



Pre-Development Application

Date Submitted: 30/06/2025

Project Name: St George Private Hospital Expansion
Case ID: PDA-86817461

Proponent Details

Project Owner Info

Title	Mr
First Name	Julian
Last name	Gadd
Role/Position	Project Manager
Phone	0420997206
Email	jgadd@akalan.com.au
Address	Suite 202 84 Alexander Street Crows Nest , New South Wales, 2065 , AUS

Company Info

Are you applying as a company/business?
Yes

Company Name	AKALAN PROJECTS PTY LTD
ABN	15095839071

Primary Contact Info

Are you the primary contact?
No
Select a Primary contact from the list below
gquinn@patchplanning.com.au

Development Details

Engagement with the Department

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

Project Info

Project Name	St George Private Hospital Expansion
Industry	Education, Health & Safety
Development Type	Hospitals, medical centres and health research facilities
Estimated Development Cost (excl GST)	AUD150,000,000.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	11,730

Description of the Development/Infrastructure
Erection of a new clinical tower for the purpose of a health services facility (hospital) and upgrades to the main hospital site including a new emergency department

Concept Development

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

Site Details

Site Information

Site Name	St George Private Hospital
Site Address (Street number and name)	119 - 129 Princes Highway, Kogarah and 2 Hogben Street, Kogarah and 1 South Street, Kogarah
Site Co-ordinates - Latitude	-33.965673
Site Co-ordinates - Longitude	151.137

Local Government Area

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

Lot and DP

Lot and DP
Lot 1 in DP8864
Lot 2 in DP8864
Lot 3 in DP8864
Lot 4 in DP8864
Lot B in DP358876
Lot C in DP358876
Lot 5 in DP 8864
Lot A in DP358876
Lot 31 in DP 1147692

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?

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

Section under selected Schedule

Section 14 - Hospitals, medical centres and health research facil

Permissibly of Proposal

Permissible with consent

Describe the permissibility of the proposal under relevant environmental planning instruments

The site is largely zoned SP2 Hospital, with a small portion of land zoned MU1 Mixed Use, pursuant to the GRLEP 2021. Hospitals are permitted with consent in the SP2 Hospital zone and are permissible with consent in the MU1 zone, by virtue of not being prohibited.

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)
SP2 Infrastructure, 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
- Environmental Planning & Assessment Regulation 2021
- Georges River Local Environmental Plan 2021
- Environment Protection and Biodiversity Conservation Act 1999
- Biodiversity Conservation Act 2016
- Protection of the Environment Operations Act 1997
- Roads Act 1993
- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Sustainable Buildings) 2022
- State Environmental Planning Policy (Transport and Infrastructure) 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?

Yes

Describe the nature of variation.

The small MU1 zoned portion of the clinical tower site (Lot 5 in DP8864) has a 39m height limit pursuant to Clause 4.3 of the GRLEP 2021. Within Lot 5 in DP8864, the maximum proposed height is approximately 42.2m therefore the application will be supported with a Clause 4.6 written request.

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

Yes

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](#)?*

Yes

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

No

Attachments

File Name	A1 - Concept Architectural Plans
File Name	SEARs Request
File Name	Site Plan