



Aerial 2012

Hillcrest Avenue  
**PENSHURST PRECINCT**

151



# Hillcrest Avenue PENSHURST PRECINCT

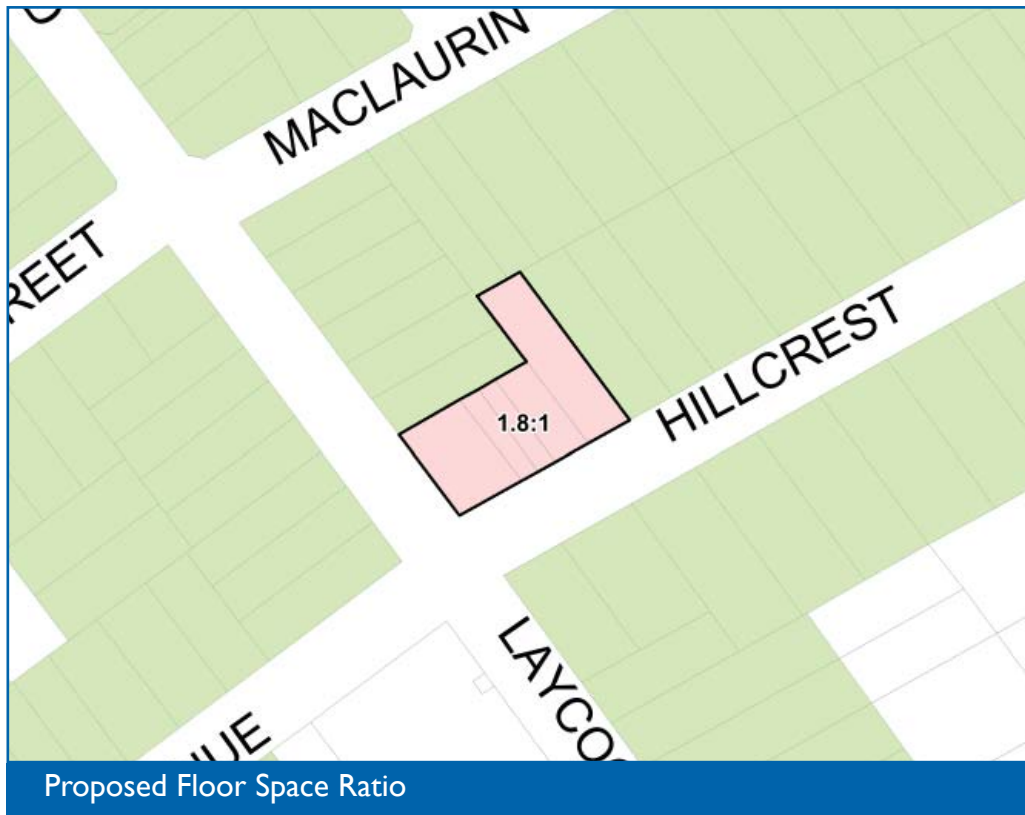


# Hillcrest Avenue

## PENSHURST PRECINCT

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

## Hillcrest Avenue PENSHURST PRECINCT







Aerial 2012

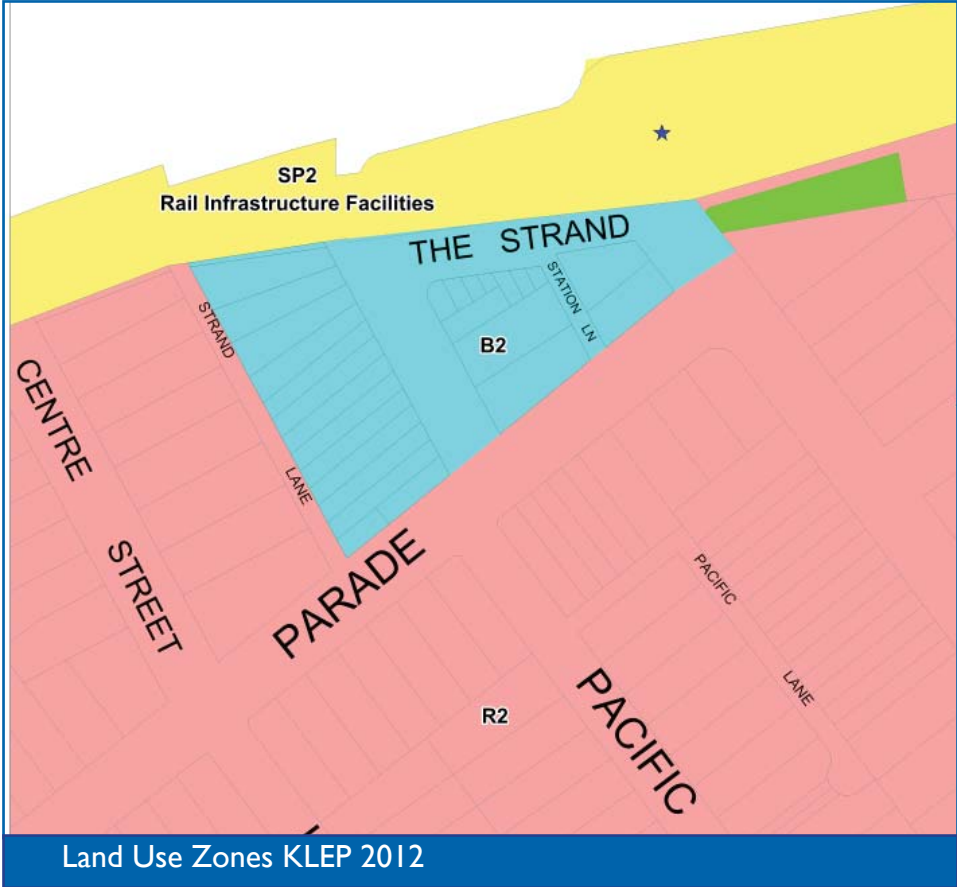
Penhurst Centre

**PENSHURST PRECINCT**

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Penshurst Centre  
PENSHURST PRECINCT

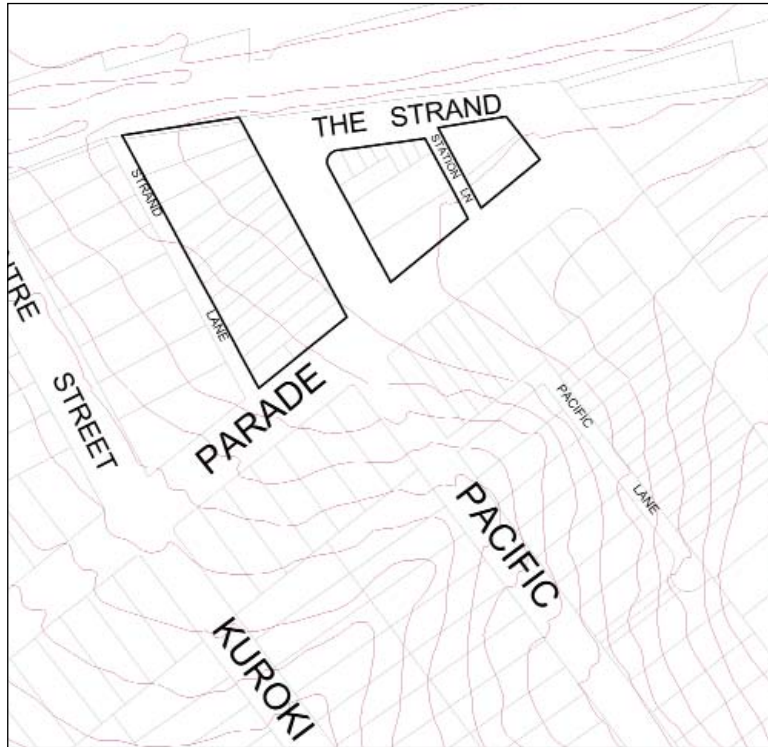


# Penshurst Centre

## PENSHURST PRECINCT

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

## Penshurst Centre PENSHURST PRECINCT



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

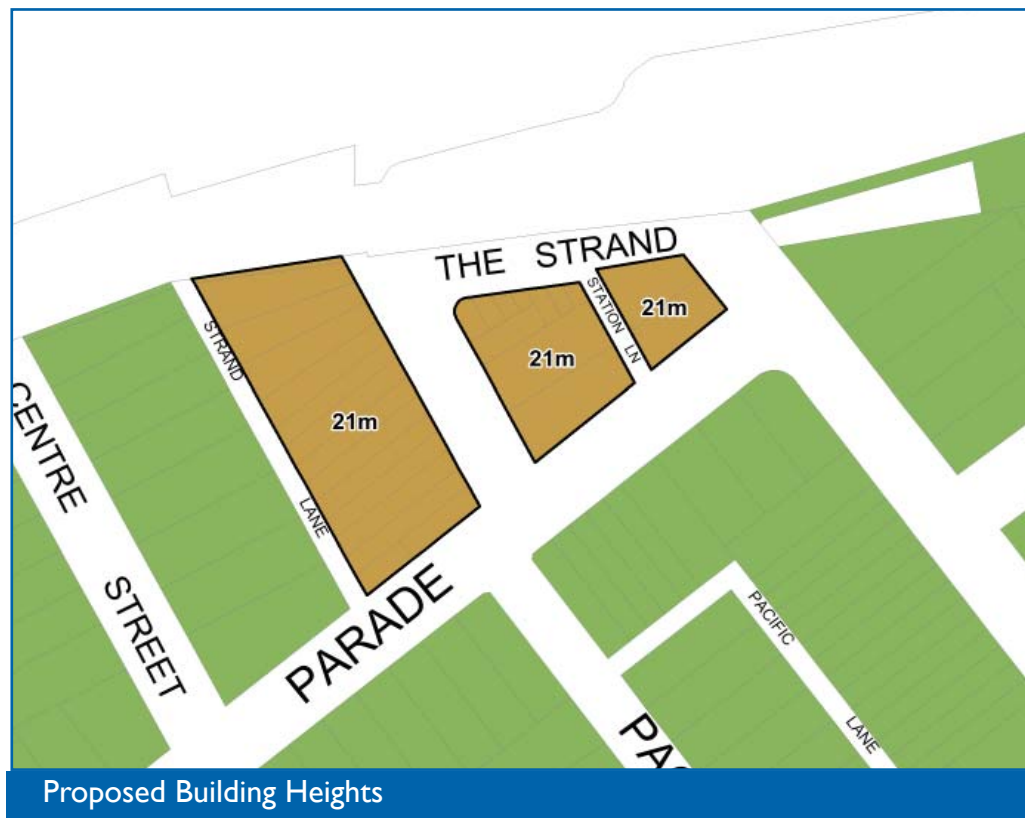
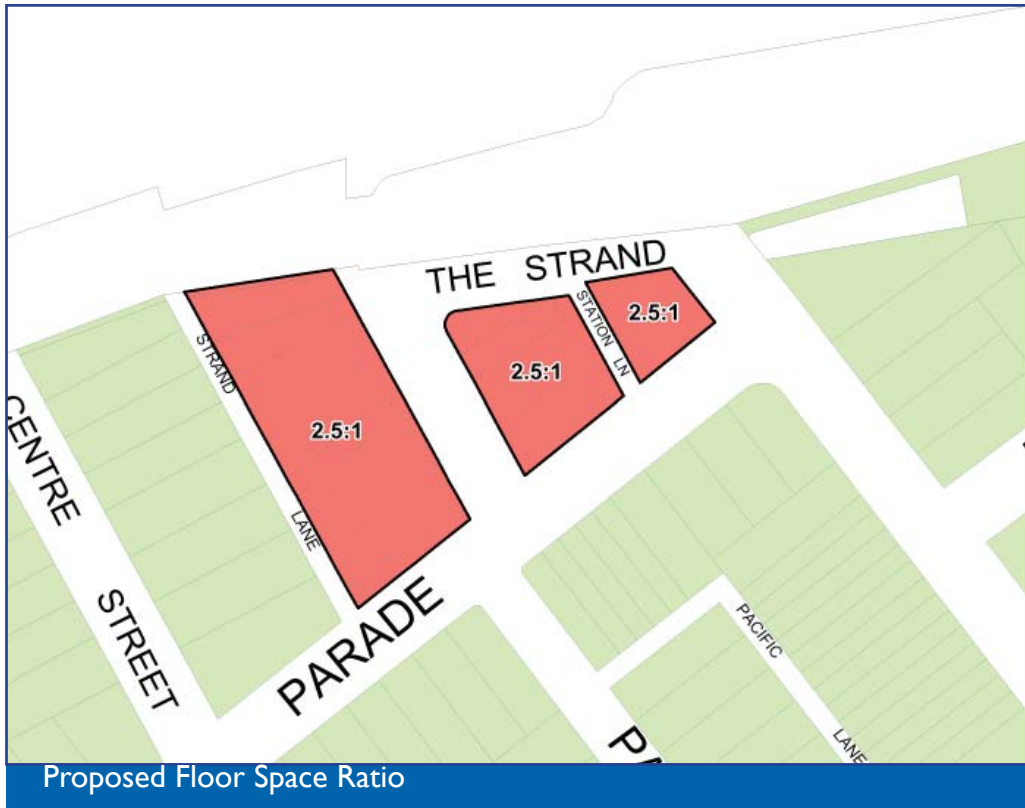


# Penshurst Centre

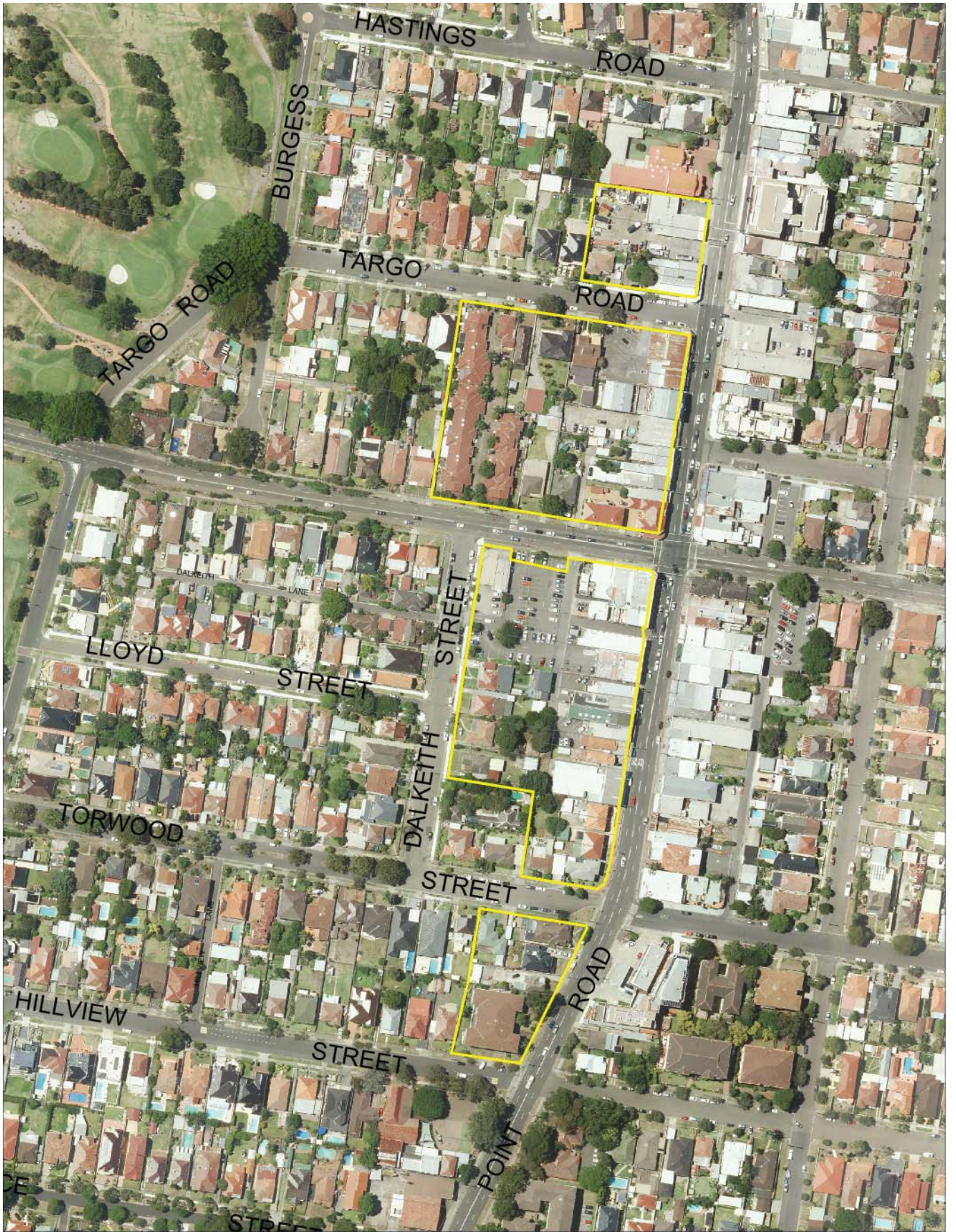
## PENSHURST PRECINCT

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

# Penshurst Centre PENSHURST PRECINCT







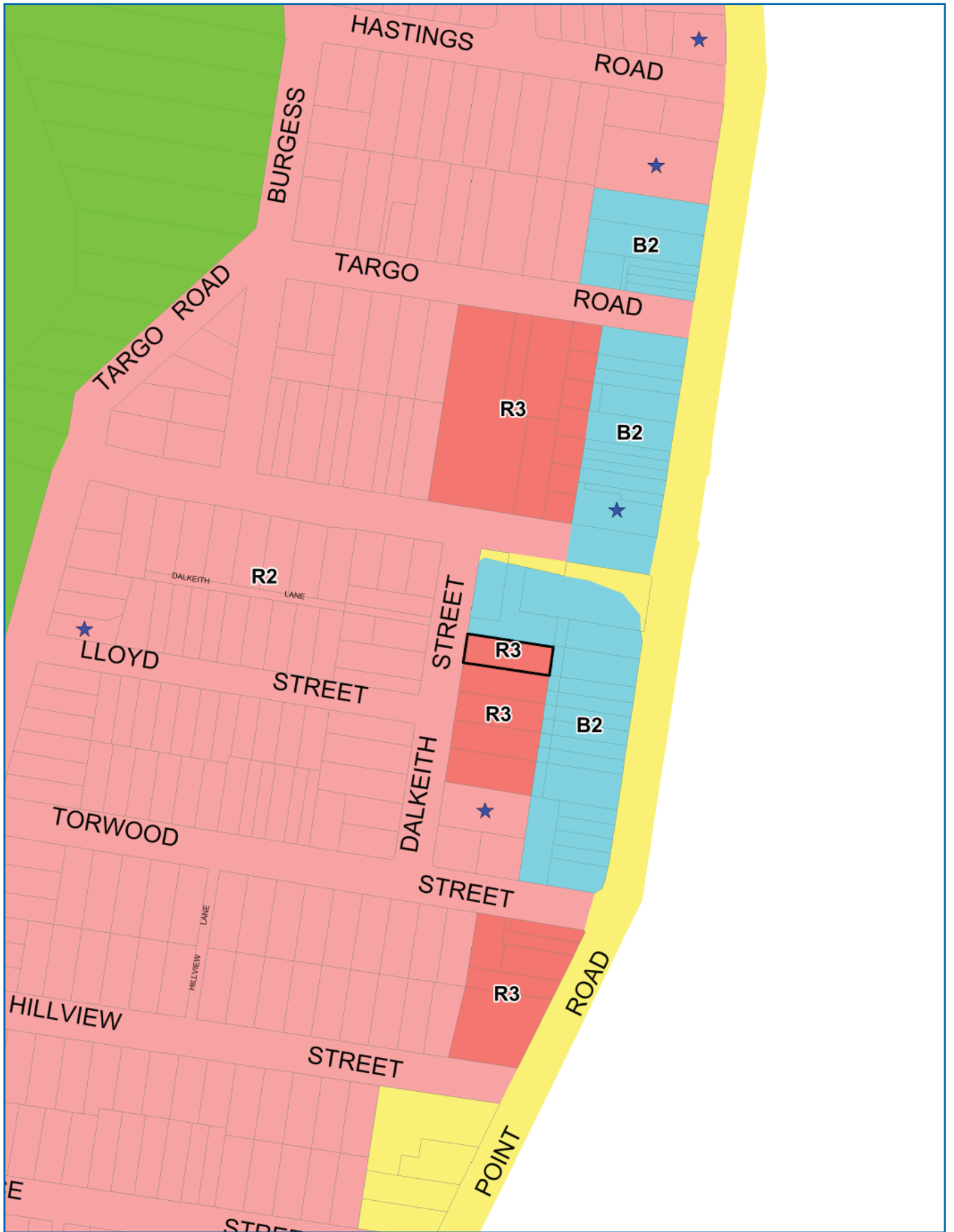
Aerial 2012

Ramsgate Centre

**RAMSGATE PRECINCT**

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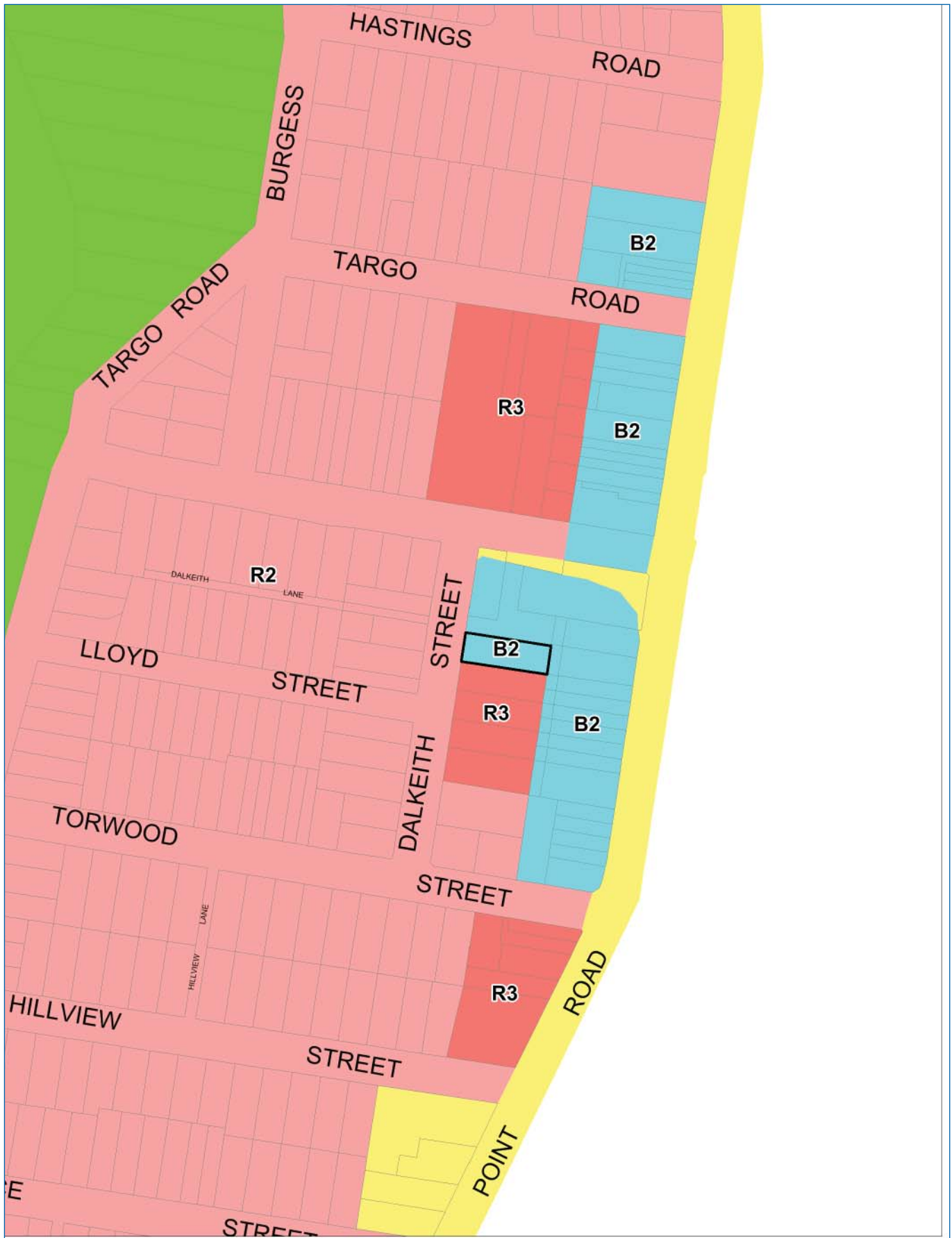
162

KLEP 2012  
Land Use Zones

Ramsgate Centre

RAMSGATE PRECINCT





Proposed  
Land Use Zones

Ramsgate Centre

**RAMSGATE PRECINCT**

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## Ramsgate Centre

### RAMSGATE PRECINCT

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



# Ramsgate Centre

## RAMSGATE PRECINCT



Environmental constraints	
Flood Planning	The precinct is not affected by flooding.
Heritage	<p>The heritage listing of:</p> <ul style="list-style-type: none"> <li>• 'Roma'(residential flat building at No. 70 Ramsgate Road);</li> <li>• Shops at Nos.211–219 Rocky Point Road; and</li> <li>• Former Ramsgate Methodist Church - Ramsgate Community Church at No.181 Rocky Point Road, Beverley Park</li> </ul> <p>within and adjacent to the precinct would not impede further development of the precinct subject to transitions of height appropriate to the existing building.</p>
Walkability to transport node	There is a bus route directly along Rocky Point Road to Kogarah and Rockdale Stations.
Walkability to commercial centre	Ramsgate Centre is within the precinct.
Proximity to educational facility	The following educational facilities are located within 3km of the precinct: Baldface Public, Bethany College, Blakehurst Public, Blakehurst High, Carlton Public, Carlton South Public, Connells Point Public, Danebank, Georges River College, Hurstville Adventist, Hurstville Boys High, Hurstville South Public, James Cook Boys Technology High, Kogarah Public, Kogarah High, Marist College Penshurst, Kogarah High, Moorefield Girls High, Oatley Public, Penshurst Public, Sans Souci Public, St Declan's, St Finbar's Convent, St George Girls High, St Mary's Star of the Sea, Sydney Technical High and TAFE NSW.
Walkability to open space	Claydon Reserve and Beverley Park Golf Course are within 300m of the precinct.
Walkability to community facility	The precinct includes the several family care, long day care and pre-school centres. There are several nursing homes within 2km of the precinct.

## Ramsgate Centre

### RAMSGATE PRECINCT

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



Proposed  
Floor Space Ratios

Ramsgate Centre

**RAMSGATE PRECINCT**

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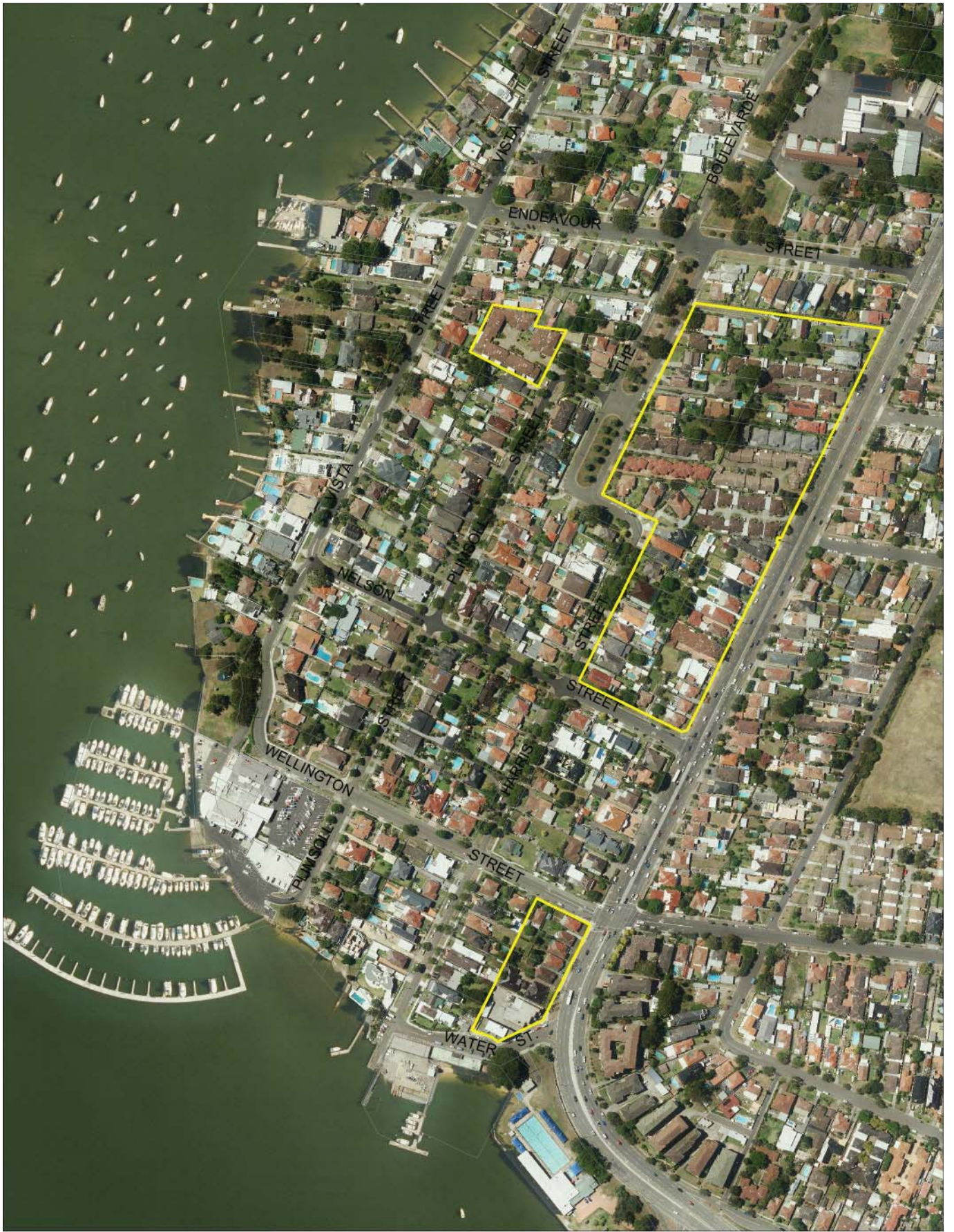
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Proposed Building Heights

Ramsgate Centre

# RAMSGATE PRECINCT



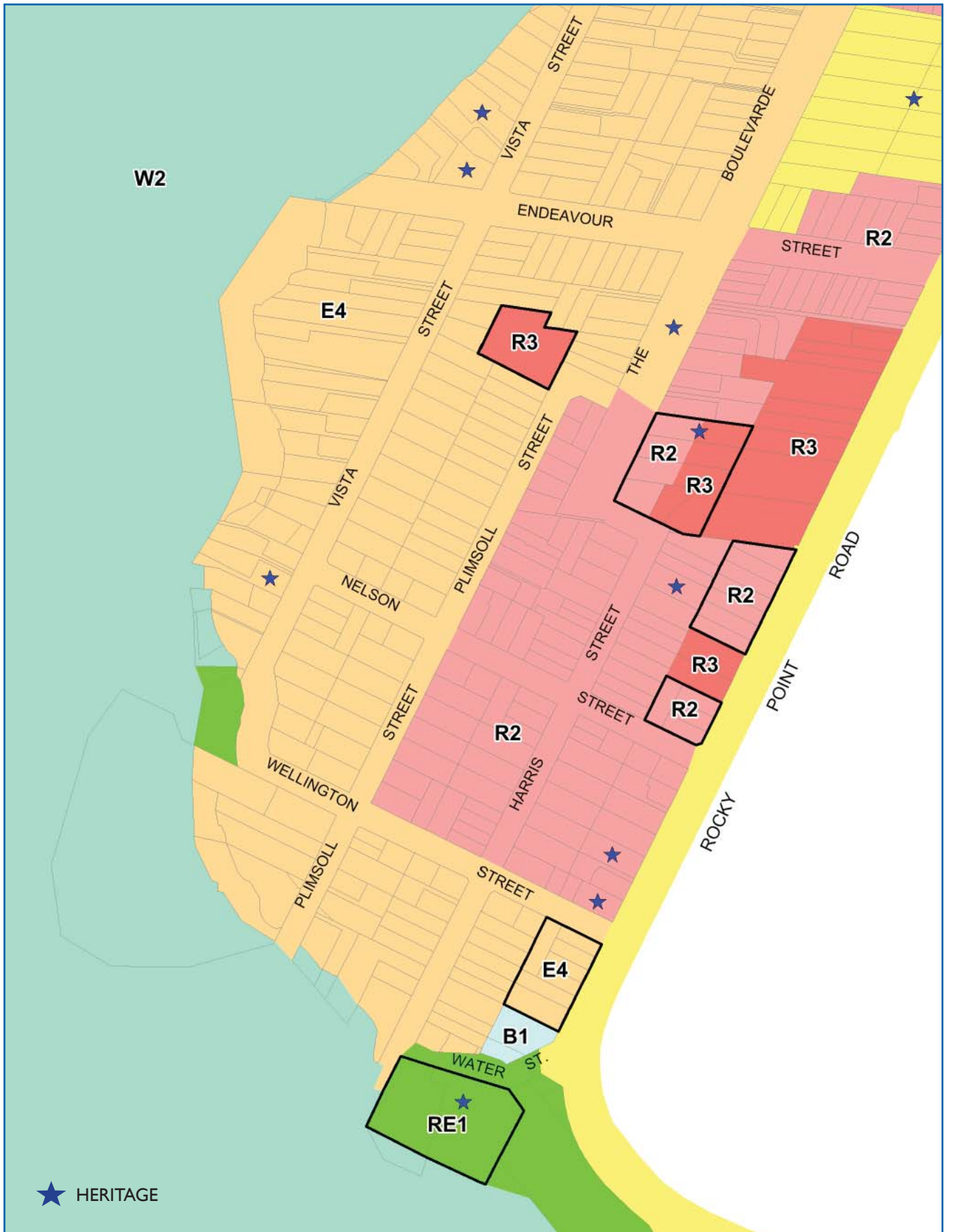


Aerial 2012

Rocky Point Road  
**SANS SOUCI PRECINCT**

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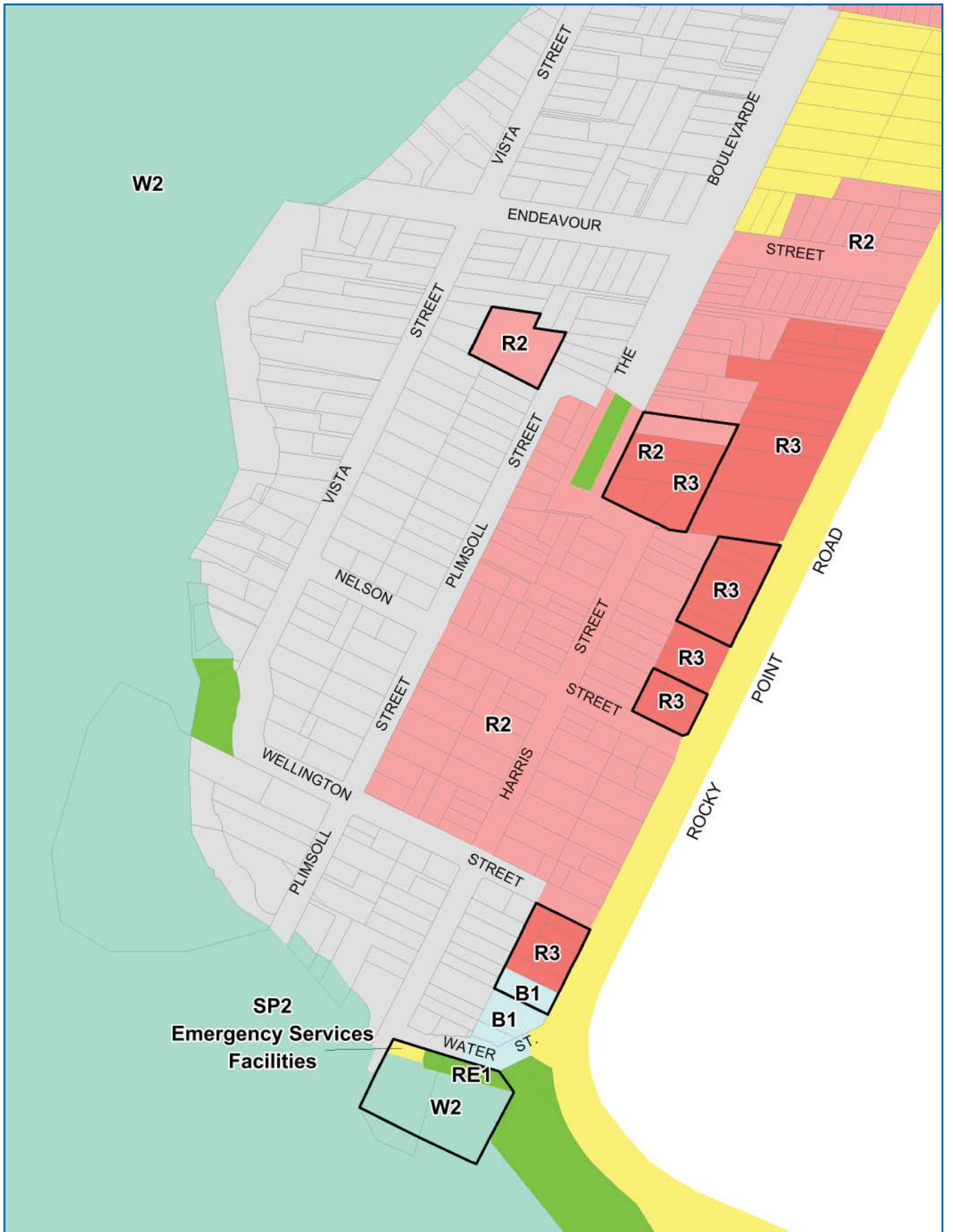
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KLEP 2012  
Land Use Zones

# Rocky Point Road SANS SOUCI PRECINCT





Proposed  
Land Use Zones

Rocky Point Road

**SANS SOUCI PRECINCT**

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## Rocky Point Road SANS SOUCI PRECINCT

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



# Rocky Point Road

## SANS SOUCI PRECINCT

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





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Proposed  
Floor Space Ratios

Rocky Point Road

SANS SOUCI PRECINCT



Proposed  
Building Heights

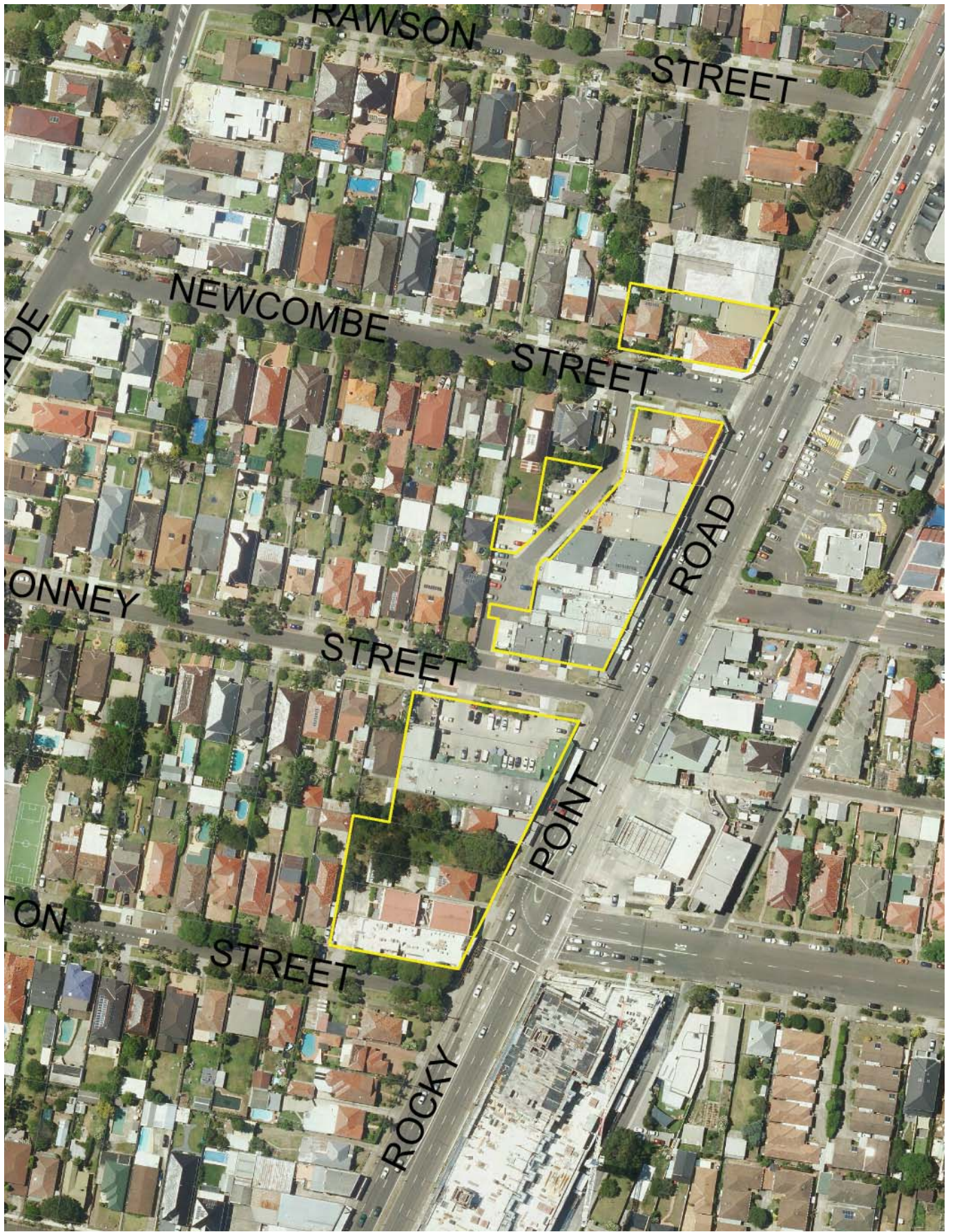
Rocky Point Road  
**SANS SOUCI PRECINCT** 175

## Rocky Point Road

### SANS SOUCI PRECINCT

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





Aerial 2012

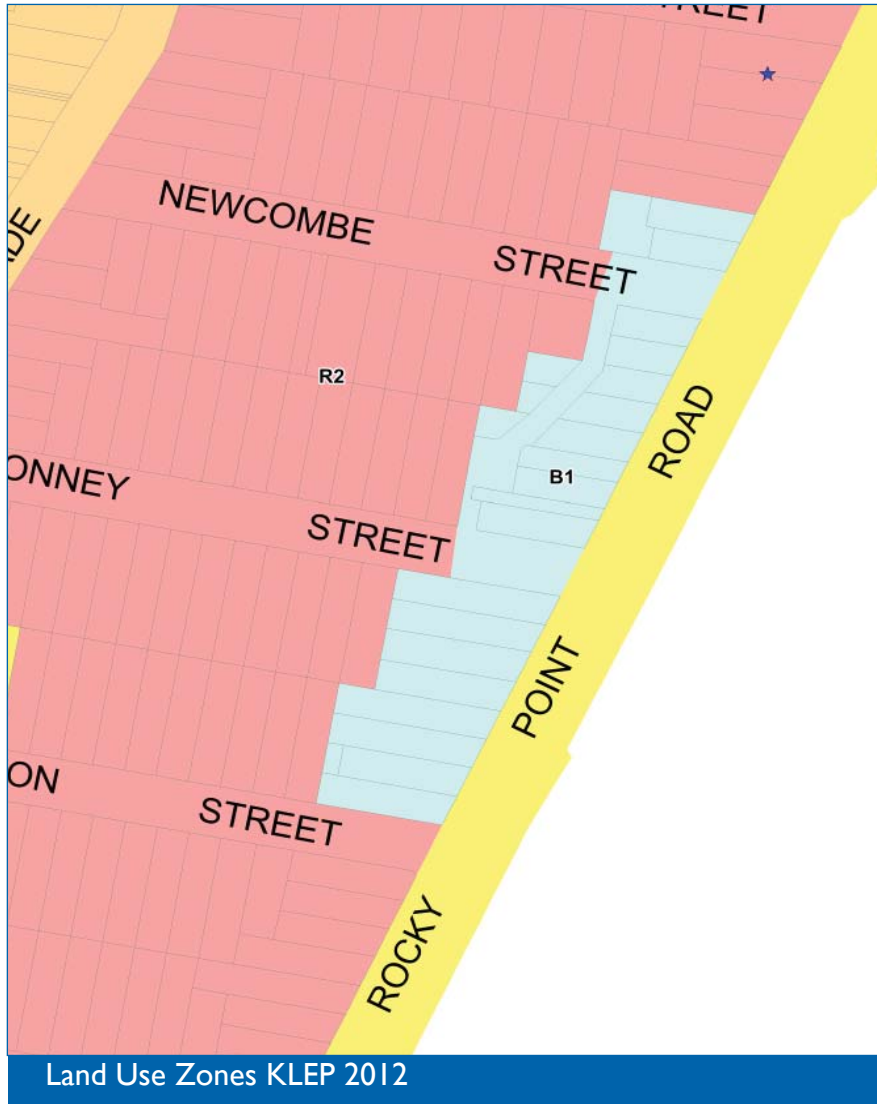
Sans Souci Centre

**SANS SOUCI PRECINCT**

**177**



San Souci Centre  
SANS SOUCI PRECINCT



# Sans Souci Centre

## SANS SOUCI PRECINCT

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



## San Souci Centre SANS SOUCI PRECINCT



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

# Sans Souci Centre

## SANS SOUCI PRECINCT

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

# San Souci Centre SANS SOUCI PRECINCT





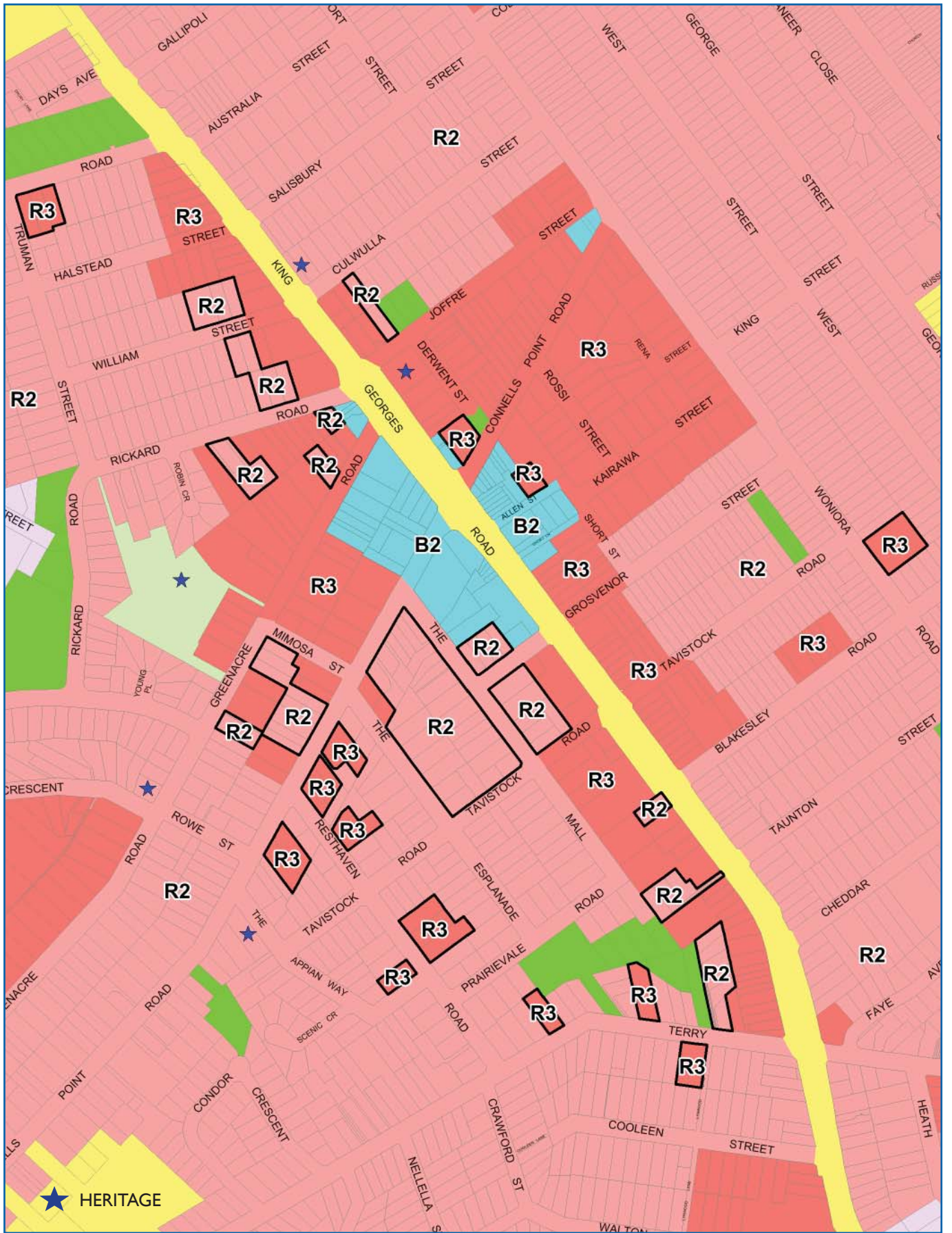


South Hurstville Centre

Aerial 2012

**SOUTH HURSTVILLE PRECINCT 183**



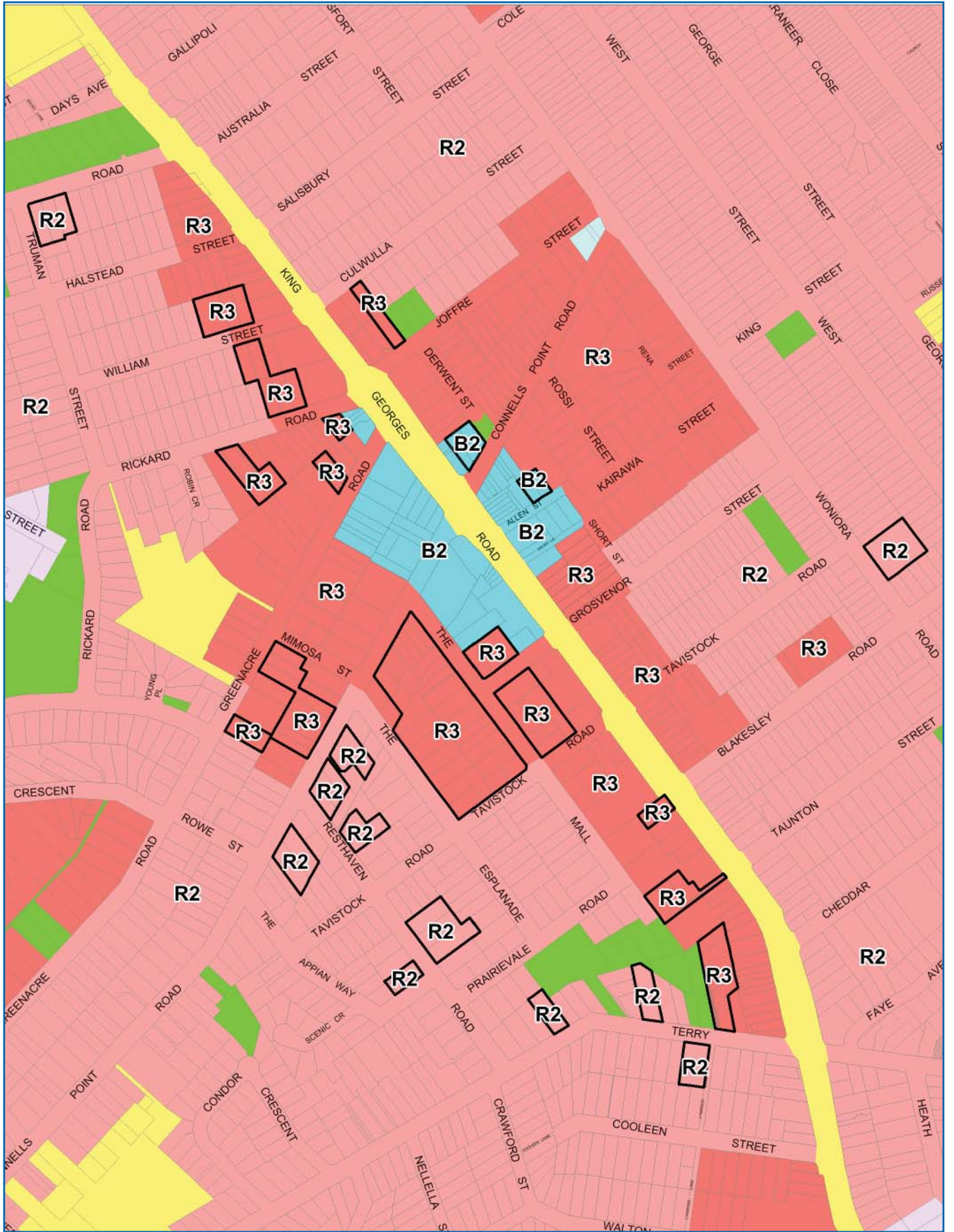


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KLEP 2012  
Land Use Zones

# South Hurstville Centre SOUTH HURSTVILLE PRECINCT





Proposed  
Land Use Zones

South Hurstville Centre

**SOUTH HURSTVILLE PRECINCT 185**



## South Hurstville Centre

### SOUTH HURSTVILLE PRECINCT

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



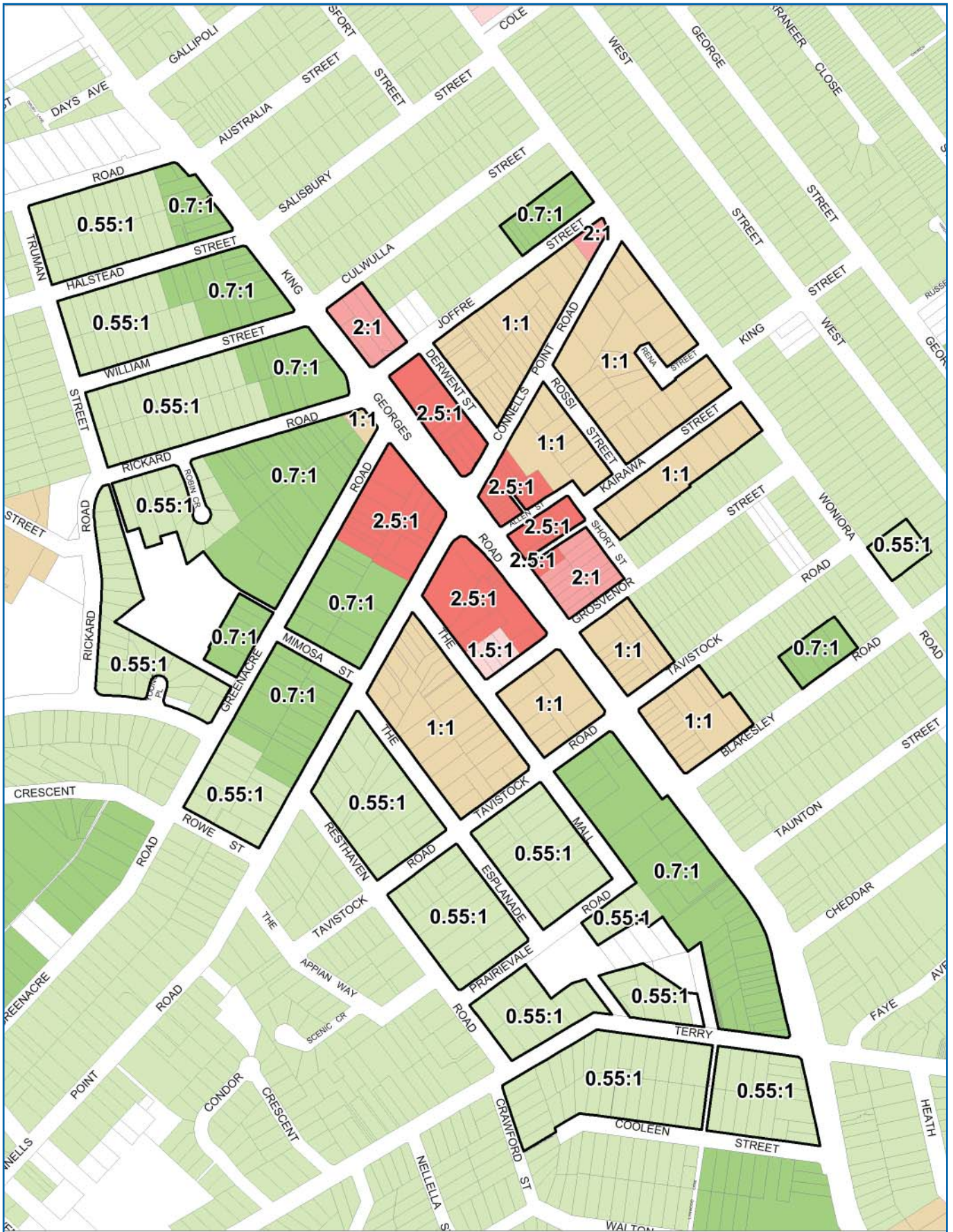
# South Hurstville Centre

## SOUTH HURSTVILLE PRECINCT

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

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



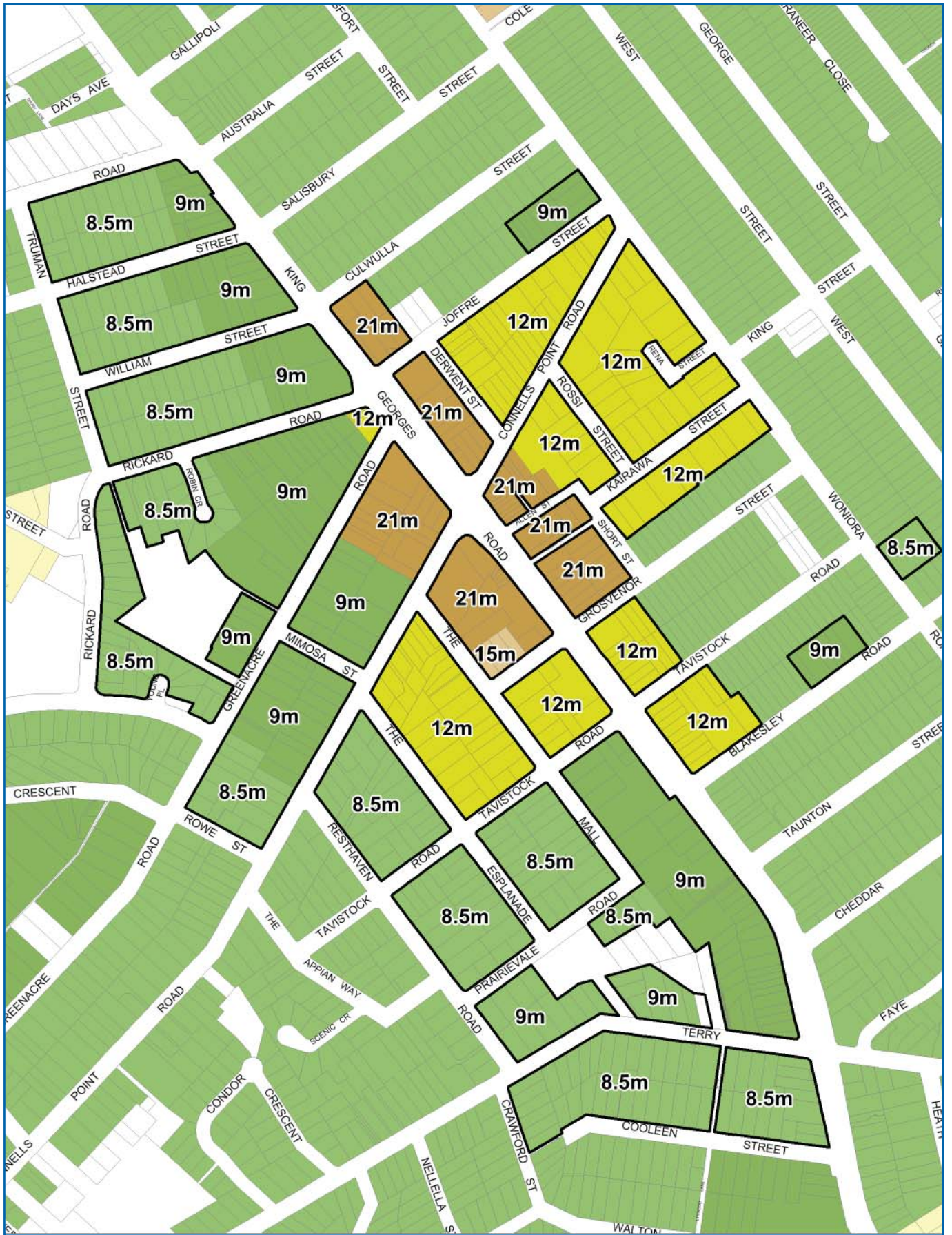


Proposed  
Floor Space Ratios

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# South Hurstville Centre SOUTH HURSTVILLE PRECINCT





Proposed  
Building Heights

South Hurstville Centre

**SOUTH HURSTVILLE PRECINCT | 89**





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Aerial 2012

Environmental Living  
**WATERFRONT PROPERTIES**



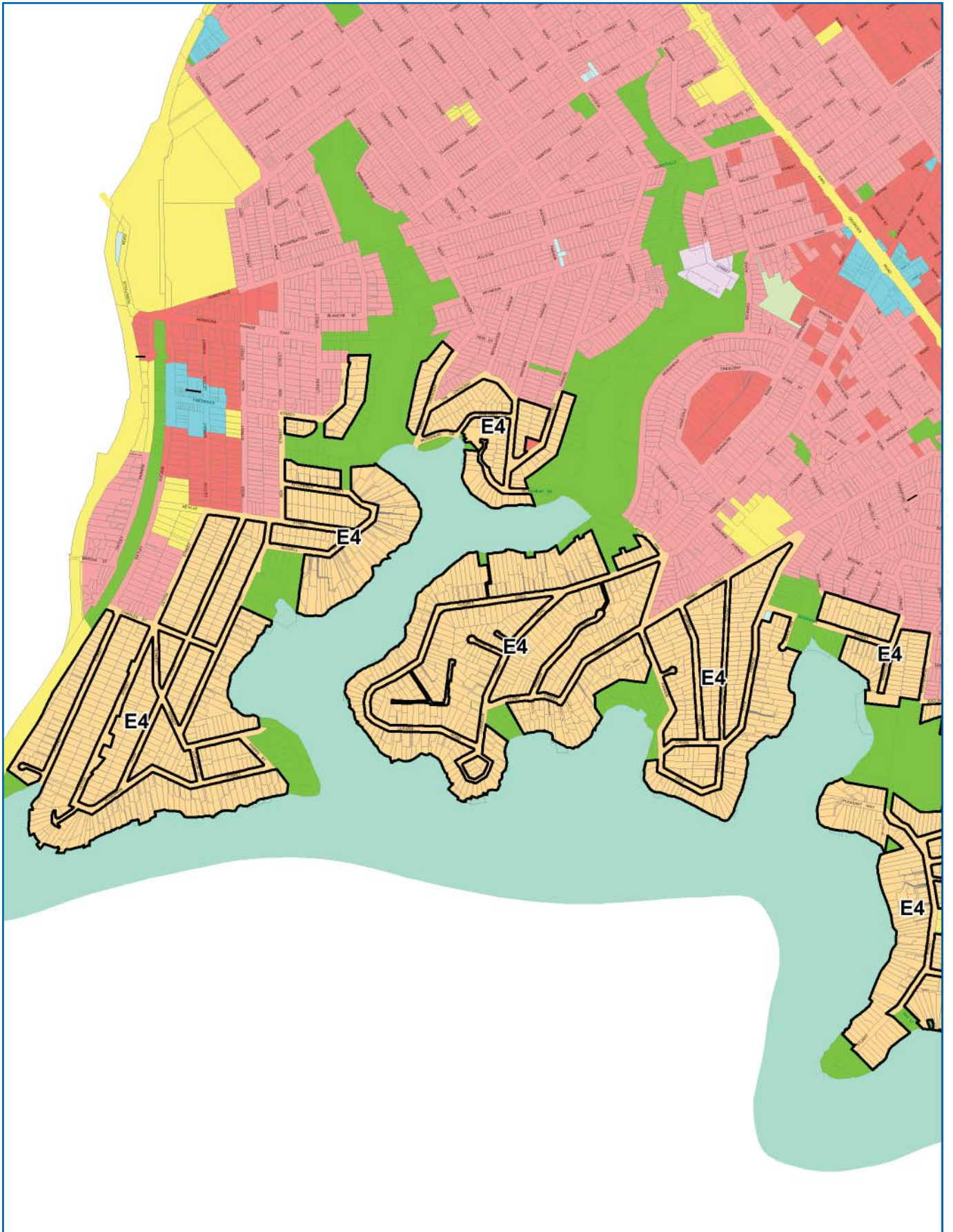


Aerial 2012

# Environmental Living WATERFRONT PROPERTIES

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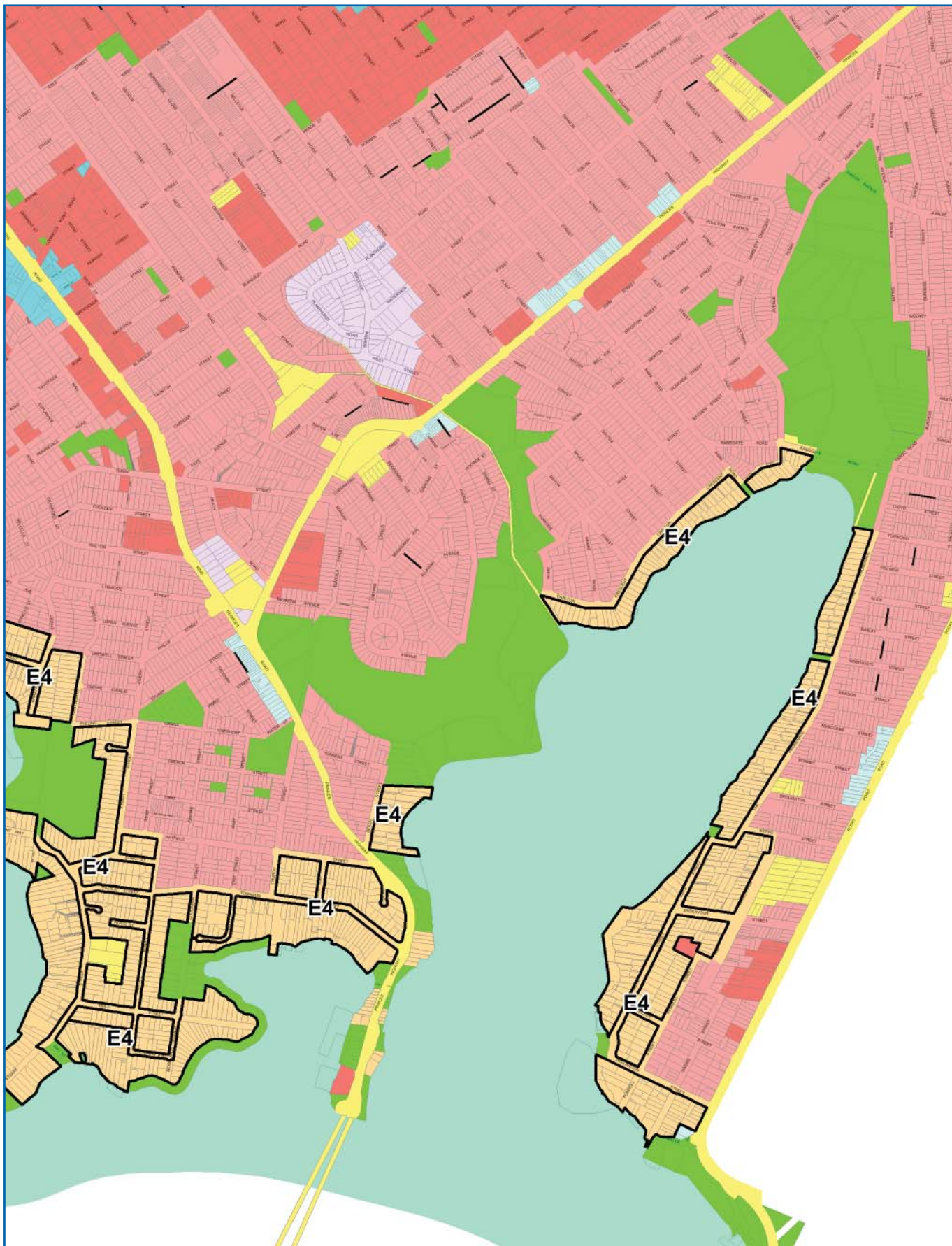


192 KLEP 2012  
Land Use Zones

Environmental Living

**WATERFRONT PROPERTIES**

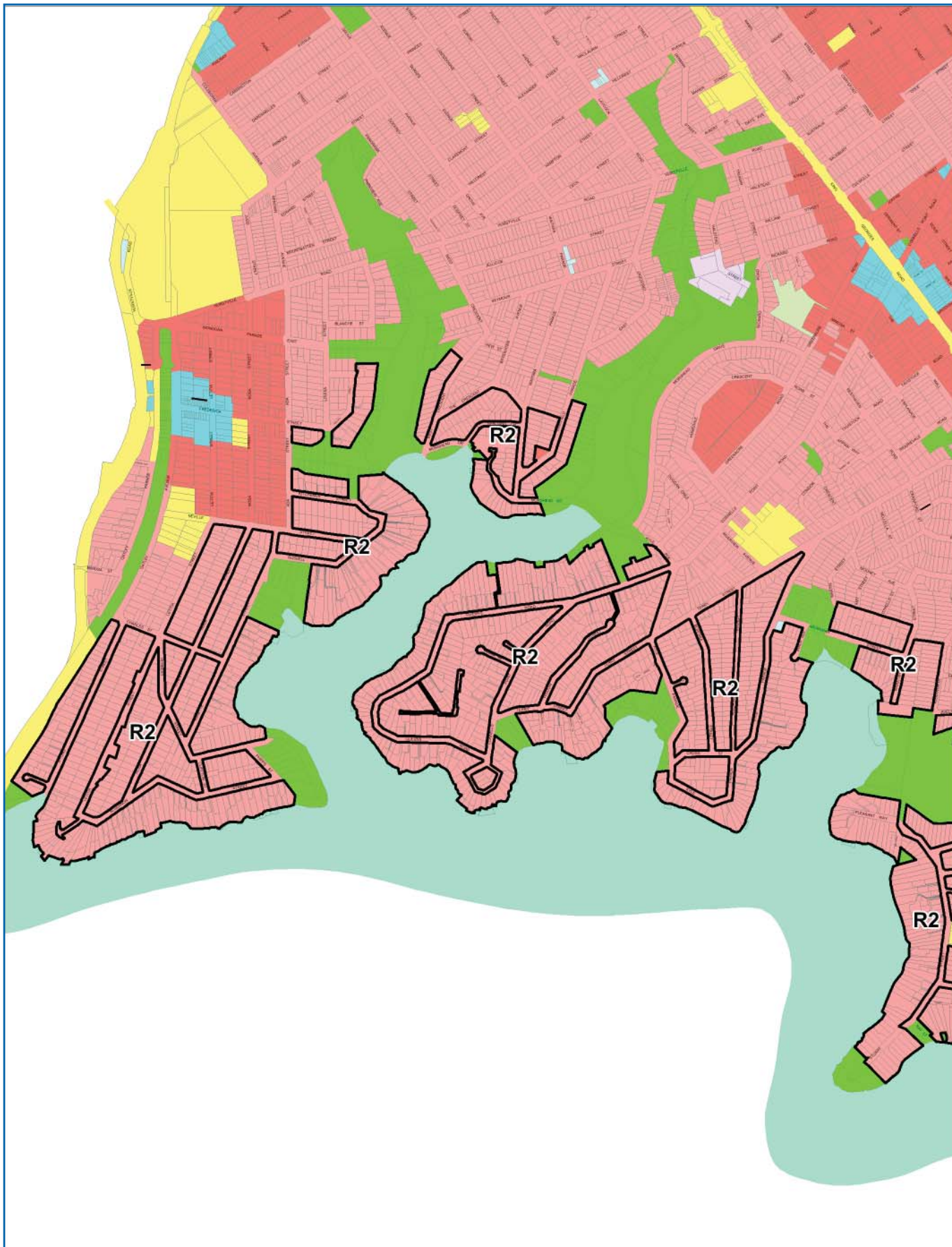




KLEP 2012  
Land Use Zones

Environmental Living  
**WATERFRONT PROPERTIES** 193





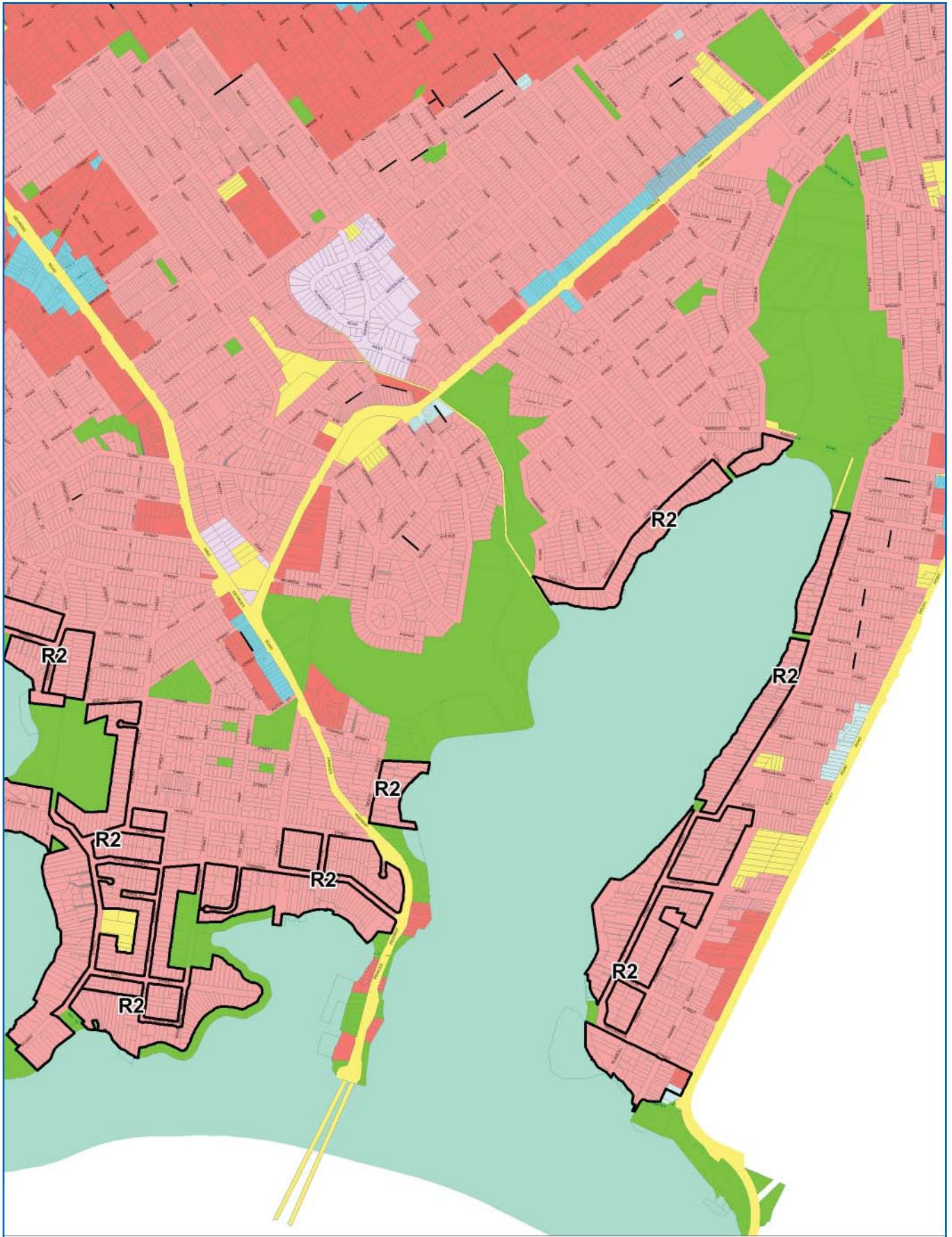
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Proposed  
Land Use Zones

Environmental Living

**WATERFRONT PROPERTIES**



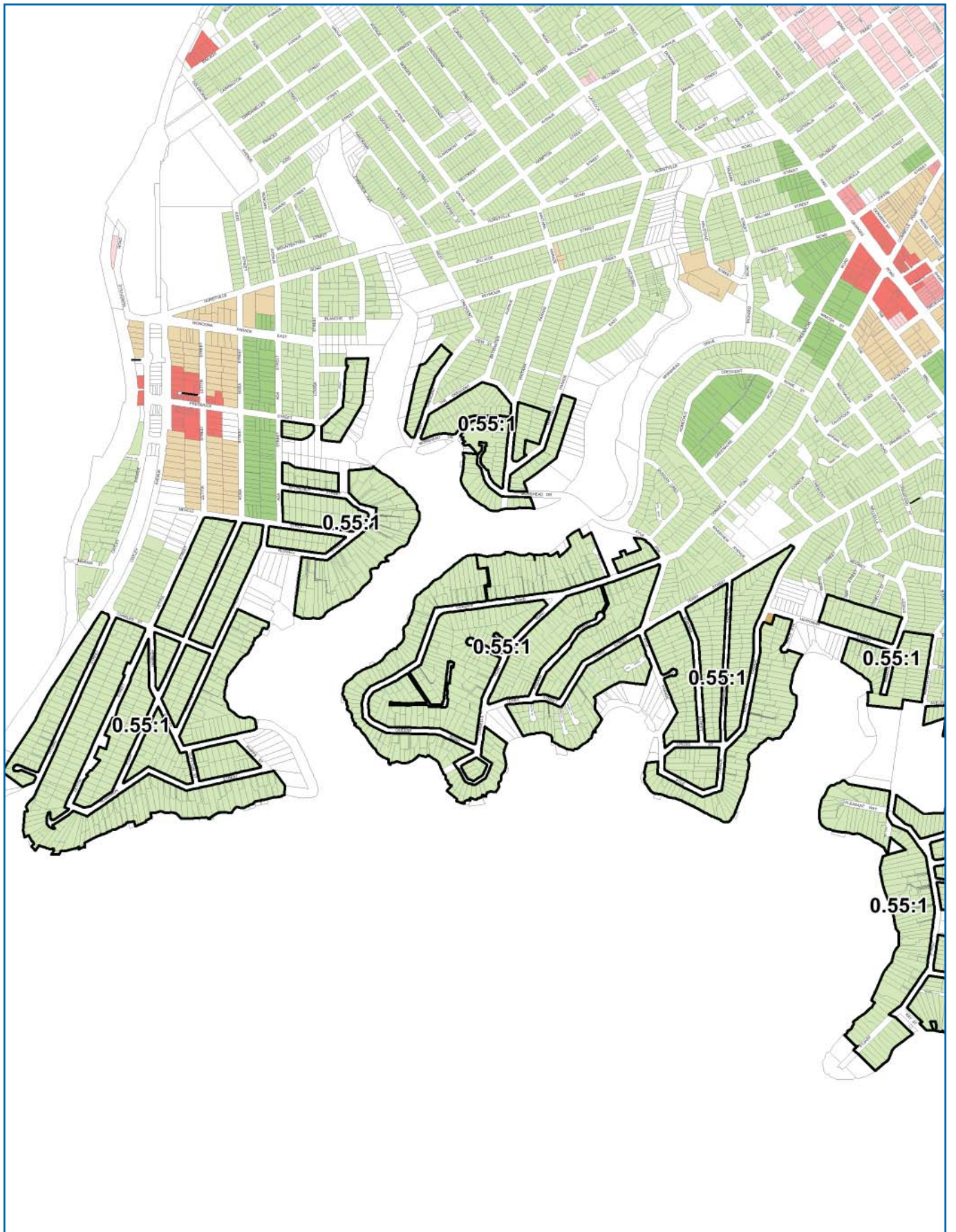


Proposed  
Land Use Zones

Environmental Living

**WATERFRONT PROPERTIES** 195



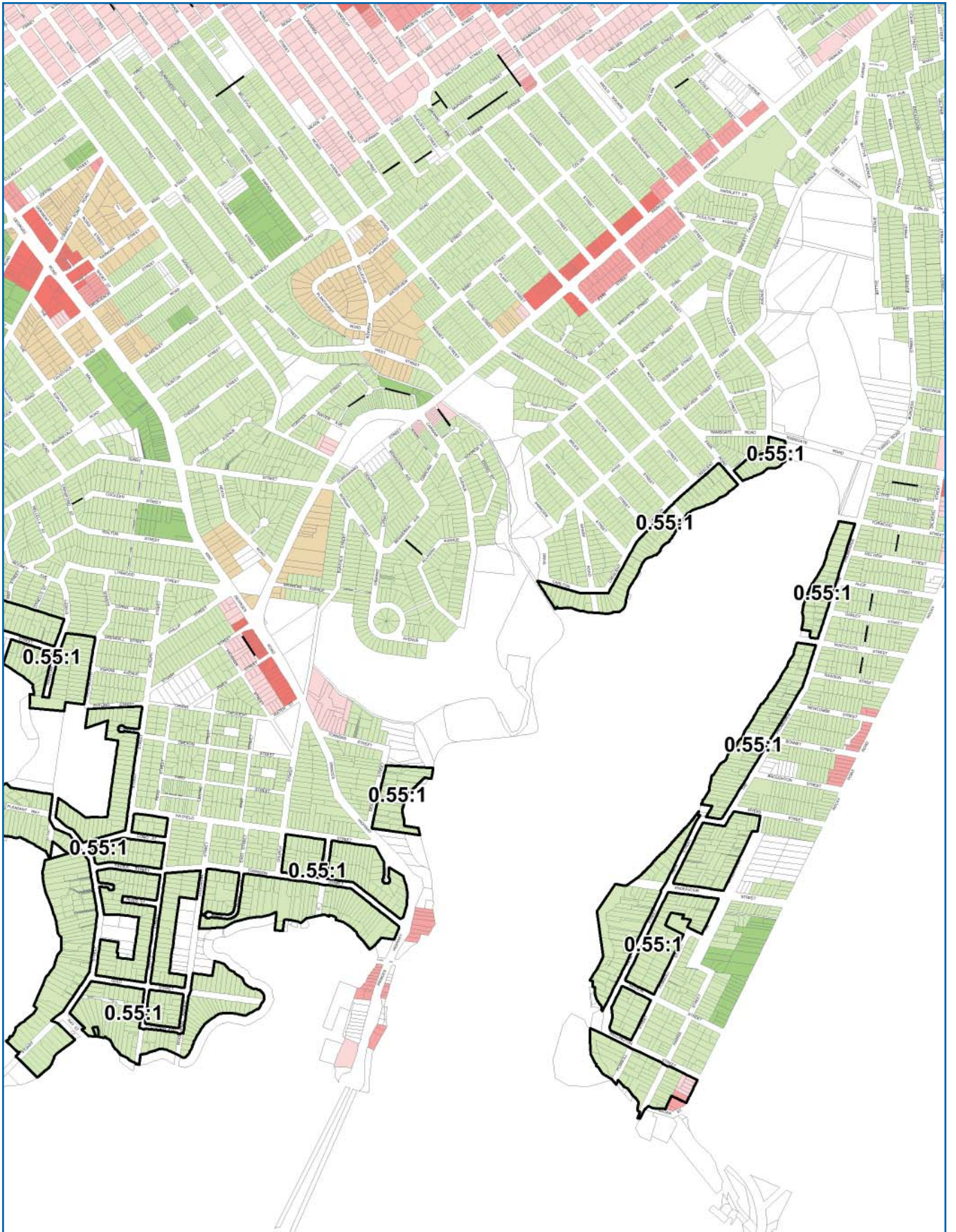


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Proposed  
Floor Space Ratios

Environmental Living  
**WATERFRONT PROPERTIES**





Proposed  
Floor Space Ratios

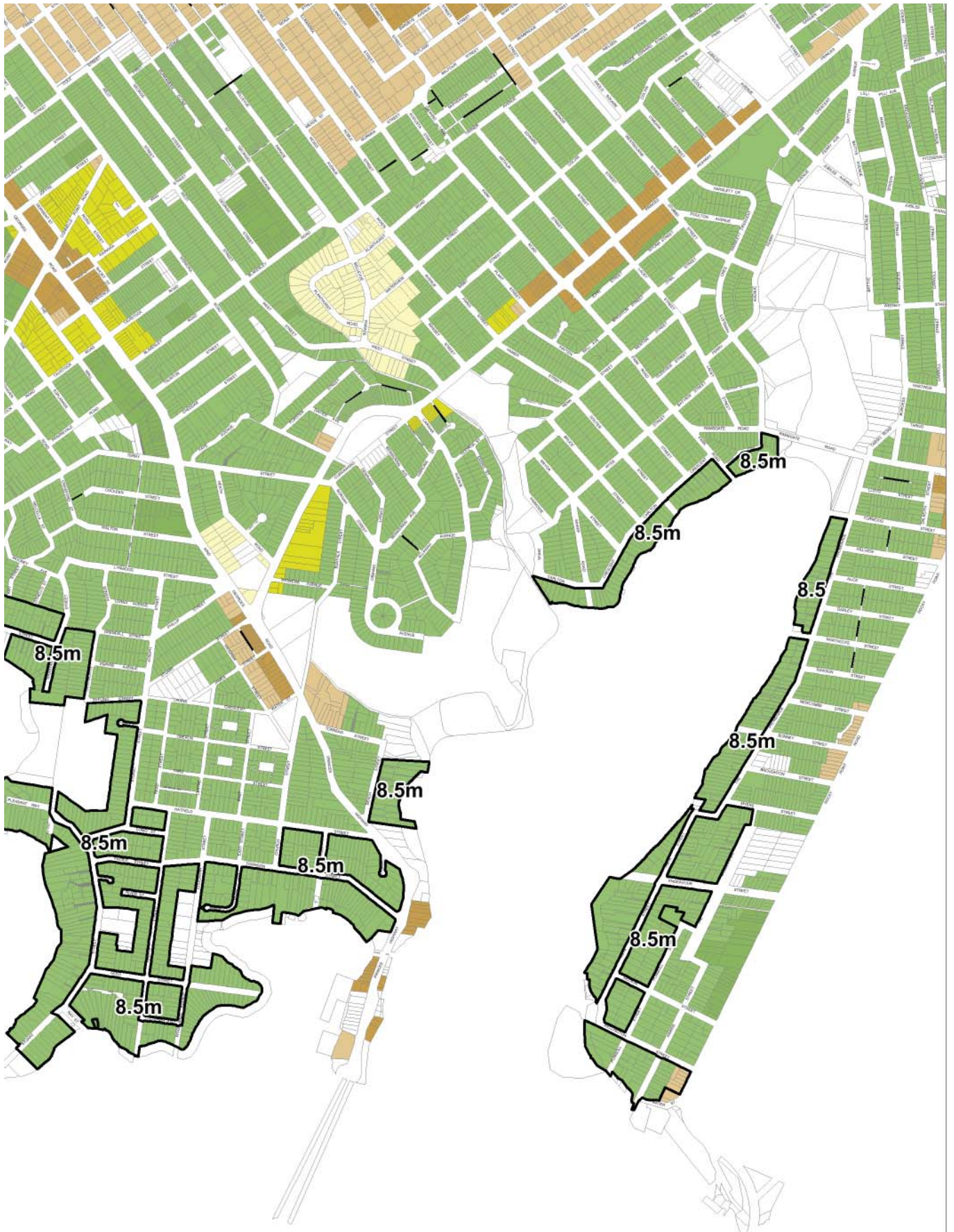
Environmental Living

**WATERFRONT PROPERTIES** 197









Building Heights

Environmental Living

**WATERFRONT PROPERTIES**

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