



DA APPROVED DEVELOPMENT SITE

169 RESIDENTIAL APARTMENTS & 4 RETAIL SHOPS

15-23 Chapel Street

ROCKDALE NSW 2216



EXECUTIVE SUMMARY

ADDRESS & LOT/PLAN

15 Chapel Street, ROCKDALE (Lot 4 DP 9591)
21 Chapel Street, ROCKDALE (Lot 7 DP 9591)
23 Chapel Street, ROCKDALE (Lot 1 DP 227561)
23 Chapel Street, ROCKDALE (Lot 1 DP 227561)
17 - 19 Chapel Street, ROCKDALE (SP 57953)

PROPOSAL

15, 17-19, 21 & 23 Chapel Street, ROCKDALE NSW
2216 Demolition of existing structures and construction of a twelve (12) storey residential flat building with four (4) retail tenancies, 169 residential units and four (4) basement parking levels

SITE AREA

LOCAL GOVERNMENT AUTHORITY

BAYSIDE COUNCIL

LOCAL DEVELOPMENT PLAN (LEP)

ROCKDALE LOCAL ENVIRONMENTAL PLAN 2011

ZONING

B4 MIXED USE

STREET FRONTAGES

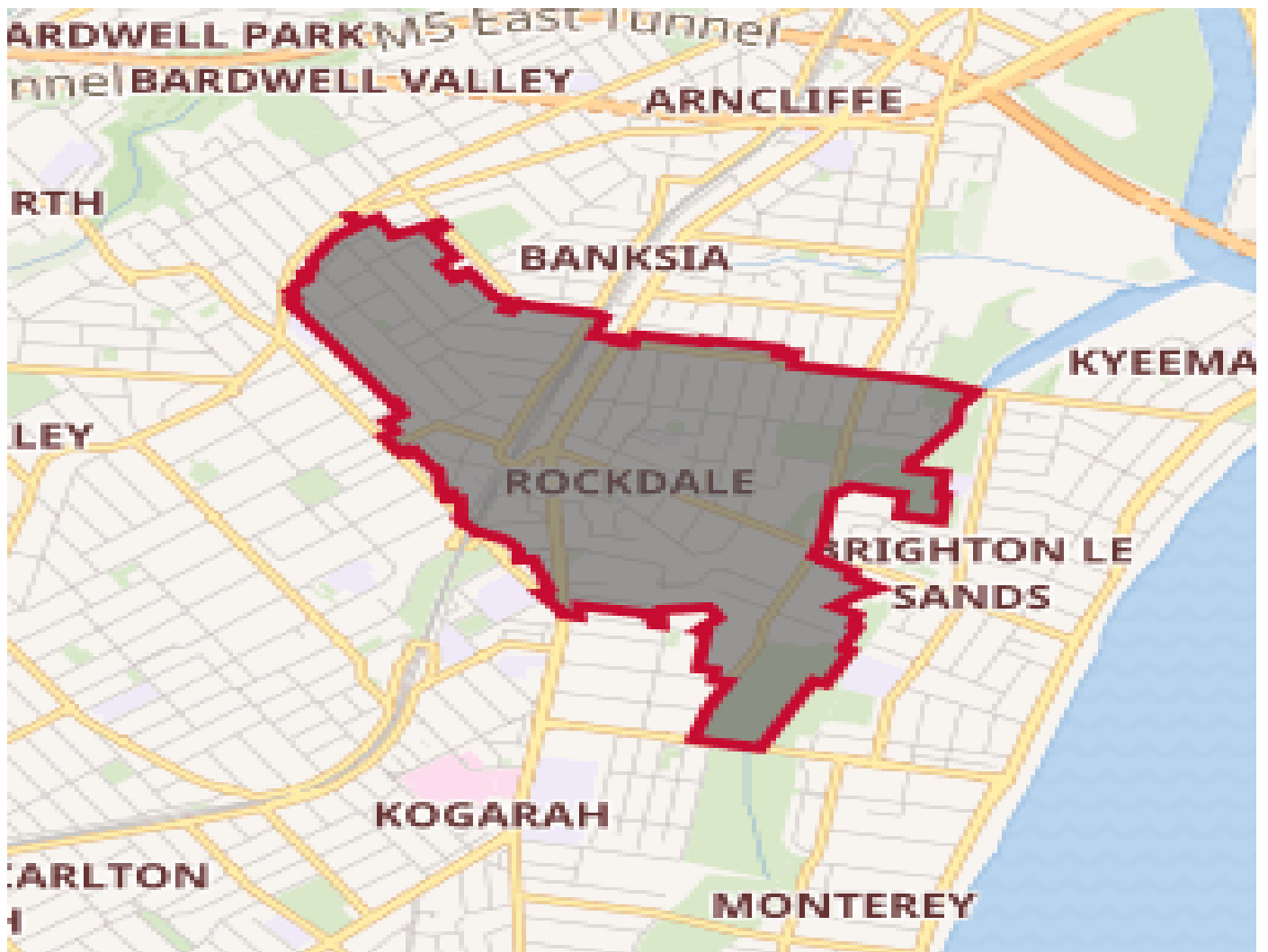
Chapel Street, Lister Avenue & Chapel Lane





montage

Rockdale Apartments



ROCKDALE

Rockdale is a suburb in southern Sydney, in the state of New South Wales, Australia. Rockdale is located 13 kilometres south of the Sydney central business district and is part of the St George area. Rockdale is one of the administrative centres for the local government area of the Bayside Council.

Being only a 20 minute drive from the CBD and one suburb over from Sydney airport, it is no surprise that investors flock to this hidden gem.

Rockdale has a mixture of residential, commercial and light industrial areas. The main shopping strip runs along the Princes Highway, on the eastern side of Rockdale railway station. The commercial centre spreads out into surrounding streets and on the western side of the railway line. King Street has developed into a cosy strip of cafes and grocery shops. Commercial developments run along the length of the parts of Bay Street and West Botany Street. The light industrial areas are located around West Botany Street.

Rockdale Plaza, which opened in 1997, is a medium-sized shopping centre located on Princes Highway. It was built on the site of the previous, smaller Southside Plaza complex in 1963.

Rockdale Town Hall and the St George Tavern are examples of some of the Art Deco architecture in the area. The Town Hall was built in 1940 to a design by local resident and architect Douglas Gardiner.



According to the 2016 Australian Bureau of Statistics Census of Population, there were 15,534 people usually resident in Rockdale. 31.0% of people were born in Australia. The next most common countries of birth were Nepal 12.8%, China 9.7%, Bangladesh 5.0%, Macedonia 3.8% and Philippines 3.4%. 25.1% of people spoke only English at home. Other languages spoken at home included Nepali 13.4%, Mandarin 8.3%, Macedonian 5.8%, Bengali 5.1% and Cantonese 4.8%. The most common responses for religious affiliation were No Religion 20.1%, Catholic 17.1%, Hinduism 14.6%, Islam 10.5% and Eastern Orthodox 10.2%..

The Princes Highway is the main road through Rockdale. West Botany Street, to the east, runs parallel to Princes Highway. Bay Street links Rockdale to General Holmes Drive at Brighton-le-Sands. Rockdale railway station is on the Illawarra line of the Sydney Trains network. Rockdale is a major bus interchange for State Transit buses, which provides services to Miranda, Brighton-Le-Sands, Burwood and Bondi Junction.



Disclaimer:

This property report has been prepared solely for the information of potential purchasers to assist them in deciding if they are interest in proceeding with further investigation of the property. The information does not constitute all of any part of any offer, sale or lease contract and is intended as a guide only. The information contained in the report has been prepared in good faith and with due diligence. Potential purchasers should take note the report is based on figures and information from sources and have not been Independently verified. Purchasers should seek professional advice from Town Planners, Surveyors, Solicitors, Accountants etc.

Potential purchasers should not rely on any material contained in this report as a statement or a representation of fact but should satisfy themselves as to its correctness by an independent investigation as they or their legal or financial adviser see fit.

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Email: admin@massivelink.com.au

Web: www.massivelink.com.au