

ENGAGEMENT OUTCOMES

This section summarises the engagement outcomes, including the key themes and where relevant, the project response to this feedback.

1.1.1. Local Community feedback

A mix of engagement methods was used to generate maximum exposure and response. The response from the community and how this has been considered in the project is provided in the table below:

Stakeholder	Feedback	Project Response
Local residents	Eight community members participated via the online community survey. The residents comments related to: - Density, Height and Character of Development: Respondents expressed concern about the scale and height of proposed high-rise buildings. - Traffic, Parking and Congestion: Traffic and parking issues were raised with respondents noting existing congestion on local streets, particularly Gipps Street. Respondents emphasised the need for adequate on-site parking for residents and visitors, and to explore whether restrictions on street parking may be appropriate - Infrastructure and Service Capacity: Respondents raised concerns that local infrastructure such as roads, utilities, schools, health care, childcare and recreation facilities would be unable to cope with the population growth and that there would also be a strain on community services	• The project team acknowledges community concern regarding building height and density. The proposed design has been refined to ensure an appropriate transition to surrounding lower-scale residential areas, while responding to Council's strategic planning objectives for housing growth near transport and employment nodes. Building articulation, materiality, and setbacks have been incorporated to maintain a human scale and complement Concord's established suburban character. • The proposed design has been refined to respond to the future urban character which will increase heights and density and ensure an appropriate transition to surrounding lower-scale residential areas. The proposal responds to Council's strategic planning objectives for housing growth near transport and employment nodes. Building articulation, materiality, and setbacks have been incorporated to maintain a human scale, achieve appropriate privacy and amenity outcomes for existing and future residents, and balance Concord's established suburban character with its evolving future character • The project team acknowledges community concern regarding traffic and parking impacts. These impacts have

Stakeholder	Feedback	Project Response
	- Environmental and Public Domain Amenity: There was a strong desire to protect green and open spaces, maintain air quality, and walkability. - Desire for Clearer Communication and Shared Community Outcomes: Respondents did not see tangible community benefits from past or current big scale projects.	been assessed through the Traffic Impact Assessment and will be managed via a Construction Traffic Management Plan (CTMP). Loading and unloading will occur within the site, with on-site parking provided once the basement is constructed. The basement will also accommodate parking for the majority of construction workers. Limited on-street parking may be required during early works only. Public transport access is close to the site, including nearby bus services and proximity to the future Metro station and walking and cycling connections support active transport, which is expected to reduce reliance on private vehicles. • The project team acknowledges community concerns regarding pressure on local infrastructure and services. It is noted that the development aligns with broader planning strategies that direct future investment in schools, transport, and community facilities to support population growth (for further information refer to the social impact assessment chapter in the EIS report). • The project team acknowledges community concerns regarding environmental and public domain amenity. • The project team acknowledges the importance of transparent communication and tangible community benefits. To support this, early engagement has been undertaken through the SSDA process using a mix of communication and feedback methods, including a letterbox drop to surrounding properties, a project information sheet outlining the proposal, and an online survey to capture community feedback. • Ongoing engagement with Council and stakeholders will continue throughout the project to ensure information is shared clearly and regularly.

Stakeholder	Feedback	Project Response
West Tigers Football Club	The West Tigers Football Club were contacted by Mecone Social Planning via email on 30 September 2025	West Tigers Football Club were provided with an opportunity to provide feedback on the Planning Proposal. An email was received on 6 November no feedback was provided and advised they do not wish to be further engaged on this project.
Concord Chiropractic Centre	The Concord Chiropractic Centre was contacted by Mecone Social Planning via email on 30 September 2025.	Concord Chiropractic Centre were provided with the opportunity to provide feedback on the Planning Proposal. As of the writing of this report, no written feedback was received. It is noted that they will have further opportunity to provide feedback through the exhibition phase of the SSDA.
St Mary's Concord Out of School Hours Child Care	St Mary's Concord Out of School Hours Child Care was contacted by Mecone Social Planning via email on 29 September 2025.	St Mary's Concord Out of School Hours Child Care were provided with the opportunity to provide feedback on the Planning Proposal. As of the writing of this report, no written feedback was received. It is noted that the stakeholder will have further opportunity to provide feedback through the exhibition phase of the SSDA
KU Concord Children's Centre	KU Concord Children's Centre was contacted by Mecone Social Planning via email on 30 September 2025.	KU Concord Children's Centre were provided with the opportunity to provide feedback on the Planning Proposal. As of the writing of this report, no written feedback was received. It is noted that the stakeholder will have further opportunity to provide feedback through the exhibition phase of the SSDA.

1.1.2. Agency

Engagement with agencies and organisations was led by the proponent and relevant technical subconsultants alongside the preparation of their technical reports and studies as part of the SSDA. Where this was not the case, Mecone engagement team contacted agencies directly via phone and/or email. The stakeholder engagement outcome details are provided in the table below.

Theme	Stakeholder Feedback	Project Response
City of Canada Bay	- The City of Canada Bay was contacted by Mecone via email correspondence on 29 September 2025. The correspondence outlined the proposal and provides the opportunity for comment and an invitation for a meeting to discuss the public space offering. - On the 16 October 2025, a joint meeting with the project team and Council was held. The following feedback was provided: - Council were generally supportive of the proposed quantity and quality of private open space as part of the public domain offering on the ground plane. - Council raised concerns regarding the proposed vehicular access points to the site, particularly access via Burton Street. Council noted that Burton Street functions as a servicing street for the Metro station and is expected to accommodate future pedestrian and cyclist infrastructure. - Council indicated a preference for residential vehicular access to be provided via the dedicated land for the Moreton Street extension. - Council acknowledged that the public land dedication will apply only to the portion of land identified for the Moreton Street extension, with the remaining public open space to be privately owned and managed. - Council recommended that a formal land dedication offer be progressed through a Voluntary Planning Agreement (VPA) with the project	- The project aligns with The City of Canada Bays strategic documents and vision for future housing plans.\ - The proponent will continue to engage with Council throughout the SSDA process Progress toward a resolution has been made through recent engagement between the proponent and Council in December 2025. - The proponent will continue to work collaboratively with Council, with the intension of finalizing a letter of agreement between LFD and Council outlining how any potential impacts to Concord Oval will be managed.
DPHI	- The DPHI State Led Rezoning Team was contacted by Mecone via email correspondence on 29 September 2025. - The correspondence outlined the proposal and provided the opportunity for comment and an invitation for a meeting to discuss the public space offering. - On 23 October 2025, a joint meeting was held between the project team and the DPHI State Led Rezoning Team. During the meeting, the following feedback was discussed: - DPHI advised that the PRCUTS Master Plan is outdated and should not be relied upon, as it no	The proponent will continue to engage with DPHI throughout the SSDA process and as plans progress.

Theme	Stakeholder Feedback	Project Response
	longer reflects current data or planning conditions. DPHI identified the Burwood North Precinct Strategy as the most relevant reference document. DPHI noted potential overshadowing impacts on Concord Oval, recognising it as an important open space asset. DPHI indicated that the protection of amenity and sunlight to this area will be a key consideration in their ongoing assessment and advice.	
Sydney Water	- Sydney Water was contacted by Mecone via email correspondence on 29 September 2025. The correspondence outlined the proposal and provided the opportunity for comment. - Sydney Water responded on the 29 September, recommending that the developer lodge a feasibility application with Sydney Water to ensure servicing capacity is available.	It is noted that this agency will have further opportunity to provide feedback through the Exhibition phase of the SSDA
Water NSW	- Water NSW was contacted by Mecone via email correspondence on 29 September 2025. The correspondence outlined the proposal and provided the opportunity for comment. - Water NSW responded on the 29 September, identifying that the development is not located near any WaterNSW lands or assets and that they have no further comment.	It is noted that this agency will have further opportunity to provide feedback through the Exhibition phase of the SSDA
Homes NSW	- Homes NSW, Inner West Tenancy Team, was contacted by Mecone, via email on 9 October 2025. The email outlined the proposal and invited the team to provide comments. - As of writing no feedback was received.	It is noted that this agency will have further opportunity to provide feedback through the exhibition phase of the SSDA
Sydney Metro	Sydney Metro was contacted by Mecone via email correspondence on 29 September 2025. The correspondence outlined the proposal and provided the opportunity for comment and an invitation for a meeting to discuss the public space offering.	The proponent will continue to engage with Sydney Metro throughout the SSDA process and as plans progress.

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	- On 21 October 2025, a joint meeting was held between the Project team and Metro. During the meeting, the following feedback points were discussed: - Metro advised that it will not contribute to any change in the existing character of Burton Street and intends to establish a 'kiss and ride' area near the intersection of Burton Street and Burwood Road. - Metro clarified the intended nature and location of the future station plaza associated with Burwood North Station. - Metro requested further information on the proposed retail uses within the development and recommended that the Social Impact Assessment address access to grocery-style retail services for future residents. - Metro noted that the project is likely to commence construction concurrently with the planned over-station development at Burwood North, which may result in cumulative construction impacts, and requested coordination of construction vehicle access routes. - Metro confirmed its acceptance of the proposed on-site public domain concept design	
TfNSW	Transport for NSW was contacted by Mecone via email correspondence on 29 September 2025. The correspondence outlined the proposal and provided the opportunity for comment. No feedback has been received as of writing this report	It is noted that this agency will have further opportunity to provide feedback through the Exhibition phase of the SSDA.
Ausgrid	Ausgrid was contacted by Mecone via email correspondence on 29 September 2025. The correspondence outlined the proposal and provided the opportunity for comment. No feedback has been received as of writing this report.	It is noted that this agency will have further opportunity to provide feedback through the Exhibition phase of the SSDA.

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HNSW	HNSW was contacted by Mecone via email correspondence on 29 September 2025. The correspondence outlined the proposal and provided the opportunity for comment. No feedback has been received as of writing this repo	It is noted that this agency will have further opportunity to provide feedback through the Exhibition phase of the SSDA