



Level 8,
55 Market Street,
Sydney NSW 2000

PO Box Q577
Queen Victoria Building
NSW 1230

T 02 9438 5098

Flood Impact and Risk Assessment

St George Private Hospital Expansion at 119 – 129 Princes Highway and 2
Hogben Street, Kogarah, and 1 South Street, Kogarah

Prepared for: Akalan Projects Pty Ltd

Document no: NA243339-ACR-CIV-SSDA-RPT-010

Revision no: E

Disclaimer

This Report has been prepared in accordance with the scope of services described in the agreement between ACOR Consultants and the Client. The Report relies upon data, surveys, measurements and results based on instructions from, and in consultation with, the Client. Except as otherwise stated, ACOR Consultants has not attempted to verify the accuracy or completeness of any information provided by the Client. If the information is subsequently determined to be false, inaccurate or incomplete then it is possible that changes may be required to the Report. Changes in circumstances or facts, the passage of time, manifestation of latent conditions or impacts of future events may also impact on the accuracy, completeness or currency of the information or material set out in this Report. This Report has been prepared solely for use by the Client, ACOR Consultants Pty Ltd and its related body corporates accepts no responsibility for its use by any third parties without the specific authorisation of ACOR Consultants. ACOR Consultants reserves the right to alter, amend, discontinue, vary or otherwise change any information, material or service at any time without subsequent notification. All access to, or use of, the information or material is at the user's risk and ACOR Consultants Pty Ltd and its related body corporates accepts no responsibility for the results of any actions taken on the basis of information or material provided, nor for its accuracy, completeness or currency. For the reasons outlined above, however, no other warranty or guarantee, whether expressed or implied, is made as to the data, observations and findings expressed in this Report, to the extent permitted by law.

Revisions

Revision	Description	Date	Prepared by	Approved by	Signature
A	Issue to client	26/09/25	KU	RB	RB
B	Issue to client	17/10/25	KU	RB	RB
C	Issue to client	27/10/25	KU	RB	RB
D	Issue to client	04/11/25	KU	RB	RB
E	Issue to client	07/11/25	KU	RB	RB

Review Panel

Division/ office	Name
CIV/SYD	GL

COPYRIGHT

This document, including the concepts and information contained within it, are the property of ACOR Consultants Pty Ltd or any of its related or associated entities. Use or copying of this document in whole or in part without the written permission of ACOR Consultants Pty Ltd constitutes an infringement of copyright. No part of this document may be copied, reproduced, adapted, transmitted or stored in a retrieval system in any form or by any means without written permission or unless otherwise permitted under the Copyright Act 1968. Removal or modification of any copyright or other proprietary protection from this document will be a breach of copyright.

© ACOR Consultants Pty Limited

All intellectual property and copyright reserved.

Table of Contents

Abbreviations and Acronyms.....	6
1 Introduction	7
1.1 Purpose of this Report/Background.....	7
1.2 Site Location and Context	7
1.3 Site Description	11
1.3.1 Clinical Tower Site	11
1.3.2 Main Hospital Campus	11
1.4 Overview of Proposed Development.....	12
1.5 Project context.....	14
1.6 SEARs Relevant to this Report / FIRA requirements.....	15
1.7 Statement of Significance.....	15
2 Background.....	16
2.1 Study area	16
2.2 Known flood behaviour	17
2.2.1 Bayside Council Interactive Mapping	17
2.2.2 <i>Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study</i>	20
2.3 Flood history	25
2.4 Emergency management.....	25
3 Available information.....	26
3.1 Reference material.....	26
3.2 Existing building floor levels and external ground levels	27
4 Flood related requirements.....	29
4.1 Responses to Planning Secretary's Environmental Assessment Requirements.....	29
4.2 Responses to 'Principles for flood risk management' of the NSW Flood Risk Management Manual	29
4.3 Planning certificates issued under section 10.7(2) and 10.7(5).....	29
4.3.1 Planning certificates provided	29
4.3.2 Clinical Tower Site	29
4.3.3 Main Hospital Campus	29
4.4 Georges River Council	30
4.4.1 Local Environment Plan.....	30
4.4.2 Development Control Plan	32
4.4.3 Stormwater Management Policy.....	32
5 Pre-developed modelling and analysis	35
5.1 Existing flood modelling	35
5.2 Existing flood impacts	35
6 Post-developed modelling and analysis	36
6.1 Proposed development flood modelling/assessment.....	36
6.2 Flood impacts of proposed development	36
7 Key risks to be managed	37

8	Conclusions and recommendations	38
8.1	Proposed mitigation measures	38
8.2	Summary of findings and conclusion.....	41
8.2.1	Clinical Tower Site	41
8.2.2	Main Hospital Campus	41
9	References	43

List of Figures

Figure 1:	Subject lots (NSW Planning Portal Spatial Viewer) at 119-129 Princes Highway & 2 Hogben Street, Kogarah (Clinical Tower Site).....	9
Figure 2:	Subject lots (NSW Planning Portal Spatial Viewer) at 1 South Street Kogarah 2217 (Main Hospital Campus)	10
Figure 3:	Site Aerial Extract for Clinical Tower Site. Source: Metro Map, modified by Patch.....	11
Figure 4:	Site Aerial Extract for Main Hospital Campus. Source: Metro Map, modified by Patch.....	12
Figure 5:	Proposed Clinical Tower Site Render	13
Figure 6:	Proposed Main Hospital Campus Render.....	13
Figure 7:	Local overland flow catchment boundary and subject lots.....	16
Figure 8:	Local overland flow 1% AEP flood extent (Bayside Council interactive mapping)	17
Figure 9:	Local overland flow Probable Maximum Flood (PMF) flood extent (Bayside Council interactive mapping)	18
Figure 10:	Local overland flow 1% AEP flood hazard (Bayside Council interactive mapping).....	19
Figure 11:	Flood control lot tagging (<i>Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study</i>)	20
Figure 12:	1% AEP Overland Flow Depths - Future Climate (<i>Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study</i>).....	21
Figure 13:	1% AEP Overland Flow Hazard - Future Climate (<i>Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study</i>).....	22
Figure 14:	Probable Maximum Flood Overland Flow Depths (<i>Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study</i>).....	23
Figure 15:	Probable Maximum Flood Overland Flow Hazard (<i>Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study</i>).....	24
Figure 16:	External ground levels at St George Private Hospital where internal and external alterations are proposed	27
Figure 17:	Google Streetview image from South Street towards existing St George Private Hospital where internal and external alterations are proposed	28
Figure 18:	Google Streetview image from South Street towards existing St George Private Hospital where internal and external alterations are proposed	28
Figure 17:	'Flood Risk Precinct 1 – High Flood Risk' Development Controls (Georges River Council <i>Stormwater Management Policy (2023)</i>).....	33

Figure 20: 'Flood Risk Precinct 3 – Outside the 1% AEP flood extents but within the PMF' Development Controls (Georges River Council <i>Stormwater Management Policy (2023)</i>)	34
---	----

List of Tables

Table 1: Site details of the proposed developments.....	8
Table 2: Responses to Planning Secretary's Environmental Assessment Requirements	15
Table 3: Assessment of the proposed development against principles for flood risk management (Department of Planning and Environment, 2023)	29
Table 4: Assessment of the proposed development design against Georges River Council LEP flood planning clauses.....	30
Table 5: Assessment of existing flood impacts	35
Table 6: Key risks to be managed	37
Table 7: Proposed Mitigation Measures	38

Abbreviations and Acronyms

Abbreviations and Acronyms	
%	Percent
AEP	Annual Exceedance Probability
DCP	Development Control Plan
DPHI	Department of Planning, Housing and Infrastructure
FIRA	Flood Impact and Risk Assessment
FPL	Flood Planning Level
GFA	Gross Floor Area
LEP	Local Environment Plan
LGA	Local Government Area
LiDAR	Light Detection and Ranging
N/A	Not Applicable
PMF	Probable Maximum Flood
SSDA	State Significant Development Application

1 Introduction

1.1 Purpose of this Report/Background

This Flood Impact and Risk Assessment (FIRA) report has been prepared on behalf of Akalan Projects Pty Ltd in support of a State Significant Development Application (SSDA) submitted to the Department of Planning, Housing and Infrastructure (DPHI) under Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act 1979).

The SSDA seeks approval for the expansion of the St George Private Hospital. Specifically, the SSDA seeks consent for two components: the first being the erection of a health services facility (hospital), and the second relating to upgrades to the main hospital campus, including a new emergency department.

For reporting purposes, the site subject to the new health services facility (hospital) is referred to herein as the 'clinical tower site' and the main hospital campus is referred to as such.

This report provides an assessment of flood impacts and risks and responds to the Secretary's Environmental Assessment Requirements (SEARs) issued by DPHI on 30 June 2025 in relation to the project.

The purpose of this Flood Impact and Risk Assessment (FIRA) is to assess the existing flood sources, likelihood, and potential risks and further assessment for the following two proposed development locations:

- 119-129 Princes Highway & 2 Hogben Street, Kogarah (Clinical Tower Site)
- 1 South Street Kogarah (alterations and additions at Main Hospital Campus).

This FIRA is a simple assessment and has been undertaken in accordance with Section 2 of the 'Flood risk management guideline LU01' (Department of Planning and Environment, 2023).

It has been undertaken using publicly available information.

1.2 Site Location and Context

The sites are in the Georges River Local Government Area (LGA), within the Kogarah town centre.

The clinical tower site is adjoined to the south by an existing multi-storey health services facility, which forms part of the St George Private Hospital campus. South Street separates this facility from the main hospital campus, though a connecting sky-bridge provides pedestrian access between the buildings. Further west is the St George Public Hospital, and other surrounding development comprises a mix of commercial premises (typically at ground floor) and medium and high-density residential premises.

On the opposite (eastern) side of Princes Highway is a mix of educational premises including Moorfield Girls High School, James Cook Boys Technology High School, St George High School, and a TAFE NSW campus. Surrounding development on this side of Princes Highway primarily constitutes low density residential premises.

Kogarah Train Station is south-west of the site, approximately 500m away. There is a pedestrian bridge that extends from Hogben Street over the Princes Highway, which provides direct access to the eastern side of the highway.

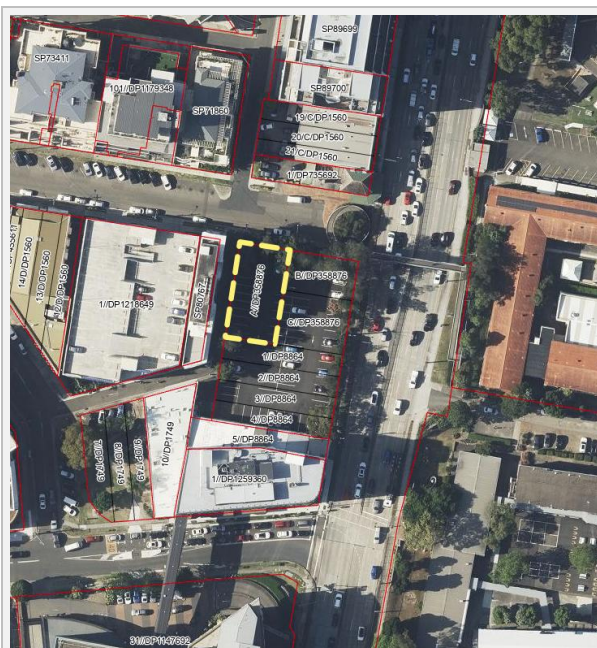
The sites are approximately 1.7km from Brighton Le Sands Beach, and approximately 3.5km from Sydney Airport.

The site details of the proposed developments are outlined below.

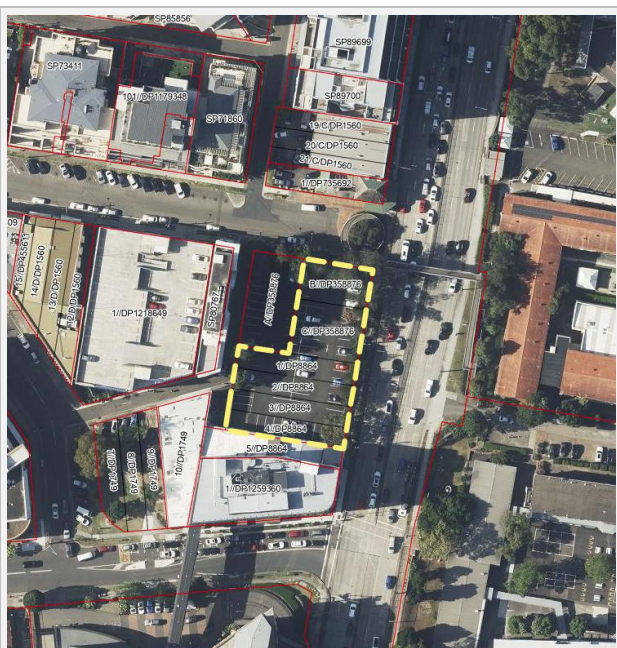
Table 1: Site details of the proposed developments

Property address	Size	Description of location	Lot numbers	Details of proposed development
119-129 Princes Highway & 2 Hogben Street, Kogarah 'Clinical Tower Site'	2000 m ²	Corner of Princes Hwy and Hogben St. Existing carpark.	A//DP358876 B//DP358876 C//DP358876 1//DP8864 2//DP8864 3//DP8864 4//DP8864 5//DP8864	New health services facility (hospital).
1 South Street, Kogarah 'Main Hospital Campus'	11113 m ²	Corner of Princes Hwy and South St. Existing hospital tower.	31//DP1147692	Alterations and additions (internal and external alterations). External works comprise reconfiguration of carparking and landscaping and alterations to the entry at the South Street entry.

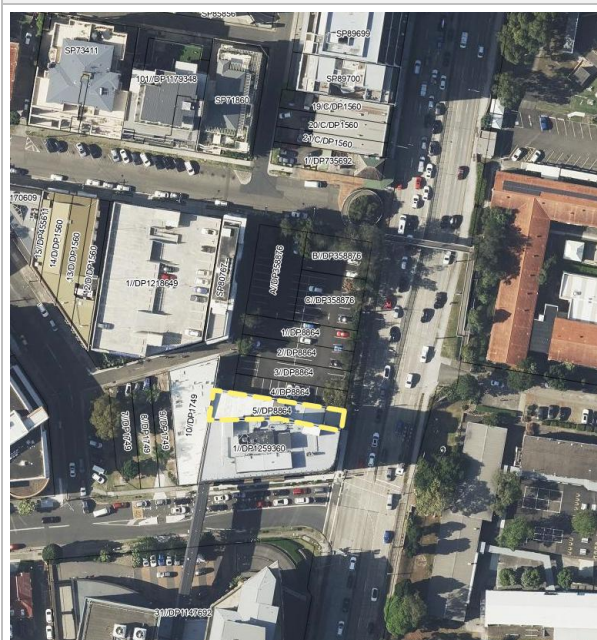
Refer to Figure 1 and Figure 2 for subject lots.



Clinical Tower Site



Clinical Tower Site



Clinical Tower Site

Figure 1: Subject lots (NSW Planning Portal Spatial Viewer) at 119-129 Princes Highway & 2 Hogben Street, Kogarah (Clinical Tower Site)

Page 10 of 44

1.3 Site Description

1.3.1 Clinical Tower Site

The proposed new health services facility (hospital) will be located on land that is bound by three road frontages, being Princes Highway to the east (a classified road), Hogben Street to the north, and Bank Lane to the west. This site comprises eight adjoining allotments of land, known as 119 – 129 Princes Highway, Kogarah, and 2 Hogben Street, Kogarah.

The site currently accommodates a hard-stand parking lot, providing approximately 76 car parking spaces and a two-storey commercial premises (subject to separate demolition), which is attached to the existing multi-storey health services facility at 2 South Street, Kogarah.

Refer to Figure 3 for a site aerial excerpt.



Figure 3: Site Aerial Extract for Clinical Tower Site. Source: Metro Map, modified by Patch

1.3.2 Main Hospital Campus

The existing hospital is located at 1 South Street, Kogarah which is also known as 1 South Street, Kogarah. This site is bound by two road frontages, being South Street to the north and Princes Highway (a classified road) to the east.

The site accommodates the St George Private Hospital's main campus, with vehicular access provided off South Street. Refer to Figure 4 for a site aerial excerpt.



Figure 4: Site Aerial Extract for Main Hospital Campus. Source: Metro Map, modified by Patch

1.4 Overview of Proposed Development

The SSDA seeks approval for the expansion of the St George Private Hospital. Specifically, the SSDA seeks consent for two components: the first being the erection of a health services facility (hospital), and the second relating to upgrades to the main hospital campus, including a new emergency department.

In summary, approval for the following is sought for the clinical tower site:

- Site preparation works and bulk earthworks, including tree clearing;
- Construction of a seven (7) storey health services facility (hospital) equating to a total GFA of 9,952sqm;
- Construction of a five (5) level basement carpark including a radiation oncology unit, providing a total of 241 parking spaces;
- Ancillary office, amenities, and loading dock provisions;
- Basement storage and a substation; and
- Landscaping works.

Refer to the aerial image below showing the proposed development with the civil overlay.

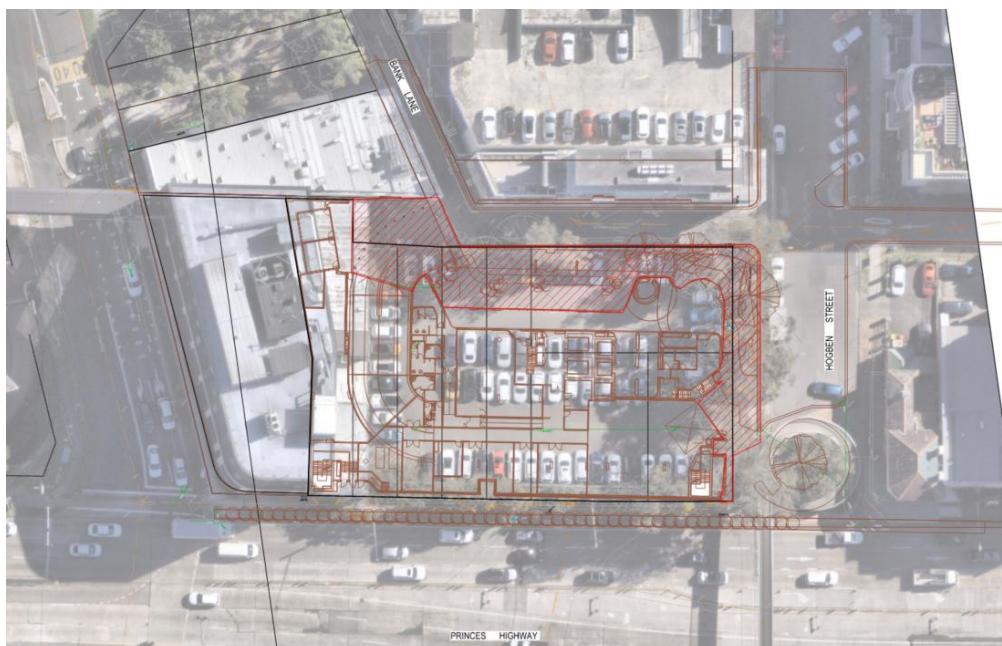


Figure 5: Proposed Clinical Tower Site Render

In addition, approval for the following is sought for the main hospital campus:

- Construction of an emergency department at the northern end of the existing hospital, to be operated 24 hours a day, seven days a week;
- Alterations to the South Street frontage, to facilitate ambulance bays and access requirements; and
- Associated internal re-configurations.

The proposed alterations are depicted in the figure below.

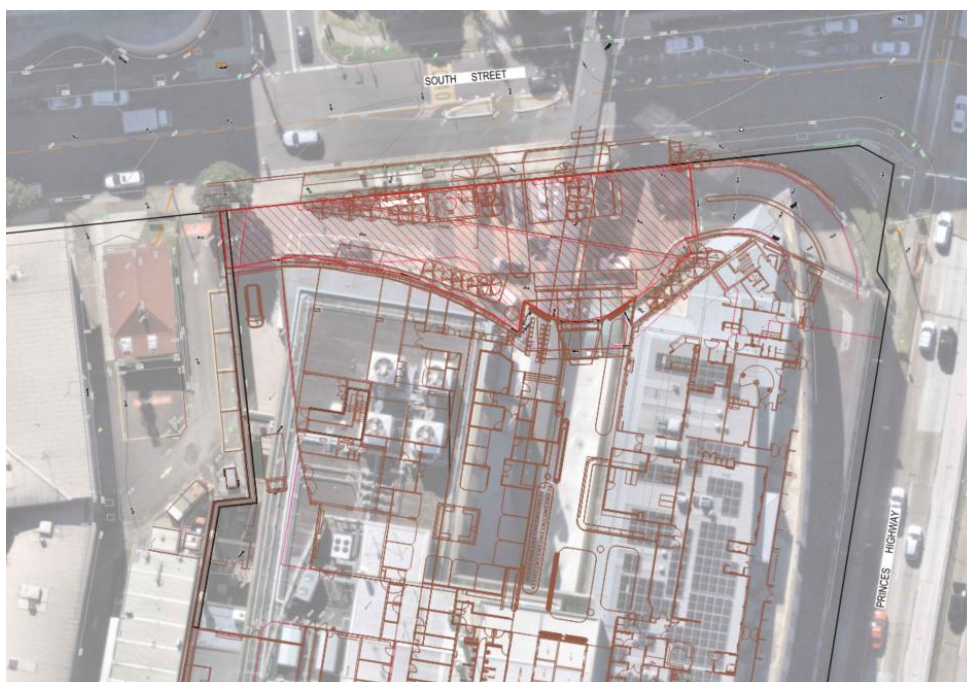


Figure 6: Proposed Main Hospital Campus Render

1.5 Project context

There are no known FIRAs relevant to the sites.

The only known flood studies, flood mapping or flood risk management studies for the locations are:

- Former Kogarah Council 'Beverley Park Overland Flow Risk Management Study and Plan', published in 2004 (to the west of the site at 1 South Street, Kogarah)
 - The report and datasets are not publicly available and are likely to have been superseded <https://floddata.ses.nsw.gov.au/flood-projects/beverley-park-overland-flow-risk-management-study-plan>
- Georges River Council Neighbourhood Maps 'Flooding Controls' module <https://www.georgesriver.nsw.gov.au/Community/Neighbourhood-Maps>
- Bayside Council Interactive Mapping 'Flood' module layers <https://www.bayside.nsw.gov.au/your-council/news/bayside-maps#-flooding->

Georges River Council have advised that the draft *Blakehurst and Kogarah Bay Wards Overland Flow Flood Study* is currently under public exhibition.

There is no history to this current application.

1.6 SEARs Relevant to this Report / FIRA requirements

This Flood Impact and Risk Assessment addresses the following relevant Planning Secretary's Environmental Assessment Requirements (SEARs) in relation to the proposed development. The SEARs that are relevant to this assessment, and where they are addressed within this report, are detailed below.

Table 2: Responses to Planning Secretary's Environmental Assessment Requirements

Item 15	Response
- Flood Planning Level - Flood risks on site - Potential effects of climate change - Any relevant provisions of the NSW Flood Risk Management Manual	- The Flood Planning level for sensitive land uses (hospitals) is the 1% AEP flood level plus 500 mm freeboard or the PMF. - The ground floor of the Main Hospital Campus where internal works are proposed is an existing development that may not meet the Flood Planning Level based on modelling undertaken in the <i>Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study</i>. - Refer to Section 2 - The 1% AEP flood maps presented in Section 2.2.2 include the effects of climate change. - Refer to Section 4.2 - The ground floor of the Clinical Tower is above the PMF level (refer Table 3).
Where the development is occurring on flood prone land a flood impact and risk assessment (FIRA) must be prepared having regard to the Flood Impact and Risk Assessment Guideline - LU01 (FIRA guide). When determining the scope and category of the FIRA the requirements outlined in the FIRA guide must be considered.	Refer to Section 2
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).	Refer to Section 2, 7 and 8

The general relevant assessment requirements (see Sections 2 and 3 of the FIRA guideline were considered in this assessment).

1.7 Statement of Significance

Based on the identification of potential issues, and an assessment of the nature and extent of the impacts of the proposed development, it is determined that:

- The extent and nature of potential impacts are low and will not have significant adverse effects on the locality, community and the environment;
- Potential impacts can be appropriately mitigated or managed to ensure that there is minimal effect on the locality, community.

2 Background

2.1 Study area

The catchment boundary for the development sites and topography (contours derived from 2020 LiDAR digital elevation model) are shown in the figure below. The local catchment area to Princes Highway is approximately 10.42 ha.

The topography falls from west to east from the catchment high point of about 32 m AHD down to 17 m AHD at the road sag at Princes Highway. The average catchment slope is approximately 4%.

There are no waterways, flood-dependant ecosystems or oceanic influences within the catchment.

The land use zoning of the catchment is high density residential, hospital, and mixed use.

The existing development within the catchment is fully developed roads and building infrastructure with very little pervious open space.

The road network is drained by a minor system network of stormwater pits and pipes owned by Georges River Council and Bayside Council.



Figure 7: Local overland flow catchment boundary and subject lots

2.2 Known flood behaviour

The flood maps of known flood behaviour (modelling) that are available (Refer Section 0) are reproduced below and were sourced from:

- Bayside Council Interactive Mapping 'Flood' module layers
- *Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study* - Public exhibition.

2.2.1 Bayside Council Interactive Mapping

Excerpts from the Bayside Council Interactive Mapping are presented below.

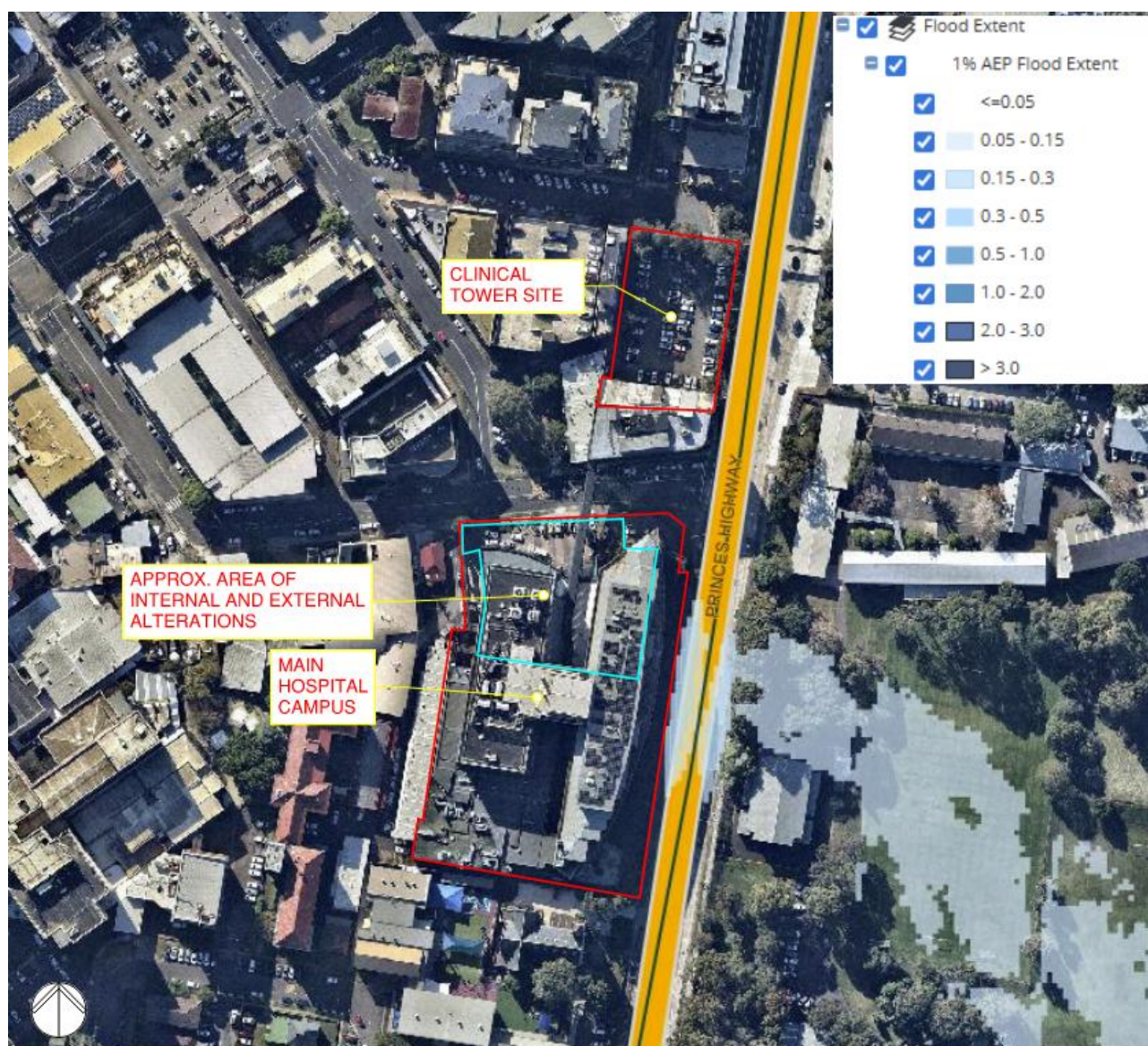


Figure 8: Local overland flow 1% AEP flood extent (Bayside Council interactive mapping)

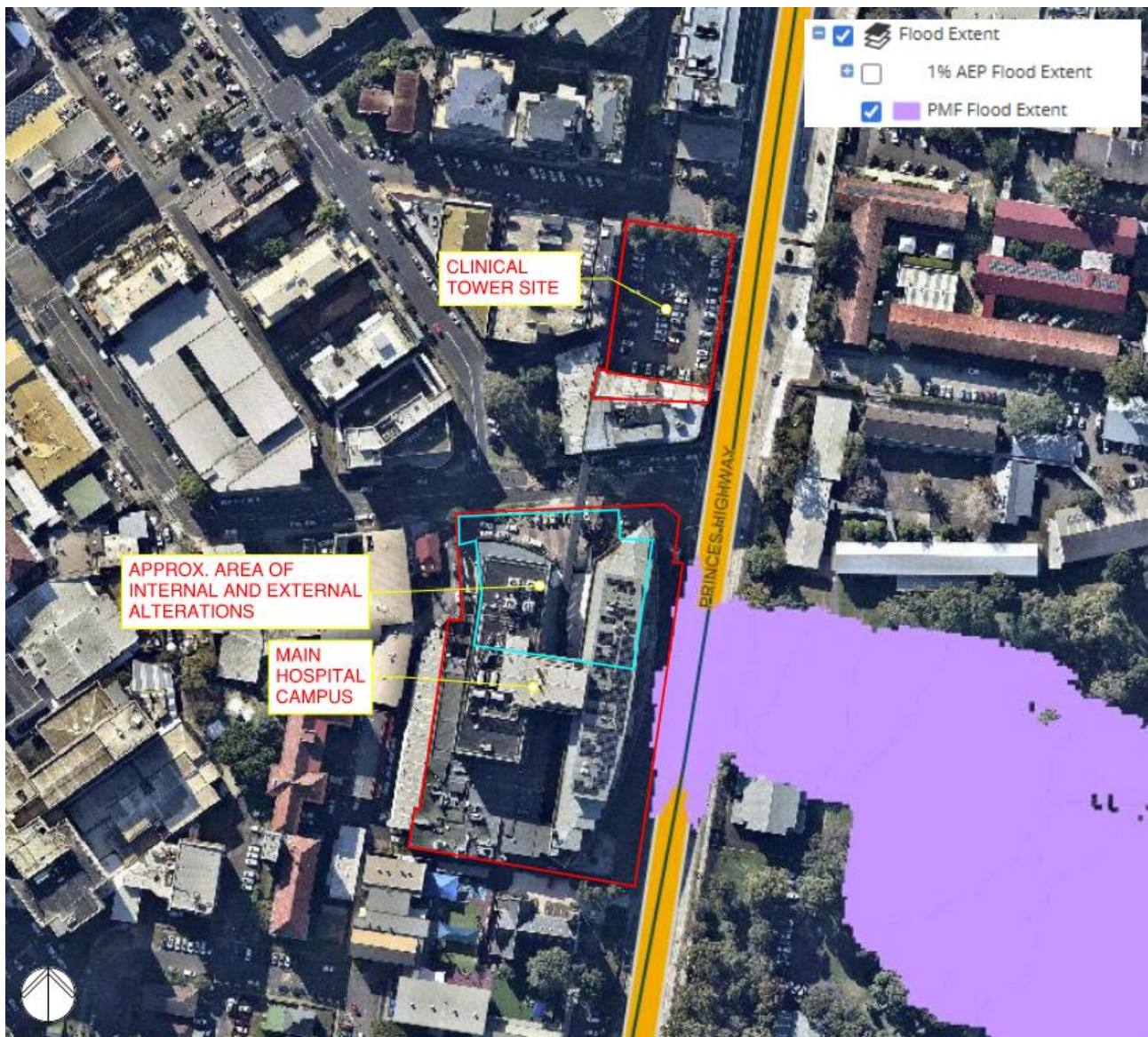


Figure 9: Local overland flow Probable Maximum Flood (PMF) flood extent (Bayside Council interactive mapping)

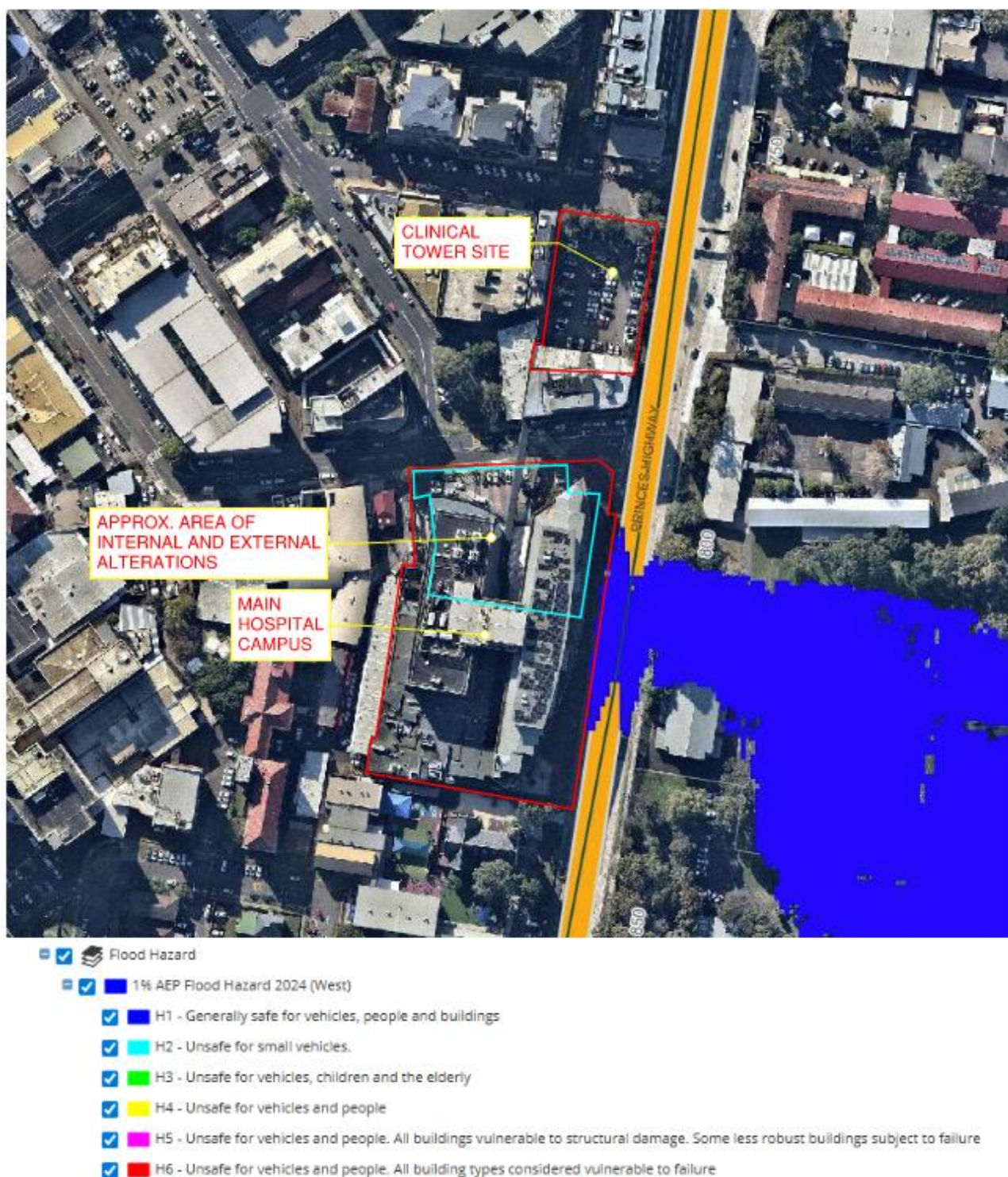


Figure 10: Local overland flow 1% AEP flood hazard (Bayside Council interactive mapping)

2.2.2 Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study

The draft flood study maps were released on 15 September 2025 for public exhibition. The depth and hazard maps for the vicinity of the sites are reproduced below.



Figure 11: Flood control lot tagging (Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study)

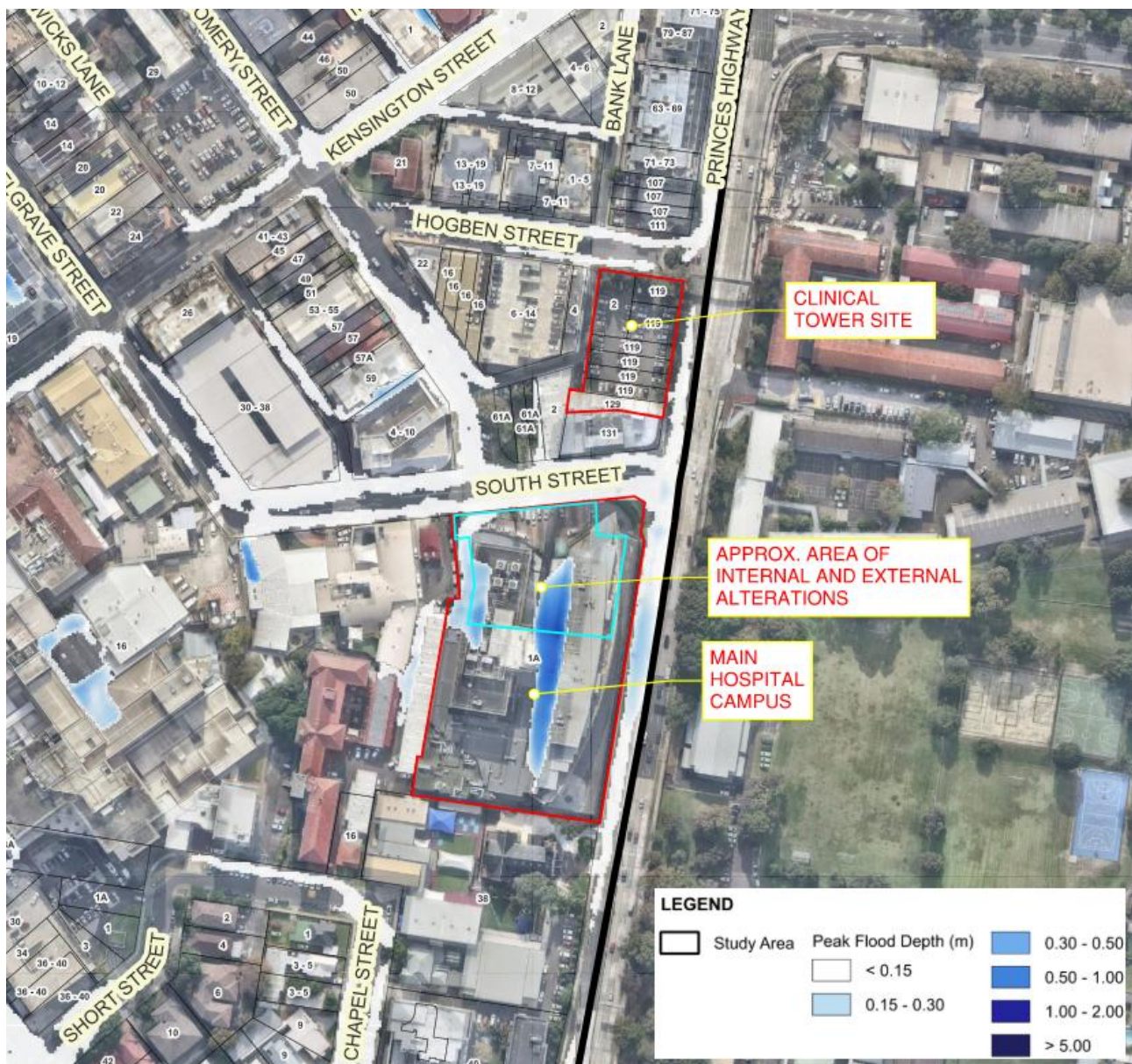


Figure 12: 1% AEP Overland Flow Depths - Future Climate (*Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study*)

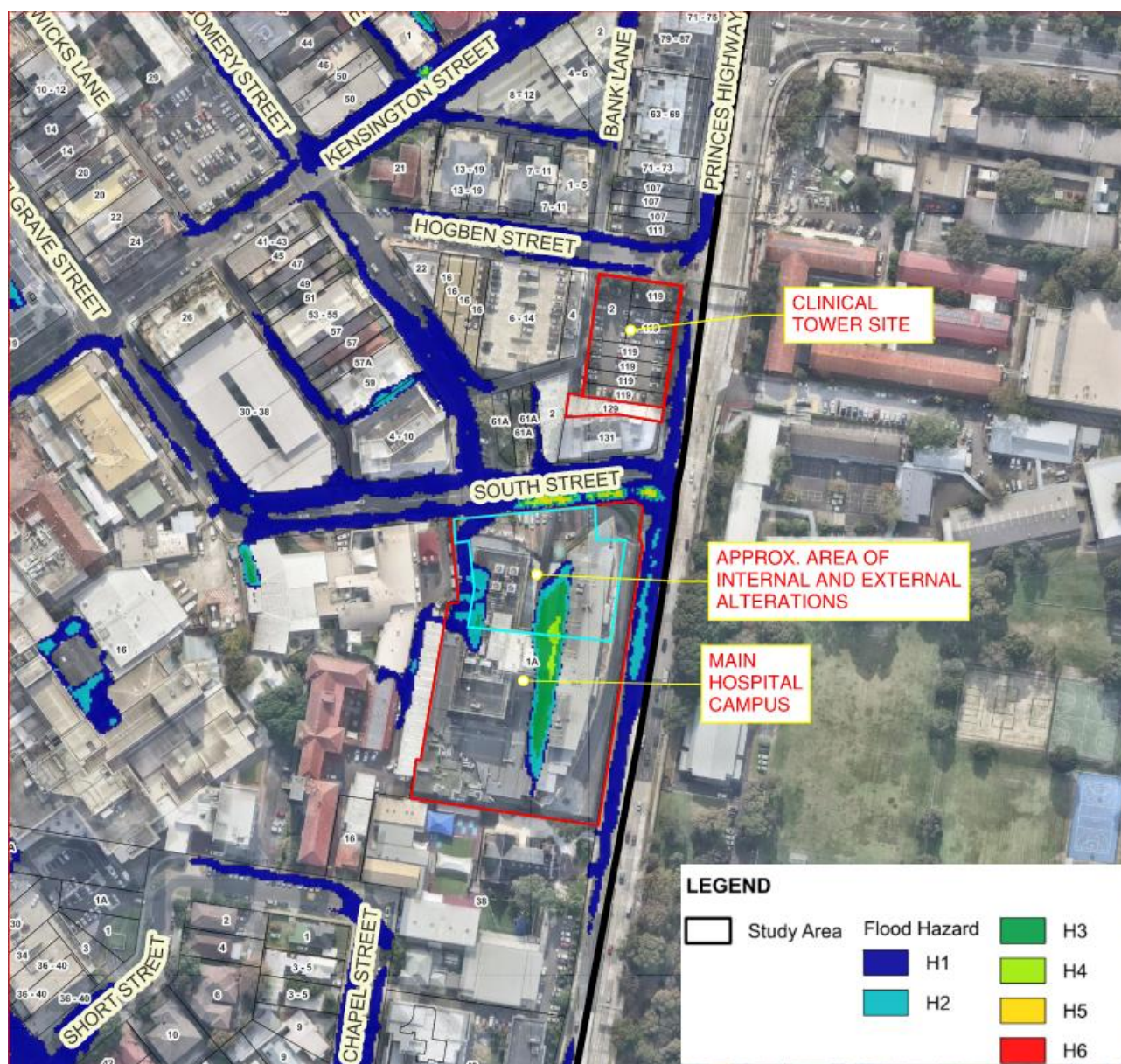


Figure 13: 1% AEP Overland Flow Hazard - Future Climate (*Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study*)

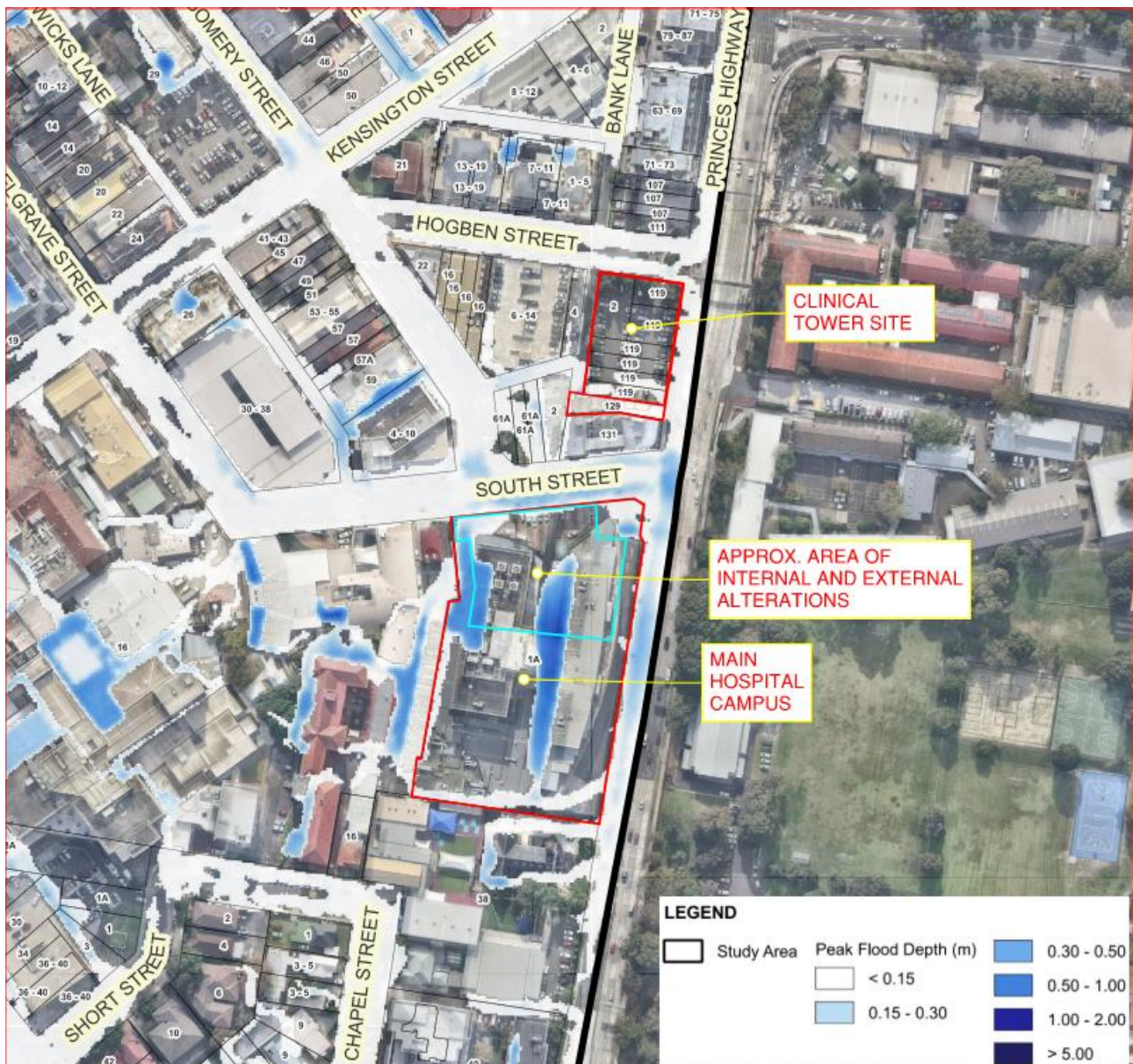


Figure 14: Probable Maximum Flood Overland Flow Depths (*Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study*)

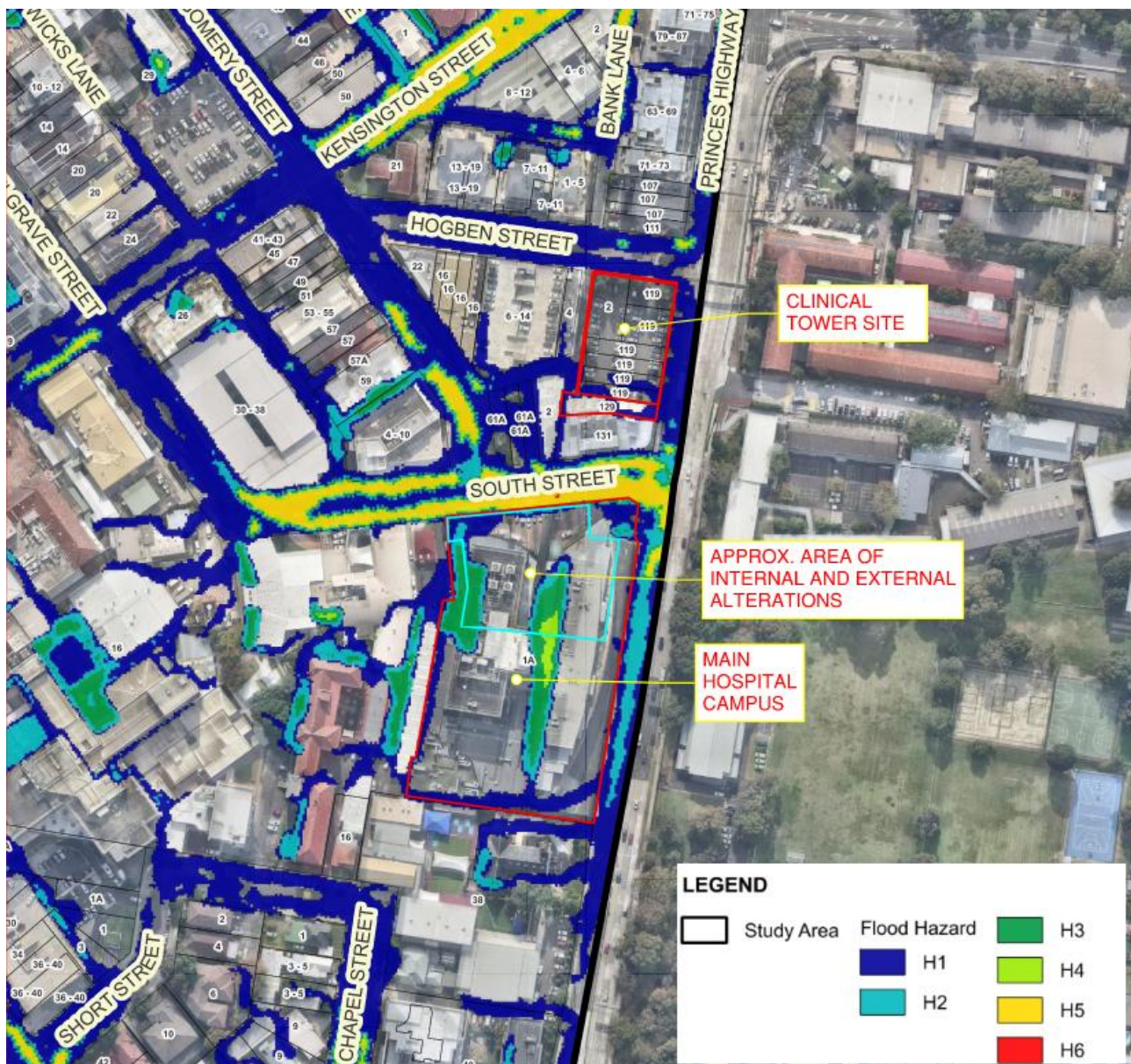


Figure 15: Probable Maximum Flood Overland Flow Hazard (Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study)

Known flood behaviour as presented in the foregoing figures is described as follows:

- Type – overland flow when the capacity of local stormwater drainage is exceeded.
- Duration – not available in information. Due to the nature of overland flow flooding in a developed catchment, it is expected that flooding is ‘flash flooding’ that occurs within about 6 hours of rain.
- Existing flood issues - Clinical Tower Site
 - Based on the 1% AEP flood maps:
 - The site is not flagged as a flood control lot, however the Hogben Street road carriageway and Princes Highway road carriageway are subject to overland flow within the kerb and gutter (shallow depths less than 0.15 m and low level hazard H1 ‘Generally safe for vehicles, people and buildings’).

- Based on the Probable Maximum Flood (PMF) flood maps:
 - The southern end of the existing carpark and Bank Lane are subject to overland flow in the Probable Maximum Flood.
 - Same flood characteristics as for the 1% AEP flood.
- Existing flood issues - Main Hospital Campus
 - Based on the 1% AEP flood maps:
 - It is concluded that the stormwater network to the immediate west of the existing hospital tower (loading dock/deliveries) and at the Princes Highway sag (to the immediate east of the existing hospital tower do not have the capacity to drain the overland flow. The area to the immediate west of the hospital tower is shown to be a ponding location with depths up to 0.50 – 1.00 m.
 - Flood hazard is currently H1 'Generally safe for vehicles, people and buildings' to the immediate west of the existing hospital tower (loading dock/deliveries).
 - Based on the Probable Maximum Flood (PMF) flood maps:
 - Same as for 1% AEP flood, however flood depths may be higher to the immediate west of the existing hospital tower (loading dock/deliveries) and up to 1.00 – 2.00 m.
 - Flood hazard is currently H3 'Unsafe for vehicles, children and the elderly' to the immediate west of the existing hospital tower (loading dock/deliveries).
- Hydrologic/hydraulic controls' effect on flooding – the stormwater network in the catchment is unlikely to have been designed to capture or convey the 1% AEP catchment discharge
- Coincident tributary flooding – there is no known coincident tributary flooding in the catchment
- Other factors (e.g. blockage, high tides, antecedent conditions) – there are no available flood studies that describe blockage scenarios, high tides or antecedent conditions. The elevation of the sag at 17 m AHD would not be affected by high tides.

2.3 Flood history

No information is available that describes flood history within the catchment.

2.4 Emergency management

The Georges River Local Emergency Management Plan (Georges River Council, 2022) states localised flooding as a hazard/risk and that the Combat/Responsible Agency is the NSW SES.

The Georges River Council Flood Emergency Sub Plan (Georges River Council (2023) and NSW SES (2023)) was reviewed and Section 5.4 'Provision of information and warnings to the community' describes the warning systems that are activated for such emergency events as flash flooding.

It is recommended the Emergency Management Plan of the St George Private Hospital be reviewed and updated to include warning/alert systems, responses and actions for flash flooding.

3 Available information

3.1 Reference material

Available information utilised in this report is listed below:

- St George Private Hospital by Fitzpatrick Partners (Architects) dated 10 September 2025 (Draft Design Freeze Set)
- Section 10.7 (2) and 10.7 (5) Planning Certificate for Lot 5 DP 8864 (2 Hogben Street KOGARAH NSW 2217) issued 12/05/2025
- Section 10.7 (2) and 10.7 (5) Planning Certificate for Lot A DP 358876 (2 Hogben Street KOGARAH NSW 2217) issued 12/05/2025
- Section 10.7 (2) and 10.7 (5) Planning Certificate for Lot 31 DP 1147692 (1A South Street KOGARAH NSW 2217) issued 23/05/2025
- Planning Secretary's Environmental Assessment Requirements, Application number SSD-86969958, Date of issue 30 June 2025
- Digital elevation model terrain data (2020 LiDAR dataset via the Elevation and Depth – Foundation Spatial Data (ELVIS))
- Cadastral boundaries (NSW Government SIXMAPS)
- Bayside Council Interactive Mapping 'Flood' module layers <https://www.bayside.nsw.gov.au/your-council/news/bayside-maps#-flooding->
- Georges River Council *Stormwater Management Policy (2023)*.
<https://www.georgesriver.nsw.gov.au/Development/Development-Advisory-Service/Stormwater-management-policy>
- Georges River Local Environmental Plan 2021.
<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0587>
- Georges River Development Control Plan 2021.
<https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Development-Control-Plans>
- Georges River Council Neighbourhood Maps 'Flooding Controls' module
<https://www.georgesriver.nsw.gov.au/Community/Neighbourhood-Maps>
- *Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study* - Public exhibition.
<https://yoursay.georgesriver.nsw.gov.au/draft-blakehurst-and-kogarah-bay-wards-flood-study>.
- Georges River Council Flood Emergency Sub Plan (2023). Georges River Council and NSW SES.
<https://www.ses.nsw.gov.au/sites/default/files/2024-02/georges-river-lfp-volume-1-endorsed-october-2023.pdf>
- Georges River Local Emergency Management Plan 2021 (Restricted Version).
<https://www.georgesriver.nsw.gov.au/Community/Health-and-Safety/Emergency-Information/Our-role-in-an-Emergency>
- Flood Impact and Risk Assessment 'Flood risk management guideline LU01' State of NSW and Department of Planning and Environment (2023).
<https://www.environment.nsw.gov.au/sites/default/files/flood-risk-management-impact-risk-assessment-230234.pdf>.

The Georges River Council online maps has a layer 'Beverley Park Overland Flow Risk Management Study' that covers land to the west of 1 South Street. However this study has been superseded as stated on the NSW SES Flood Data Portal and the data is not available (<https://flooddata.ses.nsw.gov.au/flood-projects/beverley-park-overland-flow-study>).

The *Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study* is the best available flood information at the sites despite being under public exhibition and not yet endorsed by Council. Flood level data is not available, however flood levels at the north-west corner of the site at 1 South Street, and the Princes Highway sag were derived from flood depths and LiDAR digital elevation model data.

3.2 Existing building floor levels and external ground levels

The ground floor level of the existing St George Private Hospital where internal and external alterations are proposed is 20.80 m AHD.

The external ground levels to where internal and external alterations are proposed varies as shown in the figure below.



Figure 16: External ground levels at St George Private Hospital where internal and external alterations are proposed



Figure 17: Google Streetview image from South Street towards existing St George Private Hospital where internal and external alterations are proposed

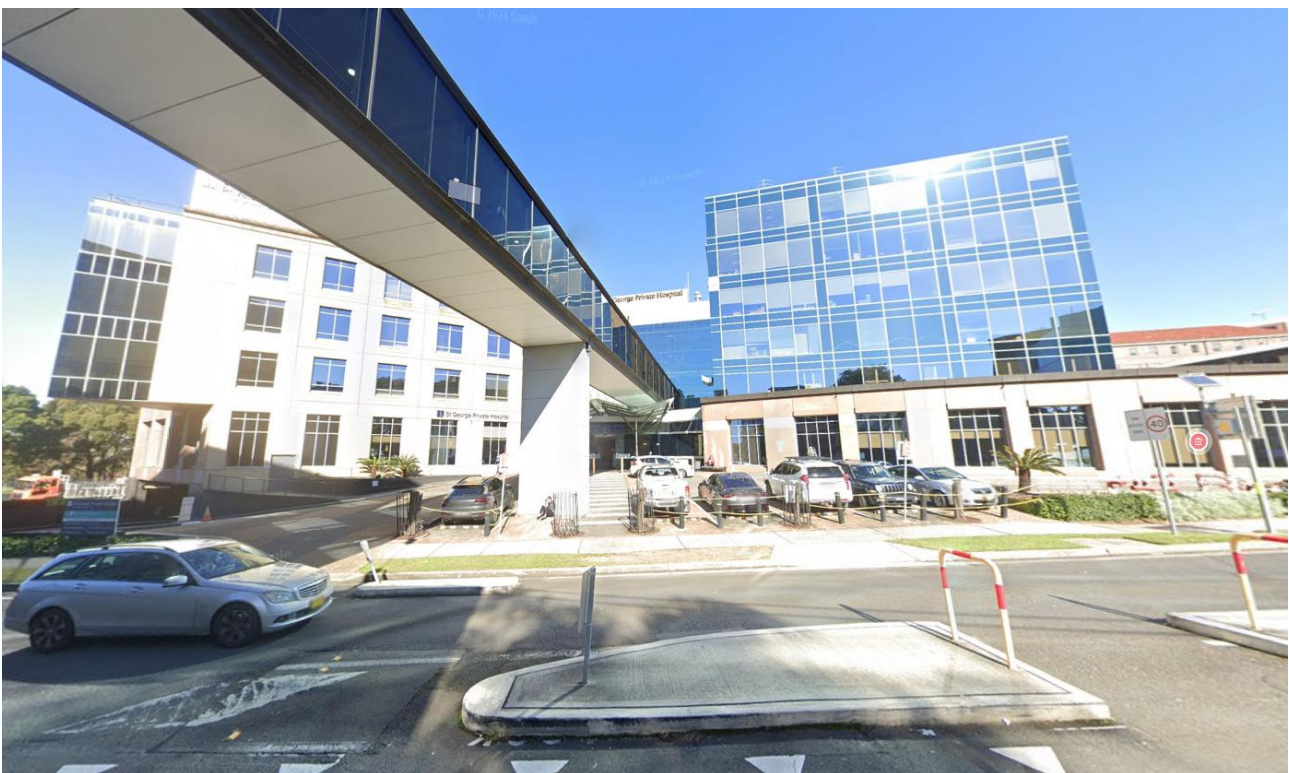


Figure 18: Google Streetview image from South Street towards existing St George Private Hospital where internal and external alterations are proposed

4 Flood related requirements

4.1 Responses to Planning Secretary's Environmental Assessment Requirements

Refer to Section 0 of this report for 'Responses to Planning Secretary's Environmental Assessment Requirements'.

4.2 Responses to 'Principles for flood risk management' of the NSW Flood Risk Management Manual

The NSW Flood risk management manual (Department of Planning and Environment, 2023) is written principally for local and state government. The principles for flood risk management described in the manual are presented in the table below and a response provided regarding the proposed development.

Table 3: Assessment of the proposed development against principles for flood risk management (Department of Planning and Environment, 2023)

Principle	Assessment
Principle 1 - Establish sustainable governance arrangements	Applies to State and Local government organisations.
Principle 2 - Think and plan strategically	Applies to Local government organisations.
Principle 3 - Be consultative	Applies to State and Local government organisations.
Principle 4 - Make flood information available	Applies to State and Local government organisations.
Principle 5 - Understand flood behaviour and constraints	Refer to Section 2.2 of this report.
Principle 6 - Understand flood risk and how it may change	Refer to Section 2.2 of this report.
Principle 7 - Consider variability and uncertainty	Refer to Section 2.2 and 7 of this report.
Principle 8 - Maintain natural flood functions	Refer to Section 2.2 of this report.
Principle 9 - Manage flood risk effectively	Refer to Section 7 and 8 of this report. Applies to State and Local government organisations.
Principle 10 - Continually improve management of flood risk	Applies to State and Local government organisations.

4.3 Planning certificates issued under section 10.7(2) and 10.7(5)

4.3.1 Planning certificates provided

Planning certificates issued under section 10.7(2) and 10.7(5) were provided to ACOR for:

- Lot A DP 358876, being the north-west corner of the site at 119-129 Princes Highway & 2 Hogben Street, Kogarah (Clinical Tower Site)
- Lot 5 DP 8864, being the southern end of the site at 119-129 Princes Highway & 2 Hogben Street, Kogarah (Clinical Tower Site)
- Lot 31//DP1147692, being the site at 1A South Street, Kogarah (Main Hospital Campus).

4.3.2 Clinical Tower Site

The Planning certificate states there are no flood related development controls applicable to the lots. Any development of the land or part of the land will be assessed on merit and as such site-specific controls may apply.

4.3.3 Main Hospital Campus

The Planning certificate states there are no flood related development controls applicable to the lot. Any development of the land or part of the land will be assessed on merit and as such site-specific controls may apply.

4.4 Georges River Council

4.4.1 Local Environment Plan

Clause 5.21 and 5.22 of the LEP applies.

The table below assesses the design of the proposed development against these clauses.

Table 4: Assessment of the proposed development design against Georges River Council LEP flood planning clauses

Clause 5.21 Flood planning	Assessment of <i>Clinical Tower Site</i>	Assessment of <i>Main Hospital Campus</i>
(1) (a)	It is considered the flood risk to life and property associated with the proposed development's use of the land is acceptable.	Even though the Main Hospital Campus is within 'Flood Risk Precinct 1 – High Flood Risk', it is considered the flood risk to life associated with the proposed development is very low, as there are vertical evacuation routes available. It is considered the flood risk to property associated with the proposed development is uncertain as the flood conditions are to be confirmed. Refer to Sections 7 and 8.
(b)	The proposed development is considered compatible with the flood function and behaviour on the land. A basement ramp crest will be provided, even though not required by the Council DCP. Climate Change sensitivity analysis was undertaken for the 1% AEP event but not undertaken for the Probable Maximum Flood in the latest available flood study (draft).	The proposed development is at an existing building and is considered compatible with the flood function and behaviour on the land. Flood conditions are to be confirmed. Refer to Sections 7 and 8. Climate Change sensitivity analysis was undertaken for the 1% AEP event but not undertaken for the Probable Maximum Flood in the latest available flood study (draft).
(c)	The proposed development is considered compatible with the flood function and behaviour on the land if the proposed mitigation measures are adopted (refer to Section 8).	The proposed development comprises internal alterations and will not have an adverse impact on flood behaviour. The proposed development comprises external works that are not in a flood affected area, and will not have an adverse impact on flood behaviour.
(d)	The proposed development's building floor levels shall be above the Flood Planning Level. As Bank Lane is not subject to inundation in the 1% AEP event, this event is not applicable to setting the building floor level. Bank Lane is subject to inundation in the PMF, and the building floor level shall be above the PMF level. The PMF level (21.48 m AHD) in Bank Lane is deemed to be 150 mm above the ground level (21.33 m AHD) at the existing vehicle crossing adjacent to Lot 2 DP 8864. The nominated floor level of the Clinical Tower is 21.50 m AHD, and meets the requirement of the clause. Overland flow will be of short duration and not of unacceptable flood hazard in adjacent streets.	The proposed development will not adversely affect the safe occupation and efficient evacuation. Alternative egress routes are available from the ground floor to external areas in the event of overland flow. Vertical evacuation is available to higher floor levels of the existing tower in the event of overland flow.
(2) (a)	The proposed development is compatible with the flood function if the proposed mitigation measures are adopted.	The proposed development is compatible with the flood function.

Clause 5.21 Flood planning	Assessment of <i>Clinical Tower Site</i>	Assessment of <i>Main Hospital Campus</i>
(b)	The proposed development will not have an adverse impact on flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties if the proposed mitigation measures are adopted.	The proposed development comprises internal alterations and minor external alterations and will not have an adverse impact on flood behaviour in a way that results in detrimental increases in the potential flood affectation of other development or properties.
(c)	The proposed development will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood.	The proposed development will not adversely affect the safe occupation and efficient evacuation of people or exceed the capacity of existing evacuation routes for the surrounding area in the event of a flood.
(d)	Overland flow will be of short duration and not of unacceptable flood hazard in adjacent streets. No measures are proposed to minimise the risk to life and ensure the safe evacuation of people in the event of a flood.	The Emergency Management Plan of the St George Private Hospital should be reviewed and updated to include warning/alert systems, responses and actions for flash flooding.
(e)	Not applicable. There are no watercourses at the site.	Not applicable. There are no watercourses at the site.
(3) (a)	The latest available flood study includes consideration of climate change for the 1% AEP event, but not undertaken for the Probable Maximum Flood. The proposed development shall consider climate change for design of the overland flow path.	The latest available flood study includes consideration of climate change. The proposed development will not have an impact on projected changes to flood behaviour as a result of climate change
(b)	In the context of flood planning, the design and scale of proposed buildings is considered appropriate. The proposed development shall include an overland flow path and/or higher capacity stormwater drainage to drain Bank Lane.	In the context of flood planning, the proposed development is considered appropriate.
(c)	The proposed development will not adversely affect the safe occupation and efficient evacuation. No measures are proposed to minimise the risk to life and ensure the safe evacuation of people in the event of a flood.	The proposed development will not adversely affect the safe occupation and efficient evacuation. The Emergency Management Plan of the St George Private Hospital should be reviewed and updated to include warning/alert systems, responses and actions for flash flooding.
(d)	Proposed buildings will not have the potential to be modified, relocated or removed if the surrounding area is impacted by flooding.	The proposed development is at an existing building that does not have the potential to be modified, relocated or removed if the surrounding area is impacted by flooding. Proposed internal development has the potential to be modified if the surrounding area is impacted by flooding.
(4)	N/A	N/A
(5)	N/A	N/A
Clause 5.22 Special flood considerations		
(1) (a)	Refer to Clause 5.21 (1) (d) and (2) (c)	Refer to Clause 5.21 (1) (d) and (2) (c)
(b)	Refer to Clause 5.21 (2) (a).	Refer to Clause 5.21 (2) (a)
(c)	Refer to Clause 5.21 (1) (c).	Refer to Clause 5.21 (1) (c)
(d)	The proposed development will not impact the operational capacity of emergency response	The proposed development will not impact the operational capacity of emergency response

Clause 5.21 Flood planning	Assessment of <i>Clinical Tower Site</i>	Assessment of <i>Main Hospital Campus</i>
	facilities and critical infrastructure during flood events.	facilities and critical infrastructure during flood events.
(e)	The proposed development will not create adverse effects of hazardous development on the environment during flood events.	The proposed development will not create adverse effects of hazardous development on the environment during flood events.
(2) (a)	The proposed development is a sensitive and hazardous development (land between the flood planning area and the Probable Maximum Flood) according to the definitions in the LEP and this clause applies.	The proposed development is within development that is already a sensitive and hazardous development (land between the flood planning area and the Probable Maximum Flood) according to the definitions in the LEP and this clause applies.
(b) (i)	The land on which the development is located is not considered to be land that, in the event of a flood, may cause a particular risk to life.	The land on which the development is located is not considered to be land that, in the event of a flood, may cause a particular risk to life.
(b) (ii)	The land on which the development is located is not considered to be land that, in the event of a flood, may require the evacuation of people or other safety considerations.	Refer to Clause 5.21 (1) (d) and (2) (c).
(3) (a)	Refer to Clause 5.21 (2) (c).	Refer to Clause 5.21 (2) (c)
(b)	Refer to Clause 5.21 (2) (d) and (3) (c).	Refer to Clause 5.21 (2) (d) and (3) (c).
(c)	The proposed development will not adversely affect the environment in the event of a flood.	The proposed development will not adversely affect the environment in the event of a flood.
(4)	N/A	N/A
(5)	N/A	N/A

4.4.2 Development Control Plan

Part 3 'General Planning Considerations' of the DCP refers to the Flooding and Overland Flow section of Council's Stormwater Management Policy.

4.4.3 Stormwater Management Policy

The policy was reviewed:

- Basement car park entry levels shall be to flood planning level (FPL). Enclosed car parking must be protected from inundation by floods to a level no lower than 500mm above the 1% AEP flood level. A flood gate may be acceptable across the proposed Clinical Tower Site driveway ramp at Bank Lane, however this is not proposed.
 - Bank Lane is not subject to overland flow in the 1% AEP event as shown in the *Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study*, therefore a basement ramp crest is not required at the entry to the basement carpark. A basement ramp crest will, however, be provided.
- The policy requires that an Overland Flow Path Assessment or Local Flood Study shall be prepared in accordance with Section 6.11 of the Georges River Council *Stormwater Management Policy*.
 - This is not proposed for the Clinical Tower Site, as the site is not subject to overland flow in the 1% AEP event.
 - This is not proposed for the Main Hospital Campus, as the proposed internal alterations will not impact the passage of overland flow and external alterations are not within areas of overland flow.
- The Clinical Tower Site is deemed to be within 'Flood Risk Precinct 3 - Outside the 1% AEP flood extents but within the PMF'

- The proposed building ground floor level (non-habitable) according to Section 6.8.2 (Item 3) of the Georges River Council *Stormwater Management Policy* shall be above the 1% AEP plus freeboard (500 mm), or equal to or greater than the PMF plus free board, whichever is greater. The ground floor of the Clinical Tower is above the PMF level (refer Table 3).
- The Main Hospital Campus is within 'Flood Risk Precinct 1 – High Flood Risk' as the land use falls under 'critical uses and facilities'.
 - It is considered the flood risk to life associated with the proposed development is very low, as there are vertical evacuation routes available.
 - The building is existing, therefore minimum floor levels, flood effects, parking and driveway access are deemed to not apply.
 - Building components, evacuation and Management and Design are deemed to apply.

Matrix 1 – Flood Risk Precinct 1 – High Flood Risk								
Flood Precinct	High Risk							
Land Use	Critical uses and facilities	Sensitive uses and facilities	Subdivision	Residential	Commercial or industrial	Tourist related development	Recreation or non-urban uses	Concessional development
Floor level							4, 6	5, 6
Building Components							1	1
Structural Soundness							3	4
Flood Effects							1, 4	1, 4
Parking and Driveway Access							2, 4, 6, 7	1, 5
Evacuation							1, 4	3, 4, 6
Management and Design							2, 3, 4	2, 3, 4

 = Potentially Unsuitable Land Use
 = Not relevant

Figure 19: 'Flood Risk Precinct 1 – High Flood Risk' Development Controls (Georges River Council *Stormwater Management Policy* (2023))

Matrix 3 – Flood Risk Precinct 3 – Outside the 1 in 100 Year Flood Extents but within the PMF

Flood Precinct	Outside 1 in 100 year flood extents but within the PMF							
Land Use	Critical uses and facilities	Sensitive uses and facilities	Subdivision	Residential	Commercial or industrial	Tourist related development	Recreation or non-urban uses	Concessional development
Floor level		3		1, 2, 6	1, 2, 6	1, 2, 6		
Building Components		2						
Structural Soundness		5						
Flood Effects		2, 4	2, 4	2, 4	2, 4	2, 4		
Parking and Driveway Access		1, 3, 5, 6	8	1, 3, 5, 6	1, 3, 5, 6	1, 3, 5, 6	2, 4, 6, 7	
Evacuation		2, 4, 6	5	3, 4	4	4		
Management and Design		2, 3, 4	1					

 = Potentially Unsuitable Land Use
 = Not relevant

Figure 20: 'Flood Risk Precinct 3 – Outside the 1% AEP flood extents but within the PMF' Development Controls (Georges River Council *Stormwater Management Policy* (2023))

5 Pre-developed modelling and analysis

5.1 Existing flood modelling

The most up-to-date and current flood modelling of existing conditions is documented in the *Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study* (refer to References section of this report for internet link to report and flood mapping).

Available results from the study and assessment of those results in the context of the sites are presented in Section 2.2.2 of this report.

The scope of this FIRA does not include flood modelling.

5.2 Existing flood impacts

Assessment of existing flood impacts from the results of the *Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study* in the context of the sites are presented below.

Table 5: Assessment of existing flood impacts

Describe and document existing...	Response
Flood behaviour for the full range of flooding at and surrounding the site	- Refer to Section 2 of this report - For the full range of flooding, the finalisation of the <i>Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study</i> is required
Flood impacts on surrounding properties	There are flood impacts on surrounding properties under existing conditions as shown on the flood maps in Section 2.2.2, however these impacts could be caused by many factors.
Any additional data	- For existing conditions, interrogation of 1% AEP flood depths at the north-west corner of the lot at 1 South Street (loading dock/deliveries) suggests flood depth could be up to 0.5 m deep, where the ground level is approximately 20.8 m AHD. This suggests the internal ground floor level where internal alterations are proposed, could be susceptible to overland flow in the 1% AEP future climate event. - The existing internal fitout is susceptible to flood damage. - This susceptibility may also apply to floods more frequent than the 1% AEP event. - Internal building flood depths would be higher in the Probable Maximum Flood. No changes are proposed to the loading dock/deliveries area. The building owner accepts the risk that the proposed internal alterations are potentially susceptible to flood damage and would need to be replaced if damaged by ingress of overland flow into the area.

6 Post-developed modelling and analysis

6.1 Proposed development flood modelling/assessment

Flood modelling of the proposed development has not been undertaken, as the most up-to-date and current flood modelling is documented in the *Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study*, and is not yet endorsed by Council.

The scope of this FIRA does not include flood modelling.

6.2 Flood impacts of proposed development

Even though the scope of this FIRA does not include flood modelling, the proposed development at:

- Clinical Tower Site:
 - is not expected to cause flood impacts to surrounding properties, or a worsening of flood characteristics, duration of flooding, creation of new or larger floodways or flowpaths, change in warning time or evacuation time, change to flood function categorisation, for events up to and including the 1% AEP.
 - may cause blockage of an overland flow path from Bank Lane to Princes Highway in events greater than the 1% AEP and may cause change to flood function categorisation and hazard categorisation.
- Main Hospital Campus
 - is not expected to cause flood impacts to surrounding properties, or a worsening of flood characteristics, duration of flooding, creation of new or larger floodways or flowpaths, change in warning time or evacuation time, for events up to and including the probable maximum flood.

7 Key risks to be managed

The following table describes the key risks to be managed for further design stages. The first column reproduces items 'Key considerations and reporting requirements' from Item 7 in Appendix A Table 5 of the *Flood Impact and Risk Assessment 'Flood risk management guideline LU01'* (State of NSW and Department of Planning and Environment, 2023).

Table 6: Key risks to be managed

Describe and document...	Response
Proposed management measures or alterations to the development required to address impacts to the development and its users and any offsite impacts.	- There are external doorways to the building at the north-west corner of the lot at 1 South Street (loading dock and deliveries). - Flood modelling at this location may be inaccurate and not representative of actual ground conditions (terrain) at the loading dock/deliveries, as there appears to be an escape path for overland flow from this location to South Street.  - The existing internal fitout is part of an existing building that is susceptible to overland flow. The building owner accepts the risk that the proposed internal alterations are potentially susceptible to flood damage and would need to be replaced if damaged by ingress of overland flow into the area. Not mitigation measures are proposed.
Comparison of pre- and post-management measure impacts considering management measures with development requirements from consent authority and how they meet any flood related objectives.	Refer to Section 4.4.
Effectiveness, limitations and any necessary additional requirements to address risk to the development and its users or offsite impacts.	Refer to other items in this table.
Residual risks to users of the development.	- Alternative egress routes are available from the ground floor to external areas in the event of overland flow. - Vertical evacuation is available to higher floor levels of the existing tower in the event of overland flow. - The Emergency Management Plan of the St George Private Hospital should be reviewed and updated to include warning/alert systems, responses and actions for flash flooding.

8 Conclusions and recommendations

8.1 Proposed mitigation measures

The following table outlines the identified items and potential proposed mitigation measures for the 'Flood impacts of proposed development' in section 6.2.

Table 7: Proposed Mitigation Measures

Item / Impact	Recommended Mitigation Measures	Residual Impact
Main Hospital Campus		
To describe and document existing flood behaviour for the full range of flooding at and surrounding the site.	None specified. Refer to next column.	Moderate. The north-west corner of the lot at 1 South Street (loading dock and deliveries) is subject to flood risk under existing conditions, and there is no proposed change to this area. The existing internal area of the building is subject to flood risk under existing conditions. The building owner accepts the risk that the proposed internal alterations are potentially susceptible to flood damage and would need to be replaced if damaged by ingress of overland flow into the area .
Interrogation of 1% AEP flood depths at the north-west corner of the lot at 1 South Street (loading dock/deliveries) suggests flood depth could be up to 0.5 m deep, where the ground level is approximately 20.8 m AHD.	None specified. Refer to next column.	Moderate. The existing internal area of the building is subject to flood risk under existing conditions. The building owner accepts the risk that the proposed internal alterations are potentially susceptible to flood damage and would need to be replaced if damaged by ingress of overland flow into the area.
External doorways to the building at the north-west corner of the lot at 1 South Street (loading dock and deliveries). Flood modelling at this location may be inaccurate and not representative of actual ground conditions (terrain) at the loading dock/deliveries, as there appears to be an escape path for overland flow from this location to South Street.	None specified.	The existing internal area of the building is subject to flood risk under existing conditions. The building owner accepts the risk that the proposed internal alterations are potentially susceptible to flood damage and would need to be replaced if damaged by ingress of overland flow into the area.

Item / Impact	Recommended Mitigation Measures	Residual Impact
		
Inundation of internal ground floor areas by overland flow.	None specified. Refer to next column.	The existing internal areas of the building is subject to flood risk under existing conditions. The building owner accepts the risk that the proposed internal alterations are potentially susceptible to flood damage and would need to be replaced if damaged by ingress of overland flow into the area.
Flood alerts/warning and response plan for overland flow.	The Emergency Management Plan of the St George Private Hospital should be reviewed and updated to include warning/alert systems, responses and actions for flash flooding.	The internal ground floor area where works are proposed may still be susceptible to overland flow if modelling is determined to be accurate.
Egress routes from ground floor.	Alternative egress routes are available from the ground floor to external areas in the event of overland flow. Vertical evacuation is available to higher floor levels of the existing tower in the event of overland flow.	Management of people/vulnerable persons during overland flow event.

Item / Impact	Recommended Mitigation Measures	Residual Impact
Clinical Tower Site		
Overland flow entering proposed basement carpark via ramp at Bank Lane.	Bank Lane is not subject to overland flow in the 1% AEP event as shown in the <i>Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study</i> , therefore a basement ramp crest is not required at the entry to the basement carpark. A basement ramp crest will, however, be provided as it does not impact vehicle movements and covers potential uncertainty.	Basement ramp crest will mitigate overland flow waters from entering the basement up to the 1% AEP event.
Floor level.	The proposed building ground floor level (non-habitable) according to Section 6.8.2 (Item 3) of the Georges River Council <i>Stormwater Management Policy</i> shall be above the 1% AEP plus free board (500 mm), or equal to or greater than the PMF plus free board, whichever is greater.	As Bank Lane is not subject to inundation in the 1% AEP event, this event is not applicable to setting the building floor level. The ground floor of the Clinical Tower is above the PMF level (refer Table 3).
Blockage of an overland flowpath from Bank Lane to Princes Highway.	None proposed as there is no overland flow through the site for the 1% AEP (climate change) event.	Basement ramp crest will mitigate overland flow waters from entering the basement up to the 1% AEP event.

8.2 Summary of findings and conclusion

Refer to Section 8.1 for summary of findings.

Conclusions are outlined below.

8.2.1 Clinical Tower Site

The vicinity of the Clinical Tower Site is shown to be subject to overland flow per the *Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study* - Public exhibition.

- Existing flood issues - Clinical Tower Site
 - Based on the 1% AEP flood maps:
 - The site is not flagged as a flood control lot, however the Hogben Street road carriageway and Princes Highway road carriageway are subject to overland flow within the kerb and gutter (shallow depths less than 0.15 m and low level hazard H1 'Generally safe for vehicles, people and buildings').
 - Based on the Probable Maximum Flood flood maps:
 - The southern end of the existing carpark and Bank Lane are subject to overland flow in the Probable Maximum Flood.
 - Same flood characteristics as for the 1% AEP flood.
- The development of the Clinical Tower Site:
 - For events up to and including the 1% AEP flood, is not expected to cause flood impacts to surrounding properties, or a worsening of flood characteristics, duration of flooding, creation of new or larger floodways or flowpaths, change in warning time or evacuation time, change to flood function categorisation.
 - may cause blockage of an overland flowpath from Bank Lane to Princes Highway in events greater than the 1% AEP and may cause change to flood function categorisation and hazard categorisation. Mitigation measures to eliminate changes to flood function categorisation and hazard categorisation are not proposed for events greater than the 1% AEP.

Proposed mitigation measures are presented in Section 8.1.

The proposed development at the site is acceptable.

8.2.2 Main Hospital Campus

The ground floor of the hospital is shown to be subject to overland flow per the *Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study* - Public exhibition.

- Existing flood issues - Main Hospital Campus
 - Based on the 1% AEP flood maps:
 - It is concluded that the stormwater network to the immediate west of the hospital tower and at the Princes Highway sag (to the immediate east of the hospital tower) do not have the capacity to drain the overland flow. The area to the immediate west of the hospital tower is shown to be a ponding location with depths up to 0.50 – 1.00 m.
 - Flood hazard is currently H1 'Generally safe for vehicles, people and buildings' to the immediate west of the existing hospital tower (loading dock/deliveries).

- Based on the Probable Maximum Flood (PMF) flood maps:
 - Same as for 1% AEP flood, however flood depths may be higher to the immediate west of the existing hospital tower (loading dock/deliveries) and up to 1.00 – 2.00 m.
 - Flood hazard is currently H3 'Unsafe for vehicles, children and the elderly' to the immediate west of the hospital tower (loading dock/deliveries).

Proposed mitigation measures are presented in Section 8.1.

The building owner accepts the risk that the proposed internal alterations are potentially susceptible to flood damage and would need to be replaced if damaged by ingress of overland flow into the area.

The proposed development at the site is acceptable.

9 References

Georges River Council Neighbourhood Maps 'Flooding Controls' module
<https://www.georgesriver.nsw.gov.au/Community/Neighbourhood-Maps>.

Bayside Council Interactive Mapping 'Flood' module layers <https://www.bayside.nsw.gov.au/your-council/news/bayside-maps#-flooding->.

Georges River Council (2023). *Stormwater Management Policy (2023)*.
<https://www.georgesriver.nsw.gov.au/Development/Development-Advisory-Service/Stormwater-management-policy>.

Georges River Council (2021). Georges River Local Environmental Plan 2021.
<https://legislation.nsw.gov.au/view/html/inforce/current/epi-2021-0587>

Georges River Council (2021). Georges River Development Control Plan 2021.
<https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Development-Control-Plans> .

Georges River Council (2022). Georges River Local Emergency Management Plan 2021 (Restricted Version).
<https://www.georgesriver.nsw.gov.au/StGeorge/media/Documents/Community/Endorsed-Georges-River-Emergency-Management-Plan-EMPLAN-Restricted-Version.pdf> .

Georges River Council (2023) and NSW SES (2023). Georges River Council Flood Emergency Sub Plan.
<https://www.ses.nsw.gov.au/sites/default/files/2024-02/georges-river-lfp-volume-1-endorsed-october-2023.pdf>.

Georges River Council (2025). Draft Blakehurst and Kogarah Bay Wards Overland Flow Flood Study - Public exhibition. <https://yoursay.georgesriver.nsw.gov.au/draft-blakehurst-and-kogarah-bay-wards-flood-study>.

State of NSW and Department of Planning and Environment (2023). Flood Impact and Risk Assessment 'Flood risk management guideline LU01'. <https://www.environment.nsw.gov.au/sites/default/files/flood-risk-management-impact-risk-assessment-230234.pdf>.

Appendix A Planning certificates issued under section 10.7(2) and 10.7(5)

PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2) and 10.7(5)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Our Reference:
Your Reference:
Date of Issue:

PL2025/1793
Hogben Street
13/05/2025

Patch Planning
70 George Street
THE ROCKS NSW 2000

Property Number:	13009
Property Address:	129 Princes Highway KOGARAH NSW 2217
Legal Description:	Lot 5 DP 8864

This planning certificate should be read in conjunction with the relevant Local Environmental Plan listed under Names of Relevant Planning Instruments and DCPs. This is available on the NSW legislation website at www.legislation.nsw.gov.au.

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land Registry Services. Applicants must verify all property and lot information with NSW Land Registry Services or <https://maps.six.nsw.gov.au/>.

The information contained in this certificate relates only to the lot described on page 1 of this certificate.

Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

This certificate is provided pursuant to Section 10.7(2) and 10.7(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:

The following **environmental planning instruments** apply to the carrying out of development on the land:

Local Environmental Plans

Georges River Local Environmental Plan 2021

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Precincts - Central River City) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Sustainable Buildings) 2022

The following **development control plan** applies to the carrying out of development on the land:

Georges River Development Control Plan 2021

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land:

The following **proposed environmental planning instruments** that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

- On 31 March 2021, the Department of Planning, Industry and Environment (DPIE) placed on public exhibition an Explanation of Intended Effect (EIE) for the review of clause 4.6 of the Standard Instrument LEP (Exceptions to development

standards) to improve the way this clause operates and provide certainty to councils and industry.

The EIE also seeks feedback on proposed measures to increase transparency, accountability and probity by strengthening council reporting requirements on variation decisions, in line with ICAC recommendations.

The Environmental Planning and Assessment Regulation 2021 will be amended to include the current requirements to fulfill procedural and reporting requirements when development standards are varied, including Council's publishing reasons for granting or refusing a variation request on the NSW Planning Portal.

The EIE was on exhibition from 31 March - 12 May 2021.

- The Department of Planning and Environment placed on public exhibition an **Explanation of Intended Effect (EIE) on proposed amendments to the Housing SEPP**.

The proposed amendments include:

- Increasing floor space bonuses for in-fill affordable housing
- Expanding self-assessment and state significant planning pathways for some forms of social and affordable housing
- Replacing definitions of group homes and hostels and with new definitions, high support accommodation and supported living
- Broadening existing supportive accommodation provisions
- Updating the accessibility and usability standards for seniors independent living units
- Increasing the area within R2 zoned land where boarding houses are permitted in regional areas.

The EIE also discusses proposed improvements to the process for developing affordable housing contribution schemes.

The EIE was on exhibition until 13 January 2023.

- The Department of Planning, Housing and Infrastructure placed on public exhibition an Explanation of Intended Effect (EIE) for the Cultural SEPP.

The EIE proposes changes to the planning system to support more creative, hospitality and cultural uses contributing to the 24-hour economy. It builds on changes from the government's recent Vibrancy Reforms.

The EIE was on exhibition from 15 November 2024 to 13 December 2024.

The following **draft development control plan** which is or has been the subject of community consultation or on public exhibition under the Act, will apply to the carrying out of development on the land:

Nil

(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—

(a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or

(b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved:

(4) In this section—

proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan:

2. Zoning and land use under relevant LEPs

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

(a) the identity of the zone, whether by reference to—

(i) a name, such as “Residential Zone” or “Heritage Area”, or

(ii) a number, such as “Zone No 2 (a)”,

(b) the purposes for which development in the zone—

(i) may be carried out without development consent, and

(ii) may not be carried out except with development consent, and

(iii) is prohibited,

Zone MU1 Mixed Use

2 Permitted without consent

Home occupations

3 Permitted with consent

Amusement centres; Boarding houses; Car parks; Centre-based child care facilities; Commercial premises; Community facilities; Entertainment facilities; Function centres; Information and education facilities; Light industries; Local distribution premises; Medical centres; Oyster aquaculture; Passenger transport facilities; Places of public worship; Recreation areas; Recreation facilities (indoor); Registered clubs; Respite day care centres; Restricted premises; Shop top housing; Tank-based aquaculture; Tourist and visitor accommodation; Vehicle repair stations; Any other development not specified in item 2 or 4.

4 Prohibited

Agriculture; Air transport facilities; Airstrips; Animal boarding or training establishments; Attached dwellings; Boat building and repair facilities; Boat launching ramps; Boat sheds; Camping grounds; Caravan parks; Cemeteries; Charter and tourism boating facilities; Crematoria; Depots; Dual occupancies; Dwelling houses; Eco-tourist facilities; Exhibition homes; Exhibition villages; Extractive industries; Farm buildings; Farm stay accommodation; Forestry; Freight transport facilities; General industries; Heavy industrial storage establishments; Heavy industries; Highway service centres; Home occupations

(sex services); Industrial retail outlets; Industrial training facilities; Jetties; Marinas; Mooring pens; Moorings; Multi dwelling housing; Open cut mining; Port facilities; Recreation facilities (major); Recreation facilities (outdoor); Research stations; Residential flat buildings; Rural industries; Rural workers' dwellings; Secondary dwellings; Semi-detached dwellings; Sewerage systems; Sex services premises; Transport depots; Truck depots; Vehicle body repair workshops; Warehouse or distribution centres; Waste or resource management facilities; Water recreation structures; Water supply systems; Wharf or boating facilities; Wholesale supplies.

(c) whether any additional permitted uses apply to the land, Schedule 1 additional permitted uses apply to the land.

Clause 2.5 of the Georges River Local Environmental Plan 2021 does not apply to the land.

(d) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the fixed minimum land dimensions,

There are no development standards applying to the land which fix minimum land dimensions for the erection of a dwelling house under the Georges River Local Environmental Plan 2021

(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016

The land is not in an area of outstanding biodiversity under the Biodiversity Conservation Act 2016

(f) whether the land is in a conservation area, however described,

The land is not located within a conservation area under the provisions of the Georges River Local Environmental Plan 2021.

(g) whether an item of environmental heritage, however described, is located on the land.

The land does not contain a heritage item under the provisions of Georges River Local Environmental Plan 2021.

3. Contributions plans

(1) The name of each contribution plan under the Act, Division 7.1 applying to the land, including any draft contributions plan.

Georges River Council Local Infrastructure Contributions Plan 2021 - Section 7.11 and Section 7.12

Note: Georges River Council at its meeting on 25 October 2021 resolved to adopt the Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12).

The Plan came into force on Wednesday 1 December 2021 and repealed Council's previous six Section 7.11 Plans and one Section 7.12 Plan on this date.

The Plan applies to land in the Georges River Local Government Area and has been prepared to address anticipated demand for public facilities and services generated by new development up to 2036.

The Plan will enable Council and accredited certifiers to levy Section 7.11 contributions and Section 7.12 levies on development in the LGA towards the provision of public amenities and facilities.

More information is available on Council's website at:

<https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Development-Contributions-and-Planning-Agreements/Local-Infrastructure-Contributions-Plan-2021-Section-7.11-and-7.12>

(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.

The land is not in a special contributions area under the Act, Division 7.1

Note: The subject land is within Greater Sydney to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies.

The Housing and Productivity Contribution (HPC) is in addition to the Section 7.11/Section 7.12 contributions. Further information on HPC is available on the NSW Department of Planning and Environment website at:

<https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system>

4. Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on the land because of one of those

clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—

(a) a restriction applies to the land, but it may not apply to all of the land, and

(b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.

(4). If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land

Housing Code

Complying development under the Housing Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

Rural Housing Code

Complying development under the Rural Housing Code does not apply as the land is not zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots, RU6 Transition and R5 Large Lot Residential.

Low Rise Housing Diversity Code

Complying development under the Low Rise Housing Diversity Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

Inland Code

Complying development under the Inland Code does not apply to Georges River Council Local Government Area.

Greenfield Housing Code

Complying development under the Greenfield Housing Code does not apply to Georges River Council Local Government Area.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

General Development Code

Complying development under the General Development Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with AS 2021—2000, *Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

Industrial and Business Alterations Code

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

Industrial and Business Buildings Code

Complying development under the Industrial and Business Buildings Code may be carried out on the land.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code may be carried out on the land.

Subdivision Code

Complying development under the Subdivisions Code may be carried out on the land.

Demolition Code

Complying development under the Demolition Code may be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land.

Agritourism and Farm Stay Accommodation Code

Complying development under the **Agritourism and Farm Stay Accommodation Code** does not apply to Georges River Council Local Government Area.

Disclaimer: The information above addresses matters raised in Clause 1.17A (1) (c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

NOTE: Council does not have sufficient information to ascertain the extent to which complying development under the Codes may be carried out on the land. A restriction to carrying out complying development applies to the land, but may not apply to all of the land.

NOTE: The complying development codes have not been varied under clause 1.12 of the SEPP in relation to the land.

5. Exempt development

(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

(2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that —
(a) a restriction applies to the land, but it may not apply to all of the land, and
(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

General Exempt Development Code

Exempt development under the General Exempt Development Code may be carried out on the land.

Advertising and Signage Exempt Development Code

Exempt development under the Advertising and Signage Exempt Development Code may be carried out on the land.

Temporary Uses and Structures Exempt Development Code

Exempt development under the Temporary Uses and Structures Exempt Development Code may be carried out on the land.

Disclaimer: The information above addresses matters raised in clause 1.16(1)(b1)–(d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that the work is not exempt under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

NOTE: Council does not have sufficient information to ascertain the extent to which exempt development under the Codes may be carried out on the land. A restriction to carrying out exempt development applies to the land, but may not apply to all of the land.

6. Affected building notices and building product rectification orders

(1) Whether the council is aware that—

(a) an affected building notice is in force in relation to the land, or Council is not aware of any affected building notice in force in respect of the land.

Council is not aware of any affected building notice in force in respect of the land

(b) a building product rectification order is in force in relation to the land that has not been fully complied with, or

Council is not aware of any building product rectification order that is in force in respect of the land and has not been fully complied with.

(c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

Council is not aware of any notice of intention to make a building product rectification order that has been given in respect of the land and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15?

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1, makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

8. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

(a) the Roads Act 1993, Part 3, Division 2?

The land is not affected by road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.

(b) any environmental planning instrument?

The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

(c) any resolution of the Council?

The land is affected by a road widening or road realignment in the Council's Development Control Plan.

9. Flood related development controls

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

No. Council has not yet adopted a risk management plan to categorise the flood risk associated with development of the land or part of the land. **Note:** Studies may be undertaken in the future that categorise the flood risk. It should be noted that any development of the land or part of the land will be assessed on merit and as such site specific controls may apply. For more information contact Council's Drainage Section on 9330 6400.

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

No. Council has not yet adopted a risk management plan to categorise the flood risk associated with development of the land or part of the land. **Note:** Studies may be undertaken in the future that categorise the flood risk. It should be noted that any development of the land or part of the land will be assessed on merit and as such site specific controls may apply. For more information contact Council's Drainage Section on 9330 6400.

(3) In this clause—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual

Note 1: The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local

environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

10. Council and other public authority policies on hazard risk restrictions

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding?

Airspace operations - The objective of this clause is to protect airspace around airports. (Refer Clause 6.7 of the Georges River Local Environmental Plan 2021).

*(2) In this clause—
adopted policy means a policy adopted—*

(a) by the council, or

(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11. Bush fire prone land

(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

(2) If none of the land is bush fire prone land, a statement to that effect.

The Land is not shown to be bushfire prone land in Council records.

12. Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

The land to which this certificate relates has not been identified in the Register as containing loose-fill asbestos ceiling insulation. Contact NSW Fair Trading for more information.

13. Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the Coal Mine Subsidence Compensation Act 2017?

The land is not in an area proclaimed to be a mine subsidence district within the meaning of Coal Mine Subsidence Compensation Act 2017.

14. Paper subdivision information

(1) The name of a development plan adopted by a relevant authority that:
(a) applies to the land or
(b) is proposed to be subject to a ballot.

There is no development plan adopted by a relevant authority that applies to the land or is proposed to be subject to a ballot.

(2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Regulation, Part 10 and the Act, Schedule 7.

15. Property Vegetation Plans

If the land is land in relation to which a property vegetation plan is approved and in force under the Native Vegetation Act 2003, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

Council has not been notified of the existence of a property vegetation plan by the person or body that approved the plan under the Native Vegetation Act 2003.

16. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

Note. *Biodiversity stewardship agreements include biobanking agreements under the Threatened Species Conservation Act 1995, Part 7A that are taken to be biodiversity stewardship agreements under the Biodiversity Conservation Act 2016, Part 5.*

Council has not been notified by the Biodiversity Conservation Trust, that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

17. Biodiversity certified land

If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.

Note. Biodiversity certified land includes land certified under the Threatened Species Conservation Act 1995, Part 7AA that is taken to be certified under the Biodiversity Conservation Act 2016, Part 8.

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

18.Orders Under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land but only if Council has been notified of the order.

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

Council has not verified whether any order has been made of which it has not been notified. The applicant should make its own enquiries in this regard if this is a matter of concern.

19.Annual Charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

(1) If the Coastal Management Act 2016 applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this clause— existing coastal protection works has the same meaning as in the Local Government Act 1993, section 553B.

Note— Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1.1.2011.

No, according to Council's records the owner (or previous owner) of the land has not consented in writing to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services relating to existing coastal protection works.

20.Western Sydney Aerotropolis

Whether under State Environmental Planning Policy (Precincts – Western Parkland City) 2021 —

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or*
- (b) shown on the Lighting Intensity and Wind Shear Map, or*
- (c) shown on the Obstacle Limitation Surface Map, or*
- (d) in the “public safety area” on the Public Safety Area Map, or*

(e) *in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.*

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 does not affect the Georges River Local Government Area.

21. Conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).

No terms of a kind referred to in Clause 88(2) of State Environmental Planning Policy (Housing) 2021, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

22. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

- (a) the period for which the certificate is current, and*
- (b) that a copy may be obtained from the Department.*

(2) If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

(3) Any conditions of a development consent in relation to land that are of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).

*(4) In this section—
former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.*

- (1) Council is not aware of any current site compatibility certificate (Affordable Rental Housing), in respect of proposed development on the land.
- (2) No conditions of a development consent in relation to the land that are of a kind referred to in clause 21(1) or 40(1) of State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land.
- (3) No terms of a kind referred to in Clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, have been imposed as a condition of consent to a Development Application in respect of the land.

23. Water or sewerage services

If water or sewerage services are, or are to be, provided to the land under the Water Industry Competition Act 2006, a statement to that effect.

Council has not been advised that water or sewerage services are to be provided to the land under the *Water Industry Competition Act 2006*.

Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water Industry Competition Act 2006*, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

Any Other Prescribed Matter

Note: The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued?

The land has not been identified as significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

(b) that the land which the certificate is the subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

(c) that the land which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

The land is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

(d) that the land which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

The land is not the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

(e) that the land which the certificate relates is subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

Council has not been provided with a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for this land.

NOTE

This information is provided pursuant to section 10.7 (2) of the Environmental Planning and Assessment (EPA) Act 1997 as prescribed by Schedule 2 of the EPA Regulations 2021 and is applicable as of the date of this certificate.

Additional matters pursuant to Section 10.7(5)

Additional information provided pursuant to section 10.7(5) of the *Environmental Planning and Assessment Act 1997* is available upon application and payment of the prescribed fee. Advice will be provided for the following additional matters not included under Section 10.7(2) in accordance with Section 10.7(5) of the Act:

- Vicinity of a Heritage Item or Heritage Conservation Area
- State Heritage Item
- Stormwater drain
- Planning agreements
- Council studies, policies and plans

Note: Please note that Council provides this information in good faith. Council does not accept any liability in respect of such advice. The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this planning certificate.

Joseph Hill
Director Environment and Planning

Additional Information Pursuant to Section 10.7(5)

Additional information provided pursuant to section 10.7(5) of the *Environmental Planning and Assessment Act 1979*, is available upon application and payment of the prescribed fee. Advice will be provided for the following additional matters not included under Section 10.7(2) in accordance with Section 10.7(5) and 10.7(6) of the Act:

Adjacent to a Heritage Item or Heritage Conservation Area

State Heritage Item

Stormwater drain

Planning agreements

Council studies, policies and plans

As requested by you, the following additional information is provided pursuant to Section 10.7(5) of the *Environmental Planning and Assessment Act 1979*.

1. Adjacent to a heritage item or heritage conservation area

Is the land within the vicinity of a heritage item or heritage conservation area?

The land is shown in Council's records as not being adjacent to a heritage item or heritage conservation area. However, the subject land may be contained within a Heritage Conservation Area or listed as a Heritage Item. Please refer to Questions 2(f) and 2(g) in Part 2 of the Planning Certificate for confirmation or otherwise.

2. State Heritage Item

Does the land contain a State heritage item under the Heritage Act 1977?

The land does not contain a State Heritage item under the *Heritage Act 1977*.

3. Stormwater Drain

Is the land affected by a stormwater drain?

Council's Asset register indicates that the land is not affected by a Council stormwater drain. However an exhaustive search of all Council records, including archival records, has not been undertaken. You are advised that further investigations, at the owner's expense, may be necessary to confirm the presence of any underground stormwater drain.

4. Planning agreements

Is the land affected by a Planning Agreement?

The land is not subject to a Planning Agreement, which is a voluntary agreement providing for a public purpose through a monetary contribution or provision of works and pursuant to s7.4 to s7.10 of the *Environmental Planning and Assessment Act 1979*.

5. Georges River Council Studies, Policies and Plans

Are there any studies, policies or plans or drafts (which have been placed on public exhibition) which affect the land?

The studies, policies or plans which affect the land are available on the following pages:

- Council's Codes, policies and registers:
<https://www.georgesriver.nsw.gov.au/Council/Governance/Codes-Policies-and-Registers>;
- Council's Planning Strategies and Studies:
<https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Planning-Strategies-and-Studies>

The draft studies, policies or plans (which have been placed on public exhibition) that affect the land are available at <https://yoursay.georgesriver.nsw.gov.au/>.

6. Any Other Matters

No Other Matters

Note: Please note that Council provides this information in good faith. Council does not accept any liability in respect of such advice. The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this planning certificate.

Joseph Hill
Director Environment and Planning

PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2) and 10.7(5)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Our Reference:
Your Reference:
Date of Issue:

PL2025/1794
Hogben Street
12/05/2025

Patch Planning
70 George Street
THE ROCKS NSW 2000

Property Number:	39313
Property Address:	2 Hogben Street KOGARAH NSW 2217
Legal Description:	Lot A DP 358876

This planning certificate should be read in conjunction with the relevant Local Environmental Plan listed under Names of Relevant Planning Instruments and DCPs. This is available on the NSW legislation website at www.legislation.nsw.gov.au.

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land Registry Services. Applicants must verify all property and lot information with NSW Land Registry Services or <https://maps.six.nsw.gov.au/>.

The information contained in this certificate relates only to the lot described on page 1 of this certificate.

Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

This certificate is provided pursuant to Section 10.7(2) and 10.7(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:

The following **environmental planning instruments** apply to the carrying out of development on the land:

Local Environmental Plans

Georges River Local Environmental Plan 2021

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Precincts - Central River City) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Sustainable Buildings) 2022

The following **development control plan** applies to the carrying out of development on the land:

Georges River Development Control Plan 2021

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land:

The following **proposed environmental planning instruments** that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

- On 31 March 2021, the Department of Planning, Industry and Environment (DPIE) placed on public exhibition an Explanation of Intended Effect (EIE) for the review of clause 4.6 of the Standard Instrument LEP (Exceptions to development standards) to improve the way this clause operates and provide certainty to councils and industry.

The EIE also seeks feedback on proposed measures to increase transparency, accountability and probity by strengthening council reporting requirements on variation decisions, in line with ICAC recommendations.

The Environmental Planning and Assessment Regulation 2021 will be amended to include the current requirements to fulfill procedural and reporting requirements when development standards are varied, including Council's publishing reasons for granting or refusing a variation request on the NSW Planning Portal.

The EIE was on exhibition from 31 March - 12 May 2021.

- The Department of Planning and Environment placed on public exhibition an **Explanation of Intended Effect (EIE) on proposed amendments to the Housing SEPP**.

The proposed amendments include:

- Increasing floor space bonuses for in-fill affordable housing
- Expanding self-assessment and state significant planning pathways for some forms of social and affordable housing
- Replacing definitions of group homes and hostels and with new definitions, high support accommodation and supported living
- Broadening existing supportive accommodation provisions
- Updating the accessibility and usability standards for seniors independent living units
- Increasing the area within R2 zoned land where boarding houses are permitted in regional areas.

The EIE also discusses proposed improvements to the process for developing affordable housing contribution schemes.

The EIE was on exhibition until 13 January 2023.

- The Department of Planning, Housing and Infrastructure placed on public exhibition an Explanation of Intended Effect (EIE) for the Cultural SEPP.

The EIE proposes changes to the planning system to support more creative, hospitality and cultural uses contributing to the 24-hour economy. It builds on changes from the government's recent Vibrancy Reforms.

The EIE was on exhibition from 15 November 2024 to 13 December 2024.

The following **draft development control plan** which is or has been the subject of community consultation or on public exhibition under the Act, will apply to the carrying out of development on the land:

Nil

(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—

(a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or

(b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved:

(4) In this section—

proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan:

2. Zoning and land use under relevant LEPs

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

(a) the identity of the zone, whether by reference to—

(i) a name, such as “Residential Zone” or “Heritage Area”, or

(ii) a number, such as “Zone No 2 (a)”,

(b) the purposes for which development in the zone—

(i) may be carried out without development consent, and

(ii) may not be carried out except with development consent, and

(iii) is prohibited,

Zone SP2 Infrastructure under Georges River Local Environmental Plan 2021

2 Permitted without consent

Nil.

3 Permitted with consent

Aquaculture; Car parks; Community facilities; Markets; Public administration buildings; Recreation areas; Respite day care centres; Roads; Signage; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

4 Prohibited

Any other development not specified in item 2 or 3.

(c) whether any additional permitted uses apply to the land, Schedule 1 additional permitted uses apply to the land.

Clause 2.5 of the Georges River Local Environmental Plan 2021 does not apply to the land.

(d) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the fixed minimum land dimensions,

There are no development standards applying to the land which fix minimum land dimensions for the erection of a dwelling house under the Georges River Local Environmental Plan 2021

(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016

The land is not in an area of outstanding biodiversity under the Biodiversity Conservation Act 2016

(f) whether the land is in a conservation area, however described,

The land is not located within a conservation area under the provisions of the Georges River Local Environmental Plan 2021.

(g) whether an item of environmental heritage, however described, is located on the land.

The land does not contain a heritage item under the provisions of Georges River Local Environmental Plan 2021.

3. Contributions plans

(1) The name of each contribution plan under the Act, Division 7.1 applying to the land, including any draft contributions plan.

Georges River Council Local Infrastructure Contributions Plan 2021 - Section 7.11 and Section 7.12

Note: Georges River Council at its meeting on 25 October 2021 resolved to adopt the Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12).

The Plan came into force on Wednesday 1 December 2021 and repealed Council's previous six Section 7.11 Plans and one Section 7.12 Plan on this date.

The Plan applies to land in the Georges River Local Government Area and has been prepared to address anticipated demand for public facilities and services generated by new development up to 2036.

The Plan will enable Council and accredited certifiers to levy Section 7.11 contributions and Section 7.12 levies on development in the LGA towards the provision of public amenities and facilities.

More information is available on Council's website at:

<https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Development-Contributions-and-Planning-Agreements/Local-Infrastructure-Contributions-Plan-2021-Section>

(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.

The land is not in a special contributions area under the Act, Division 7.1

Note: The subject land is within Greater Sydney to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies.

The Housing and Productivity Contribution (HPC) is in addition to the Section 7.11/Section 7.12 contributions. Further information on HPC is available on the NSW Department of Planning and Environment website at:

<https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system>

4. Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—

- (a) a restriction applies to the land, but it may not apply to all of the land, and*
- (b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*

(4). If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land

Housing Code

Complying development under the Housing Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

Rural Housing Code

Complying development under the Rural Housing Code does not apply as the land is not zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots, RU6 Transition and R5 Large Lot Residential.

Low Rise Housing Diversity Code

Complying development under the Low Rise Housing Diversity Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

Inland Code

Complying development under the Inland Code does not apply to Georges River Council Local Government Area.

Greenfield Housing Code

Complying development under the Greenfield Housing Code does not apply to Georges River Council Local Government Area.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

General Development Code

Complying development under the General Development Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

Industrial and Business Alterations Code

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

Industrial and Business Buildings Code

Complying development under the Industrial and Business Buildings Code may be carried out on the land.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code may be carried out on the land.

Subdivision Code

Complying development under the Subdivisions Code may be carried out on the land.

Demolition Code

Complying development under the Demolition Code may be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land.

Agritourism and Farm Stay Accommodation Code

Complying development under the **Agritourism and Farm Stay Accommodation Code** does not apply to Georges River Council Local Government Area.

Disclaimer: The information above addresses matters raised in Clause 1.17A (1) (c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

NOTE: Council does not have sufficient information to ascertain the extent to which complying development under the Codes may be carried out on the land. A restriction to carrying out complying development applies to the land, but may not apply to all of the land.

NOTE: The complying development codes have not been varied under clause 1.12 of the SEPP in relation to the land.

5. Exempt development

(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

(2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that —
(a) a restriction applies to the land, but it may not apply to all of the land, and
(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

General Exempt Development Code

Exempt development under the General Exempt Development Code **may** be carried out on the land.

Advertising and Signage Exempt Development Code

Exempt development under the Advertising and Signage Exempt Development Code may be carried out on the land.

Temporary Uses and Structures Exempt Development Code

Exempt development under the Temporary Uses and Structures Exempt Development Code may be carried out on the land.

Disclaimer: The information above addresses matters raised in clause 1.16(1)(b1)–(d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that the work is not exempt under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

NOTE: Council does not have sufficient information to ascertain the extent to which exempt development under the Codes may be carried out on the land. A restriction to carrying out exempt development applies to the land, but may not apply to all of the land.

6. Affected building notices and building product rectification orders

(1) Whether the council is aware that—

(a) an affected building notice is in force in relation to the land, or Council is not aware of any affected building notice in force in respect of the land.

Council is not aware of any affected building notice in force in respect of the land

(b) a building product rectification order is in force in relation to the land that has not been fully complied with, or

Council is not aware of any building product rectification order that is in force in respect of the land and has not been fully complied with.

(c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

Council is not aware of any notice of intention to make a building product rectification order that has been given in respect of the land and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15?

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1, makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

8. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

(a) the Roads Act 1993, Part 3, Division 2?

The land is not affected by road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.

(b) any environmental planning instrument?

The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

(c) any resolution of the Council?

The land is affected by a road widening or road realignment in the Council's Development Control Plan.

9. Flood related development controls

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

No. Council has not yet adopted a risk management plan to categorise the flood risk associated with development of the land or part of the land. **Note:** Studies may be undertaken in the future that categorise the flood risk. It should be noted that any development of the land or part of the land will be assessed on merit and as such site specific controls may apply. For more information contact Council's Drainage Section on 9330 6400.

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

No. Council has not yet adopted a risk management plan to categorise the flood risk associated with development of the land or part of the land. **Note:** Studies may be undertaken in the future that categorise the flood risk. It should be noted that any development of the land or part of the land will be assessed on merit and as such site specific controls may apply. For more information contact Council's Drainage Section on 9330 6400.

(3) In this clause—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual

Note 1: The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

10. Council and other public authority policies on hazard risk restrictions

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding?

Airspace operations - The objective of this clause is to protect airspace around airports. (Refer Clause 6.7 of the Georges River Local Environmental Plan 2021).

(2) In this clause—

adopted policy means a policy adopted—

(a) by the council, or

(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11. Bush fire prone land

(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

(2) If none of the land is bush fire prone land, a statement to that effect.

The Land is not shown to be bushfire prone land in Council records.

12. Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

The land to which this certificate relates has not been identified in the Register as containing loose-fill asbestos ceiling insulation. Contact NSW Fair Trading for more information.

13. Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the Coal Mine Subsidence Compensation Act 2017?

The land is not in an area proclaimed to be a mine subsidence district within the meaning of Coal Mine Subsidence Compensation Act 2017.

14. Paper subdivision information

(1) The name of a development plan adopted by a relevant authority that:

(a) applies to the land or

(b) is proposed to be subject to a ballot.

There is no development plan adopted by a relevant authority that applies to the land or is proposed to be subject to a ballot.

(2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Regulation, Part 10 and the Act, Schedule 7.

15. Property Vegetation Plans

If the land is land in relation to which a property vegetation plan is approved and in force under the Native Vegetation Act 2003, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

Council has not been notified of the existence of a property vegetation plan by the person or body that approved the plan under the Native Vegetation Act 2003.

16. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

Note. *Biodiversity stewardship agreements include biobanking agreements under the Threatened Species Conservation Act 1995, Part 7A that are taken to be biodiversity stewardship agreements under the Biodiversity Conservation Act 2016, Part 5.*

Council has not been notified by the Biodiversity Conservation Trust, that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

17. Biodiversity certified land

If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.

Note. *Biodiversity certified land includes land certified under the Threatened Species Conservation Act 1995, Part 7AA that is taken to be certified under the Biodiversity Conservation Act 2016, Part 8.*

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

18. Orders Under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land but only if Council has been notified of the order.

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

Council has not verified whether any order has been made of which it has not been notified. The applicant should make its own enquiries in this regard if this is a matter of concern.

19. Annual Charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

(1) If the Coastal Management Act 2016 applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this clause— existing coastal protection works has the same meaning as in the Local Government Act 1993, section 553B.

Note— Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1.1.2011.

No, according to Council's records the owner (or previous owner) of the land has not consented in writing to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services relating to existing coastal protection works.

20. Western Sydney Aerotropolis

Whether under State Environmental Planning Policy (Precincts – Western Parkland City) 2021 —

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or*
- (b) shown on the Lighting Intensity and Wind Shear Map, or*
- (c) shown on the Obstacle Limitation Surface Map, or*
- (d) in the “public safety area” on the Public Safety Area Map, or*
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.*

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 does not affect the Georges River Local Government Area.

21. Conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).

No terms of a kind referred to in Clause 88(2) of State Environmental Planning Policy (Housing) 2021, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

22.Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

- (a) the period for which the certificate is current, and*
- (b) that a copy may be obtained from the Department.*

(2) If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

(3) Any conditions of a development consent in relation to land that are of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).

(4) In this section—

former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

- (1) Council is not aware of any current site compatibility certificate (Affordable Rental Housing), in respect of proposed development on the land.
- (2) No conditions of a development consent in relation to the land that are of a kind referred to in clause 21(1) or 40(1) of State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land.
- (3) No terms of a kind referred to in Clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, have been imposed as a condition of consent to a Development Application in respect of the land.

23. Water or sewerage services

If water or sewerage services are, or are to be, provided to the land under the Water Industry Competition Act 2006, a statement to that effect.

Council has not been advised that water or sewerage services are to be provided to the land under the *Water Industry Competition Act 2006*.

Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water*

Industry Competition Act 2006, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

Any Other Prescribed Matter

Note: The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued?

The land has not been identified as significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

(b) that the land which the certificate is the subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

(c) that the land which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

The land is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

(d) that the land which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

The land is not the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

(e) that the land which the certificate relates is subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

Council has not been provided with a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for this land.

NOTE

This information is provided pursuant to section 10.7 (2) of the Environmental Planning and Assessment (EPA) Act 1997 as prescribed by Schedule 2 of the EPA Regulations 2021 and is applicable as of the date of this certificate.

Additional matters pursuant to Section 10.7(5)

Additional information provided pursuant to section 10.7(5) of the *Environmental Planning and Assessment Act 1997* is available upon application and payment of the prescribed fee. Advice will be provided for the following additional matters not included under Section 10.7(2) in accordance with Section 10.7(5) of the Act:

- Vicinity of a Heritage Item or Heritage Conservation Area
- State Heritage Item
- Stormwater drain
- Planning agreements
- Council studies, policies and plans

Note: Please note that Council provides this information in good faith. Council does not accept any liability in respect of such advice. The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this planning certificate.

Joseph Hill
Director Environment and Planning

Additional Information Pursuant to Section 10.7(5)

Additional information provided pursuant to section 10.7(5) of the *Environmental Planning and Assessment Act 1979*, is available upon application and payment of the prescribed fee. Advice will be provided for the following additional matters not included under Section 10.7(2) in accordance with Section 10.7(5) and 10.7(6) of the Act:

Adjacent to a Heritage Item or Heritage Conservation Area

State Heritage Item

Stormwater drain

Planning agreements

Council studies, policies and plans

As requested by you, the following additional information is provided pursuant to Section 10.7(5) of the *Environmental Planning and Assessment Act 1979*.

1. Adjacent to a heritage item or heritage conservation area

Is the land within the vicinity of a heritage item or heritage conservation area?

The land is shown in Council's records as not being adjacent to a heritage item or heritage conservation area. However, the subject land may be contained within a Heritage Conservation Area or listed as a Heritage Item. Please refer to Questions 2(f) and 2(g) in Part 2 of the Planning Certificate for confirmation or otherwise.

2. State Heritage Item

Does the land contain a State heritage item under the Heritage Act 1977?

The land does not contain a State Heritage item under the *Heritage Act 1977*.

3. Stormwater Drain

Is the land affected by a stormwater drain?

Council's Asset register indicates that the land is not affected by a Council stormwater drain. However an exhaustive search of all Council records, including archival records, has not been undertaken. You are advised that further investigations, at the owner's expense, may be necessary to confirm the presence of any underground stormwater drain.

4. Planning agreements

Is the land affected by a Planning Agreement?

The land is not subject to a Planning Agreement, which is a voluntary agreement providing for a public purpose through a monetary contribution or provision of works and pursuant to s7.4 to s7.10 of the *Environmental Planning and Assessment Act 1979*.

5. Georges River Council Studies, Policies and Plans

Are there any studies, policies or plans or drafts (which have been placed on public exhibition) which affect the land?

The studies, policies or plans which affect the land are available on the following pages:

- Council's Codes, policies and registers:
<https://www.georgesriver.nsw.gov.au/Council/Governance/Codes-Policies-and-Registers>;
- Council's Planning Strategies and Studies:
<https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Planning-Strategies-and-Studies>

The draft studies, policies or plans (which have been placed on public exhibition) that affect the land are available at <https://yoursay.georgesriver.nsw.gov.au/>.

6. Any Other Matters

No other matters

Note: Please note that Council provides this information in good faith. Council does not accept any liability in respect of such advice. The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this planning certificate.

Joseph Hill
Director Environment and Planning

PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2) and 10.7(5)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Our Reference: **PL2025/1968**
Your Reference: **1 South Street, Kogarah**
Date of Issue: **23/05/2025**

Infotrack Pty Ltd
Gpo Box 4029
SYDNEY NSW 2000

Property Number:	54981
Property Address:	1A South Street KOGARAH NSW 2217
Legal Description:	Lot 31 DP 1147692

Thank you for your Section 10.7 Planning Certificate Application. Council is unable to generate an automatic online certificate for this property at this time. Your application has been forwarded to Council's Planning Assistant and will be manually processed within five (5) working days.

Please contact Council on 9330 6400 for further information.

PLANNING CERTIFICATE ISSUED UNDER SECTION 10.7(2) and 10.7(5)
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979

Our Reference:

PL2025/1968

Your Reference:

**1 South Street,
Kogarah**

Date of Issue:

26/05/2025

**Infotrack Pty Ltd
Gpo Box 4029
SYDNEY NSW 2000**

Property Number:	54981
Property Address:	1A South Street KOGARAH NSW 2217
Legal Description:	Lot 31 DP 1147692

This planning certificate should be read in conjunction with the relevant Local Environmental Plan listed under Names of Relevant Planning Instruments and DCPs. This is available on the NSW legislation website at www.legislation.nsw.gov.au.

The land to which this certificate relates, being the lot or one of the lots described in the corresponding application, is shown in Council's records as being situated at the street address described on page 1 of this certificate.

It is the applicant's responsibility to confirm that the legal description of the lot to which the application relates is accurate and current. Council does not check the accuracy or currency of the information; nor does Council have the copyright to this information.

The legal description of land is obtained from NSW Land Registry Services. Applicants must verify all property and lot information with NSW Land Registry Services or <https://maps.six.nsw.gov.au/>.

The information contained in this certificate relates only to the lot described on page 1 of this certificate.

Where the street address comprises more than one lot in one or more deposited plans or strata plans, separate planning certificates can be obtained upon application for the other lots. Those certificates may contain different information than is contained in this certificate.

This certificate is provided pursuant to Section 10.7(2) and 10.7(5) of the Act. At the date of this certificate, the subject land may be affected by the following matters.

1. Names of relevant planning instruments and DCPs

(1) The name of each environmental planning instrument and development control plan that applies to the carrying out of development on the land:

The following **environmental planning instruments** apply to the carrying out of development on the land:

Local Environmental Plans

Georges River Local Environmental Plan 2021

State Environmental Planning Policies

The following State Environmental Planning Policies apply:

- State Environmental Planning Policy (Planning Systems) 2021
- State Environmental Planning Policy (Biodiversity and Conservation) 2021
- State Environmental Planning Policy (Resilience and Hazards) 2021
- State Environmental Planning Policy (Transport and Infrastructure) 2021
- State Environmental Planning Policy (Industry and Employment) 2021
- State Environmental Planning Policy (Resources and Energy) 2021
- State Environmental Planning Policy (Primary Production) 2021
- State Environmental Planning Policy (Precincts - Central River City) 2021
- State Environmental Planning Policy (Housing) 2021
- State Environmental Planning Policy (Exempt and Complying Development Codes) 2008
- State Environmental Planning Policy (Sustainable Buildings) 2022

The following **development control plan** applies to the carrying out of development on the land:

Georges River Development Control Plan 2021

(2) The name of each proposed environmental planning instrument and draft development control plan, which is or has been subject to community consultation or public exhibition under the Act, that will apply to the carrying out of development on the land:

The following **proposed environmental planning instruments** that have been the subject of community consultation or on public exhibition under the Act, apply to the carrying out of development on the land:

- On 31 March 2021, the Department of Planning, Industry and Environment (DPIE) placed on public exhibition an Explanation of Intended Effect (EIE) for the review of clause 4.6 of the Standard Instrument LEP (Exceptions to development

standards) to improve the way this clause operates and provide certainty to councils and industry.

The EIE also seeks feedback on proposed measures to increase transparency, accountability and probity by strengthening council reporting requirements on variation decisions, in line with ICAC recommendations.

The Environmental Planning and Assessment Regulation 2021 will be amended to include the current requirements to fulfill procedural and reporting requirements when development standards are varied, including Council's publishing reasons for granting or refusing a variation request on the NSW Planning Portal.

The EIE was on exhibition from 31 March - 12 May 2021.

- The Department of Planning and Environment placed on public exhibition an **Explanation of Intended Effect (EIE) on proposed amendments to the Housing SEPP**.

The proposed amendments include:

- Increasing floor space bonuses for in-fill affordable housing
- Expanding self-assessment and state significant planning pathways for some forms of social and affordable housing
- Replacing definitions of group homes and hostels and with new definitions, high support accommodation and supported living
- Broadening existing supportive accommodation provisions
- Updating the accessibility and usability standards for seniors independent living units
- Increasing the area within R2 zoned land where boarding houses are permitted in regional areas.

The EIE also discusses proposed improvements to the process for developing affordable housing contribution schemes.

The EIE was on exhibition until 13 January 2023.

- The Department of Planning, Housing and Infrastructure placed on public exhibition an Explanation of Intended Effect (EIE) for the Cultural SEPP.

The EIE proposes changes to the planning system to support more creative, hospitality and cultural uses contributing to the 24-hour economy. It builds on changes from the government's recent Vibrancy Reforms.

The EIE was on exhibition from 15 November 2024 to 13 December 2024.

The following **draft development control plan** which is or has been the subject of community consultation or on public exhibition under the Act, will apply to the carrying out of development on the land:

Nil

(3) Subsection (2) does not apply in relation to a proposed environmental planning instrument or draft development control plan if—

- (a) it has been more than 3 years since the end of the public exhibition period for the proposed instrument or draft plan, or*
- (b) for a proposed environmental planning instrument—the Planning Secretary has notified the council that the making of the proposed instrument has been deferred indefinitely or has not been approved:*

(4) In this section—

proposed environmental planning instrument means a draft environmental planning instrument and includes a planning proposal for a local environmental plan:

2. Zoning and land use under relevant LEPs

The following matters for each environmental planning instrument or draft environmental planning instrument that includes the land in a zone, however described—

- (a) the identity of the zone, whether by reference to—
 - (i) a name, such as “Residential Zone” or “Heritage Area”, or*
 - (ii) a number, such as “Zone No 2 (a)”,**
- (b) the purposes for which development in the zone—
 - (i) may be carried out without development consent, and*
 - (ii) may not be carried out except with development consent, and*
 - (iii) is prohibited,**

Zone SP2 Infrastructure under Georges River Local Environmental Plan 2021

2 Permitted without consent

Nil.

3 Permitted with consent

Aquaculture; Car parks; Community facilities; Markets; Public administration buildings; Recreation areas; Respite day care centres; Roads; Signage; The purpose shown on the Land Zoning Map, including any development that is ordinarily incidental or ancillary to development for that purpose.

4 Prohibited

Any other development not specified in item 2 or 3.

(c) whether any additional permitted uses apply to the land, Schedule 1 additional permitted uses apply to the land.

Clause 2.5 of the Georges River Local Environmental Plan 2021 does not apply to the land.

(d) whether any development standards applying to the land fix minimum land dimensions for the erection of a dwelling-house on the land and, if so, the fixed minimum land dimensions,

There are no development standards applying to the land which fix minimum land dimensions for the erection of a dwelling house under the Georges River Local Environmental Plan 2021

(e) whether the land is in an area of outstanding biodiversity value under the Biodiversity Conservation Act 2016

The land is not in an area of outstanding biodiversity under the Biodiversity Conservation Act 2016

(f) whether the land is in a conservation area, however described,

The land is not located within a conservation area under the provisions of the Georges River Local Environmental Plan 2021.

(g) whether an item of environmental heritage, however described, is located on the land.

The land does not contain a heritage item under the provisions of Georges River Local Environmental Plan 2021.

3. Contributions plans

(1) The name of each contribution plan under the Act, Division 7.1 applying to the land, including any draft contributions plan.

Georges River Council Local Infrastructure Contributions Plan 2021 - Section 7.11 and Section 7.12

Note: Georges River Council at its meeting on 25 October 2021 resolved to adopt the Georges River Council Local Infrastructure Contributions Plan 2021 (Section 7.11 and Section 7.12).

The Plan came into force on Wednesday 1 December 2021 and repealed Council's previous six Section 7.11 Plans and one Section 7.12 Plan on this date.

The Plan applies to land in the Georges River Local Government Area and has been prepared to address anticipated demand for public facilities and services generated by new development up to 2036.

The Plan will enable Council and accredited certifiers to levy Section 7.11 contributions and Section 7.12 levies on development in the LGA towards the provision of public amenities and facilities.

More information is available on Council's website at:

<https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Development-Contributions-and-Planning-Agreements/Local-Infrastructure-Contributions-Plan-2021-Secti>

(2) If the land is in a special contributions area under the Act, Division 7.1, the name of the area.

The land is not in a special contributions area under the Act, Division 7.1

Note: The subject land is within Greater Sydney to which the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 applies.

The Housing and Productivity Contribution (HPC) is in addition to the Section 7.11/Section 7.12 contributions. Further information on HPC is available on the NSW Department of Planning and Environment website at:

<https://www.planning.nsw.gov.au/policy-and-legislation/infrastructure/infrastructure-funding/improving-the-infrastructure-contributions-system>

4. Complying Development

(1) If the land is land on which complying development may be carried out under each of the complying development codes under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of that Policy, clause 1.17A(1)(c)–(e), (2), (3) or (4), 1.18(1)(c3) or 1.19.

(2) If complying development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause.

(3) If the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land, a statement that—

- (a) a restriction applies to the land, but it may not apply to all of the land, and*
- (b) the council does not have sufficient information to ascertain the extent to which complying development may or may not be carried out on the land.*

(4). If the complying development codes are varied, under that Policy, clause 1.12, in relation to the land

Housing Code

Complying development under the Housing Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

Rural Housing Code

Complying development under the Rural Housing Code does not apply as the land is not zoned RU1 Primary Production, RU2 Rural Landscape, RU3 Forestry, RU4 Primary Production Small Lots, RU6 Transition and R5 Large Lot Residential.

Low Rise Housing Diversity Code

Complying development under the Low Rise Housing Diversity Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

Inland Code

Complying development under the Inland Code does not apply to Georges River Council Local Government Area.

Greenfield Housing Code

Complying development under the Greenfield Housing Code does not apply to Georges River Council Local Government Area.

Housing Alterations Code

Complying development under the Housing Alterations Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

General Development Code

Complying development under the General Development Code may be carried out on the land.

Note: The erection of a new dwelling house or an addition to a dwelling house on land in the 20-25 ANEF contours is complying development for this Policy, if the development is constructed in accordance with *AS 2021—2000, Acoustics—Aircraft noise intrusion—Building siting and construction*.

Please check the ANEF contour the land is located within.

Industrial and Business Alterations Code

Complying development under the Industrial and Business Alterations Code may be carried out on the land.

Industrial and Business Buildings Code

Complying development under the Industrial and Business Buildings Code may be carried out on the land.

Container Recycling Facilities Code

Complying development under the Container Recycling Facilities Code may be carried out on the land.

Subdivision Code

Complying development under the Subdivisions Code may be carried out on the land.

Demolition Code

Complying development under the Demolition Code may be carried out on the land.

Fire Safety Code

Complying development under the Fire Safety Code may be carried out on the land.

Agritourism and Farm Stay Accommodation Code

Complying development under the **Agritourism and Farm Stay Accommodation Code** does not apply to Georges River Council Local Government Area.

Disclaimer: The information above addresses matters raised in Clause 1.17A (1) (c) to (e), (2), (3), and (4), 1.18(1)(c3) and 1.19 of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that a Complying Development Certificate issued under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 is invalid.

NOTE: Council does not have sufficient information to ascertain the extent to which complying development under the Codes may be carried out on the land. A restriction to carrying out complying development applies to the land, but may not apply to all of the land.

NOTE: The complying development codes have not been varied under clause 1.12 of the SEPP in relation to the land.

5. Exempt development

(1) If the land is land on which exempt development may be carried out under each of the exempt development codes under the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008 because of that Policy, clause 1.16(1)(b1)–(d) or 1.16A.

(2) If exempt development may not be carried out on the land because of one of those clauses, the reasons why it may not be carried out under the clause

(3) If the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land, a statement that —
(a) a restriction applies to the land, but it may not apply to all of the land, and
(b) the council does not have sufficient information to ascertain the extent to which exempt development may or may not be carried out on the land.

(4) If the exempt development codes are varied, under that Policy, clause 1.12, in relation to the land.

General Exempt Development Code

Exempt development under the General Exempt Development Code **may** be carried out on the land.

Advertising and Signage Exempt Development Code

Exempt development under the Advertising and Signage Exempt Development Code may be carried out on the land.

Temporary Uses and Structures Exempt Development Code

Exempt development under the Temporary Uses and Structures Exempt Development Code may be carried out on the land.

Disclaimer: The information above addresses matters raised in clause 1.16(1)(b1)–(d) or 1.16A of State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. It is your responsibility to ensure that you comply with any other requirements of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008. Failure to comply with these provisions may mean that the work is not exempt under the provisions of the State Environmental Planning Policy (Exempt and Complying Development Codes) 2008.

NOTE: Council does not have sufficient information to ascertain the extent to which exempt development under the Codes may be carried out on the land. A restriction to carrying out exempt development applies to the land, but may not apply to all of the land.

6. Affected building notices and building product rectification orders

(1) Whether the council is aware that—

(a) an affected building notice is in force in relation to the land, or Council is not aware of any affected building notice in force in respect of the land.

Council is not aware of any affected building notice in force in respect of the land

(b) a building product rectification order is in force in relation to the land that has not been fully complied with, or

Council is not aware of any building product rectification order that is in force in respect of the land and has not been fully complied with.

(c) a notice of intention to make a building product rectification order given in relation to the land is outstanding.

Council is not aware of any notice of intention to make a building product rectification order that has been given in respect of the land and is outstanding.

(2) In this clause:

affected building notice has the same meaning as in the Building Products (Safety) Act 2017, Part 4.

building product rectification order has the same meaning as in the Building Products (Safety) Act 2017.

7. Land reserved for acquisition

Whether an environmental planning instrument or proposed environmental planning instrument referred to in clause 1 makes provision in relation to the acquisition of the land by an authority of the State, as referred to in the Act, section 3.15?

No environmental planning instrument or proposed environmental planning instrument referred to in clause 1, makes provision in relation to the acquisition of the land by a public authority, as referred to in section 3.15 of the Act.

8. Road widening and road realignment

Whether or not the land is affected by any road widening or road realignment under:

(a) the Roads Act 1993, Part 3, Division 2?

The land is not affected by road widening or road realignment under Division 2 of Part 3 of the Roads Act 1993.

(b) any environmental planning instrument?

The land is not affected by any road widening or road realignment under the provisions of any environmental planning instrument.

(c) any resolution of the Council?

The land is not affected by any road widening or road realignment under any resolution of the Council.

9. Flood related development controls

(1) If the land or part of the land is within the flood planning area and subject to flood related development controls.

No. Council has not yet adopted a risk management plan to categorise the flood risk associated with development of the land or part of the land. **Note:** Studies may be undertaken in the future that categorise the flood risk. It should be noted that any development of the land or part of the land will be assessed on merit and as such site specific controls may apply. For more information contact Council's Drainage Section on 9330 6400.

(2) If the land or part of the land is between the flood planning area and the probable maximum flood and subject to flood related development controls.

No. Council has not yet adopted a risk management plan to categorise the flood risk associated with development of the land or part of the land. **Note:** Studies may be undertaken in the future that categorise the flood risk. It should be noted that any development of the land or part of the land will be assessed on merit and as such site specific controls may apply. For more information contact Council's Drainage Section on 9330 6400.

(3) In this clause—

flood planning area has the same meaning as in the Floodplain Development Manual.

Floodplain Development Manual means the Floodplain Development Manual (ISBN 0 7347 5476 0) published by the NSW Government in April 2005.

probable maximum flood has the same meaning as in the Floodplain Development Manual

Note 1: The answers above do not imply that the development referred to is necessarily permissible on the land to which this certificate applies. Refer to the relevant local environmental plan, deemed environmental planning instrument or draft local environmental plan applying to the land to confirm this.

10. Council and other public authority policies on hazard risk restrictions

(1) Whether any of the land is affected by an adopted policy that restricts the development of the land because of the likelihood of land slip, bush fire, tidal inundation, subsidence, acid sulfate soils, contamination, aircraft noise, salinity, coastal hazards, sea level rise or another risk, other than flooding?

Airspace operations - The objective of this clause is to protect airspace around airports. (Refer Clause 6.7 of the Georges River Local Environmental Plan 2021).

(2) In this clause—

adopted policy means a policy adopted—

(a) by the council, or

(b) by another public authority, if the public authority has notified the council that the policy will be included in a planning certificate issued by the council.

11. Bush fire prone land

(1) If any of the land is bush fire prone land, designated by the Commissioner of the NSW Rural Fire Service under the Act, section 10.3, a statement that all or some of the land is bush fire prone land.

(2) If none of the land is bush fire prone land, a statement to that effect.

The Land is not shown to be bushfire prone land in Council records.

12. Loose-fill asbestos insulation

If the land includes residential premises, within the meaning of the Home Building Act 1989, Part 8, Division 1A, that are listed on the Register kept under that Division, a statement to that effect.

The land to which this certificate relates has not been identified in the Register as containing loose-fill asbestos ceiling insulation. Contact NSW Fair Trading for more information.

13. Mine subsidence

Whether the land is declared to be a mine subsidence district, within the meaning of the Coal Mine Subsidence Compensation Act 2017?

The land is not in an area proclaimed to be a mine subsidence district within the meaning of Coal Mine Subsidence Compensation Act 2017.

14. Paper subdivision information

(1) The name of a development plan adopted by a relevant authority that:

(a) applies to the land or

(b) is proposed to be subject to a ballot.

There is no development plan adopted by a relevant authority that applies to the land or is proposed to be subject to a ballot.

(2) The date of any subdivision order that applies to the land.

There is no subdivision order applying to the land.

(3) Words and expressions used in this clause have the same meaning as they have in Regulation, Part 10 and the Act, Schedule 7.

15. Property Vegetation Plans

If the land is land in relation to which a property vegetation plan is approved and in force under the Native Vegetation Act 2003, Part 4, a statement to that effect, but only if the council has been notified of the existence of the plan by the person or body that approved the plan under that Act.

Council has not been notified of the existence of a property vegetation plan by the person or body that approved the plan under the Native Vegetation Act 2003.

16. Biodiversity stewardship sites

If the land is a biodiversity stewardship site under a biodiversity stewardship agreement under the Biodiversity Conservation Act 2016, Part 5, a statement to that effect but only if the council has been notified of the existence of the agreement by the Biodiversity Conservation Trust.

Note. *Biodiversity stewardship agreements include biobanking agreements under the Threatened Species Conservation Act 1995, Part 7A that are taken to be biodiversity stewardship agreements under the Biodiversity Conservation Act 2016, Part 5.*

Council has not been notified by the Biodiversity Conservation Trust, that the land is a biodiversity stewardship site under a biodiversity stewardship agreement under Part 5 of the Biodiversity Conservation Act 2016.

17. Biodiversity certified land

If the land is biodiversity certified land under the Biodiversity Conservation Act 2016, Part 8, a statement to that effect.

Note. *Biodiversity certified land includes land certified under the Threatened Species Conservation Act 1995, Part 7AA that is taken to be certified under the Biodiversity Conservation Act 2016, Part 8.*

The land is not biodiversity certified land under Part 8 of the Biodiversity Conservation Act 2016.

18. Orders Under Trees (Disputes Between Neighbours) Act 2006

Whether an order has been made under the Trees (Disputes Between Neighbours) Act 2006 to carry out work in relation to a tree on the land but only if Council has been notified of the order.

The Council has not been notified of an order under the Act in respect of tree(s) on the land.

Council has not verified whether any order has been made of which it has not been notified. The applicant should make its own enquiries in this regard if this is a matter of concern.

19. Annual Charges under Local Government Act 1993 for coastal protection services that relate to existing coastal protection works

(1) If the Coastal Management Act 2016 applies to the council, whether the owner, or a previous owner, of the land has given written consent to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services that relate to existing coastal protection works.

(2) In this clause— existing coastal protection works has the same meaning as in the Local Government Act 1993, section 553B.

Note— Existing coastal protection works are works to reduce the impact of coastal hazards on land, such as seawalls, revetments, groynes and beach nourishment, that existed before 1.1.2011.

No, according to Council's records the owner (or previous owner) of the land has not consented in writing to the land being subject to annual charges under the Local Government Act 1993, section 496B, for coastal protection services relating to existing coastal protection works.

20. Western Sydney Aerotropolis

Whether under State Environmental Planning Policy (Precincts – Western Parkland City) 2021 —

- (a) in an ANEF or ANEC contour of 20 or greater, as referred to in that Chapter, section 4.17, or*
- (b) shown on the Lighting Intensity and Wind Shear Map, or*
- (c) shown on the Obstacle Limitation Surface Map, or*
- (d) in the “public safety area” on the Public Safety Area Map, or*
- (e) in the “3 kilometre wildlife buffer zone” or the “13 kilometre wildlife buffer zone” on the Wildlife Buffer Zone Map.*

State Environmental Planning Policy (Precincts – Western Parkland City) 2021 does not affect the Georges River Local Government Area.

21. Conditions for seniors housing

If State Environmental Planning Policy (Housing) 2021, Chapter 3, Part 5 applies to the land, any conditions of a development consent granted after 11 October 2007 in relation to the land that are of the kind set out in that Policy, clause 88(2).

No terms of a kind referred to in Clause 88(2) of State Environmental Planning Policy (Housing) 2021, have been imposed as a condition of consent to a Development Application granted after 11 October 2007 in respect of the land.

22. Site compatibility certificates and conditions for affordable rental housing

(1) Whether there is a current site compatibility certificate under State Environmental Planning Policy (Housing) 2021, or a former site compatibility certificate, of which the council is aware, in relation to proposed development on the land and, if there is a certificate—

- (a) the period for which the certificate is current, and*
- (b) that a copy may be obtained from the Department.*

(2) If State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land, any conditions of a development consent in relation to the land that are of a kind referred to in that Policy, clause 21(1) or 40(1).

(3) Any conditions of a development consent in relation to land that are of a kind referred to in State Environmental Planning Policy (Affordable Rental Housing) 2009, clause 17(1) or 38(1).

(4) In this section—

former site compatibility certificate means a site compatibility certificate issued under State Environmental Planning Policy (Affordable Rental Housing) 2009.

- (1) Council is not aware of any current site compatibility certificate (Affordable Rental Housing), in respect of proposed development on the land.
- (2) No conditions of a development consent in relation to the land that are of a kind referred to in clause 21(1) or 40(1) of State Environmental Planning Policy (Housing) 2021, Chapter 2, Part 2, Division 1 or 5 applies to the land.
- (3) No terms of a kind referred to in Clause 17(1) or 38(1) of State Environmental Planning Policy (Affordable Rental Housing) 2009, have been imposed as a condition of consent to a Development Application in respect of the land.

23. Water or sewerage services

If water or sewerage services are, or are to be, provided to the land under the Water Industry Competition Act 2006, a statement to that effect.

Council has not been advised that water or sewerage services are to be provided to the land under the *Water Industry Competition Act 2006*.

Note: A public water utility may not be the provider of some or all of the services to the land. If a water or sewerage service is provided to the land by a licensee under the *Water*

Industry Competition Act 2006, a contract for the service will be deemed to have been entered into between the licensee and the owner of the land. A register relating to approvals and licences necessary for the provision of water or sewerage services under the *Water Industry Competition Act 2006* is maintained by the Independent Pricing and Regulatory Tribunal and provides information about the areas serviced, or to be serviced, under that Act. Purchasers should check the register to understand who will service the property. Outstanding charges for water or sewerage services provided under the *Water Industry Competition Act 2006* become the responsibility of the purchaser.

Any Other Prescribed Matter

Note: The following matters are prescribed by section 59 (2) of the Contaminated Land Management Act 1997 as additional matters to be specified in a planning certificate:

(a) that the land to which the certificate relates is significantly contaminated land within the meaning of that Act if the land (or part of the land) is significantly contaminated land at the date when the certificate is issued?

The land has not been identified as significantly contaminated land within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

(b) that the land which the certificate is the subject to a management order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

The land is not subject to a management order within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

(c) that the land which the certificate relates is subject of an approved voluntary management proposal within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

The land is not the subject of an approved voluntary management proposal within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

(d) that the land which the certificate relates is subject to an ongoing maintenance order within the meaning of that Act - if it is subject to such an order at the date when the certificate is issued?

The land is not the subject of an ongoing maintenance order within the meaning of the Contaminated Land Management Act 1997. (Enquiries should be directed to the NSW Environment Protection Authority).

(e) that the land which the certificate relates is subject of a site audit statement within the meaning of that Act – if a copy of such a statement has been provided at any time to the local authority issuing the certificate?

Council has not been provided with a site audit statement, within the meaning of the Contaminated Land Management Act 1997, for this land.

NOTE

This information is provided pursuant to section 10.7 (2) of the Environmental Planning and Assessment (EPA) Act 1997 as prescribed by Schedule 2 of the EPA Regulations 2021 and is applicable as of the date of this certificate.

Additional matters pursuant to Section 10.7(5)

Additional information provided pursuant to section 10.7(5) of the *Environmental Planning and Assessment Act 1997* is available upon application and payment of the prescribed fee. Advice will be provided for the following additional matters not included under Section 10.7(2) in accordance with Section 10.7(5) of the Act:

- Vicinity of a Heritage Item or Heritage Conservation Area
- State Heritage Item
- Stormwater drain
- Planning agreements
- Council studies, policies and plans

Note: Please note that Council provides this information in good faith. Council does not accept any liability in respect of such advice. The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this planning certificate.

Joseph Hill
Director Environment and Planning

Additional Information Pursuant to Section 10.7(5)

Additional information provided pursuant to section 10.7(5) of the *Environmental Planning and Assessment Act 1979*, is available upon application and payment of the prescribed fee. Advice will be provided for the following additional matters not included under Section 10.7(2) in accordance with Section 10.7(5) and 10.7(6) of the Act:

Adjacent to a Heritage Item or Heritage Conservation Area
State Heritage Item
Stormwater drain
Planning agreements
Council studies, policies and plans

As requested by you, the following additional information is provided pursuant to Section 10.7(5) of the *Environmental Planning and Assessment Act 1979*.

1. Adjacent to a heritage item or heritage conservation area

Is the land within the vicinity of a heritage item or heritage conservation area?

The land is shown in Council's records as being adjacent to a heritage item or heritage conservation area. The subject land may be contained within a Heritage Conservation Area or listed as a Heritage Item. Please refer to Questions 2(f) and 2(g) in Part 2 of the Planning Certificate for confirmation or otherwise.

2. State Heritage Item

Does the land contain a State heritage item under the Heritage Act 1977?

The land does not contain a State Heritage item under the *Heritage Act 1977*.

3. Stormwater Drain

Is the land affected by a stormwater drain?

Yes. Council's Asset register indicates that the land may be affected by a Council stormwater drain. You are advised to contact Council's drainage engineers for further information.

4. Planning agreements

Is the land affected by a Planning Agreement?

The land is not subject to a Planning Agreement, which is a voluntary agreement providing for a public purpose through a monetary contribution or provision of works and pursuant to s7.4 to s7.10 of the *Environmental Planning and Assessment Act 1979*.

5. Georges River Council Studies, Policies and Plans

Are there any studies, policies or plans or drafts (which have been placed on public exhibition) which affect the land?

The studies, policies or plans which affect the land are available on the following pages:

- Council's Codes, policies and registers:
<https://www.georgesriver.nsw.gov.au/Council/Governance/Codes-Policies-and-Registers>;
- Council's Planning Strategies and Studies:
<https://www.georgesriver.nsw.gov.au/Development/Planning-Controls/Planning-Strategies-and-Studies>

The draft studies, policies or plans (which have been placed on public exhibition) that affect the land are available at <https://yoursay.georgesriver.nsw.gov.au/>.

6. Any Other Matters

No Other Matters

Note: Please note that Council provides this information in good faith. Council does not accept any liability in respect of such advice. The absence of any reference to any matter affecting the land shall not imply that the land is not affected by any matter not referred to in this planning certificate.

Joseph Hill
Director Environment and Planning