

# New City Plan

Planning for the future of the City of Kogarah



## 13. REVIEW OF OPEN SPACE LAND

### FACT SHEET 13

provides a summary of  
the changes to open  
space and parks

### Our City's plan to meet the needs of our growing population

The City of Kogarah is facing increasing pressures in catering for the open space and recreation demands of the community, due to a combination of current and expected population growth occurring across the Sydney metropolitan region and the Kogarah LGA and increasing interest in recreation and a variety of activities especially for health and well being benefits.

There are limited opportunities to significantly increase the amount of open space in the City of Kogarah. The solution for providing passive and active open space for an increasing and changing population

therefore relies primarily on strategies to increase the diversity, quality and accessibility of existing open space.

The Kogarah Open Space Review 2014 reviewed and audited all open space within the City of Kogarah. The review proposed that a number of open space and natural environmental areas be rezoned to reflect their current or most suitable land uses and also that the existing open space link proposed from Hillcrest Avenue to Quarry Reserve, South Hurstville be reviewed and improved.

### OPEN SPACE REVIEW 2014

The *Kogarah Open Space Review 2014* audited all the open space within Kogarah City. This review aims to ensure that there is a sufficient supply of land for recreation and conservation purposes in conjunction with expected housing demand over the next 30 years suited to meet the needs of our community. The review has been prepared taking into account the issues and key strategic directions identified in Kogarah City Council's Community Strategic Plan *Bright Future Better Lifestyle, Kogarah 2030*.

The Kogarah Open Space Review 2014 is a background document to this Planning Proposal and full copies are available as part of the exhibition material at Council's Customer Service Centre, libraries and online at [kogarah.nsw.gov.au/newcityplan](http://kogarah.nsw.gov.au/newcityplan).

## LAND USED FOR OPEN SPACE BUT NOT ZONED OPEN SPACE

The following sites are currently used and maintained as open space, but are zoned for other uses in Kogarah Local Environmental Plan 2012. These sites are identified on Council's open space land register as recognised parks and public reserves (usually with park/reserve names).

The land is generally parcels that are adjacent to roads, land that is zoned for open space or, in some cases, where mapped zoning boundaries have not aligned with the subdivision boundaries.

This category also includes roads that have been closed and are currently used and maintained as open space or are likely to be best utilised as public open space in the future.

These sites are proposed to be zoned REI - Public Recreation to be consistent with their land use. Refer to the table below for site details and rezoning recommendations.

Suburb	Name	Current Zoning	Proposed Zoning
Allawah	P J Ferry Reserve	R2 – Low Density Residential	REI - Public Recreation
Beverley Park	Burgess Street Reserve	R2 – Low Density Residential	REI - Public Recreation
	Moore Park	R2 – Low Density Residential	REI - Public Recreation
Blakehurst	Dover Park	W2 – Recreational Waterways	REI - Public Recreation
	West Street Reserve	R2 – Low Density Residential	REI - Public Recreation
Carlton	Lower West Street Reserve	IN2 - Light Industrial	REI - Public Recreation
	Tilley Reserve	R3 - Medium Density Residential	REI - Public Recreation
Carss Park	Carss Bush Park	R2 – Low Density Residential	REI - Public Recreation
Connells Point	Duggan Park		REI - Public Recreation
	Queens Road Reserve	E4 - Environmental Living	REI - Public Recreation
Hurstville	Arrowsmith Park	R2 – Low Density Residential	REI - Public Recreation
	Empress Reserve	R2 – Low Density Residential	REI - Public Recreation
	St Georges Parade Reserve	R3 - Medium Density Residential	REI - Public Recreation
	Woniora Gardens	B4 - Mixed Use	REI - Public Recreation
Kogarah Bay	Elizabeth Corry Reserve	R2 – Low Density Residential	REI - Public Recreation
Mortdale	Ellen Subway Gardens	B2 – Local Centre	REI - Public Recreation
		R2 – Low Density Residential	REI - Public Recreation
Oatley	Charles Street Reserve	R2 – Low Density Residential	REI - Public Recreation
Penshurst	Lapham Reserve	E4 - Environmental Living	REI - Public Recreation
Sans Souci	Anderson Park	R2 – Low Density Residential	REI - Public Recreation
	The Boulevarde Reserve	R2 – Low Density Residential	REI - Public Recreation
	Claydon Reserve	R2 – Low Density Residential	REI - Public Recreation
	Len Reynolds Reserve	R2 – Low Density Residential	REI - Public Recreation
	Northcote Street Reserve	R2 – Low Density Residential	REI - Public Recreation
South Hurstville	Grosvenor Road/Tavistock Road Reserve	R2 – Low Density Residential	REI - Public Recreation
	Ma An Shan Friendship Park	R2 – Low Density Residential	REI - Public Recreation

## LAND ZONED FOR OPEN SPACE BUT NOT USED AS OPEN SPACE

These sites have been identified as being zoned for public recreation, but are used for other purposes. These sites are recommended to be rezoned to reflect their current land uses or preferred future uses.

An assessment and land use audit of these sites has recommended they could be sold to provide funding for the acquisition and embellishment of other open space in more suitable locations.

These sites are proposed to be rezoned to another zone to be consistent with their land use. Some sites in this category are owned by Council and are proposed to be zoned for residential purposes.

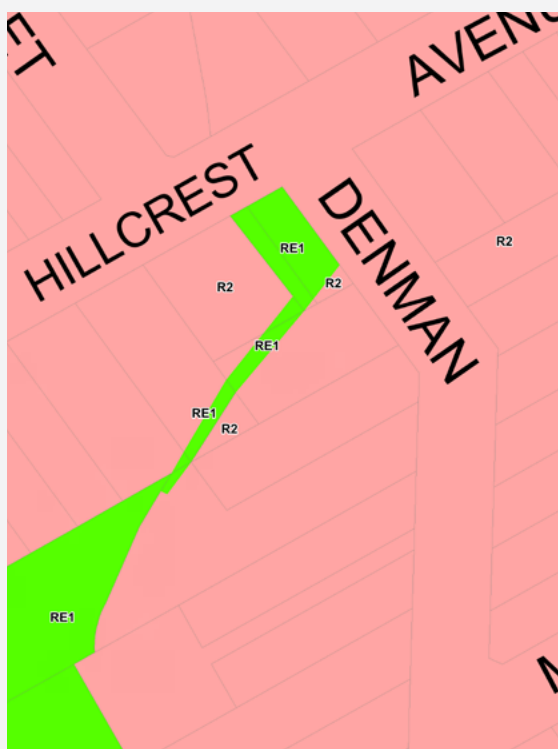
Suburb	Address	Current Zoning	Proposed Zoning
Allawah	Elizabeth Street Reserve (section of roadway used as carparking)	RE1 - Public Recreation	R2 - Low Density Residential
Blakehurst	No.1A Stuart Street (Landlocked parcel in Council ownership)	RE1 - Public Recreation	R2 - Low Density Residential
	No.52 Waratah St (Land in private ownership)	RE1 - Public Recreation	E2 - Environmental Conservation
Connells Point	No.21A Queens Road (Landlocked parcel in Council ownership)	RE1 - Public Recreation	
Kogarah	School playing fields (Block bounded by Palmerston Street, Victor Street, Gladstone Street and Victoria St)	RE1 - Public Recreation R2 - Low Density Residential	SP2 - Educational Establishments
Sans Souci	No.4 Water Street (Water Police and Maritime Services building and waterway)	RE1 - Public Recreation	SP2 - Emergency Services Facilities and W2 Recreational Waterways
	No.10 Water Street (Sans Souci Bathers Pavilion)	RE1 - Public Recreation	Rezone portion of lot that is water to W2 - Recreational Waterways
South Hurstville	No.29A Greenacre Road (Former South Hurstville Bowling Club in private ownership)	RE2 - Private Recreation	SP2 - Educational Establishment

## CREATION OF AN OPEN SPACE LINK - SOUTH HURSTVILLE

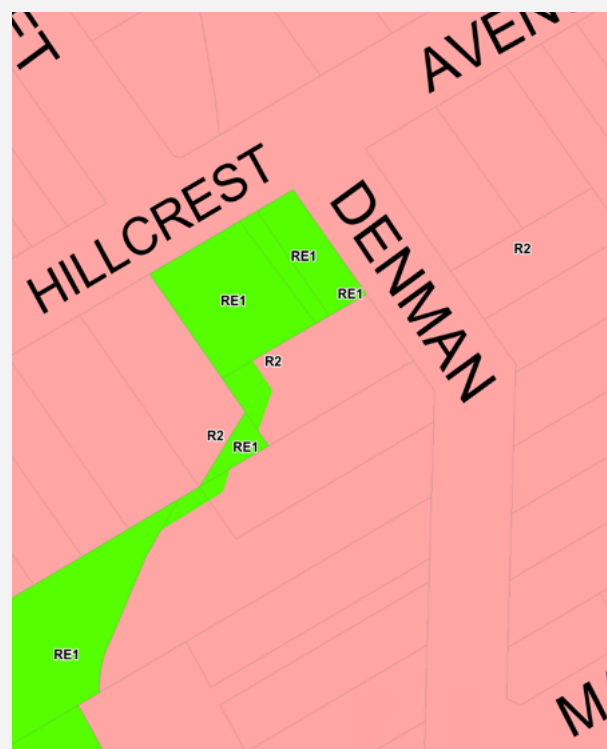
An important strategic open space link from Denman Street Reserve to Poulton Park/ Quarry Reserve has been identified as necessary to significantly improve community access to public open space in this area. The proposed link has been identified and zoned since 1976 under the Kogarah Planning Scheme Ordinance. This link has been identified in the Land Reservation Acquisition Map of Kogarah LEP 2012.

Small parts of a number of properties in Hillcrest Avenue and Denman Street have been identified as necessary to allow the creation of a link from Poulton Park / Quarry Reserve through to Hillcrest Avenue (Denman Street Reserve).

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



Current Land Use Zones Kogarah LEP 2012



Proposed Land Use Zones changes under the New City Plan



## WHERE CAN I SEE THE NEW CITY PLAN?

You can access the New City Plan and associated documentation, including a series of detailed fact sheets, online and in person:

### IN PERSON

**Kogarah City Council**  
Customer Service Centre  
2 Belgrave Street, Kogarah  
8.30 - 5.00pm (Monday to Friday)

Council's Planners will be available to discuss the New City Plan and associated documentation.

You can drop in or appointments can be made by calling 9330 9480.

### Kogarah City Council Libraries

Kogarah Library, Oatley Branch Library and South Hurstville Branch Library during Library opening hours.

Please note that Library Staff are not able to answer any questions related to the New City Plan or associated documentation.

### ONLINE

[www.kogarah.nsw.gov.au/newcityplan](http://www.kogarah.nsw.gov.au/newcityplan)

### TELEPHONE ENQUIRIES

For enquiries call the New City Plan Enquiry Line on 9330 9480.

## PRIVACY

Once received by Council, submissions are public documents and will not remain confidential.

Following the exhibition period, all submissions will be considered and details about submissions will be reported to Council. Submissions may be made publicly available when they are being considered by Council.

## GIFTS AND DONATIONS

You must disclose if you have made a reportable political donation within the past two (2) years.

A disclosure can be made by completing a "Political Donations and Gifts Disclosure Statement". This form can be found on Council's website. The form should be completed and attached to your submission.

## DISCLAIMER

*This document contains general information about the Planning Proposal to amend Kogarah Local Environmental Plan 2012. The information in this document does not constitute legal advice and only provides general information regarding the major proposed changes to Kogarah Local Environmental Plan 2012.*

*While every reasonable effort has been made to ensure that this document is correct at the time of publication you should note that the changes identified in the New City Plan have not yet been made and have not commenced and may not be made or may be made with or without variations.*

*Kogarah City Council and its councillors and employees will not accept liability for any loss, damage, cost or expense that may be incurred as a result of the use of or reliance upon the information in this document.*

Submissions must be received by 5pm on  
Friday  
29 May 2015

## HAVE YOUR SAY

Submissions must be made in writing and clearly marked 'New City Plan'. Council will acknowledge receipt of all submissions.

Please ensure that a return email or postal address is included in any submission. Submissions close at **5pm on Friday 29 May 2015**.

You can choose to make your submission in any of the following ways:

- Complete the online form at: [www.kogarah.nsw.gov.au/newcityplan](http://www.kogarah.nsw.gov.au/newcityplan).
- Email your submission to [newcityplan@kogarah.nsw.gov.au](mailto:newcityplan@kogarah.nsw.gov.au)
- Post your submission to  
New City Plan  
Kogarah City Council  
Locked Bag 8  
Kogarah NSW 2217

For more information call (02) 93309480 or visit the website at [kogarah.nsw.gov.au/newcityplan](http://kogarah.nsw.gov.au/newcityplan)