

Development details

Application number	SSD-133790988
Project name	Kogarah Town Centre Concept SSD
Location	1 and 3A Railway Parade, Kogarah within Georges River and Bayside LGA
Applicant	Ganellen Property Management Pty Ltd
Date of issue	11 August 2026

Content and guidance

The Environmental Impact Statement (EIS) must meet the minimum form and content requirements as prescribed by Part 8 of the Environmental Planning and Assessment Regulation 2021 (EP&A Regulation) and the *State Significant Development Guidelines*. The EIS must also address the issues set out below.

Notwithstanding the key issues specified below, the EIS must include an environmental risk assessment to identify the potential environmental impacts associated with the development.

Relevant policies, guidelines and planning circulars can be found at <https://www.planningportal.nsw.gov.au/major-projects/assessment/policies-and-guidelines>.

Key issues and supporting documentation

Issue and Assessment Requirements	Supporting Documentation
1. Statutory Context - Address all relevant legislation, environmental planning instruments (EPIs) (including drafts), plans, policies, guidelines and planning circulars. - Identify compliance with applicable development standards and provide a detailed justification for any non-compliances. - Provide an explanation of how the development, as described in the EIS, is consistent with the development as was described in the request for SEARs (including any components that were not SSD) and provide a justification for any differences. - Provide an accurate summary of the detailed assessment of the impacts of the project and integrate the findings and recommendations of technical reports into the justification and evaluation of the project as a whole. - Detail any existing easements, covenants or restrictions, including the beneficiaries of any existing restrictions, and identify any likely changes to facilitate future development.	Address in EIS <u>If required:</u> Clause 4.6 Variation Request (for any non-compliances with applicable development standards)

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Issue and Assessment Requirements	Supporting Documentation
2. Estimated Development Cost and Employment - Provide the estimated development cost (EDC) of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. - As applicable, the EDC Report must separately specify the: - detailed calculation of the EDC of the development prepared in accordance with the relevant planning circular using the Standard Form of EDC Report. - estimated retained and new jobs that would be created during the construction and operational phases, including details of the methodology to determine the figures provided.	EDC Report
3. Contributions and Public Benefit - Address the requirements any relevant contribution plan(s), planning agreement or EPI requiring a monetary contribution, dedication of land and/or works-in-kind agreement. and include details of any proposal for further material public benefit. - Where the development proposes alternative public benefits or a departure from an existing contributions framework, the local council, the Department and relevant State agencies are to be consulted prior to lodgement and details, including how comments have been addressed, are to be provided. - Where a voluntary planning agreement is proposed, prepare a draft planning agreement in accordance with the <i>Planning agreements – Practice note- February 2021</i>.	Address in EIS <u>If required:</u> Draft planning agreement
4. Engagement - Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project. - If the development would have required an approval or authorisation under another Act but for the application of s 4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s 4.42 of the EP&A Act, the agency relevant to that approval or authorisation must be consulted.	Engagement Report
5. Design Quality - Demonstrate how the development will achieve: - design excellence in accordance with any applicable EPI provisions. - good design in accordance with the seven objectives for good design in <i>Better Placed</i>. - Demonstrate that the development:	Design Excellence Strategy (where design excellence is required by an EPI) Competition Report (where a competitive design process has been held)

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Issue and Assessment Requirements	Supporting Documentation
○ where required by an EPI, or where proposed, has been subject to a competitive design process, carried out in accordance with an endorsed brief and Design Excellence Strategy; or ○ in all other instances, has been reviewed by the State Design Review Panel (SDRP) where required under the <i>NSW SDRP: Guidelines for Project Teams</i>. • Recommendations of the jury and Design Integrity Panel (where a competitive design process has been held) or the SDRP are to be addressed prior to lodgement.	Design Review Report (where the project has been reviewed by the SDRP)
6. Built Form and Urban Design • Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach. • Demonstrate how the building envelopes (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality, including identifying strategies and refinements for future detailed built forms. • Demonstrate how the proposal will deliver a high-quality development, including considerations of facade design, articulation, access, activation, roof design, materials, finishes, colours, any signage and integration of services. • Demonstrate how the building envelopes allow for a future built form where accommodation achieves appropriate internal amenity.	Architectural Drawings Design Report Survey Plan Schedule of Colours, Materials and Finishes Design Verification Statement
7. Environmental Amenity • Address how good internal and external environmental amenity is capable of being achieved for future development, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces. • Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm, when compared to the existing situation. • Provide a visual impact assessment that addresses the visual impacts of the building envelopes, including any view loss and view sharing, at key public and private viewpoints. • Provide a wind impact assessment addressing the safety and amenity of the public domain, private and communal open space areas, any outdoor dining and seating, building entrances, and surrounding areas. Address how the building envelopes would achieve suitable wind conditions and identify strategies for the future built form and public domain. • Assess the separation between building envelopes and existing or future surrounding development and identify how visual privacy is achieved, including strategies for the future built form.	Shadow Diagrams Chapter 4 Housing SEPP Assessment (ADG) <u>If required:</u> View Impact Analysis

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Issue and Assessment Requirements	Supporting Documentation
8. Visual Impact - Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. - If the proposal would result in significant visual impact not anticipated by the planning controls, provide a visual impact assessment that addresses the visual impacts of the development on the existing catchment.	Visual Impact Analysis <u>If required:</u> Visual Impact Assessment
9. Transport - Provide a Transport Impact Assessment (TIA) in accordance with the processes and methodology recommended in the <i>Guide to Transport Impact Assessment</i> (GITA) published by TfNSW. - Provide a transport and accessibility impact assessment, which includes: - an analysis of the existing transport network, including the road hierarchy and any pedestrian, bicycle or public transport infrastructure, current daily and peak hour vehicle movements, and existing performance levels of nearby intersections. - details of the proposed development, including pedestrian and vehicular access arrangements (including swept path analysis of the largest vehicle and height clearances), parking arrangements and rates (including bicycle and end-of-trip facilities), drop-off/pick-up-zone(s) and bus bays (if applicable), and provisions for servicing and loading/unloading. - analysis of the predicted impacts of the proposed development during construction and operation (including justification for the methodology used), including predicted modal split, a forecast of additional daily and peak hour multimodal network flows as a result of the development (using industry standard modelling), identification of potential traffic impacts on road capacity, intersection performance and road safety (including pedestrian and cyclist conflict) and any cumulative impact from surrounding approved developments. - measures to mitigate any traffic impacts, including details of any new or upgraded infrastructure to achieve acceptable performance and safety, and the timing, viability and mechanisms of delivery (including proposed arrangements with local councils or government agencies) of any infrastructure improvements in accordance with relevant standards. - proposals to promote sustainable travel choices for employees, residents, guests and visitors, such as connections into existing walking and cycling networks, minimising car parking provision, encouraging car share and public transport, providing adequate bicycle parking and high quality end-of-trip facilities, and implementing a Green Travel Plan - Provide a preliminary Construction Traffic Management Plan detailing predicted construction vehicle movements, routes, access and parking arrangements, coordination with other construction occurring in the area, and how impacts on existing traffic, pedestrian and bicycle networks would be managed and mitigated.	Transport Impact Assessment <u>If required:</u> Preliminary Construction Traffic (or Transport) Management Plan

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10. Noise and Vibration - Provide a noise and vibration impact assessment prepared in accordance with the relevant NSW Environment Protection Authority (EPA), Transport for NSW, and Council guidelines. The assessment must assess the likely noise and vibration intrusion as well as emissions on nearby receivers and any future development. - The noise and vibration impact assessment must consider the impact of the adjacent rail corridor and non-residential land uses on the amenity future residences, and outline management and mitigation measures to be implemented at future stages	Noise and Vibration Impact Assessment
11. Water Management Provide an Integrated Water Management Plan detailing how future development would achieve the required water quality targets, provide for on-site water capture and reuse, provide or upgrade necessary infrastructure, and manage stormwater, recycled water and wastewater.	Integrated Water Management Plan
12. Ground and Groundwater Conditions - Assess potential impacts on soil resources and related infrastructure and riparian lands on and near the site and including soil erosion. - Where required provide a Groundwater Impact Assessment in accordance with relevant Groundwater Guidelines. If the proposed development is on land identified as having high salinity or acid sulfate soil potential in an EPI provide a Salinity Management Plan or Acid Sulfate Soil Management Plan that includes appropriate management measures and strategies.	Geotechnical Assessment <u>If required:</u> Groundwater Impact Assessment Salinity Management Plan Acid Sulfate Soils Management Plan
13. Contamination and Remediation - In accordance with Chapter 4 of SEPP (Resilience and Hazards) 2021, assess and quantify any soil and groundwater contamination and demonstrate that the site is suitable (or will be suitable, after remediation) for the development. - Where required by SEPP (Resilience and Hazards) 2021, provide a Preliminary Hazard Analysis prepared in accordance with Hazardous Industry Planning Advisory Paper No.6 – Guidelines for Hazard Analysis and Multi-Level Risk Assessment.	Preliminary Site Investigation Report <u>If required:</u> Detailed Site Investigation Remedial Action Plan Preliminary Long-term Environmental Management Plan
14. Trees and Landscaping Provide a landscape plan, that:	Landscape Plan <u>If required:</u>

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○ details the proposed site planting, including location, number and species of plantings, heights of trees at maturity and proposed canopy coverage (as a percentage of the site area). ○ provides evidence that opportunities to retain significant trees have been explored and/or inform the plan. • If the proposal involves impacts to trees, provide an Arboricultural Impact assessment that assesses the number, location, condition and significance of trees to be removed and retained including: ○ any existing canopy coverage to be retained on-site. ○ tree root mapping. if the proposal involves significant impacts to tree-protection zones of retained trees identified as being significant	Arboricultural Impact Assessment
15. Ecologically Sustainable Development (ESD) • Identify how ESD principles (as defined in section 193 of the EP&A Regulation) will be incorporated into the design and operation of the future development. • Demonstrate how the future development will meet or exceed the relevant industry recognised building sustainability and environmental performance standards. • Demonstrate how the future development minimises greenhouse gas emissions (reflecting the Government's goal of net zero emissions by 2050) and consumption of energy, water (including water sensitive urban design) and material resources.	ESD Report
16. Biodiversity • Unless a waiver has been granted, provide a Biodiversity Development Assessment Report (BDAR) that assesses any biodiversity impacts associated with the development in accordance with the <i>Biodiversity Conservation Act 2016</i> and the <i>Biodiversity Assessment Method 2020</i>. • If the development is on biodiversity certified land, provide information to identify the site (using associated mapping) and demonstrate the proposed development is consistent with the relevant biodiversity measure conferred by the biodiversity certification. • Identify and assess the impacts on any Matters of National Environmental Significance (MNES) in accordance with the requirements of the <i>Commonwealth Environment Protection and Biodiversity Conservation Act 1999</i>. If these cannot be assessed by applying the BAM, the assessment must be presented elsewhere in the assessment documentation.	Biodiversity Development Assessment Report or BDAR Waiver
17. Waste Management • Identify the capacity and measures of the proposal to meet any council waste management requirements. This may include indicative waste storage areas, collection access paths/roads, and appropriate servicing arrangements for the site.	Waste Management Plan

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18. Social Impact The EIS must consider social impacts and, should any significant social impacts be identified, a Social Impact Assessment must be prepared in accordance with the <i>Social Impact Assessment Guideline for State Significant Projects</i>.	Address in EIS <u>If required:</u> Social Impact Assessment in accordance with the guidelines
19. Flood Risk - Identify the flood planning area and level as set out in the relevant EPI and other supporting documents to determine; - The flood extent and velocity up to the Probable Maximum Flood and risk on-site having regard to adopted flood studies and, floodplain risk management studies and plans - The site access and egress routes - the potential effects of climate change, - any relevant provisions of the <i>NSW Flood Risk Management Manual</i>, and any other relevant guidelines - Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the <i>Flood Impact and Risk Assessment – Flood Risk Management Guide LU01</i>. When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered. - Detail any flood risk management measures that are to be incorporated as part of the development having regard to relevant guidelines (including any design solutions, flood modification measures, property modification measures, operational procedures or Flood Emergency Response Plan).	Address in EIS <u>If required:</u> Flood Impact and Risk Assessment (FIRA)
20. Bush Fire Risk If the development is on mapped bush fire prone land, or a bush/grass fire threat is identified on or adjoining the site, provide a bush fire assessment that details proposed bush fire protection measures and demonstrates compliance with <i>Planning for Bush Fire Protection</i>.	Address in EIS <u>If required:</u> Bush Fire Assessment
21. Aboriginal Cultural Heritage - Where there is known, or reasonably likely, to be Aboriginal cultural heritage on or near the site demonstrate that impacts have been adequately investigated and assessed by: - Identifying that an appropriate prior planning process has already considered these impacts, e.g. a rezoning or development application, or - Providing an initial assessment of the potential impacts. - If potential impacts are significant, provide an Aboriginal Cultural Heritage Assessment Report (ACHAR) which:	Address in EIS <u>If required:</u> Aboriginal Cultural Heritage Assessment Report

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- Identifies, describes and assesses any impacts to Aboriginal cultural heritage sites or values associated with the site. - Is prepared in accordance with relevant guidelines.	
22. Environmental Heritage Where there is potential for direct or indirect impacts on environmental heritage, provide a Statement of Heritage Impact and Archaeological Assessment (where required), in accordance with the relevant guidelines.	Address in EIS <u>If required:</u> Statement of Heritage Impact Archaeological Assessment
23. Public Space - Illustrate the integration between station infrastructure and the development including: - any impact of the proposal on surrounding public domain, any existing or proposed connections to adjoining sites and the station - public domain works that are needed to support the uses of the proposal (e.g. access, flood mitigation, open space, etc) - Demonstrate how the development maximises access to and quality of public spaces (including open space, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from Council and the Department. - Address how Crime Prevention through Environmental Design (CPTED) principles are to be integrated into the proposal, in accordance with Crime Prevention and the Assessment of Development Applications Guidelines.	Address in EIS <u>If required:</u> Public Space Concept Plan
24. Aviation If the site is adjacent to a helicopter landing site (HLS), assess the impacts of the development on that HLS.	Aviation / Aeronautical Impact Assessment
25. Utilities and Services - In consultation with relevant service providers: - assess the likely impacts of the proposal on existing utility infrastructure and service provider assets and describe how any potential impacts would be managed. - assess the capacity of existing services and utilities and identify any upgrades required to facilitate the development. - provide an infrastructure delivery and staging plan, including a description of how infrastructure requirements would be coordinated, funded, and delivered in future development.	Services and Utilities Impact Assessment

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26. Staging • If staging is proposed, provide details of how construction and operation would be managed, and any impacts mitigated.	Address in EIS