



Pre-Development Application

Date Submitted: 26/09/2025

Project Name: Concord, Victoria and George St Concord West
Case ID: PDA-95023962

Proponent Details

Project Owner Info

Title	Mr.
First Name	Chris
Last name	Ferreira
Role/Position	Head of Planning
Phone	0423976803
Email	c.ferreira@urbanpropertygroup.com.au
Address	Suite 110, Level 1, 180-186 Burwood Road
	Burwood , New South Wales, 2134 , AUS

Company Info

Are you applying as a company/business?

Yes

Company Name	UPG CONCORD BAY PTY LTD
ABN	48690783852

Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Brendan	Hoskins
Phone	Email	Role/Position
0408458241	bhoskins@beamplanning.com.au	Director

Address

Level 8, 68 Pitt Street
Sydney, New South Wales 2000
AUS

Development Details

Engagement with the Department

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

Yes

Project Info

Project Name	Concord, Victoria and George St Concord West
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD780,000,000.00
Indicative Operation Jobs	30
Indicative Construction Jobs	4,500
Number of Occupants	3,600
Number of Dwellings	1,300
Gross Floor Area (GFA) sqm	110,000
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	130

Description of the Development/Infrastructure

The proposed development comprises:

- concept proposal (envelopes) for seven (7) RFBs, ranging from 10-40 storeys in height overtop of podiums.
- detailed design for two of the seven towers;
- basement car parking;
- flood mitigation works; and
- associated landscaping and public domain improvements, including

Stage 1 Details

Estimated Development Cost (excl GST)	AUD240,000,000.00
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Operation Jobs	10
Construction Jobs	2,000
Number of Occupants	1,120
Number of Dwellings	400
Gross Floor Area (GFA) sqm	35,000
% of In-fill Affordable Housing	10
Number of In-fill Affordable Dwellings	40

Concept Development

Are you intending to submit a concept or staged application?

Yes

Would this be for the initial concept application?

Yes

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

Yes

Site Details

Site Information

Site Name	Concord West HDA Site
Site Address (Street number and name)	7 Concord Avenue, 202 George Street, and 69-73 Victoria Avenue, Concord West
Site Co-ordinates - Latitude	-33.846109
Site Co-ordinates - Longitude	151.083

Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Canada Bay	Eastern City District	Sydney	

Lot and DP

Lot and DP

Lot 1 in DP219742, Lot 143 and 147- 151 in DP979563, and Lot A and B in DP370556

Site Area

What is the total site area for your development?

Site Area sqm

21,700

Statutory Context



Note: Please confirm the below selection by referring to the applicable section of either the [Planning Systems SEPP 2021](#) or the [Transport and Infrastructure SEPP 2021](#) or the applicable Ministerial planning order.

Which State Environmental Planning Policy (SEPP) does your application relate to?

None, declared by a Ministerial planning order as SSD

Section under selected Schedule

Residential development

Permissibly of Proposal

Wholly Prohibited

Describe the permissibility of the proposal under relevant environmental planning instruments

The proposal is located on land which is subject to the Canada Bay LEP 2013, which zones the site as E4 General Industrial and R2 Low Density Residential, both of which do not permit RFBs. The proposed rezoning includes the change of land use zone from E4 and R2 to R4 High density residential, which permits RFBs.

HDA EOI Number

263727

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

Yes

Biodiversity Development Assessment Report Waiver Request

Would you like to request that the requirement for a biodiversity development assessment report be waived?

No

Land Use Zones

What land use zone/s is the development in?
Land use zones (select all that apply)
E4 General Industrial, R2 Low Density Residential

Statutory Context 2
Legislation and EPIs

List any relevant legislation and environmental planning instruments that apply to the project.
EP&A Act 1979, BC Act 2016, Water Management Act 2000, Sydney Water Act 1994, Roads Act 1993, national Parks and Wildlife Act 1974, SEPP (Transport and Infrastructure) 2021, SEPP (Resilience and Hazards) 2021, SEPP (Housing) 2021, SEPP (Sustainable Buildings) 2021, and Canada Bay LEP 2013.
List any relevant planning agreements or existing approvals that apply to the project (e.g. concept plan approvals, staged DA consents).

Would the project vary any development standard?
Yes

Describe the nature of variation.
A concurrent State rezoning proposal is sought to determine appropriate height and FSR development standards for the land in addition to managing the rezoning and land use permissibility. Accordingly, the proposal is not seeking to 'vary' development standards under clause 4.6, but rather new development standards which reflect the high density residential nature of the proposal will guide the assessment of the SSDA.

Designated development
Would the project be designated development (but for Section 4.10(2) of the Environmental Planning and Assessment Act 1979) under Schedule 3 of the Environmental Planning and Assessment Regulation 2021 or any other environmental planning instrument?
No

If the project is in a location or includes a use that corresponds with a designated development provision, provide an explanation of why the project is not designated development.

Sustainable Buildings SEPP
Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Planning Policy (Sustainable Buildings) 2022 Chapter3, relating to non-residential buildings?
No
Is the development a prescribed state significant development in the Sustainable Buildings SEPP?

- Cultural, recreation or tourist facility
- Hospital, medical centre or health research facility
- Educational establishment

No
Is the development a prescribed large commercial development in the Sustainable Buildings SEPP?

- Hotel or motel with 100 rooms or greater
- Serviced apartments with 100 apartments or greater
- Office premises with 1000 sqm net lettable area (NLA) or greater

No

Approvals - Part1

Would the development otherwise, but for Section 4.41 of the Environmental Planning and Assessment Act 1979, require any of the following:

A permit under Section 201, 205 or 219 of the Fisheries Management Act 1994?
No
An approval under Part 4, or an excavation permit under Section 139, of the Heritage Act 1977?
No
An Aboriginal heritage impact permit under Section 90 of the National Parks and Wildlife Act 1974?
Yes
A bush fire safety authority under Section 100B of the Rural Fires Act 1997?
No
A water use approval under Section 89, a water management work approval under Section 90 or an activity approval under Section 91 of the Water Management Act 2000?
Yes

Approvals - Part2

Do you require any of the following approvals from Section 4.42 of the Environmental Planning and Assessment Act 1979, in order to carry out the development:

An aquaculture permit under Section 144 of the Fisheries Management Act 1994?

No

An approval under [Section 15](#) of the [Mine Subsidence Compensation Act 1961](#)?*

No

A mining lease under the [Mining Act 1992](#)?*

No

A petroleum production lease under the [Petroleum \(Onshore\) Act 1991](#)?*

No

An environment protection licence under [Chapter 3](#) of the [Protection of the Environment Operations Act 1997](#) (for any of the purposes referred to in [Section 43](#) of that Act)?*

No

A consent under [Section 138](#) of the [Roads Act 1993](#)?*

Yes

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

No

Attachments

File Name	Concord Avenue_Scoping Report_Lodgement 25.09.2025
File Name	Site Context Map