



Pre-Development Application

Date Submitted: 15/06/2026

Project Name: Mixed Use Development 4-16 Montgomery St Kogarah
Case ID: PDA-126355239

Proponent Details

Project Owner Info

Title	Mr
First Name	Hugh
Last name	Irving
Role/Position	Development Executive - Office
Phone	0421328688
Email	hugh.irving@charterhall.com.au
Address	1 MARTIN PLACE SYDNEY , , 2000 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	CHARTER HALL HOLDINGS PTY. LIMITED
ABN	15051363547

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Curtis	Bevern
Phone	Email	Role/Position
0434477658	curtis.bevern@colliers.com	Planner

Address

180
GEORGE STREET
SYDNEY, New South Wales 2000
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Mixed Use Development 4-16 Montgomery St Kogarah
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD12,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0
Number of Occupants	1,000
Number of Dwellings	1,000
Gross Floor Area (GFA) sqm	113,746

Description of the Development/Infrastructure

Concept Masterplan and Stage 1 Works for a mixed use development comprising residential and non-residential uses.

Stage 1 Details

Estimated Development Cost (excl GST)	AUD200,000,000.00
Operation Jobs	0
Construction Jobs	0
Number of Occupants	250
Number of Dwellings	250
Gross Floor Area (GFA) sqm	225,000
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	25

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

Would this application also include the first stage of the project?

Yes

Site Details

Site Information

Site Name	4-16 Montgomery Street, Kogarah
Site Address (Street number and name)	4-16 Montgomery Street, Kogarah
Site Co-ordinates - Latitude	-33.96326
Site Co-ordinates - Longitude	151.134

Local Government Area

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

Lot and DP

Lot and DP

Lot 100 DP815025

Site Area

What is the total site area for your development?

Site Area sqm

13,000

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

Partly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The proposed development will likely constitute residential flat building, shop top housing, and commercial premises.The site is zoned MU1 Mixed Use under the GRLEP 2021.Residential flat buildings are prohibited under the MU1 Mixed Use zone. The HDA application includes the concurrent rezoning of the site which seeks to add residential flat buildings as an additional permitted use.Commercial premises are permitted with consent under the MU1 Mixed Use zone.

HDA EOI Number

268380

Are you proposing to rezone any land as part of your application?

Yes

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 & Assessment Act 1979, State Environmental Planning Policy (Housing) 2021, State Environmental Planning Policy (Sustainable Buildings) 2022, State Environmental Planning Policy (Transport and Infrastructure) 2021, Georges River Local Environmental Plan 2021

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

Would the project vary any development standard?

No

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.

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	Response to Additional infromation requested by Planner
File Name	Site Map
File Name	Scoping Report_4-16 Montgomery St, Kogarah