

Our ref: HMS ID 14969

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Advice on Environmental Impact Statement – State Significant Development

Proposal: Kogarah Golf Club Redevelopment - Concept & Stage 1 Works (SSD-84467726)

Major Project reference: SSD-84467726

Received: 10 June 2026

Dear Mr Copas,

Thank you for your referral dated 10 June 2026 inviting comments from the Heritage Council of NSW on the above State Significant Development (SSD-84467726) application.

The SSD application is for:

- the Concept Masterplan and Early Works (the Proposal) associated with the Kogarah Golf Club Redevelopment located at 13-19A Marsh Street, Arncliffe (the site).

The Concept & Early Works SSDA seeks approval for a masterplan establishing key development parameters, along with early works to enable site preparation, infrastructure, and future public open space.

The proposed SSD site adjoins the State listed 'Western Outfall Main Sewer' (SHR No. 01647) along its western boundary. The Valda Avenue–SWSOOS Merging Chamber section of the Western Outfall Main Sewer is of historical and technical significance as an original component of Sydney's 1890s sewerage system and a well-preserved example of oviform brick sewer construction.

In addition, the State listed Alexandra Canal (SHR No. 01621) is also located within 500 metres of the eastern boundary of the proposed site. Alexandra Canal is of high historic, aesthetic and technical significance as a rare 19th-century navigation canal that demonstrates early industrial development and engineering achievement in NSW.

The following reports were considered in our assessment:

- *Kogarah Golf Club Redevelopment – Concept and Early Works SSDA (SSD-84467726), Statement of Heritage Impact (SOHI), Final Report, prepared for Stockland Development Pty Limited, prepared by Biosis, dated 25 March 2026;*
- *Kogarah Golf Club Redevelopment – Concept and Early Works SSDA (SSD-84467726), Historical Archaeological Assessment (HAA), Final Report, prepared for Stockland Development Pty Limited, prepared by Biosis, dated 26 March 2026.*

As delegate of the Heritage Council of NSW, I provide the following comments:

- Heritage Council notes that, although the SOHI concludes that the proposed works, in their current form, would have a minimal overall impact on the heritage significance of the Western Outfall Main Sewer, it acknowledges potential effects on the item's setting, visual character and contextual legibility. SOHI maintains that proposed Pemulwuy Park provides visual separation from the heritage item along most of its length, and the proposal is unlikely to directly impact the original sewer fabric.
- The HAA submitted with the application concludes that the site has a low potential to contain archaeological resources. Any such resources that may be present have been assessed as having neither local nor State heritage significance.
- Based on the above, the following recommendations are provided:
 - a condition be included requiring additional heritage advice during the preparation of any future detailed development applications for phases of the proposed development immediately adjacent to the Western Outfall Main Sewer.
 - a consent condition be included that requires an unexpected finds protocol for historical archaeology (UFP) be adopted for site works; and
 - details of the UFP be included in site inductions for project personnel.

If you have any questions about this correspondence, please contact Vibha Upadhyay, Senior Assessments Officer at Heritage NSW on (02) 9873 8500 or heritagemailbox@environment.nsw.gov.au

Yours sincerely,



Shikha Jhalldiyal
Practice Lead, SHR Approvals
Heritage NSW
Department of Climate Change, Energy, the Environment and Water

As Delegate of the Heritage Council of NSW

9 July 2026