



# 1-7 Burton Street, 3B- 11 Loftus Street & 10- 12 Gipps Street, Concord Engagement Report

Prepared for  
LFD Concord Pty Ltd C/O Impact Group

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| Revision | Revision date    | Status | Authorised: Name & Signature                                                       |
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| V1       | 12 November 2025 | Draft  |                                                                                    |
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| V3       | 16 January 2026  | Final  |                                                                                    |

\* This document is for discussion purposes only unless signed and dated by the persons identified. This document has been reviewed by the Project Director.

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# Executive summary

This Engagement Report has been prepared by Mecone Pty Ltd (Mecone) on behalf of LFD Concord Pty Ltd (the Proponent) to accompany the concurrent rezoning and State Significant Development Application (SSDA), which seeks development consent for three residential flat buildings at 1-7 Burton Street, 3B-11 Loftus Street and 10-12 Gipps Street, Concord in the City of Canada Bay Local Government Area (LGA). The site comprises 15 allotments, which are bounded by Gipps Street to the north, Loftus Street to the east and Burton Street to the south. The site is legally described as:

- 1 Burton Street – B/DP335952
- 3 Burton Street – A/DP335952
- 5 Burton Street – 1/DP167854
- 7 Burton Street – 2/DP301407
- 3B Loftus Street – C/DP335952
- 4 Loftus Street – 8/DP14112
- 5 Loftus Street – 7/DP14112
- 6 Loftus Street – 6/DP14112
- 7 Loftus Street – 5/DP14112
- 8 Loftus Street – 4/DP14112
- 9 Loftus Street – 3/DP14112
- 10 Loftus Street – 2/DP14112
- 11 Loftus Street – 1/D14112
- 10 Gipps Street – 2/DP67122
- 12 Gipps Street – 1/DP67122

This report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued for the project (SSD-84962709) dated 26 June 2025.

Throughout September and October 2025, Mecone and the Proponent's project team implemented a targeted engagement program to inform the community and key stakeholders about the State Significant Development Application (SSDA) and to invite feedback. This supplementary consultation formed a key part of the broader communication and engagement strategy for the project.

Communication tools that were used during the engagement process included:

- A project information sheet for local residents and businesses
- An online community survey via SurveyMonkey
- Project workshops with representatives of City of Canada Bay, Sydney Metro and the Department of Planning, Housing and Infrastructure
- Direct online courtesy updates to other government agencies, local businesses and organisations.

Key themes of feedback received during the consultation period across all engagement activities included:

- Preserving Concord's welcoming, friendly atmosphere and maintaining its village character
- Managing building heights and residential density to reflect the existing local context
- Addressing concerns about traffic flow and congestion
- Addressing anxieties around access to existing services, infrastructure and amenities



- Improving lighting and enhancing perceptions of safety in public areas
- Ensuring housing affordability.

This report provides an overview of the community and stakeholder engagement undertaken, as well as key themes of feedback provided and the project response to feedback received.

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# 1 Introduction

This report outlines the stakeholder engagement process and findings undertaken by Mecone for the proposed apartment living precinct. The development will deliver the provision of 241 Build to Sell (BTS) apartments and 318 Build to Rent (BTR) apartments, including 15% affordable housing. The proposed development (SSD-84962709) seeks approval for the demolition of existing structures on site, construct, fit out and operation of three residential flat buildings with associated public domain improvements and ground level works.

This report underpins an Environmental Impact Statement (EIS) that has been prepared for the project, as required under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The project will provide a substantial increase in the amount of dedicated rental housing stock and will form part of the future Burwood-Concord town centre precinct.

## 1.1 Secretary's environmental assessment requirements (SEARS) for engagement

This Engagement Report addresses the following industry-specific SEARs requirements issued on 26 June 2025 for this project.

**Table 1: SEARs requirements for engagement**

| Item          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Project response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 5. Engagement | <p>Demonstrate that engagement and consultation activities have been undertaken in accordance with the Undertaking Engagement Guidelines for State Significant Projects and identify how issues raised, and feedback received have been considered in the design of the project.</p> <ul style="list-style-type: none"><li>• If the developer would have required an approval or authorisation under another Act but for the application of s4.41 of the EP&amp;A Act or requires an approval or authorisation under another Act to be applied consistently by s4.42 of the EP&amp;A Act, the agency relevant to that approval or authorisation must be consulted.</li><li>• Engagement should be undertaken with, among others, the City of Canada Bay, Transport for NSW (Roads), AusGrid, Water NSW (dewatering), Sydney Metro and Sydney Water.</li><li>• Authority responses detailed in this letter are to be incorporated into any EIS and should be considered in any design response as applicable.</li><li>• Engagement with the City of Canada Bay and Sydney Metro should</li></ul> | <p>This report outlines Mecone's approach to engagement, which is consistent with the Undertaking Engagement Guidelines for State Significant Projects. The appropriate and specified agencies have been consulted as a part of this engagement program; details are provided in <b>Section 2.2</b> below.</p> <p>The outcome of the consultation approach including how issues raised, and feedback provided have been considered and responded to in the project will be captured in the:</p> <ul style="list-style-type: none"><li>• Engagement Report</li><li>• Public Space Plan</li><li>• Environmental Impact Statement.</li></ul> |



include, but not be limited to, seeking definition of public domain, design and legal delivery requirements for the proposed and existing streets.

## 1.2 Overview and objectives of development

The proposed development seeks approval for the demolition of existing structures on site, including fifteen detached residential dwelling houses, and the construction of three residential flat buildings accompanied by public domain improvements.

The proposed development is guided by the following key objectives, which align with the City of Canada Bay and Parramatta Road Corridor Urban Transformation Strategy planning priorities and seeks to deliver broader social, economic, and environmental benefits:

- To deliver housing within the National Housing Accord period through the provision of 241 BTS apartments and 318 BTR apartments, including 15% affordable housing
- Provide professionally managed rental stock offering long term leases, consistent management and higher-quality amenities compared to traditional private rentals, giving tenants a sustainable long-term and high-quality living experience
- Revitalise an underutilised site, transforming it into high-quality housing in a highly accessible area within immediate proximity to a future Metro station
- Provide a range of housing types, with flexible arrangements, varying in size and layout that addresses the different needs of families, young people, older people and those experiencing disability.

## 1.3 Site location and context

As shown in **Figure 1** below, the proposed development is located at 1-7 Burton Street, 3B-11 Loftus Street and 10-12 Gipps Street, Concord, within the City of Canada Bay Local Government Area (LGA). Positioned in the heart of the Burwood North precinct, the site has a primary frontage to Loftus Street and a secondary frontage to Burton and Gipps Streets.

The site has an approximate site area of 9,057m<sup>2</sup>. It is strategically located approximately 200 metres northeast of the future Burwood North Metro Station and is directly adjacent to both St Lukes Park and Concord Oval. The site is also 250 metres south of Concord High School, and less than 500 metres east of St Mary's Catholic Primary School.

The site is well-serviced by surrounding public transport and amenities, namely:

- **North:** On the northern boundary is on the opposite side of Gipps Road are the public reserves of St Lukes Park and Cintra Park which include a range of passive and active recreation facilities for the local and regional community.
- **East:** To the east of the subject site is the Concord Oval, a significant sporting facility that also houses the Centre of Excellence for the West Tigers NRL team. On the northern boundary is on the opposite side of Gipps Road are the public reserves of St Lukes Park and Cintra Park which include a range of passive and active recreation facilities for the local and regional community.
- **South:** Located to the immediate south of the subject site are residential properties and the tunnelling site associated with the construction of the Burwood North Metro Station, which will be a significant component within the future town centre. Further to the south on the other side of Parramatta Road is the Burwood North Precinct.



- **West:** A heritage church (St Lukes Anglican Church) is located to the west along Burton Street in a midblock location within a sizable block that provides a defining characteristic to the street and a garden like setting. The predominant character of Burton Street is a mix of detached dwellings and older storey walk-up apartment buildings of up to three storeys, with parking in a garage at ground level under the building footprint. The broader street block to the west of the subject site is currently a mix of predominantly older style single and two storey detached dwellings. There is a small area of medium density town housing along Gipps Street on long, deep blocks with dominant driveways and dwellings that face the site boundaries, rather than the street. Immediately behind the subject site to the east is a social housing villa style complex accessed from Moreton Street.

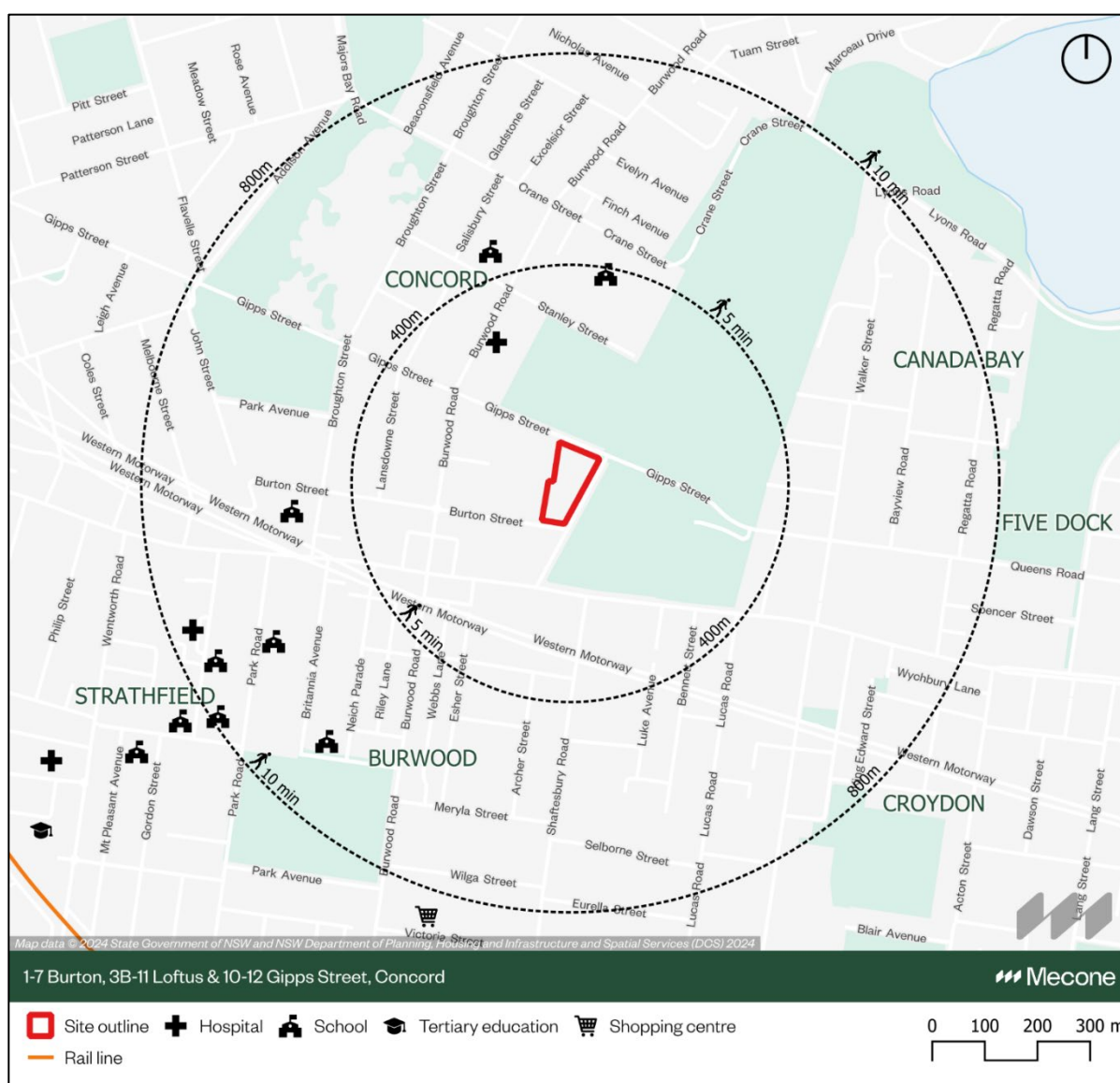


Figure 1: Site context

Source: Mecone, 2025



## 2 Community and stakeholder approach

### 2.1 Strategic engagement principles

The stakeholder engagement for the proposed residential flat buildings and BTR housing development at the site has been guided by the following strategic principles, aligned with the IAP2 Public Participation Spectrum:

- Inclusive Participation
  - Ensure all potentially affected or interested stakeholders, including residents, businesses, community groups, and government agencies, have the opportunity to participate in the engagement process
  - Proactively identify and engage with groups that may be underrepresented or vulnerable
- Transparency and Openness
  - Provide clear, accurate, and accessible information about the project, its objectives, impacts, and benefits
  - Ensure stakeholders understand how their input will be used and the decision-making process
- Early and Ongoing Engagement
  - Engage stakeholders early in the planning and design process to allow their feedback to meaningfully influence project outcomes
  - Maintain ongoing communication throughout the project lifecycle to keep stakeholders informed and involved
- Collaboration and Empowerment
  - Encourage two-way dialogue, allowing stakeholders to contribute ideas, raise concerns, and provide solutions
  - Where appropriate, involve stakeholders in co-design and collaborative decision-making activities to foster ownership and trust
- Responsiveness
  - Actively listen to stakeholder feedback, respond to concerns in a timely and respectful manner, and integrate insights into project planning and decision-making
  - Ensure feedback is documented and reported back to stakeholders to demonstrate how their input has been considered
- Integrity and Accountability
  - Conduct engagement in a professional, ethical, and unbiased manner
- Record and report all engagement activities, outcomes, and decision-making processes to ensure transparency and accountability
  - Tailor engagement methods and communication strategies to the needs of different stakeholders and the evolving project context
  - Use a flexible approach to respond to emerging issues or community concerns throughout the engagement process.

These principles provide a framework for consistent, quality engagement that aligns with best practice under the IAP2 spectrum, ensuring the development process is inclusive, transparent, and responsive to community and stakeholder needs.



## 2.2 Engagement guidelines for state significant projects

Engagement for State Significant Development (SSD) is guided by best practice principles to ensure that the views and concerns of stakeholders are effectively captured, considered, and responded to throughout the planning and assessment process. For the proposed high-density residential development at the site, the engagement process was designed to align with the statutory requirements under Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as well as the SEARs relating to consultation.

This report adheres to the Department of Planning and Environments' *Undertaking Engagement Guidelines for State Significant Projects* (2024)<sup>1</sup> by:

- **Planning** a comprehensive engagement approach: Developing a tailored engagement strategy that identifies key stakeholders, outlines clear objectives, and establishes appropriate methods and timelines for engagement activities.
- **Undertaking** meaningful engagement: Implementing engagement activities that are inclusive, transparent, and responsive, ensuring stakeholders have the opportunity to provide input and influence project outcomes.
- **Reporting** back to stakeholders: Providing clear and accessible information to stakeholders about how their feedback has been considered and how it has influenced the project design and decision-making process.
- **Demonstrating** how engagement has shaped the project: Documenting and presenting how stakeholder input has been integrated into the project, including addressing concerns and incorporating suggestions where feasible.

<sup>1</sup> [Undertaking Engagement Guidelines for State Significant Projects](#)



### 3 Stakeholder identification

Identifying and understanding all relevant stakeholders is a critical first step in ensuring that engagement efforts are inclusive, transparent, and responsive to the needs and interests of the community. A stakeholder is identified by assessing individuals, groups, or organisations that are affected by, have an interest in, or have the potential to influence the outcomes of a project or decision.

A stakeholder identification process was undertaken for the project to support the planning and delivery of targeted community and stakeholder consultation. This process involved identifying stakeholders with an interest in the project, or those directly and indirectly affected. Identified stakeholders are listed in the table below.

**Table 2: Stakeholder group matrix**

| Stakeholder                                              | Level of engagement | Key topics of interest                                                                            | Engagement method             |
|----------------------------------------------------------|---------------------|---------------------------------------------------------------------------------------------------|-------------------------------|
| Government stakeholders                                  |                     |                                                                                                   |                               |
| Department of Planning Housing and Infrastructure (DPHI) | Inform/Consult      | Matters identified in the industry specific SEARs                                                 | Formal assessment of proposal |
|                                                          |                     | Design and delivery of proposed public open space                                                 | Project specific meeting      |
| Ausgrid                                                  | Inform/Consult      | Project's impact on Ausgrid assets and system capacity to service development                     | Direct communication          |
| Sydney Water                                             | Inform/Consult      | Project's impact on Sydney Water assets and system capacity to service development                | Direct communication          |
| Water NSW                                                | Inform/Consult      | Project's impact on Water NSW assets and system capacity to service development                   | Direct communication          |
| Sydney Metro                                             | Inform/Consult      | Project's impact on Sydney Metro assets                                                           | Direct communication          |
|                                                          |                     | Design and delivery of proposed public open space                                                 | Project specific meeting      |
| Heritage NSW (HNSW)                                      | Inform/Consult      | Project's impacts on the European and Aboriginal heritage values within the surrounding locality. | Direct communication          |
| Transport for NSW (TfNSW)                                | Inform/Consult      | Project's impact on Transport for NSW assets                                                      | Direct communication          |
| Homes NSW                                                | Inform/Consult      | Projects impact on residents' daily life.                                                         | Direct communication          |
| City of Canada Bay                                       | Inform/Consult      | How Project responds to local needs.                                                              | Direct communication          |
|                                                          |                     |                                                                                                   | Project specific meeting      |



Project opportunities to mitigating cumulative impacts on surrounding community infrastructure.

Design and delivery of proposed public open space.

Relevant Council planning and policies for consideration.

| Neighbouring residents and businesses                                                          |                |                                                                                                                 |                                      |
|------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------|--------------------------------------|
| Neighbouring residents and businesses located within the distribution area (refer to Figure 2) | Inform/Consult | Managing construction impacts on daily life.<br><br>Housing options.<br><br>Quality of development.             | Letterbox drop;<br><br>Online survey |
| St Lukes Anglican Church Notice                                                                | Inform/Consult | Potential impacts on the project's construction and operation on the ongoing operation of the church.           | Direct communication                 |
| West Tigers Football Club                                                                      | Inform/Consult | Managing construction impacts on daily life.                                                                    | Direct communication                 |
| St Mary's Concord Out of School Hours Child Care Centre                                        | Inform/Consult | Potential impacts on the project's construction and operation on the ongoing operation of the childcare centre. | Direct communication                 |
| Chiropractic Centre                                                                            | Inform/Consult | Potential impacts on the project's construction and operation on the ongoing operation of the business.         | Direct communication                 |
| KU Childcare Centre                                                                            | Inform/Consult | Potential impacts on the project's construction and operation on the ongoing operation of the childcare.        | Direct communication                 |



## 4 Engagement process

Effective communication and stakeholder engagement is fundamental to reducing risk, optimising alignment, minimising social and environmental impacts, securing statutory approvals, and gaining and maintaining the social licence to operate. Guided by the Department of Planning and Environment's *Undertaking Engagement Guidelines for State Significant Projects* (2024) the process sought to capture an accurate understanding of local issues, identify ways to respond to potential areas of impact, and establish clear channels of communication between stakeholders and the project team.

### 4.1 Communication tools

The table below outlines the communication tools and collateral used for this project that contributes to the desired engagement purpose and objectives.

**Table 3: Proposed engagement tools and collateral**

| Activity tool                                                       | Description                                                                                                                                                                                                                                                                                                                   | Target audience                                               | Level of engagement |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------|
| Stakeholder and community project information sheet<br>(Appendix A) | Distributed to 325 addresses via letterbox drop to inform stakeholders and the community about the project and invite them to participate in an online community consultation survey. See map of distribution area in <b>Section 4.3</b> below.                                                                               | Local residents, businesses and stakeholders.                 | Inform              |
| Stakeholder notification emails                                     | Direct stakeholder engagement with community stakeholders, including: <ul style="list-style-type: none"><li>• West Tigers Football Club</li><li>• Concord Chiropractic Centre</li><li>• St Mary's Concord Out of School Hours Child Care</li><li>• St Lukes Anglican Church</li><li>• KU Concord Children's Centre.</li></ul> | Neighbouring businesses; stakeholders and sensitive receivers | Consult/engage      |

### 4.2 Engagement activities

The following table outlines the activities that contributed to the engagement process.

**Table 4: Engagement activities**

| Activity/Tool           | Description                                                                                                                                                                                                           | Target audience | Level of engagement |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------|
| Online community survey | An online community survey was prepared and distributed to the engagement catchment area, refer to <b>Figure 2</b> below. The link to this survey was included as part of the mail out and letterbox drop activities. | Local community | Consult/engage      |



|                                    |                                                                               |                                       |                |
|------------------------------------|-------------------------------------------------------------------------------|---------------------------------------|----------------|
| Stakeholder meetings and briefings | A number of stakeholder briefings and meetings were undertaken (refer below). | Community and government stakeholders | Consult/engage |
|------------------------------------|-------------------------------------------------------------------------------|---------------------------------------|----------------|

## 4.3 Government stakeholder meetings

The table below provides a record of the timing, and purpose of government stakeholder meetings and briefings which were undertaken throughout the preparation of the SSDA. For further details on stakeholder feedback and the project response, refer to **Section 5**.

**Table 5: Governmental stakeholder meetings**

| Date                         | Stakeholders               | Purpose                                                                                                                                                    |
|------------------------------|----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 20 November 2025             | DPHI - HDA                 | An update to the HDA Team was provided, along with a discussion on various aspects of the proposal including Concord Oval.                                 |
| November 2023 - October 2025 | City of Canada Bay Council | It is acknowledged that Council has been consulted throughout the history of this project and is aware of the intention to redevelop this site since 2023. |

Historical engagement has included:

- November 2023 - Correspondence with Council and supporting urban design preliminary concept package sent to Council seeking advice on higher densities over the subject site, information required within a scoping report and future planning proposal.
- December 2023 - A meeting was held with City of Canada Bay Council regarding transformative opportunities within the Burwood-Concord Precinct.
- February 2024 -A Scoping Report and supporting urban design concept was submitted to Canada Bay Council for advice.
- December 2024 - The Planning Proposal was submitted to City of Canada Bay Council.
- March 2025 - A Local Planning Panel Meeting was attended by the project team with Council.
- April 2025 - The project team attended a meeting with Council. Council recommended in part staff have further discussion with project team. A meeting was organised and held with Council Staff.
- June 2025 - A HDA Planning Focus Meeting with City of Canada Bay Council/ DPHI and TfNSW was held. The meeting provided opportunity for the project team to outline the key elements of the proposal, including the mix of residential and affordable housing, public open space, and the proposed Moreton Street extension. Discussion also focused on the project's alignment with Council's strategic objectives.

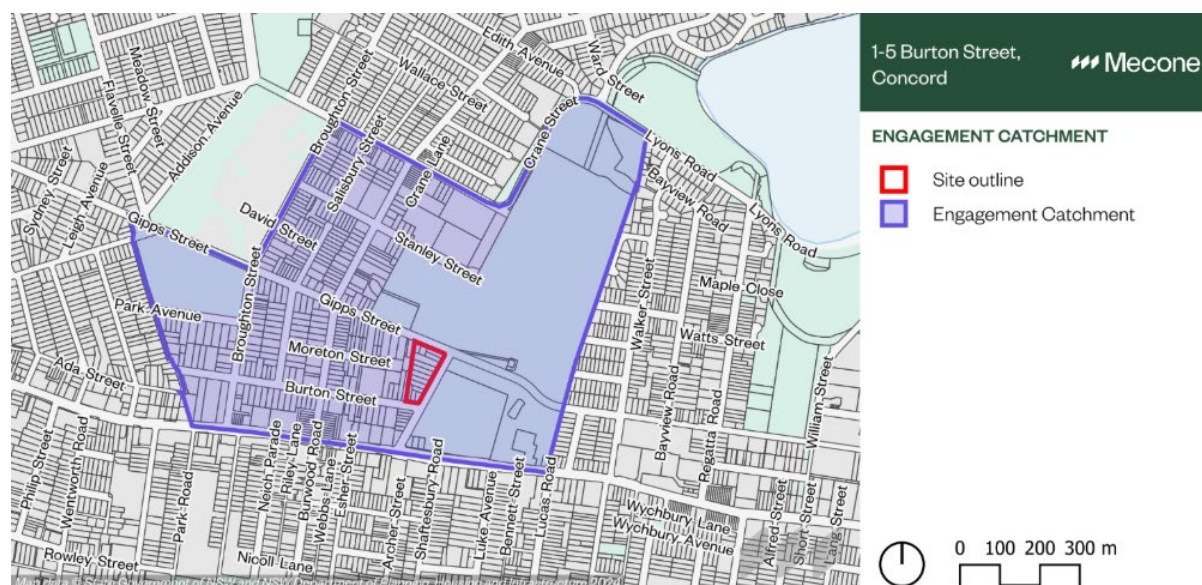
Engagement to directly inform this project has included LFD's direct engagement with the Council's CEO and Planning Director, and a meeting facilitated by Mecone between Council and the project team,

held on Thursday 16 October 2025. The meeting provided opportunity for the project team to outline the key elements of the proposal, including the mix of residential and affordable housing, public open space, and the proposed Moreton Street extension. Discussion also focused on the project's alignment with Council's strategic objectives for the local area.

|                 |                                                   |                                                                                                                                                                                                                                                                                                                                              |
|-----------------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 21 October 2025 | Sydney Metro – Burwood North Station Project Team | The meeting provided opportunity for the project team to outline the key elements of the proposal, including the public domain, proposed vehicle access pathways, and the function of Burton Street within the Metro precinct. Discussion also addressed the project's alignment with Metro's vision for the Burwood North Station precinct. |
| 23 October 2025 | DPHI – State Led Rezoning Team                    | The meeting provided opportunity for the project team to outline the key elements of the proposal, including the public domain, proposed vehicle access pathways, and the role of Burton Street within the wider precinct. Discussion also addressed the project's alignment with DPHI's vision for the PRCUTS Stage 2 precinct.             |

## 4.4 Distribution area

The distribution area for community notification via letterbox drop has been selected to capture most residents and other receivers who are most likely to experience direct social impacts within a 200m-400m radius of the project site. The catchment area has also considered natural boundaries that may limit the experience of the development, such as major roads like Parramatta Road. The distribution area is shown in **Figure 2** below.



**Figure 2: Engagement distribution area**  
Source: Mecone, 2025



## 5 Feedback and project response

The following section provides a consolidated summary of the key feedback received from community members, businesses, and project stakeholders throughout the engagement process to date. It highlights the main themes, issues, and opportunities raised during consultation and outlines how these insights have been considered in the planning and design of the proposed development. In addition, this section details the project team's responses to feedback, including the measures adopted to address concerns, the strategies developed to minimise potential impacts, and the commitments made to ensure that stakeholder input continues to inform decision-making as the project progresses.

### 5.1 Local community feedback

The following section outlines the feedback from community stakeholders received during engagement conducted for this project.

**Table 6: Community stakeholder feedback & project response**

| Stakeholder     | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Project Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Local residents | <p>Eight community members participated via the online community survey. The residents' comments related to:</p> <ul style="list-style-type: none"><li>• <b>Density, Height and Character of Development:</b> Respondents expressed concern about the scale and height of the proposed high-rise building. There is a consistent view that Concord should retain its suburban, family-oriented identity with lower-rise, human-scale buildings.</li><li>• <b>Traffic, Parking and Congestion:</b> 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.</li><li>• <b>Infrastructure and Service Capacity:</b> 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.</li><li>• <b>Environmental and Public Domain Amenity:</b> There was a strong desire to protect green and open spaces, maintain air quality, and walkability.</li></ul> | <p>The project team acknowledges community concern regarding building height and density. However, it should be recognised that the character of the area is undergoing change. The site is located within an evolving planning context, informed by Council's PRCUTS proposal and its inclusion within a State-led rezoning precinct, where higher densities are anticipated over time.</p> <p>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.</p> <p>The project team acknowledges community concern regarding traffic and parking impacts. These impacts have 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</p> |



| Stakeholder                 | Feedback                                                                                                                                                                                                     | Project Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                             | <ul style="list-style-type: none"><li>Desire for Clearer Communication and Shared Community Outcomes: Respondents did not see tangible community benefits from past or current big scale projects.</li></ul> | <p>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.</p> <p>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).</p> <p>The project team acknowledges community concerns regarding environmental and public domain amenity.</p> <p>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.</p> <p>Ongoing engagement with Council and stakeholders will continue throughout the project to ensure information is shared clearly and regularly.</p> |
| 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 At the time of writing this report, no written feedback had been received..                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |



| Stakeholder                                      | Feedback                                                                                                                 | Project Response                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                  |                                                                                                                          | 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.                     |

## 5.2 Council and government agency feedback

Local government and State Government agency meetings and feedback provided has been summarised in **Table 7** below. This includes the following State Government agencies:

- City of Canada Bay Council
- DPHI
- Sydney Water
- Water NSW
- Sydney Metro
- Transport for NSW (TfNSW)
- Ausgrid
- Homes NSW
- Heritage NSW (HNSW).

**Table 7: Council and Government agency feedback & project response**

| 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 provided the opportunity for comment and an invitation for a meeting to discuss the public space offering. | <p>The project aligns with The City of Canada Bays strategic documents and vision for future housing plans.</p> <p>The proponent will continue to engage with Council throughout the SSDA process Progress toward a resolution has been made through recent engagement between the</p> |



| Stakeholder | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Project Response                                                                                                                                                                                                                                                           |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|             | <p>On the 16 October 2025, a joint meeting with the project team and Council was held. The following feedback was provided:</p> <ul style="list-style-type: none"><li>• Council noted the planning for the area and the need to consider the project having regard to the future character of the Burwood North precinct.</li><li>• 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.</li><li>• Council (Planning Team) identified concern that Burton Street may present issues relating to traffic and transport movements to Sydney Metro. It is noted that Sydney Metro subsequently confirmed that access from Burton Street is not an issue, due to the intended creation of a new servicing laneway for the Metro precinct.</li><li>• Council (Traffic Engineering Team) identified that there were no technical issues relating to proposed access off Burton Street.</li><li>• Council indicated a preference for residential vehicular access to be provided via the dedicated land for the Moreton Street extension.</li><li>• 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.</li><li>• Council recommended that a formal land dedication offer be progressed through a Voluntary Planning Agreement (VPA) with the project team.</li></ul> <p>It is understood that recent meetings in November and December 2025 between the project team and Council's CEO and Director of Planning have taken place to further resolve identified issues.</p> | <p>proponent and Council in December 2025.</p> <p>The proponent will continue to work collaboratively with Council, with the intention of finalising a letter of agreement between LFD and Council outlining how any potential impact to Concord Oval will be managed.</p> |



| Stakeholder  | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Project Response                                                                                                                |
|--------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| DPHI         | <p>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.</p> <p>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:</p> <ul style="list-style-type: none"><li>• DPHI advised that the PRCUTS Master Plan is outdated and should not be relied upon, as it no longer reflects current data or planning conditions. DPHI identified the Burwood North Precinct Strategy as the most relevant reference document.</li><li>• 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.</li><li>• DPHI did not raise any concerns regarding height and density.</li></ul> | <p>The proponent will continue to engage with DPHI throughout the SSDA process and as plans progress.</p>                       |
| Sydney Water | <p>Sydney Water was contacted by Mecone via email correspondence on 29 September 2025. The correspondence outlined the proposal and provided the opportunity for comment.</p> <p>Sydney Water responded on the 29 September, recommending that the developer lodge a feasibility application with Sydney Water to ensure servicing capacity is available.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>It is noted that this agency will have further opportunity to provide feedback through the Exhibition phase of the SSDA.</p> |
| Water NSW    | <p>Water NSW was contacted by Mecone via email correspondence on 29 September 2025. The correspondence outlined the proposal and provided the opportunity for comment.</p> <p>Water NSW responded on the 29 September, identifying that the</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <p>It is noted that this agency will have further opportunity to provide feedback through the Exhibition phase of the SSDA.</p> |



| Stakeholder  | Feedback                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Project Response                                                                                                         |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|              | development is not located near any Water NSW lands or assets and that they have no further comment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                          |
| Homes NSW    | <p>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.</p> <p>As of writing this report no feedback was received.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | It is noted that this agency will have further opportunity to provide feedback through the exhibition phase of the SSDA. |
| Sydney Metro | <p>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.</p> <p>On 21 October 2025, a joint meeting was held between the Project team and Metro. During the meeting, the following feedback points were discussed:</p> <ul style="list-style-type: none"><li>• Sydney 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.</li><li>• Sydney Metro clarified the intended nature and location of the future station plaza associated with Burwood North Station.</li><li>• Sydney 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.</li><li>• Sydney 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.</li><li>• Sydney Metro confirmed its acceptance of the proposed on-site public domain concept design.</li></ul> | The proponent will continue to engage with Sydney Metro throughout the SSDA process and as plans progress.               |



| Stakeholder | Feedback                                                                                                                                                                                                                                       | Project Response                                                                                                         |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|             | <ul style="list-style-type: none"><li>During the meeting Sydney Metro noted that they have no objections to the Burton Street vehicle access way and the proposed treatment of Burton Street is acceptable.</li></ul>                          |                                                                                                                          |
| 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. At the time of writing this report, no feedback had been received. | 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. |
| 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 report.                        | It is noted that this agency will have further opportunity to provide feedback through the Exhibition phase of the SSDA. |



## 6 Conclusion and next steps

This Engagement Report provides an overview of the community, government and stakeholder engagement activities undertaken as part of the EIS for the proposed residential flat building, including BTR housing development at 1-7 Burton Street, 3B-11 Loftus Street and 10-12 Gipps Street, Concord. The engagement undertaken to date has ensured that the voices of local residents, businesses, and stakeholders have been considered in the planning process, helping to identify key local issues, potential impacts, and opportunities to maximise community benefit.

The report documents engagement activities undertaken to inform the EIS, Public Space Plan and project design. Engagement has informed the identification of site-specific issues, policy alignment requirements, infrastructure considerations, and expectations around urban design and amenity.

Community feedback identified the following areas to consider through the development of the project:

- Density, height and character of development
- Traffic, parking and congestion
- Infrastructure and service capacity
- Social and community impacts
- Environmental and public domain amenity
- Emphasised the value of clear communication and a shared understanding of community (BTR outcomes).

The Proponent welcomes feedback on the proposal and will continue to keep stakeholders and the community informed of the project's progress. This will continue throughout the approval process, including exhibition and determination phases, by continuing to engage with key community stakeholders about the project, as well as its potential impacts and future opportunities to comment.



# Appendix A: Project Information Sheet

