



Project Name: 18-24 Princes Highway, Kogarah
Case ID: PDA-120554488

Proponent Details

Project Owner Info

Title	Ms
First Name	Rosita
Last name	Luk
Role/Position	Principal
Phone	0291714896
Email	rosita@lukassociates.com.au
	GPO Box 2884
Address	Sydney , New South Wales, 2001 , AUS

Company Info

Are you applying as a company/business?
No

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Ms	Admin	CPS
Phone	Email	Role/Position
0280397461	cps.admin@cpsplanning.com.au	Office Manager

Address

397
RILEY STREET
SURRY HILLS, New South Wales 2010
AUS

Development Details

Engagement with the Department

Have you engaged with the department in relation to this project?
Yes

Project Info

Project Name	18-24 Princes Highway, Kogarah
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD71,582,243.00
Indicative Operation Jobs	21
Indicative Construction Jobs	125
Number of Occupants	245
Number of Dwellings	100
Gross Floor Area (GFA) sqm	8,449
% of In-fill Affordable Housing	15
Number of In-fill Affordable Dwellings	15

Description of the Development/Infrastructure

Mixed use commercial and residential project with ground floor commercial use and a yield of 100 apartments with 15% affordable floor space.

Concept Development

Are you intending to submit a concept or staged application?
No

Site Details

Site Information

Site Name	18-24 Princes Highway, Kogarah
Site Address (Street number and name)	Lot 1 DP 1108502
Site Co-ordinates - Latitude	-33.968887
Site Co-ordinates - Longitude	151.136

Local Government Area

Local Government	District Name	Region Name	Primary Region
Georges River	South District	Sydney	

Lot and DP

Lot and DP
Lot 1 DP 1108502

Site Area

What is the total site area for your development?
Site Area sqm
2,640

Statutory Context

**Note:** Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Georges River Local Environmental Plan (LEP) 2021: The site's zoning permits shop top housing and commercial premises.

HDA EOI Number

272830

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?
No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
MU1 Mixed Use

Statutory Context 2

Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.

Environmental Planning and Assessment Act 1979: Provides the framework for the SSD declaration under Section 4.36(3) following the HDA recommendation.
Environmental Planning and Assessment Regulation 2021: Governs the procedural requirements for the submission of the SSD application and the preparation of the Environmental Impact Statement (EIS).
State Environmental Planning Policy (Planning Systems) 2021: Specifically Schedule 2, which identifies the development as State Significant.
State Environmental Planning Policy (Housing) 2021: Relevant to the delivery of the 15% affordable housing component and ensuring the project meets quality standards for residential flat buildings.
State Environmental Planning Policy (Biodiversity and Conservation) 2021: Applied to manage any potential impacts on local natural environments.
State Environmental Planning Policy (Resilience and Hazards) 2021: Required for the assessment of land contamination (Chapter 4) and any relevant hazard risks.
State Environmental Planning Policy (Transport and Infrastructure) 2021: Relevant due to the site's proximity to the Princes Highway (classified road) and Kogarah station.
Georges River Local Environmental Plan 2021: Specifically the land use zoning, height, and floor space ratio (FSR) controls, as well as the Design Excellence provisions under Clause 6.10.

List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

No DA history recorded at the site.

Would the project vary any development standard?

Yes

Describe the nature of variation.

The site is subject to a maximum building height of 21m under the Georges River LEP. A 30% bonus is applied under the Housing SEPP to enable permissibility of 27.3m.

Accordingly, a 20% variation to the Housing SEPP is sought to achieve a maximum height of xxxm

The site is subject to an FSR of 2:1 under the Georges River LEP. A 30% bonus is applied under the Housing SEPP to enable permissibility of 2.6:1. Accordingly, a 20% variation to the Housing SEPP is sought to achieve an FSR of XXX:XXXX

Designated development

Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under [Schedule 3 of the Environmental Planning and Assessment Regulation 2021](#) or any other environmental planning instrument?

No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

No - the proposal does not meet the relevant thresholds under the EP&A Regs

Sustainable Buildings SEPP

Exemption from Sustainable Buildings SEPP

Is the development exempt from the [State Environmental Planning Policy \(Sustainable Buildings\) 2022 Chapter3](#), relating to non-residential buildings?

No

Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No

Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under [Section 201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?*

No

Approvals - Part2

Do you require any of the following approvals from [Section 4.42](#) of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?*

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

No

A licence under the [Pipelines Act 1967](#)?*

No

Attachments

File Name	Site Analysis
File Name	Site Plan