



Project Name: Kogarah Town Centre Concept SSD
Case ID: PDA-132412488

Proponent Details

Project Owner Info

Title	Mr
First Name	James
Last name	Tsalikis
Role/Position	Project Manager
Phone	0401534395
Email	J.Tsalikis@ganellen.com
Address	Level 1, 3A, 6 Cowper Wharf Road
	Woolloomooloo , New South Wales, 2011 , 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	Willowtree	Planning
Phone	Email	Role/Position
0299296974	nswplanning@willowtp.com.au	

Address

AUS

Development Details

Engagement with the Department

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

Project Info

Project Name	Kogarah Town Centre Concept SSD
Industry	Residential & Commercial
Development Type	Residential & Commercial (Mixed use)
Estimated Development Cost (excl GST)	AUD400,000,000.00
Indicative Operation Jobs	650
Indicative Construction Jobs	2,970
Number of Occupants	1,980
Number of Dwellings	576
Gross Floor Area (GFA) sqm	66,370
Net Lettable Area (NLA) sqm	11,000

Description of the Development/Infrastructure

Renewal of the Kogarah Town Centre for a mixed-use, transit-oriented development comprising residential apartments (including affordable housing), retail and commercial floorspace, basement/podium parking, and associated demolition, remediation, earthworks and landscaping.

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?
No

Site Details

Site Information

Site Name	Kogarah Town Centre
Site Address (Street number and name)	1 Railway Parade and 3A Railway Parade, Kogarah
Site Co-ordinates - Latitude	-33.961710
Site Co-ordinates - Longitude	151.133

Local Government Area

Local Government	District Name	Region Name	Primary Region
Georges River	South District	Sydney	☒
Bayside	Eastern City District	Sydney	☐

Lot and DP

Lot and DP
Lot 2 DP871296, Lot 1 DP432098 and Lot 1 DP431539

Site Area

What is the total site area for your development?
Site Area sqm
8,600

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?

Schedule 1: SSD - General (Planning Systems SEPP 2021)

Section under selected Schedule

Section 19 - Rail and related transport facilities

Type of Project

Commercial premises or residential accommodation within a rail corridor or associated with railway infrastructure

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

Mixed-use development (including shop top housing and commercial premises) is permissible with consent in the MU1 zone wherein the development works are proposed under Georges River LEP 2021.

HDA EOI Number

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 and Environmental Planning and Assessment Regulation 2021
- ☐ Environment Protection and Biodiversity Conservation Act 1999
- ☐ Biodiversity Conservation Act 2016 and Biodiversity Conservation Regulation 2017
- ☐ Airports Act 1996 and Airports (Protection of Airspace) Regulations 1996, and Civil Aviation Safety Regulations 1998
- ☐ Protection of the Environment Operations Act 1997
- ☐ Water Management Act 2000
- ☐ Heritage Act 1977
- ☐ Roads Act 1993
- ☐ State Environmental Planning Policy (Planning Systems) 2021
- ☐ State Environmental Planning Policy (Biodiversity and Conservation) 2021 (Biodiversity and Conservation SEPP 2021)
- ☐ State Environmental Planning Policy (Housing) 2021 (Housing SEPP)

- ☐ State Environmental Planning Policy (Resilience and Hazards) 2021
- ☐ State Environmental Planning Policy (Sustainable Buildings) 2022 (Sustainable Buildings SEPP)
- ☐ State Environmental Planning Policy (Transport and Infrastructure) 2021 (Transport and Infrastructure SEPP)
- ☐ Georges River LEP 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	Appendix A - concept architectural plan
File Name	Scoping Report for Kogarah Town Centre