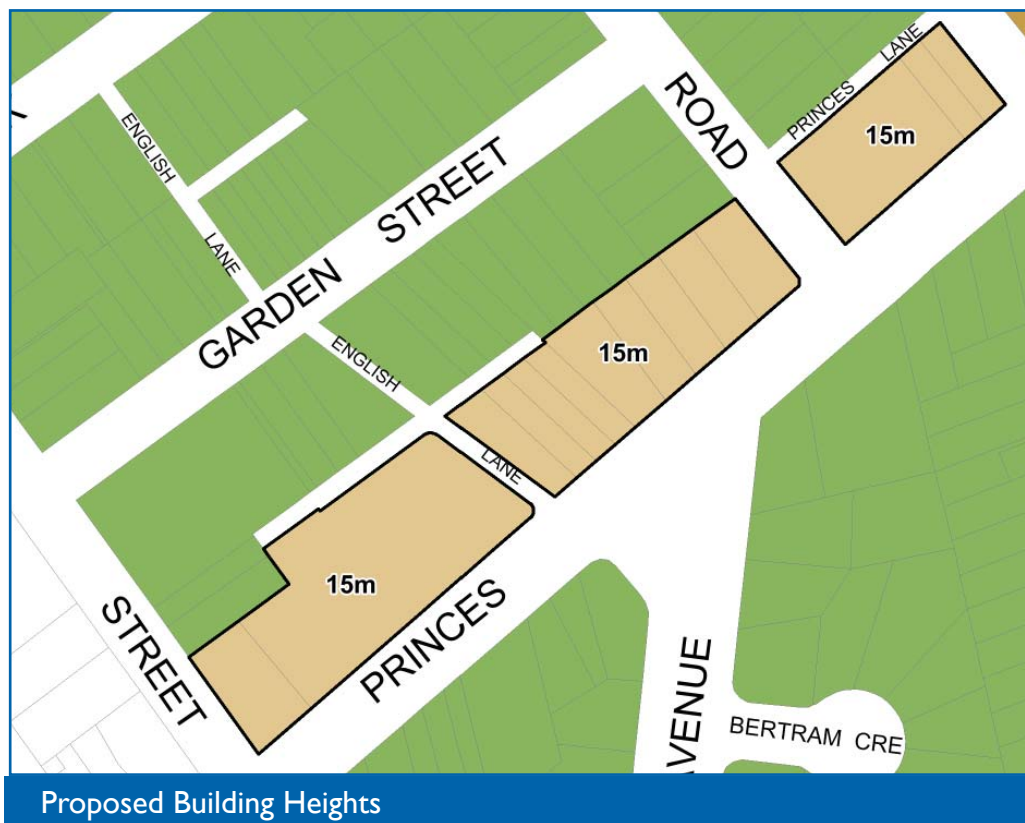
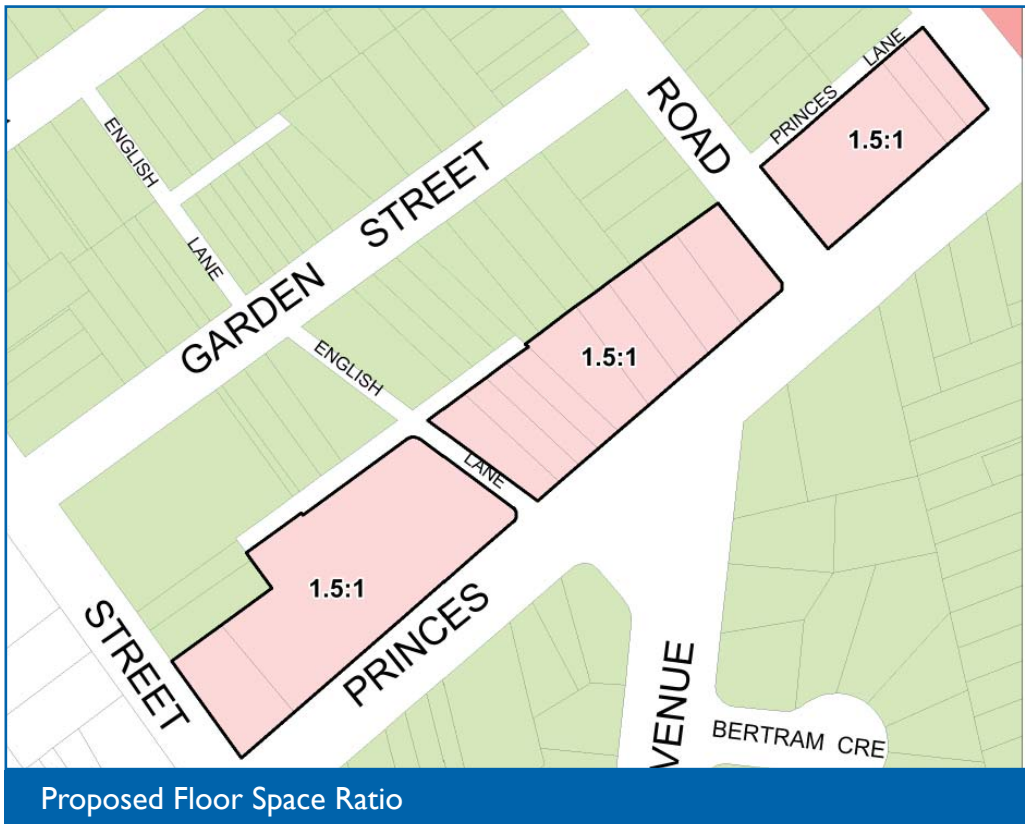


Environmental constraints	
Flood Planning	Parts of the precinct are affected by a flood planning level under the Beverley Park Flood Study.
Heritage	The heritage listing of: House and garden, 193 Princes Highway House and garden, 14 Garden Street 'Terraces', 'Te Komaraki', 72-74 English Street Former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

Princes Highway KOGARAH PRECINCT

Recommendation	
Proposed development type	Residential flat buildings
Proposed Height	15m
Proposed Density	1.5:1

Princes Highway KOGARAH PRECINCT





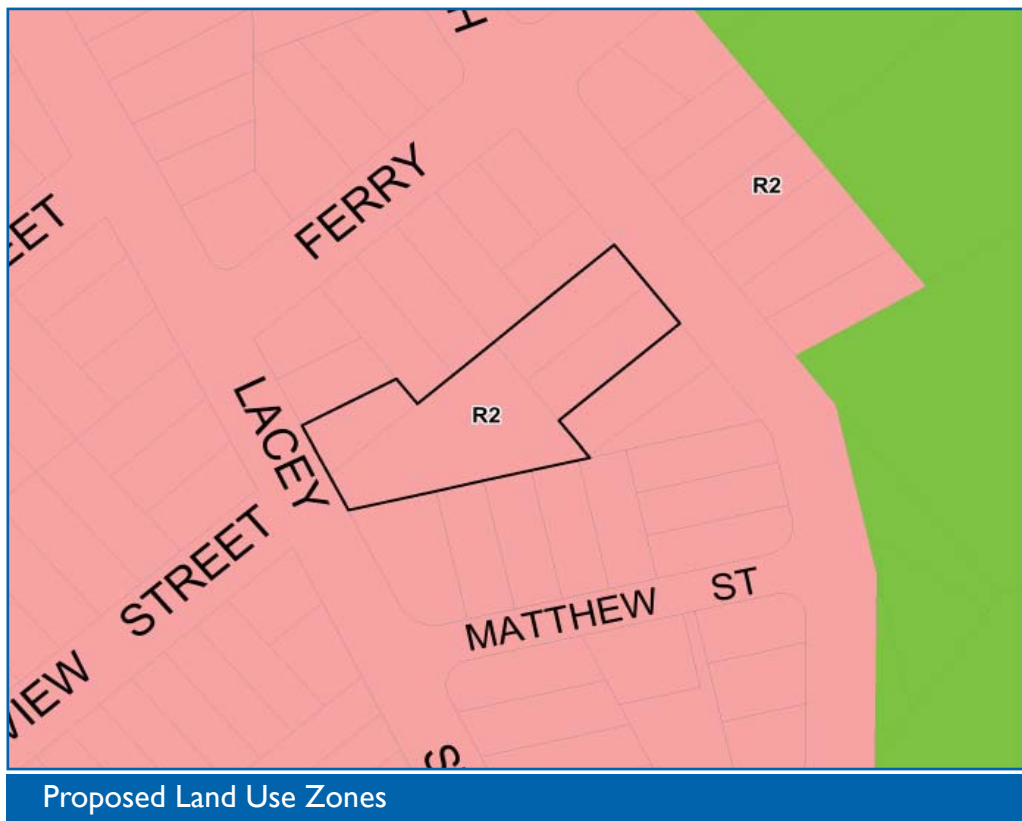
Aerial 2012

Lacey Street

KOGARAH BAY PRECINCT

129

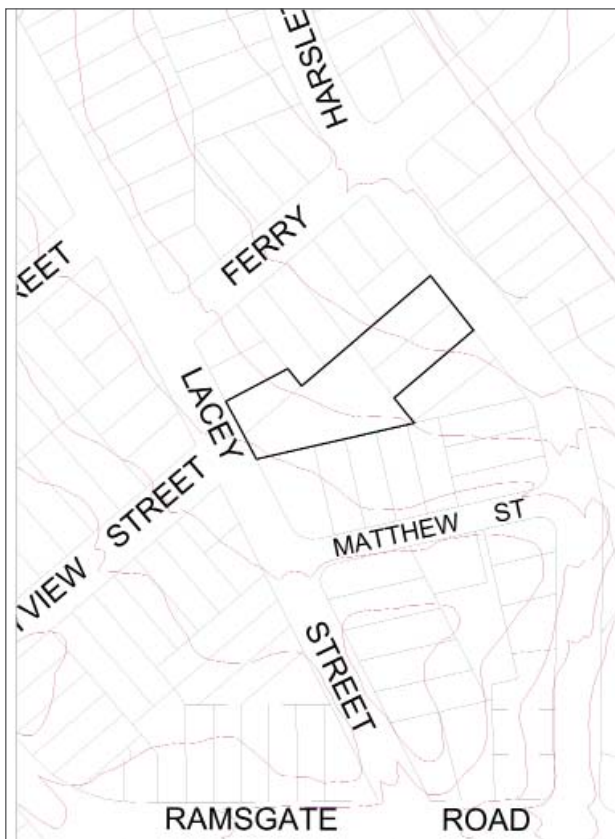
Lacey Street
KOGARAH BAY PRECINCT



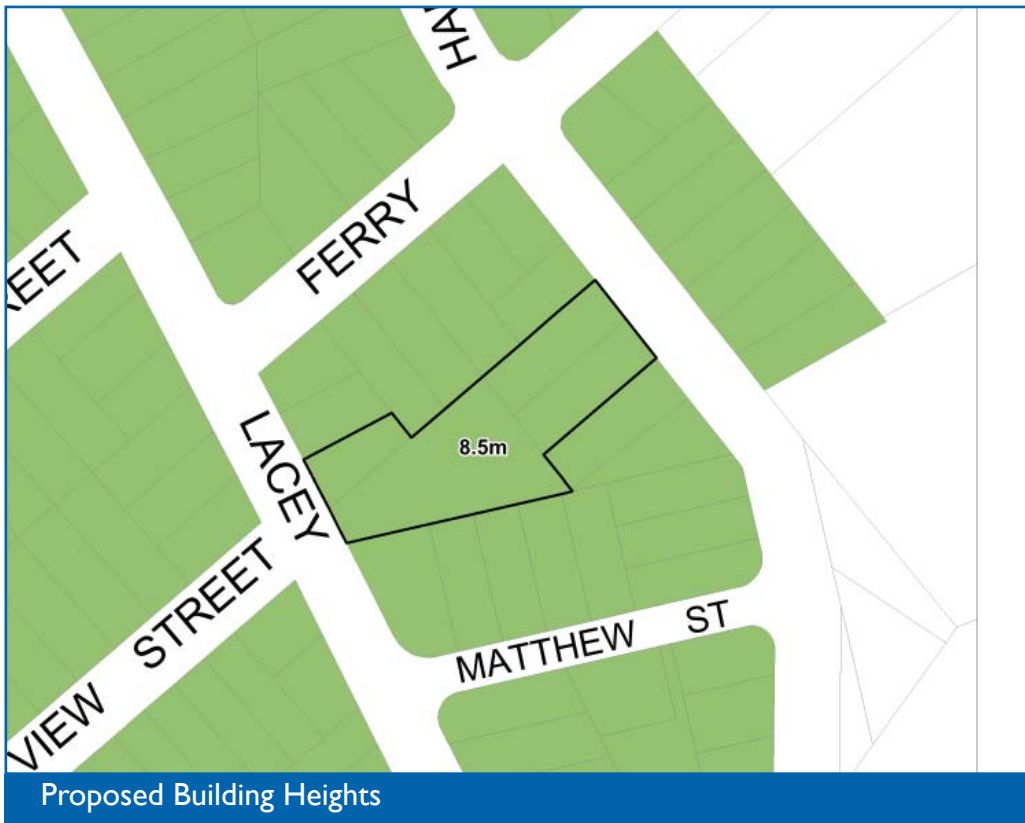
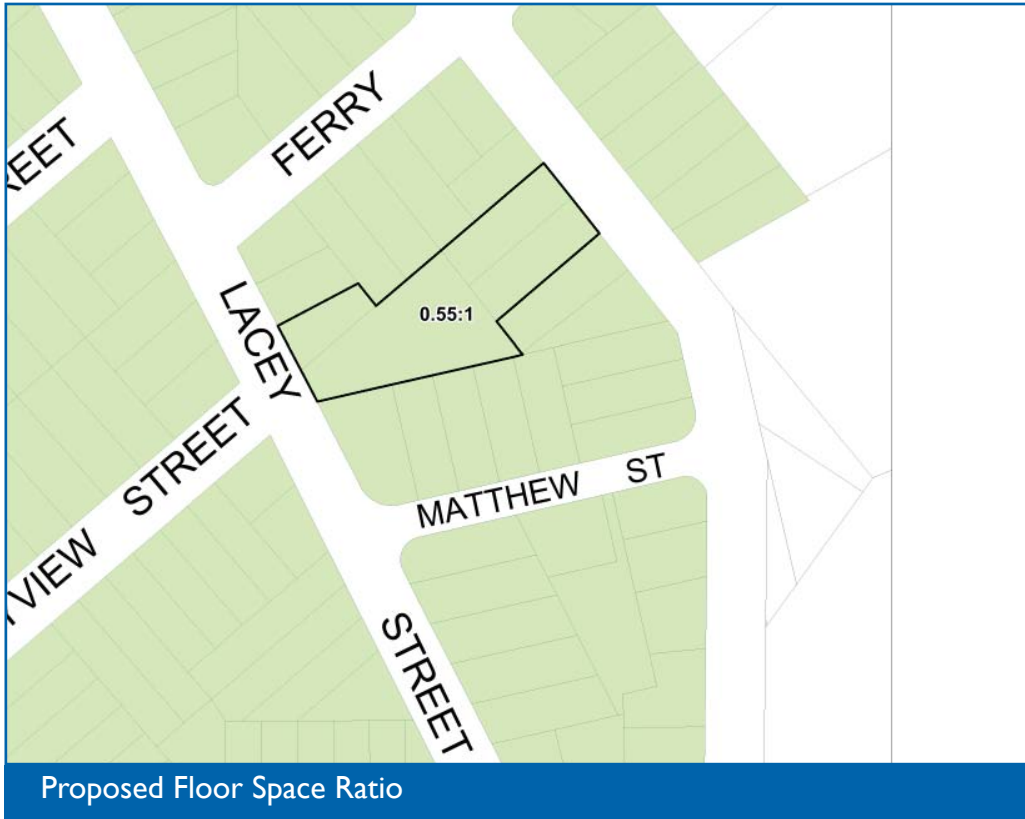
Lacey Street

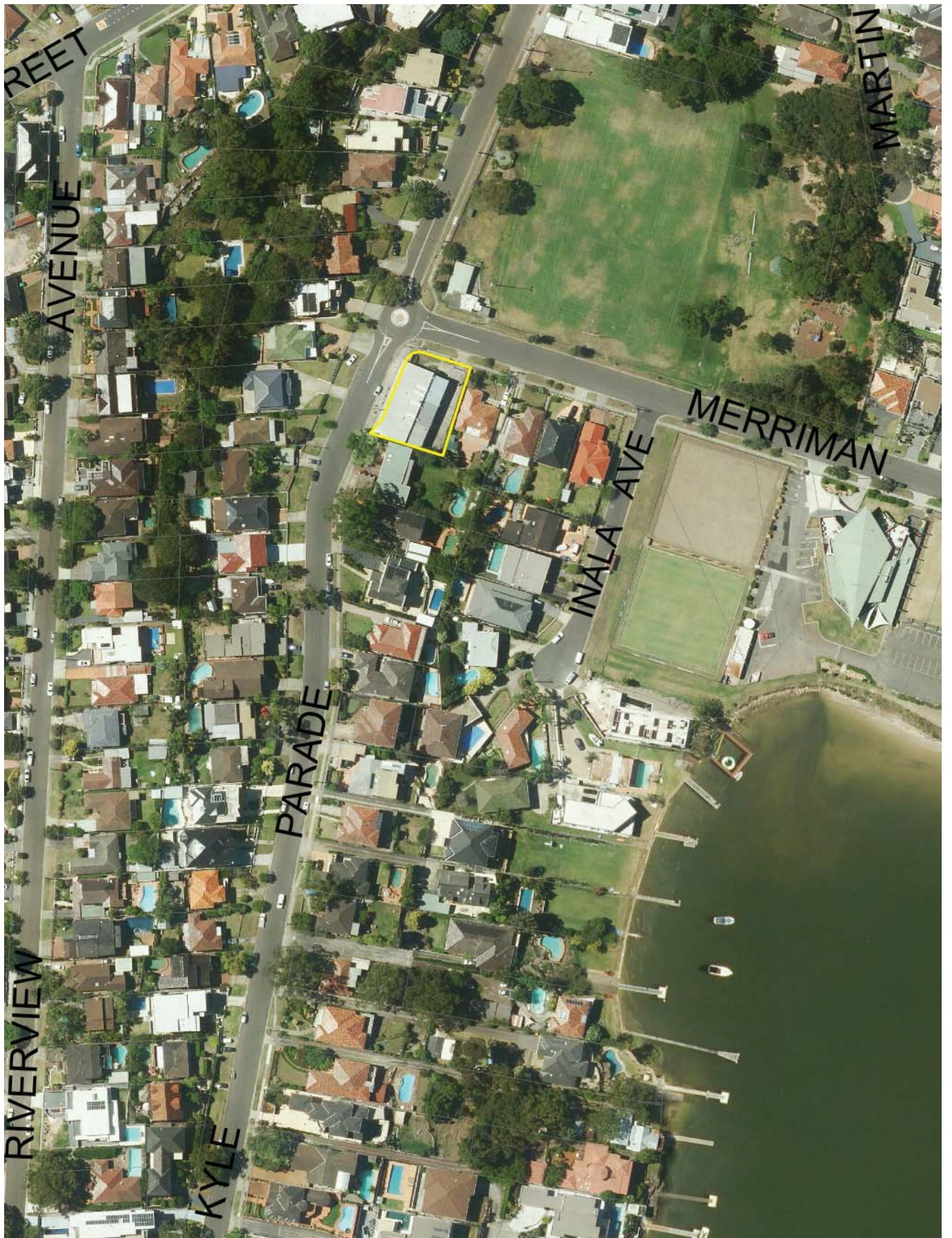
KOGARAH BAY PRECINCT

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



Lacey Street KOGARAH BAY PRECINCT



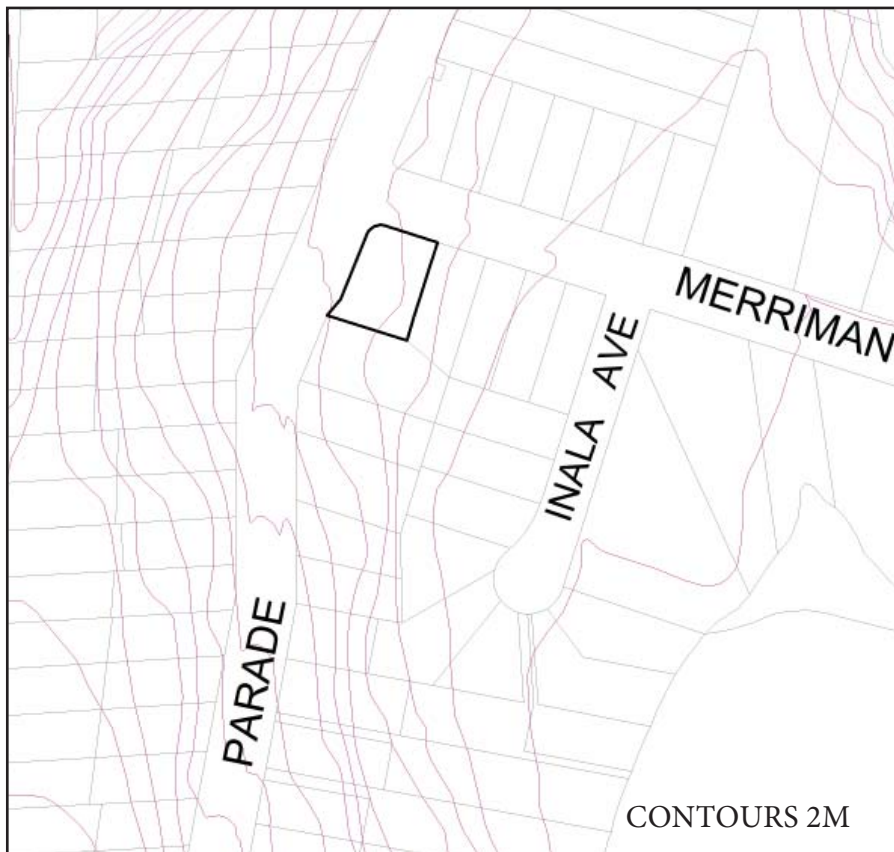


Aerial 2012

Kyle Bay Centre
KYLE BAY PRECINCT

133

Kyle Bay Centre KYLE BAY PRECINCT

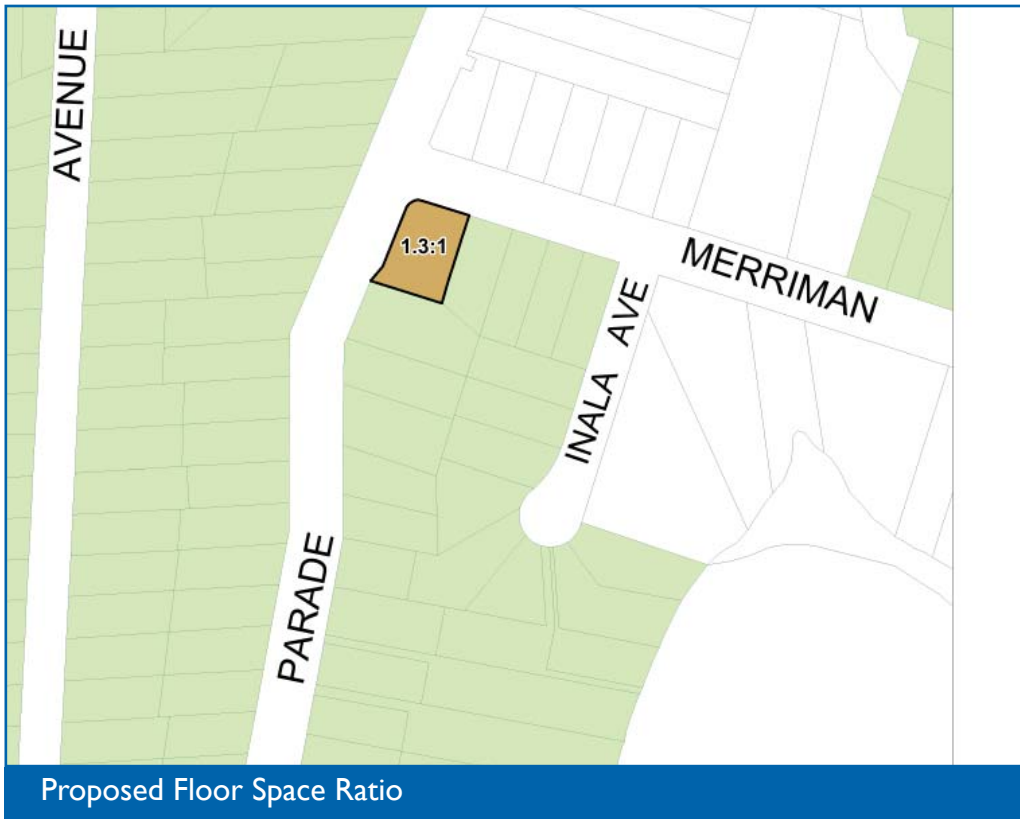


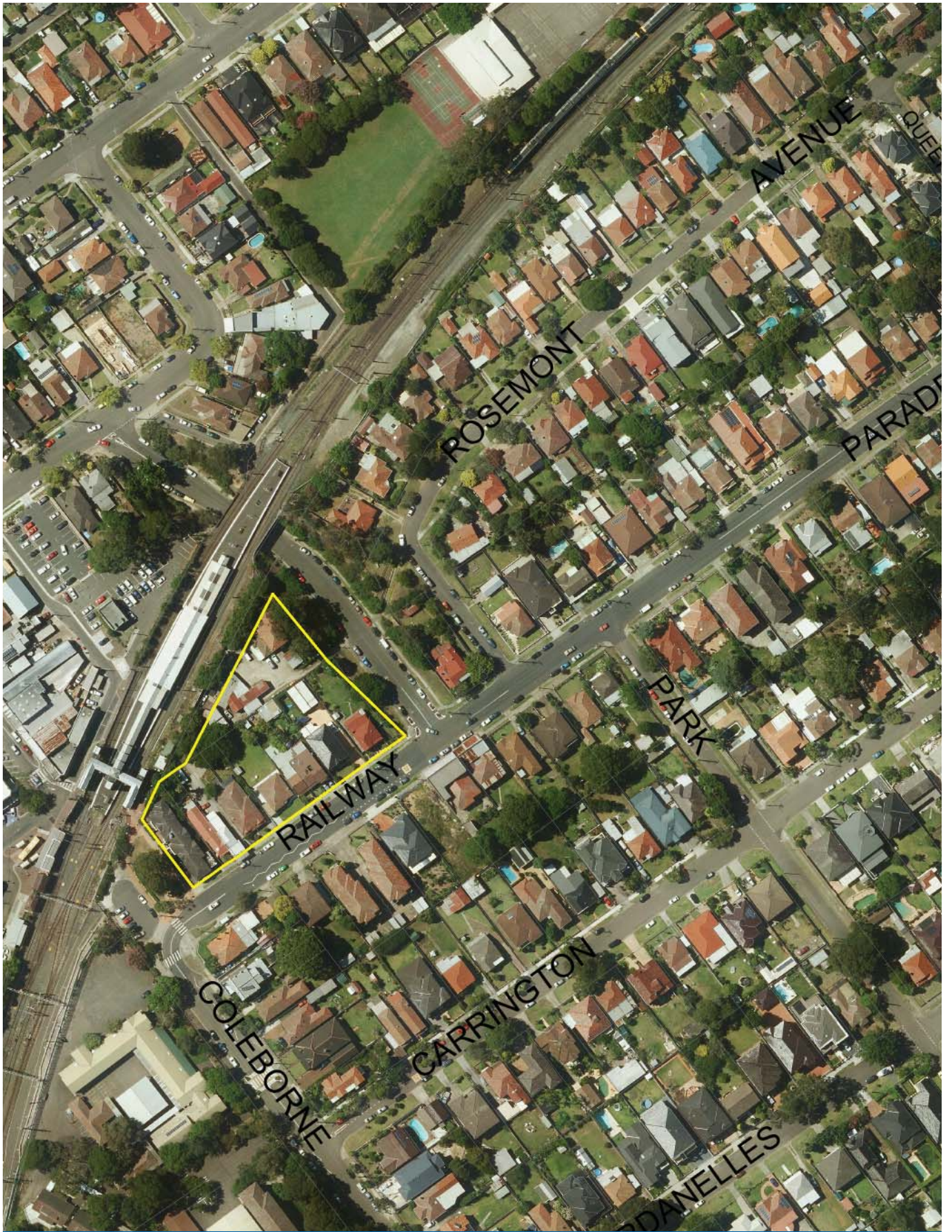
Kyle Bay Centre

KYLE BAY PRECINCT

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

Kyle Bay Centre KYLE BAY PRECINCT





Aerial 2012

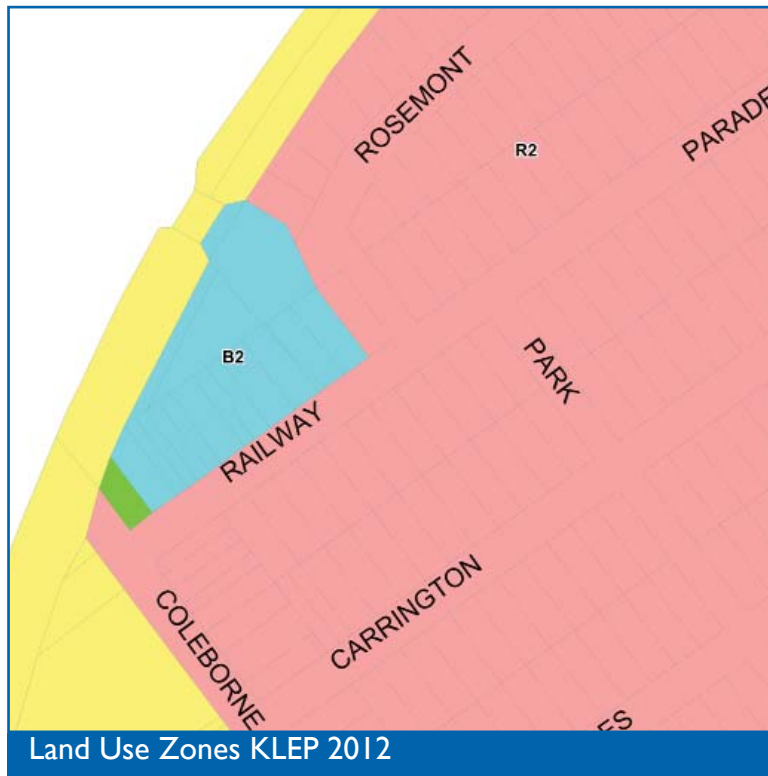
Mortdale Centre

MORTDALE PRECINCT

137

Mortdale Centre

MORTDALE PRECINCT



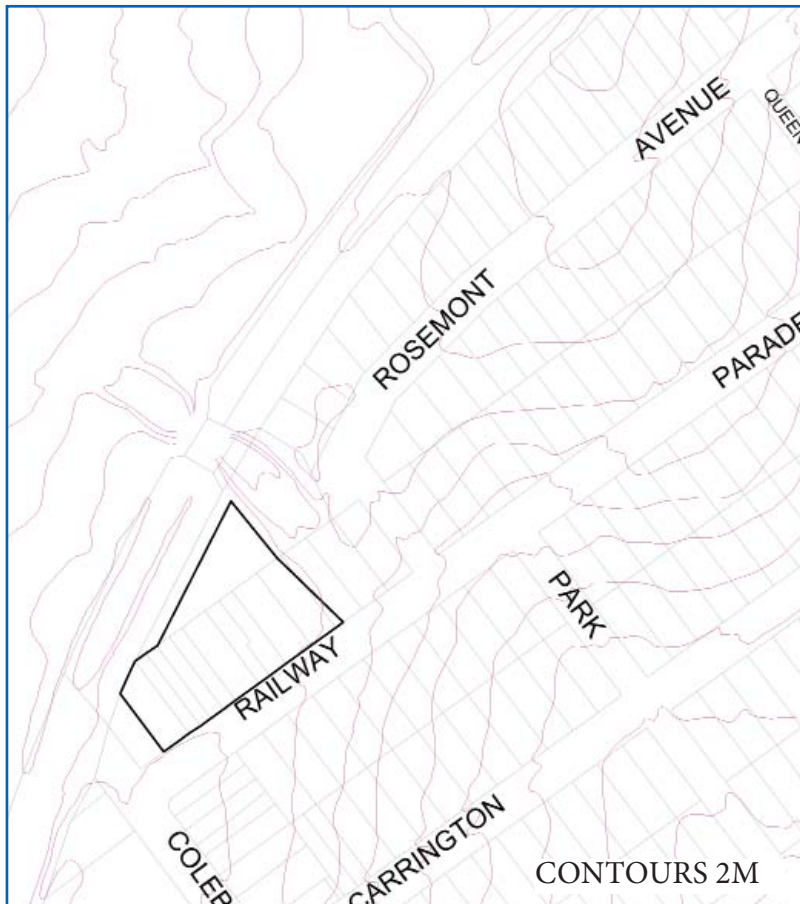
Mortdale Centre

MORTDALE PRECINCT

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

Mortdale Centre

MORTDALE PRECINCT



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

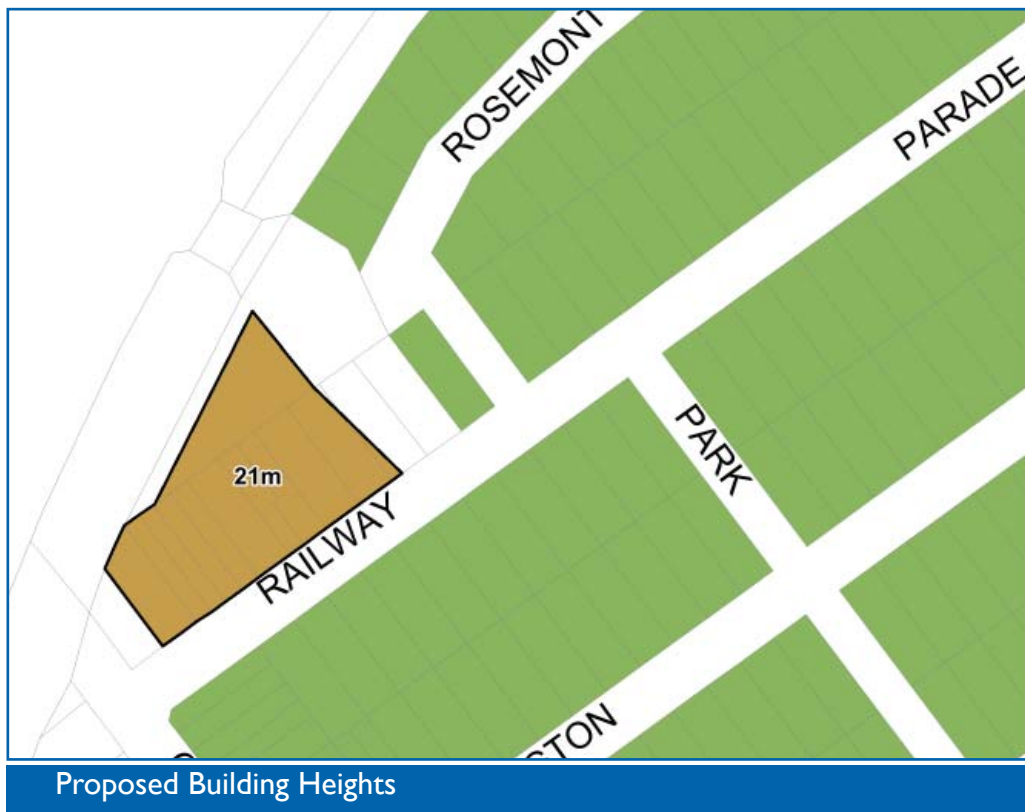
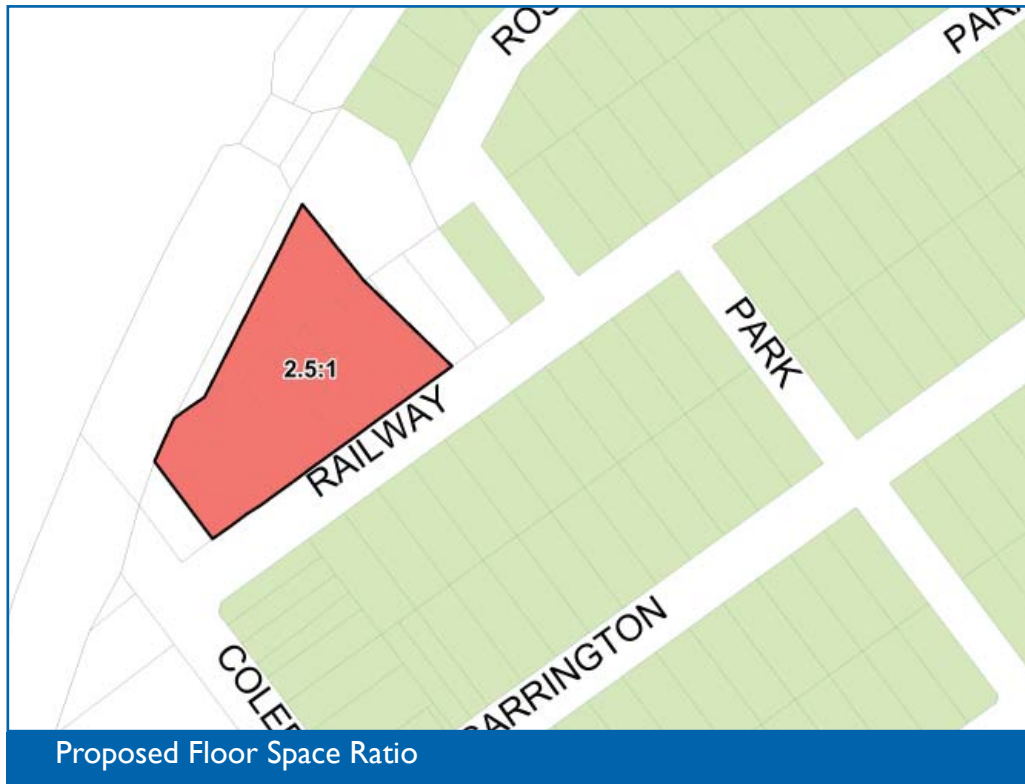
Mortdale Centre

MORTDALE PRECINCT

Recommendation	
Proposed Development Type	Shop top housing - mixed use development
Proposed Height	21m
Proposed Density	2.5:1

Mortdale Centre

MORTDALE PRECINCT



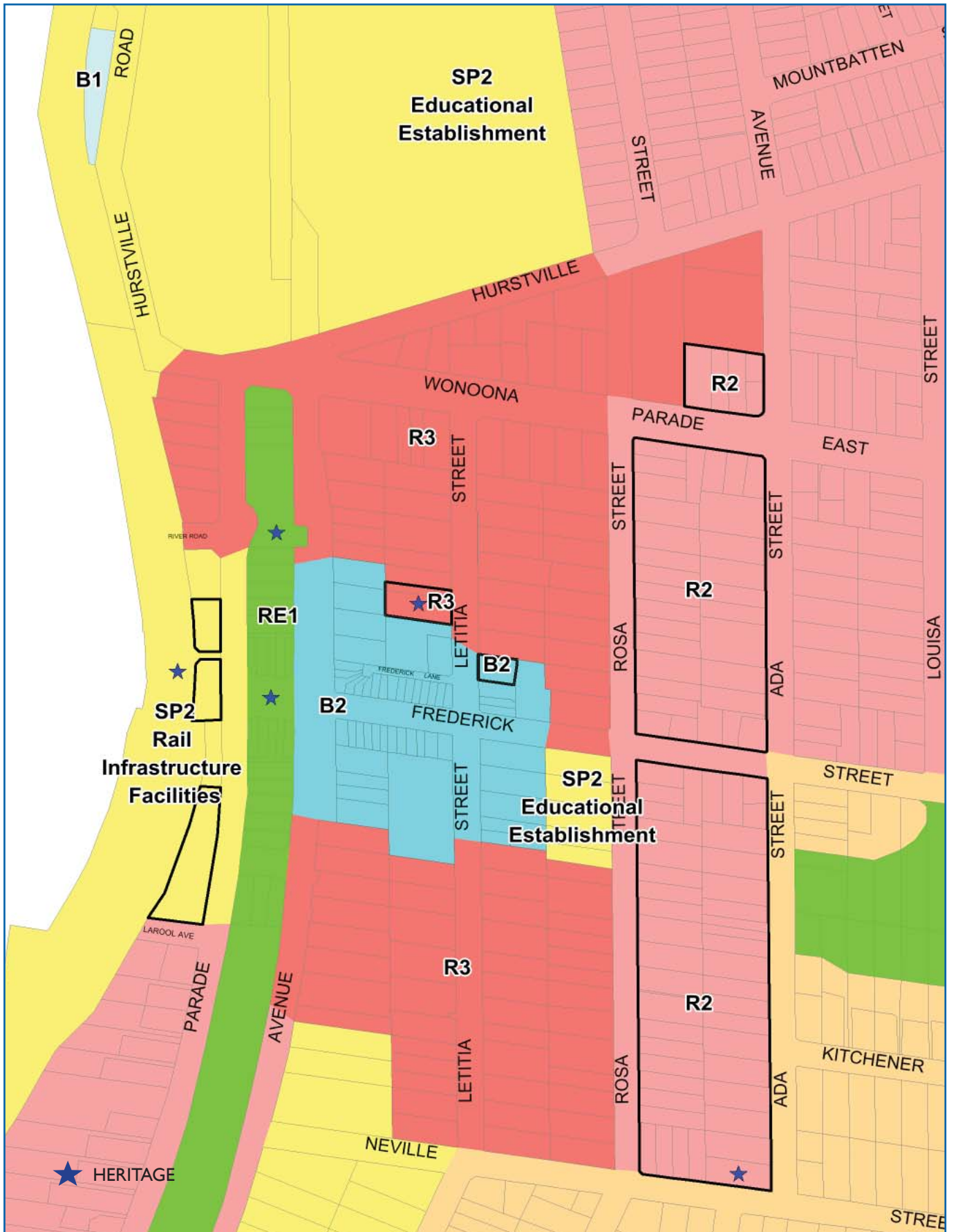


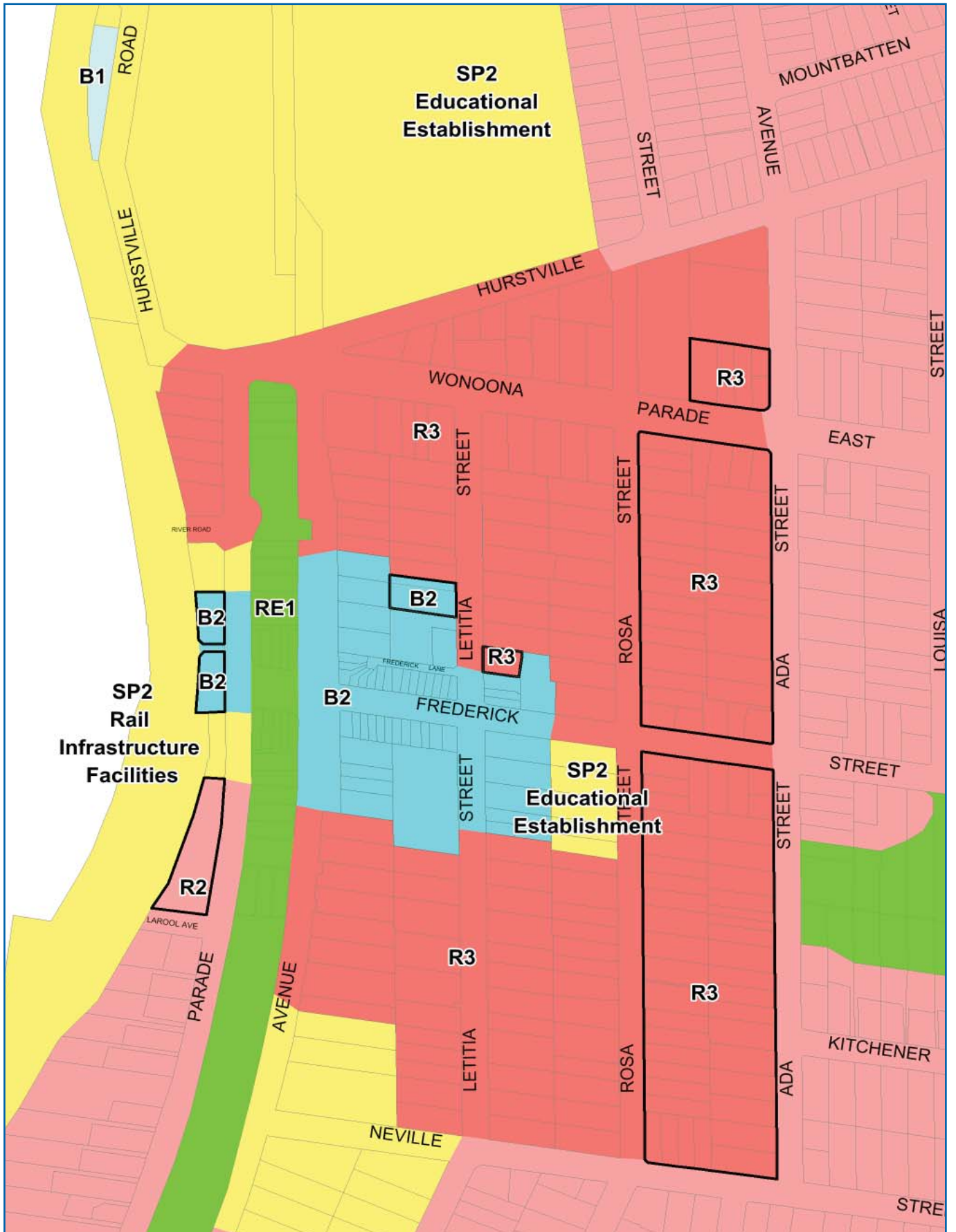
Aerial 2012

Oatley Centre

OATLEY PRECINCT

143





Proposed
Land Use Zones

Oatley Centre

OATLEY PRECINCT

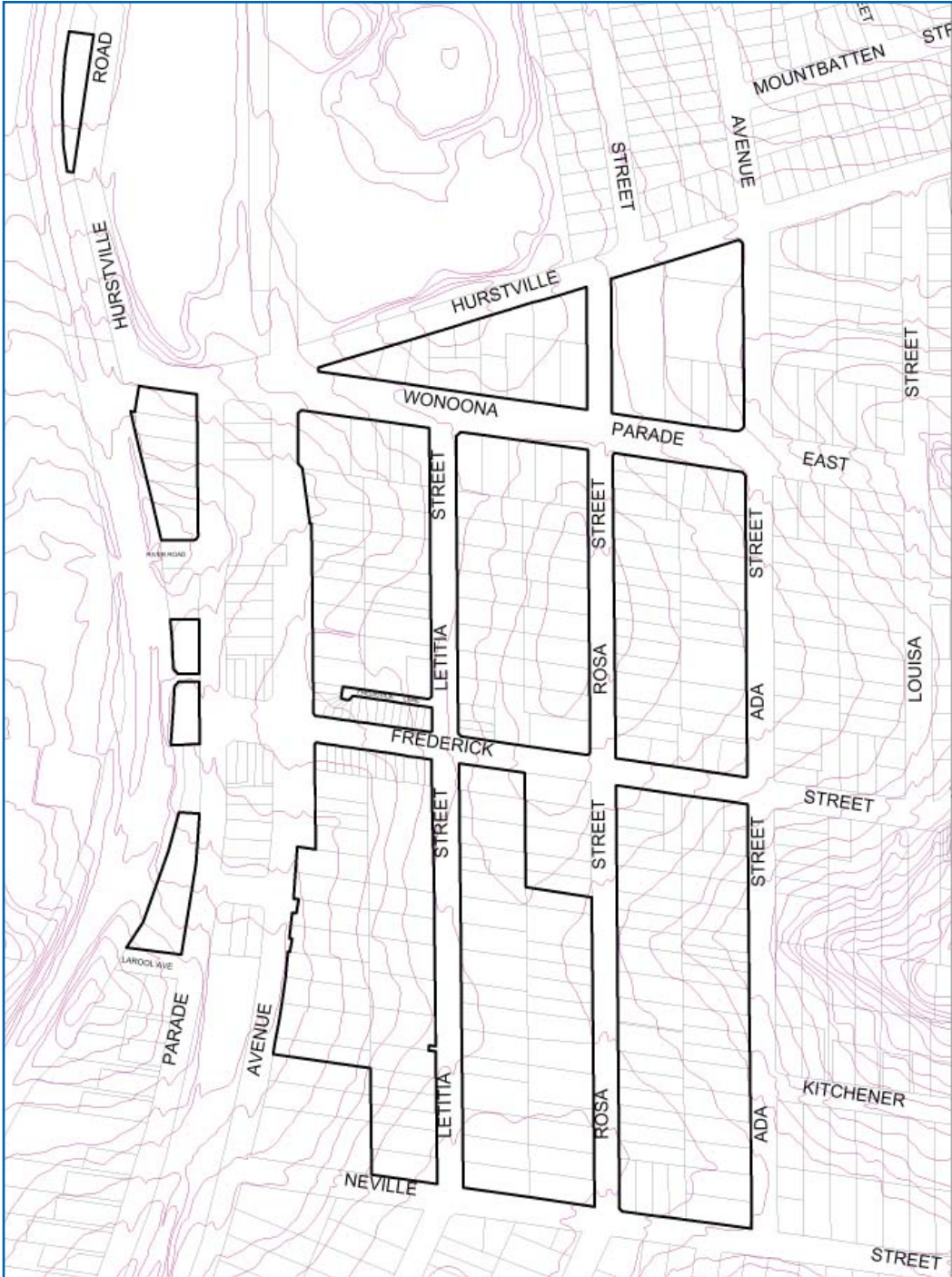
145

Oatley Centre

OATLEY PRECINCT

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

Oatley Centre OATLEY PRECINCT



Oatley Centre

OATLEY PRECINCT

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

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



Proposed
Floor Space Ratios

Oatley Centre

OATLEY PRECINCT

149



150

Proposed Building Heights

Oatley Centre
OATLEY PRECINCT