

# **APPENDIX 1**

## **OVERVIEW OF KEY CHANGES**

## Appendix 1 - Overview of Key Changes

The main objectives of the Planning Proposal are to amend Kogarah LEP 2012 to provide opportunities for the future redevelopment of specific land for dual occupancy development, multi-unit residential development and shop top housing which:

- is in close proximity to transport nodes and commercial centres;
- encourages the use of public transport;
- provides for diversity and choice in housing across the LGA; and
- will assist Council to achieve its dwelling target under the State Government's *Metropolitan Strategy* and *draft South Subregional Strategy*

**Table 1** below provides a summary of those sites proposed to be rezoned in accordance with the Kogarah 2031 Housing Strategy and that were exhibited as part of the Planning Proposal for the New City Plan.

**Table 1: Proposed Rezoning**

	Properties/Areas Proposed to be Rezoned	Proposed Height (LEP)	Proposed FSR (LEP)	Existing Height (DCP)	Existing FSR (DCP)
<b>Allawah Precinct</b>					
<b>Woids Avenue</b>					
1)	Rezone Nos 79-97 Noble Street and Nos 100 – 114 Woids Avenue, Allawah from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	15m	1.5:1	9m	0.55:1
<b>Beverley Park Precinct</b>					
<b>Rocky Point Road</b>					
2)	Rezone Nos 113 – 145 Rocky Point Road and Nos 107-109 Jubilee Avenue, Beverley Park from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	15m	1.5:1	9m	0.55:1

	<b>Properties/Areas Proposed to be Rezoned</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
<b>Blakehurst Precinct Blakehurst Centre</b>					
3)	Rezone Nos 308-316 Princes Highway, Carss Park from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	12m	1:1	9m	0.55:1
4)	Rezone Nos 340 Princes Highway and No 2 Miowera Street, Carss Park from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	12m	1:1	9m	0.55:1
5)	Rezone Nos 36-40 Bunyala Street, Nos 390 – 394A Princes Highway and Nos 4-12A Torrens Street, Blakehurst from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	15m	1.5:1	9m	0.55:1
6)	Rezone Nos 9-13 Phillip Street and Nos 969 – 973 King Georges Road, Blakehurst from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	15m	1.5:1	9m	0.55:1
7)	Rezone No 979 King Georges Road, Blakehurst from B1 – Neighbourhood Centre to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements.	21m	2.5:1	12.2m	As per building envelope
8)	Rezone Nos 591- 629 Princes Highway, Blakehurst from B1 – Neighbourhood Centre to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements	21m	2.5:1	12.2m	As per building envelope

	<b>Properties/Areas Proposed to be Rezoned</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
9)	Rezone Nos 637 – 659 Princes Highway, Blakehurst from B1 – Neighbourhood Centre to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements	21m	2.5:1	12.2m	As per building envelope
10)	Rezone Nos 2-8 Stuart Street, Nos 2-4 Vaughan Street and Nos 2-8 James Street, Blakehurst from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	15m	1.5:1	9m	0.55:1
11)	Rezone Nos 1-5 James Street, Nos 6-16 Vaughan Street and Nos 1-7 Water Street, Blakehurst from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	15m	1.5:1	9m	0.55:1
<b>Blakehurst Precinct Blakehurst Waterfront</b>					
12)	Rezone Nos 424-436, Nos 448-454, Nos 468-474, Nos 723 – 741 Princes Highway, Blakehurst from E4 – Environmental Living to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	21m	2:1	9m	0.55:1
<b>Blakehurst Precinct Terry Street</b>					
13)	Rezone No 32 Terry Street, Blakehurst from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0:55:1	5m	0.7:1

	<b>Properties/Areas Proposed to be Rezoned</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
14)	Rezone No 2A Faye Avenue, Blakehurst from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	9m	0.55:1
15)	Rezone Nos 2-10 Heath Road and Nos 14-20 Terry Street, Blakehurst from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	5m	0.7:1
16)	Rezone No 513 Princes Highway, Blakehurst from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	15m	1.5:1	9m	0.55:1
<b>Carlton Precinct Andover Street</b>					
17)	Rezone Nos 27 – 43 Andover Street, Carlton from R2- Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	15m	1.5:1	9m	0.55:1
<b>Carlton Precinct Enterprise Corridor</b>					
18)	Rezone Nos 71-73 Jubilee Avenue and No 251 Princes Highway, Carlton from R2- Low Density Residential to <b><u>B6 – Enterprise Corridor</u></b> and increase height and FSR requirements.	21m	2:1	9m	0.55:1
19)	Rezone Nos 261-273 Princes Highway and No 1 Wheeler Street, Carlton from R2- Low Density Residential to <b><u>B6 – Enterprise Corridor</u></b> and increase height and FSR requirements.	21m	2:1	9m	0.55:1

	<b>Properties/Areas Proposed to be Rezoned</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
20)	Rezone Nos 275-277 Princes Highway, No 2 Wheeler Street and No 36 O'Meara Street, Carlton from R2- Low Density Residential to <b><u>B6 – Enterprise Corridor</u></b> and increase height and FSR requirements.	21m	2:1	9m	0.55:1
21)	Rezone Nos 285-295 Princes Highway, Nos 31-33 O'Meara Street, and Nos 32-34 Westbourne Street, Carlton from R2- Low Density Residential to <b><u>B6 – Enterprise Corridor</u></b> and increase height and FSR requirements.	21m	2:1	9m	0.55:1
22)	Rezone No 297 Princes Highway, Carlton from B1 – Neighbourhood Centre to <b><u>B6 – Enterprise Corridor</u></b> and increase height and FSR requirements.	21m	2:1	12.2m	As per building envelope
<b>Carlton Precinct Jubilee Avenue</b>					
23)	Rezone Nos 39-45 Jubilee Avenue from R2 – Low Density Residential to <b><u>B1 – Neighbourhood Centre</u></b> zone and include height and FSR requirements.	9m	1:1	9m	0.55:1
<b>Carlton Precinct Princes Highway Centre</b>					
24)	Rezone No 305 – 311 Princes Highway, Carlton from B1 – Neighbourhood Centre to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements.	21m	2.5:1	12.2m	As per building envelope
25)	Rezone No 313-323 Princes Highway, Carlton from R2 – Low Density Residential to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements.	21m	2.5:1	9m	0.55:1

	<b>Properties/Areas Proposed to be Rezoned</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
26)	Rezone No 325-345 Princes Highway, Carlton from B1 – Neighbourhood Centre to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements.	21m	2.5:1	12.2m	As per building envelope
27)	Rezone Nos 351-367 Princes Highway and No 68A Park Road, Carlton from B1 – Neighbourhood Centre to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements.	21m	2.5:1	12.2m	As per building envelope
28)	Rezone Nos 373 - 385 Princes Highway, Carlton from B1 – Neighbourhood Centre to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements.	21m	2.5:1	12.2m	As per building envelope
29)	Rezone No 55 Park Road, Carlton from R2 – Low Density Residential to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements.	21m	2.5:1	9m	0.55:1
30)	Rezone No 220 Princes Highway, Carlton from B1 – Neighbourhood Centre to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements.	21m	2.5:1	12.2m	As per building envelope
31)	Rezone Nos 59-61 Park Road, Carlton from R2 – Low Density Residential to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements.	21m	2.5:1	9m	0.55:1
32)	Rezone Nos 1-21 Wyuna Street & Nos 2-6 Lacey Street, Carlton from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	21m	2:1	9m	0.55:1

	Properties/Areas Proposed to be Rezoned	Proposed Height (LEP)	Proposed FSR (LEP)	Existing Height (DCP)	Existing FSR (DCP)
<b>Hurstville Precinct Hurstville Centre</b>					
33)	Rezone Nos 546-558 Railway Parade, Hurstville from R3 – Medium Density Residential to <b><u>R4 – High Density Residential</u></b> and increase height and FSR requirements.	33m	4:1	12.2m	1:1
34)	Rezone Nos 87-89 Woniora Road, Nos 1-7A Gallipoli Street, Nos 8 – 18 Alma Street and Nos 4-8 Maher Street, Hurstville from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	15m	1.5:1	9m	0.55:1
<b>Hurstville Grove Precinct Whitfield Parade</b>					
35)	Rezone No 76 Whitfield Parade, Hurstville Grove from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	9m	0.7:1
<b>Kogarah Precinct Kogarah North</b>					
36)	Rezone Nos 21 – 71 Gladstone street, Nos 24-38 Gladstone Street, Nos 59-69 Princes Highway, Nos 21-37 Princes Highway, Nos 1-11 Princes Highway, Nos 125-133 Harrow Road, Nos 2-22 Railway Parade North and Nos 2 – 14 Palmerston Street, Kogarah from R3 – Medium Density Residential to <b><u>R4 – High Density Residential</u></b> and increase height and FSR requirements	33m	4:1	12m-14m	1.1m <sup>2</sup> /m <sup>2</sup>  Site area/sqm of dwelling



	<b>Properties/Areas Proposed to be Rezoned</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
37)	Rezone Nos 57-97 Regent Street, Nos 38-85 Regent Street, Nos 2-24 Victoria Street, Nos 16-22A Gladstone Street, Nos 2-24 Stanley Street, Nos 1-11 Stanley Street, Nos 24B – 40 Victoria Street, Nos 2-10 Victor Street, Nos 5-21 Palmerston Street, Nos 2-4 Gladstone Street and Nos 26-30 Railway Parade, Kogarah from R2 – Low Density Residential to <b><u>R4- High Density Residential</u></b> and increase height and FSR requirements.	33m	4:1	9m	0.55:1
38)	Rezone Nos 41-45 Princes Highway, Kogarah from B1 – Neighbourhood Centre to <b><u>B2 – Local Centre</u></b> zone and increase height and FSR requirements.	33m	4:1	24.5m	As per building envelope
39)	Rezone Nos 13-19 Princes Highway, Kogarah from B1 – Neighbourhood Centre to <b><u>B2 – Local Centre</u></b> zone and increase height and FSR requirements.	33m	4:1	23m	As per building envelope
<b>Kogarah Precinct Kogarah South</b>					
40)	Rezone Nos 13-57 Ocean Street, Kogarah from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> (area is within the Kogarah South Heritage Conservation Area) and include height and FSR requirements.	9m	0.55:1	9m	0.55:1
<b>Kogarah Precinct Princes Highway</b>					
41)	Rezone Nos 209-225 Princes Highway from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	15m	1.5:1	9m	0.55:1

	<b>Properties/Areas Proposed to be Rezoned</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
42)	Rezone No 243 Princes Highway from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	15m	1.5:1	9m	0.55:1
<b>Kogarah Bay Precinct</b>					
<b>Lacey Street</b>					
43)	Rezone Nos 76-78 Harslett Crescent and Nos 48C – 50 Lacey Street from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	5m	0.7:1
<b>Oatley Precinct</b>					
<b>Oatley Centre</b>					
44)	Rezone Nos 63 – 65 Railway Lands, Oatley from SP2 – Rail Infrastructure Facilities to <b><u>B2 – Local Centre</u></b> and include height and FSR requirements.	12m	2.5:1	N/A	N/A
45)	Rezone Nos 77 Railway Lands, Oatley from SP2 – Rail Infrastructure Facilities to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	N/A	N/A
46)	Rezone No 11A Letitia Street from R3 – Medium Density Residential to <b><u>B2 – Local Centre</u></b> and include height and FSR requirements consistent with the remainder of the Oatley	12m	2.5:1	12m	1:1
47)	Rezone No 16 Letitia Street from B2 – Local Centre to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	12m	1:1	10.2m	As per building envelope

	<b>Properties/Areas Proposed to be Rezoned</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
48)	Rezone Nos 11-15 Wonoona Parade East, Oatley from R2 – Low Density Residential to <b><u>R3-Medium Density Residential</u></b> and increase height and FSR requirements.	9m	0.7:1	9m	0.55:1
49)	Rezone Nos 2 – 28 Rosa Street, Nos 38 – 40 Frederick Street, Nos 1 – 27 Ada Street and Nos 12-16 Wonoona Parade East, Oatley from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	9m	0.7:1	9m	0.55:1
50)	Rezone Nos 30 - 62 Rosa Street, Nos 25 – 31 Neville Street, Nos 27A – 59 Ada Street and Nos 23-29 Frederick Street Oatley from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	9m	0.7:1	9m	0.55:1
<b>Ramsgate Precinct</b>					
<b>Ramsgate Centre</b>					
51)	Rezone No 2 Dalkeith Street from R3 – Medium Density Residential to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements consistent with the B2 – Local Centre requirements for Ramsgate Centre.	21m	2.5:1	15m	2.5:1
<b>Sans Souci Precinct</b>					
<b>Rocky Point Road</b>					
52)	Rezone No 505 Rocky Point Road, Sans Souci from E4 – Environmental Living zone to <b><u>B1 – Neighbourhood Centre</u></b> zone (consistent with adjoining zone), and include height and FSR requirements.	15m	2:1	9m	0.55:1

	<b>Properties/Areas Proposed to be Rezoned</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
53)	Rezone Nos 495 – 503 Rocky Point Road, Sans Souci and No 10 Wellington Street, Sans Souci from E4 – Environmental Living to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	15m	1.5:1	9m	0.55:1
54)	Rezone Nos 475 – 479 Rocky Point Road and No 2 Nelson Street, Sans Souci from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	9m	0.7:1	9m	0.55:1
55)	Rezone Nos 455 – 467 Rocky Point Road, Sans Souci from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	9m	0.7:1	9m	0.55:1
56)	Rezone No 56 and the front portion of Nos 52 – 54 The Boulevarde, Sans Souci from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	9m	0.7:1	9m	0.55:1
57)	Rezone the rear portion of No 50 The Boulevarde, Sans Souci from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	9m	0.7:1
58)	Rezone No 1 Plimsoll Street, Sans Souci from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	9m	0.7:1

	<b>Properties/Areas Proposed to be Rezoned</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
<b>South Hurstville Precinct</b>					
<b>South Hurstville Centre</b>					
59)	Rezone Nos 16-20 Hurstville Road, South Hurstville from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	5m	0.7:1
60)	Rezone Nos 1-5 William Street, South Hurstville from R2 – Low Density to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	9m	0.7:1	9m	0.55:1
61)	Rezone Nos 4-6 William Street and Nos 1-5 Rickard Road, South Hurstville from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	9m	0.7:1	9m	0.55:1
62)	Rezone No 31 Joffre Street and No 32 Culwulla Street, South Hurstville from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and increase height and FSR requirements.	21m	2:1	9m	0.55:1
63)	Rezone No 51-55 Connells Point Road, South Hurstville from R3 – Medium Density Residential to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements.	21m	2.5:1	12.2m	1:1
64)	Rezone Nos 4-6 Allen Street, South Hurstville from R3 – Medium Density Residential to <b><u>B2 – Local Centre</u></b> and increase height and FSR requirements.	21m	2.5:1	9m	1.3m <sup>2</sup> /m <sup>2</sup> Site area/ sqm of dwelling

	<b>Properties/Areas Proposed to be Rezoned</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
65)	Rezone Nos 1 – 13 Connells Point Road, South Hurstville from B2 – Local Centre to <b><u>B1 – Neighbourhood Centre</u></b> and include height and FSR requirements.	12m	2:1	9m	1:1
66)	Rezone No 2 Rickard Road, South Hurstville from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	9m	0.7:1	9m	0.55:1
67)	Rezone Nos 16A-18A Rickard Road, South Hurstville from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	9m	0.7:1	9m	0.55:1
68)	Rezone No 7 Greenacre Road, South Hurstville from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	9m	0.7:1	9m	0.55:1
69)	Rezone Nos 36-40 Greenacre Road, South Hurstville from R2 – Low Density Residential to <b><u>R3 - Medium Density Residential</u></b> and include height and FSR requirements.	9m	0.7:1	9m	0.55:1
70)	Rezone Nos 91-99 Connells Point Road, South Hurstville from R2 – Low Density Residential to <b><u>R3 - Medium Density Residential</u></b> and include height and FSR requirements.	9m	0.7:1	9m	0.55:1

	<b>Properties/Areas Proposed to be Rezoned</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
71)	Rezone No 48 Greenacre Road and No 99 Connells Point Road, South Hurstville from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	9m	0.7:1	9m	0.55:1
72)	Rezone No 29A Greenacre Road, South Hurstville (previous South Hurstville Bowling Club) from RE2 – Private Recreation to <b><u>SP2 – Educational Establishment.</u></b>	N/A	N/A	N/A	N/A
73)	Rezone Nos 35-41 Grosvenor Road, South Hurstville from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	15m	1.5:1	9m	0.55:1
74)	Rezone Nos 76-88 Connells Point Road, Nos 1-21 The Mall, Nos 55-55A Tavistock Road, and Nos 2-14 The Esplanade, South Hurstville from R2 – Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	12m	1:1	9m	0.55:1
75)	Rezone Nos 10-16 The Mall and No 53 Tavistock Road, South Hurstville from R2 - Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	12m	1:1	9m	0.55:1
76)	Rezone Nos 92-94 Connells Point Road, South Hurstville from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	5m-9m	0.7:1

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77)	Rezone Nos 96-100 Connells Point Road, South Hurstville from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	5m-9m	0.7:1
78)	Rezone Nos 4-6 Resthaven Road, South Hurstville from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	5m-9m	0.7:1
79)	Rezone Nos 104-106 Connells Point Road, South Hurstville from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	5m-9m	0.7:1
80)	Rezone No 12-16 Resthaven Road, South Hurstville from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	5m-9m	0.7:1
81)	Rezone No 7 Resthaven Road and No 12 The Appian Way, South Hurstville from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	5m-9m	0.7:1
82)	Rezone No 863 King Georges Road, South Hurstville from R2 - Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	9m	0.7:1	9m	0.55:1



	<b>Properties/Areas Proposed to be Rezoned</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
83)	Rezone No 875A – 875C King Georges Road, South Hurstville from R2 - Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	9m	0.7:1	9m	0.55:1
84)	Rezone Nos 47-47E Terry St, Blakehurst from R2 - Low Density Residential to <b><u>R3 – Medium Density Residential</u></b> and include height and FSR requirements.	9m	0.7:1	9m	0.55:1
85)	Rezone No 57 Terry St, Blakehurst from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	5m-9m	0.7:1
86)	Rezone No 69 Terry St, Blakehurst from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	5m-9m	0.7:1
87)	Rezone No 32 Terry Street, Blakehurst from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements.	9m	0.55:1	5m-9m	0.7:1
88)	Rezone No 228 Woniora Road, South Hurstville from R3 – Medium Density Residential to <b><u>R2 – Low Density Residential</u></b> and include height and FSR requirements	9m	0.55:1	9m	0.7:1

Table 2 below provides a summary of those sites where a change to the height and/or density (FSR) is proposed. These changes are in accordance with the Kogarah 2031 Housing Strategy and were exhibited as part of the Planning Proposal for the New City Plan.

**Table 2: Proposed Changes to Height and FSR**

<b>Amendments to Height and Floor Space Ratio (FSR)</b>					
<b>No change to Zoning</b>					
	<b>Centre</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
<b>Allawah Precinct - Allawah Centre</b>					
<b>Area zoned B2 – Local Centre</b>					
89)	Nos 440 – 462 Railway Parade and Nos 2-2A Lancelot Street, Allawah	21m	2.5:1	9m	1.75:1
90)	No 470 Railway Parade and Nos 472 – 480 Railway Parade, Allawah	21m	2.5:1	9m	1.1 – 1.75:1
<b>Allawah Precinct – Railway Parade</b>					
<b>Area zoned R3 – Medium Density Residential</b>					
91)	Land bounded by Andover Street, Railway Parade, Bellevue Parade, Woids Avenue, Meade Street, Norman Street and Balfour Street, Allawah	15m–21m	1.5:1 – 2:1	12m - 14m	As per density controls
<b>Beverley Park Precinct - Beverley Park</b>					
<b>Area zoned B1 – Neighbourhood Centre</b>					
92)	No 33-55 Rocky Point Road, Beverley Park	15m	2:1	12.2m	As per building envelope
<b>Blakehurst Precinct – Blakehurst Centre</b>					
<b>Area zoned R3 – Medium Density Residential</b>					
93)	Nos 318-338 Princes Highway, Blakehurst	12m	1:1	9m	As per density controls
<b>Carlton Precinct - Andover Street</b>					
<b>Area zoned B1 – Neighbourhood Centre</b>					
94)	Nos 45-55 Andover Street, Carlton	15m	2:1	10m	As per building envelope
<b>Carlton Precinct - Railway Parade</b>					
<b>Area zoned B2 – Local Centre</b>					
95)	Nos 280 – 310 Railway Parade & Nos 2-10 Jubilee Avenue, Carlton	21m	2.5:1	9m	1.75:1

<b>Amendments to Height and Floor Space Ratio (FSR)</b>					
<b>No change to Zoning</b>					
	<b>Centre</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
96)	Nos 314 – 338 Railway Parade, Carlton	21m	2.5:1	9m	1.75:1
97)	Nos 340-356 Railway Parade and Nos 2-4 Garfield Street, Carlton	21m	2.5:1	9m	1.75:1
<b>Carlton Precinct - Princes Highway Centre</b>					
<b>Area zoned R3 – Medium Density Residential</b>					
98)	Nos 399-417 Princes Highway, 21 Plant Street, 22 Paris Street, Carlton	12m – 15m	1:1 – 1.5:1	10m	As per density controls
99)	Nos 192-216 Princes Highway, 68-72 Park Road, 1-13 John Street and 1-5 Lacey Street, Carlton	21m	2:1	9m	As per density controls
100)	Nos 166-190 Princes Highway, Carlton	21m	2:1	9m-12m	As per density controls
<b>Carlton Precinct – Railway Parade</b>					
<b>Area zoned R3 – Medium Density Residential</b>					
101)	Land bounded by English Street, Neilsen Avenue, Andover Street and Railway Parade, Hurstville	15m – 21m	1.5:1 – 2:1	12m-14m	As per density controls
<b>Carss Park Precinct - Carss Park Centre</b>					
<b>Area zoned B1 – Neighbourhood Centre</b>					
102)	Nos 292 – 294 Princes Highway, Nos 2-16 Carwar Avenue and Nos 1-11 Carwar Avenue, Carss Park	12m	1.8:1	12.2m	As per building envelope
<b>Carss Park Precinct – Carss Park</b>					
<b>Area zoned R3 – Medium Density Residential</b>					
103)	Nos 463 – 467 Princes Highway and 10 Dwyer Street, Carss Park	9m	0.7:1	9m	As per density controls
<b>Hurstville Precinct – Hurstville Centre</b>					
<b>Area zoned B4 – Mixed Use</b>					
104)	Hurstville Town Centre	39m	4.5:1	Up to 27m on specific sites	Variable on each site

<b>Amendments to Height and Floor Space Ratio (FSR)</b>					
<b>No change to Zoning</b>					
	<b>Centre</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
<b>Hurstville Precinct – Hurstville Centre</b>					
<b>Area zoned R3 – Medium Density Residential</b>					
105)	Land bounded by Woids Avenue, First Avenue, Cole Street, Woniora Road, Alma Street and Railway Parade	15m – 21m	1.5:1 – 2:1	2 – 7 storeys	0.8:1 – 1.7:1
<b>Hurstville Grove Precinct - Waitara Parade</b>					
<b>Area zoned B1 – Neighbourhood Centre</b>					
106)	No 30 Jellicoe Street, No 31 Seymour Street and No 18 Waitara Parade, Hurstville Grove	9m	1:1	9m	1:1
<b>Kogarah Precinct - Kogarah South</b>					
<b>Areas zoned B1 – Neighbourhood Centre</b>					
107)	Nos 28 – 36 Princes Highway, Kogarah	15m	2:1	12.2m	As per building envelope
<b>Kogarah Precinct – Kogarah South</b>					
<b>Areas zoned R3 – Medium Density Residential</b>					
108)	Nos 1-11 Gray Street, No. 1 Queens Avenue and No. 2-6 Ocean Street, Kogarah	21m	2:1	12m	1:1
109)	Nos 1A-11 Ocean Street, Nos 3-7 Queens Avenue and Nos 2-8A Bowns Road, Kogarah	21m	2:1	12m	1:1
110)	Nos 1-9 Bowns Road, Nos 3-9 Bellevue St and Nos 2-6 Blake St, Kogarah	21m	2:1	12m	1:1
111)	Nos 7-11 Blake Street, Nos 15-23 Bellevue St and Nos 14-22 English Street, Kogarah	21m	2:1	12m	1:1
112)	Nos 13-39 Gray Street, Kogarah	21m	2:1	15m	As per building envelope
113)	Nos 43-69 Gray Street, Kogarah	15m	1.5:1	15m	As per building envelope

<b>Amendments to Height and Floor Space Ratio (FSR)</b>					
<b>No change to Zoning</b>					
	<b>Centre</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
114)	Nos 4-6 Queens Avenue and Nos 12-60 Ocean Street, Kogarah	9m-15m	1.2:1	15m	As per building envelope
115)	No. 71 Gray Street, Nos 183-189 Princes Highway, Kogarah	21m	2:1	12m	1:1
116)	Nos 1-15 Chapel St, Nos 2-10 Short Street and Nos 42-48 Gray Street, Kogarah	15m	1.5:1	12m	1.3:1
117)	Nos 50 – 56 Chapel Street and Nos 161-179 Princes Highway and No.'s 58-60 Gray Street, Kogarah	21m	2:1	12m-15m	1.3:1 - 2:1
<b>Kogarah Precinct – Princes Highway</b>					
<b>Area zoned R3 – Medium Density Residential</b>					
118)	Nos 227-241 Princes Highway, Kogarah	15m	1.5:1	15m	1.5:1
<b>Kyle Bay Precinct - Kyle Bay Centre</b>					
<b>Area zoned B1 – Neighbourhood Centre</b>					
119)	25 Kyle Parade, Kyle Bay	9m	1.3:1	9m	As per building envelope
<b>Mortdale Precinct – Mortdale Centre</b>					
<b>Area zoned B2 – Local Centre</b>					
120)	Nos 80 Railway Lands, 1 Subway Road and Nos 85-105 Railway Parade Mortdale	21m	2.5:1	9m	1:1
<b>Oatley Precinct – Oatley Centre</b>					
<b>Area zoned B2 – Local Centre</b>					
121)	Nos 8-22 Oatley Avenue, Nos 4-30 Frederick Street and Nos 13-15 Letitia Street, Oatley	12m	2.5:1	12.2m	As per building envelope
122)	Nos 3-19 Frederick Street Nos 26-34 Oatley Avenue and No 23 Letitia Street, Oatley	12m	2.5:1	12.2m	As per building envelope
123)	Nos 18 – 18B Letitia Street and No 32 Frederick Street, Oatley	12m	2.5:1	12.2m	As per building envelope
124)	Nos 20-26 Letitia Street, Oatley	12m	2.5:1	12.2m	As per building envelope

<b>Amendments to Height and Floor Space Ratio (FSR)</b>					
<b>No change to Zoning</b>					
	<b>Centre</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
<b>Oatley Precinct – Oatley Centre</b>					
<b>Area zoned B1 – Neighbourhood Centre</b>					
125)	No 200 Hurstville Road, Oatley	12m	1.5:1	N/A	N/A
<b>Oatley Precinct – Oatley Centre</b>					
<b>Area zoned R3 – Medium Density Residential</b>					
126)	Land bounded by Hurstville Road, Rosa Street, Neville Street and Oatley Avenue, Oatley.	12m	1:1	12m	As per density controls
<b>Penshurst Precinct - Hillcrest Avenue</b>					
<b>Area zoned B1 – Neighbourhood Centre</b>					
127)	Nos 79 – 83A Hillcrest Avenue, Penshurst	9m	1.8:1	9m	As per building envelope
<b>Penshurst Precinct - Penshurst Centre</b>					
<b>Area zoned B2 – Local Centre</b>					
128)	Nos 1-25 The Strand, No 5 Railway Parade, Nos 4-26 The Strand and Nos 1-3 Laycock Road, Penshurst	21m	2.5:1	12.2m	As per building envelope
<b>Ramsgate Precinct - Ramsgate Centre</b>					
<b>Area zoned B2 – Local Centre</b>					
129)	Ramsgate Centre	21m	2.5:1	15m-18m	2:1
<b>Ramsgate Precinct – Ramsgate Centre</b>					
<b>Area zoned R3 – Medium Density Residential</b>					
130)	Nos 2-8 Targo Road and Nos 66-68 Ramsgate Road, Ramsgate	15m	1.5:1	9m	0.8:1
131)	Nos 4-10 Dalkeith Street, Ramsgate	15m	1.5:1	9m	0.8:1
132)	No. 2A Torwood Street and Nos 259-271 Rocky Point Road, Ramsgate	15m	1.5:1	12m	1:1
<b>Sans Souci Precinct - Rocky Point Road</b>					
<b>Area zoned B1 – Neighbourhood Centre</b>					
133)	No 8 Water Street and No 507 Rocky Point Road, Sans Souci	15m	2:1	15m	As per building envelope

<b>Amendments to Height and Floor Space Ratio (FSR)</b>					
<b>No change to Zoning</b>					
	<b>Centre</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
<b>Sans Souci Precinct – Sans Souci Centre</b>					
<b>Area zoned B1 – Neighbourhood Centre</b>					
134)	Nos 331-333 Rocky Point Road and No 1A Newcombe Street, Sans Souci	15m	2:1	12.2m	As per building envelope
135)	Nos 335 – 363 Rocky Point Road, Sans Souci	15m	2:1	12.2m	As per building envelope
136)	Nos 341-347 Rocky Point Road, Sans Souci (rear portion of SP6966 and Lot 41, DP703108)	9m	0.55:1	12.2m	As per building envelope
137)	Nos 365 – 381 Rocky Point Road, Sans Souci	15m	2:1	12.2m	As per building envelope
<b>Sans Souci Precinct – Rocky Point Road</b>					
<b>Area zoned R3 – Medium Density Residential</b>					
138)	Nos 431A-451 Rocky Point Road and Nos 2 – 4 Harris Street, Sans Souci	9m	0.7:1	5m-9m	As per density controls
139)	Nos 469 – 473 Rocky Point Road, Sans Souci	9m	0.7:1	5m-9m	As per density controls
<b>South Hurstville Precinct – South Hurstville Centre</b>					
<b>Area zoned B2 – Local Centre</b>					
140)	Nos 797-789 King Georges Road, South Hurstville	12m	1:1	9m	1:1
141)	Nos. 799-801 King Georges Road, No 18 Greenacre Road, Nos 59-65 Connells Point Road, South Hurstville	21m	2.5:1	9m	1:1
142)	Nos. 803-835 King Georges Road, 33A Grosvenor Road, 66-68 Connells Point Road and 2-4 The Mall, South Hurstville	21m	2.5:1	9m	1:1
143)	No 57 Connells Point Road and No 838 King Georges Road, South Hurstville	21m	2.5:1	9m	1:1

<b>Amendments to Height and Floor Space Ratio (FSR)</b>					
<b>No change to Zoning</b>					
	<b>Centre</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
144)	Nos 42-58 Connells Point Road, 840A-848 King Georges Road and 48-50 Allen Street, South Hurstville	21m	2.5:1	9m	1:1
145)	No 1 Allen Street, No 850-864 King Georges Road, South Hurstville	21m	2.5:1	9m	1:1
<b>South Hurstville Precinct – South Hurstville Centre</b>					
<b>Area zoned R3 – Medium Density Residential</b>					
146)	Eastern side of King Georges Road - Land bounded by Woniora Road, Joffre Street, Culwulla Street, King Georges Road, Blakesley Road, Kairawa Street, Short Street, Grosvenor Road, Tavistock Road and Blakesley Road, South Hurstville	9m – 21m	0.7:1 – 2.5:1	5m-12m	As per density controls
147)	Western side of King Georges Road – Land bounded by King Georges Road, Terry Street, The Mall, Tavistock Road and Grosvenor Road, South Hurstville	9m – 12m	0.7:1 – 1:1	5m-12m	As per density controls
148)	Nos 4 – 16 Rickard Road, No 20 Rickard Road, Nos 1 – 5 Greenacre Road and Nos 9 – 17 Greenacre Road, South Hurstville	9m	0.7:1	5m	As per density controls
149)	Nos 42 – 46 Greenacre Road, Nos 87 – 89 Connells Point Road and Nos 101 -103 Greenacre Road, South Hurstville	9m	0.7:1	5m	As per density controls
150)	No 88 Connells Point Road and No 2A The Mall, South Hurstville	12m	1:1	5m	As per density controls
151)	Nos 2 – 44 Homedale Crescent and Nos 67 – 95 Greenacre Road, Connells Point	9m	0.7:1	5m	As per density controls



**Amendments to Height and Floor Space Ratio (FSR)  
No change to Zoning**

	<b>Centre</b>	<b>Proposed Height (LEP)</b>	<b>Proposed FSR (LEP)</b>	<b>Existing Height (DCP)</b>	<b>Existing FSR (DCP)</b>
152)	No 2A Hurstville Road and Nos 751 – 761 King Georges Road, Hurstville	9m	0.7:1	9m	As per density controls
153)	Nos 2 – 10 Halstead Street and Nos 763 – 775 King Georges Road, South Hurstville	9m	0.7:1	9m	As per density controls
154)	Nos 2 – 2A William Street and No 1A Rickard Road, South Hurstville	9m	0.7:1	9m	As per density controls