



Environmental Impact Statement

Demolition and Remediation for Mixed Use Development

1 King Street, Concord West NSW

Submitted to Department of Planning, Housing and Infrastructure
on behalf of Concord West Property Pty Ltd

SSD-90337724

Prepared by Colliers Urban Planning

14 October 2025 | 2250094



'Gura Bulga'

Liz Belanjee Cameron

'Gura Bulga' – translates to Warm Green Country. Representing New South Wales.



'Dagura Buumarri'

Liz Belanjee Cameron

'Dagura Buumarri' – translates to Cold Brown Country. Representing Victoria.



'Gadalung Djarri'

Liz Belanjee Cameron

'Gadalung Djarri' – translates to Hot Red Country. Representing Queensland.

Colliers Urban Planning acknowledges the Traditional Custodians of Country throughout Australia and recognises their continuing connection to land, waters and culture.

We pay our respects to their Elders past, present and emerging.

In supporting the Uluru Statement from the Heart, we walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people for a better future.

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B. Demolition Plans	<i>Group GSA</i>
C. Statutory Compliance	<i>Colliers Urban Planning</i>
D. Consolidated Mitigation Measures	<i>Colliers Urban Planning</i>
E. EDC Report	<i>Atlas Group Cost Management</i>
F. Survey Plan	<i>SDG</i>
G. Flood Impact and Risk Assessment and Water Management Plan	<i>JHA</i>

Appendix	Author
H. Consultation Outcomes Report	<i>Colliers Urban Planning</i>
I. Demolition Management Plan	<i>Billbergia</i>
J. Remediation Action Plan	<i>Reditus</i>
K. Arboricultural Assessment Report	<i>McArdle Arboricultural Consultancy</i>
L. Preliminary Construction Traffic Management Plan	<i>JMT Consulting</i>
M. Drainage Easement Plan	<i>JHA</i>
N. Geotechnical Report	<i>JK Geotechnics</i>
O. BDAR Waiver	<i>DPHI</i>
P. Detailed Site Investigation	<i>Reditus</i>
Q. Hazardous Materials Survey	<i>Reditus</i>
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T. Construction Noise and Vibration Assessment	<i>Acoustic Logic</i>
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Signed Declaration

Project Details

Project Name	1 King Street – Demolition and Remediation
Application Number	SSD-90337724
Land to be Developed	1 King Street, Concord West NSW identified as Lot 101 DP 791908

Applicant Details

Applicant Name	Concord West Property Pty Ltd
Applicant Address	25 Angas St, Meadowbank NSW 2114

Prepared by

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Declaration

Name	Daniel West
Qualifications	BEP MPIA Registered Planner + EIA (REAP)
Registration Number	10319
Organisation Registered With	PIA

The undersigned declares that this EIS:

- has been prepared in accordance with the Environmental Planning and Assessment Regulation 2021;
- contains all available information relevant to the environmental assessment of the development, activity or infrastructure to which the EIS relates;
- does not contain information that is false or misleading;
- addresses the Planning Secretary's environmental assessment requirements (SEARs) for the project;
- identifies and addresses the relevant statutory requirements for the project, including any relevant matters for consideration in environmental planning instruments;
- has been prepared having regard to the Department's State Significant Development Guidelines - Preparing an Environmental Impact Statement;
- contains a simple and easy to understand summary of the project as a whole, having regard to the economic, environmental and social impacts of the project and the principles of ecologically sustainable development;
- contains a consolidated description of the project in a single chapter of the EIS;
- contains an accurate summary of the findings of any community engagement; and
- contains an accurate summary of the detailed technical assessment of the impacts of the project as a whole.

Signature



Date 14 October 2025

Executive Summary

Overview

This Environmental Impact Statement (EIS) has been prepared on behalf of Concord West Property Pty Ltd (Applicant) in support of a State Significant Development Application (SSDA) identified as SSD-90337724. The EIS is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for a proposed demolition and remediation associated with a future mixed-use development with concurrent rezoning subject to a separate SSDA on land at 1 King Street, Concord West NSW.

The development on the site was nominated to be State Significant Development (SSD) by the Housing Delivery Authority (HDA) and declared as such pursuant to State Significant Declaration Order 2025 (Order) issued on 7 February 2025. The Order identifies that development specified in Expression of Interest (EOI) 229412 dated 8 January 2025, being development for the purposes of a residential flat buildings at 1 King Street, Concord West is declared to be SSD.

On 12 August 2025, the Department of Planning, Housing and Infrastructure (DPHI) issued Planning Secretary's Environmental Assessment Requirements (SEARs) for Demolition and Remediation Works associated with the project. The future associated SSDA (SSD-81999457) with concurrent rezoning will seek consent for building works and an amendment to the *Canada Bay Local Environmental Plan 2013* (CBLEP 2013).

The Site and Context

The site is located at 1 King Street, Concord West and it is legally described as Lot 101 DP791908. The site is approximately 31,390m² in area and is the largest landholding in Concord West under single ownership. It is irregular in shape and has frontages to King Street to the north and George Street to the west. The site is currently accessed from King Street at its southern termination point.

The site is located immediately southwest of the Concord West railway station, within the Concord West town centre in the western part of the Canada Bay Local Government Area (LGA). It is approximately 11 kilometres west of the Sydney Central Business District (CBD) and 8km southeast of Parramatta. The site's proximity to Concord West Railway Station ensures high frequency connections to major employment centres, commercial, recreational, and educational services and facilities.

Analysis of Alternatives

During the design process of the proposed development, feasible alternative options for the site were explored. This included the following:

- **Do Nothing** – Leave the site as it currently exists, where the buildings are under-utilised and do not contribute to the strategic vision of the area and will continue to detract from the public domain. The site would remain in a contaminated state and would not achieve objectives set out in the strategic planning framework.
- **Use of the site for an Alternative Purpose** – Considering the current demand for housing in areas close to centres and high frequency public transport, delaying the development is contrary to housing delivery objectives of all levels of government. The proposed staging of enabling and main works will allow the development to be delivered in an expedient manner, whereas delaying the Demolition and Remediation SSDA would likely result in failure to meet the prescribed timeframe for lodgement of the main works DA under the HDA pathway.

As such, it was determined that the feasible alternative options for the site do not represent the highest and best use nor the best overall outcome when compared against the proposed development, which is detail in the following section.

The Proposal

This SSDA seeks consent for the demolition of all existing buildings and remediation works at 1 King Street, Concord West (the site).

Specifically, this SSDA seeks approval for:

- Site establishment works including:
 - Erection of site hoarding, fencing and signage;
 - Installation of site office and amenities.
- The demolition of all existing structures at the site including:
 - An existing two storey commercial building and associated structures;
 - An existing childcare building and associated structures;
 - An above ground car park on the site associated structures;
- Removal of 132 trees on the site and protection of 23 retained trees.
- Diversion of the existing stormwater pipe and establishment of a new stormwater easement on the site.
- Remediation of contaminants of potential concern, in accordance with the proposed Remediation Action Plan (RAP).

This EIS provides further description of the proposal in **Section 3.0**. The proposal will be undertaken in accordance with the Demolition Drawings (no. SSDA-002) prepared by Group GSA (**Appendix B**).

Engagement

Engagement with the community and stakeholders has been undertaken by Colliers Urban Planning in collaboration with the Applicant. The engagement carried out included the following stakeholders:

- Adjoining landowners and surrounding community;
- Canada Bay Council;
- Government and agencies, include the DPHI, Housing Delivery Authority, Sydney Trains, and TfNSW;
- Service utility stakeholders, including Sydney Water, Water NSW, Ausgrid, Jemena, and NBN
- Registered Aboriginal Parties.

The community and stakeholder has help informed the proposed development and are discussed in further detail in **Section 5.0**.

Environmental Impacts and Mitigation Measures

This EIS provides an assessment of the environmental impacts of the proposal in accordance with the issued SEARs (refer to **Appendix A**), and sets out the undertakings made by the Applicant to manage and minimise potential impacts arising from the development. Key potential environmental impacts of the proposal include:

- **Contamination and Remediation** – A Remediation Action Plan (RAP) has been prepared by Reditus (**Appendix J**) as part of the proposed development to satisfy the requirements of the RHSEPP. The RAP confirms that the site can be made suitable for redevelopment into a mixed-use residential development following remediation undertaken in accordance with the RAP.
- **Hazardous Materials** – A Hazardous Material Survey has been completed at included at **Appendix Q**. This provides an assessment of the potential of hazardous materials in existing development at the site proposed to be demolished. Based on assessment of hazardous materials at the site and following the implementation of the recommended measures to be implemented for hazardous materials, the site is considered suitable for the proposed demolition.
- **Geotechnical** – JK Geotechnics have undertaken geotechnical investigation works within the development site, which are outlined in the Geotechnical Investigation Report at **Appendix N**. JK Geotechnics conclude that the required excavation works which form part of this Demolition and Remediation SSDA are readily achievable at the site. It is recommended that the local Council guidelines on salinity are consulted to prevent adverse impacts on the proposed development
- **Water Management** – A Water Cycle Management and Flood Impact and Risk Assessment has been prepared by JHA Services and is provided at **Appendix G**. The report concludes that limited impact to

surrounding waterways can be achieved through the implementation of recommended management measures for the proposed development.

- **Waste Management** – A Demolition Waste Management Plan (DWMP) has been prepared by WSP for the application at **Appendix S**. The assessment of waste generation and management required at the site concludes that waste at the site can be suitably managed through the key measures outlined within the DWMP.
- **Transport and Traffic** – A Preliminary Construction Traffic Management Plan (PCTMP) has been prepared for the demolition and remediation works, provided at **Appendix L**. The assessment provided at **Appendix L**, alongside the implementation of the proposed mitigation measures ensures suitable management of traffic and transport across the site. The potential impacts are expected to be manageable with the provision of the appropriate safety and mitigation measures at the site
- **Tree Removal** – An Arboricultural Assessment Report has been prepared by McArdle Arboricultural Consultancy (**Appendix K**) which assesses the health of existing trees at the site and their suitability for removal or retention.
- **Flooding** – A Flood Impact and Risk Assessment has been undertaken by JHA Services at **Appendix G**. The Flood Risk Assessment concludes that the development is fully compliant with Canada Bay Council's flood planning requirements and no additional flood mitigation measures are required. Additionally, the report confirms that Flood refuge areas above PMF levels will be available on the site to ensure safe evacuation and shelter during extreme flood events.
- **Social Impact** – A Social Impact Assessment Scoping Study was prepared by Colliers Urban Planning for the Applicant to assess potential social impacts and to determine whether a comprehensive SIA is required to accompany the Demolition SSDA. One impact was identified that relates to the proposed Demolition and Remediation Works, being *Temporary disruption to daily routines during construction and amenity impacts related to construction*. As this impact can be mitigated, preparation of a comprehensive SIA is not required to accompany the Demolition and Remediation SSDA.

A complete assessment of each issue identified within the issued SEARs is provided in **Section 6.0**. A consolidation of mitigation measures proposed is provided at **Appendix D**.

Conclusion and Justification

Having regard to environmental, economic, and social considerations, the carrying out of the proposal is justified for the following reasons:

- The proposed development is permissible with consent and meets the relevant statutory requirements of the relevant environmental planning instruments, including the CBLEP 2013 and relevant State Environmental Planning Polities.
- The proposed development will not result in adverse environmental impacts, with appropriate mitigation measures that will minimise any potential impact.
- The proposed SSDA forms part of the enabling works for the Ministerial declared HDA site under SSD-81999457 (SEARS issued 28 April 2025), which will result in the construction of circa 1,300 new high density dwellings, an activated retail ground plane and new central open greenspace at the site in close proximity to transport and essential services. The proposed demolition, remediation and enabling works will ensure the expedient delivery of the HDA application at the site (SSD-81999457) which must be lodged by 28 January 2026, as per the requirements of the HDA approval pathway.
- The early works will facilitate the redevelopment of the site for primarily residential purposes including commercial premises and a public open space, which will deliver important social and economic benefits to the community by contributing to housing diversity as well as providing employment generating floor space in a highly accessible location in proximity to existing services and public open space.
- The early works will facilitate a development that directly responds to the strategic vision and objectives for the delivery of additional housing supply, stated in such documents as the National Housing Accord 2022, Housing 2041, the Greater Sydney Region Plan and Eastern City District Plan, and Council's Local Strategic Planning Statement and Local Housing Strategy.

- The proposed demolition and remediation at the site represent the orderly and economic use of the site, allowing an under-utilised, contaminated industrial site to be remediated and made suitable for future mixed-use development.
- The proposed development is suitable for the site and in the public interest.

1.0 Introduction

This Environmental Impact Statement (EIS) has been prepared by Colliers Urban Planning on behalf of Concord West Property Pty Ltd (the applicant) in support of a State Significant Development Application (SSDA). The EIS is submitted to the NSW Department of Planning, Housing and Infrastructure (DPHI) for proposed demolition and remediation associated with a future mixed-use development with concurrent rezoning, subject to a separate SSDA (SSD-81999457) (the Proposal). For ease of reference, this application will be referred to as the 'Demolition and Remediation SSDA', and the future, separate application (for buildings) will be referred to as the 'Main Works SSDA'. The Proposal relates to land at 1 King Street, Concord West (the site).

The development on the site was nominated to be State Significant Development (SSD) by the Housing Delivery Authority (HDA) and declared as such pursuant to State Significant Declaration Order 2025 (Order) issued on 7 February 2025. The Order identifies that development specified in Expression of Interest (EOI) 229412 dated 8 January 2025, being development for the purposes of a residential flat buildings at 1 King Street, Concord West is declared to be SSD.

On 12 August 2025, the Department of Planning, Housing and Infrastructure (DPHI) issued Planning Secretary's Environmental Assessment Requirements (SEARs) for Demolition and Remediation Works associated with the project. The future associated SSDA (SSD-81999457) with concurrent rezoning will seek consent for building works and an amendment to the *Canada Bay Local Environmental Plan 2013* (CBLEP 2013).

This EIS is based on the Demolition Plans prepared by Group GSA Architects (see **Appendix B**) and other supporting technical information appended to the report (see Table of Contents).

This EIS has been prepared in accordance with the requirements of Part 4 of the EP&A Act, clause 175 of the *Environmental Planning and Assessment Regulation 2021* (EP&A Regulation), and the issued SEARs. The SEARs Compliance Table provided at **Appendix A** identifies where the SEARs have been addressed in this EIS. This EIS should be read in conjunction with the supporting information and plans appended to and accompanying this report. The EIS intends to inform the community and stakeholders about the Proposal, including its social, economic and environmental impacts, mitigation measures and benefits, as well as providing an environmental assessment.

1.1 The Applicant

The Applicant's details are presented in **Table 1** below.

Table 1 Applicant Details

Applicant:	Concord West Property Pty Ltd
Address:	25 Angas St, Meadowbank NSW 2114
ABN:	84 632 932 971

1.2 Overview of Proposed Development

This SSDA seeks consent for the demolition of all existing buildings and remediation works at 1 King Street, Concord West (the site).

Specifically, this SSDA seeks approval for:

- Site establishment works including:
 - Erection of site hoarding, fencing and signage;
 - Installation of site office and amenities.
- The demolition of all existing structures at the site including:
 - An existing two storey commercial building and associated structures;

- An existing childcare building and associated structures;
- An above ground car park on the site associated structures;
- Removal of 132 trees on the site and protection of 23 retained trees.
- Diversion of the existing stormwater pipe and establishment of a new stormwater easement on the site.
- Remediation of contaminants of potential concern, in accordance with the proposed Remediation Action Plan (RAP).

This EIS provides further description of the proposal in **Section 3.0**. The proposal will be undertaken in accordance with the Demolition Drawings (no. SSDA-002) prepared by Group GSA (**Appendix B**).

1.3 Objectives of the Development

The objectives of the proposed development are to:

- Facilitate the early works required for Ministerial declared HDA site under SSD-81999457, which will deliver approximately 1,400 new high density dwellings, an activated ground plane and new central open space close to transport and essential services.
- Enable the demolition and remediation of the site to ensure it is suitable for development of a mixed-use precinct.
- Facilitate the renewal of a large parcel of land in a well-located precinct in Concord West.
- Ensure the expedient delivery of the associated HDA application (SSD-81999457) which must be lodged by 28 January 2026, in accordance with the requirements of the HDA program.

1.4 Background

1.4.1 Planning Proposal

Concord West Property Pty Ltd is the sole owner of the site, with the commercial building being previously leased to Westpac as a long-term tenant. In response to their broader property strategy and changes in employment trends driven by COVID-19, Westpac did not renew their lease which has left the site vacant.

Given the undesirable location for office uses, this led Concord West Pty Ltd to prepare a proposal for the redevelopment of the site into a more appropriate use including a mixed-use development. A Planning Proposal (PP-2023-1620) to rezone the site from E4 General Industrial to R4 High Density Residential was lodged in 2023, subsequently received gateway approval and was finalised 9 August 2025.

1.5 Housing Delivery Authority and National Housing Accord

The NSW State Government has agreed to a National Housing Accord (Accord) with other states and territories, local government, institutional investors and the construction sector. The Accord includes an initial aspirational target agreed by all parties to build 1.2 million new well-located homes over 5 years from mid-2024. NSW has a target to deliver 377,000 new homes over five years by July 2029 under the National Housing Accord.

To accelerate the delivery of much needed homes and help meet NSW's target under the Accord, the DPHI established the HDA. On 19 December 2024, under the *Environmental Planning and Assessment (Housing Delivery Authority) Order 2024*. This has provided a new State Significant Development pathway in which the proposed redevelopment can be undertaken

The HDA offers a clear planning pathway for large residential and mixed-use developments to be assessed as state significant development and state significant development with a concurrent rezoning. This process aims to improve consistency in planning decisions and speed up assessment, without sacrificing housing quality.

1.5.1 Housing Delivery Authority – SSD-81999457

On 7 February 2025, the HDA recommended the proposed development for the purpose of mixed-use development including the construction of circa 1,400 dwellings at 1 King Street, Concord West be declared a State Significant Development (SSD) under s4.36(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The HDA SSD pathway has been established to accelerate delivery of housing and requires that the subject SSD is lodged within 9 months from receipt of the Secretary's Environmental Assessment Requirements (SEARs).

A SEARs request was subsequently submitted for the proposed development and concurrent rezoning and SEARs were subsequently issued on 28 April 2025. The scheme proposed under the SEARs application is summarised below:

- Excavation and enabling works.
- Detailed development consent for the construction of 8 mixed use residential buildings ranging from 4 to 38 storeys, comprising:
 - Approximately 1,300 dwellings including approximately 4% affordable housing and a variety of dwelling types including 1,2,3 and 4-bedroom apartments and townhouses.
 - 6,400m² of non-residential floor space including retail, food and beverage and childcare centres.
 - Basement level, incorporating carparking.
- Public domain and landscaping improvements, including:
 - A new 4,400m² park at the centre of the site which connects to the train station and a proposed green connector from George Street.
 - Internal streets and paths.
 - Tree removal, protection, new plantings and landscaping works.
- Utility and stormwater connections.

Further to the Planning Proposal presently being finalised for R4 High Density Residential and in conjunction with the SSDA, a concurrent State-assessed rezoning process is intended to include the following amendments to the CBLEP 2013:

- Amend the Height of Buildings map to increase the permissible building height at the site.
- Amend the Floor Space Ratio Map to increase the maximum permissible floor space at the site.

SEARs (SSD-90337724) were subsequently received for the separate demolition and remediation SSDA required for the site on the 12 August 2025. The proposed demolition, remediation and other enabling works form part of an early works package required to ensure the site can support the proposed mixed-use development at the site and that housing can be delivered in an expedient manner.

1.5.2 Restrictions or Covenants

A survey is provided at **Appendix F**, identifying the restrictions and covenants that apply to the subject lots. The survey identifies one easement for underground cables (3.05 metres wide) which affects Lot 101 in DP 791908.

2.0 Strategic Context

This section identifies key strategic matters relevant to the assessment of the proposal, including the site's features, context, strategic context and other development in the surrounding area. This section also provides an analysis of feasible alternatives that were considered in light of the proposal's objectives.

2.1 Site Location and Context

The site is located immediately southwest of the Concord West railway station, within the Concord West town centre in the western part of the Canada Bay Local Government Area (LGA). It is approximately 11 kilometres west of the Sydney Central Business District (CBD) and 8km southeast of Parramatta. The site is 1.5km south of the strategic centre of Rhodes. The site's proximity to Concord West Railway Station ensures high frequency connections to major employment centres, commercial, recreational, and educational services and facilities. The future Sydney Metro West station at North Strathfield is proposed one stop south at the existing North Strathfield station.

The site's locational context is shown at **Figure 1**.

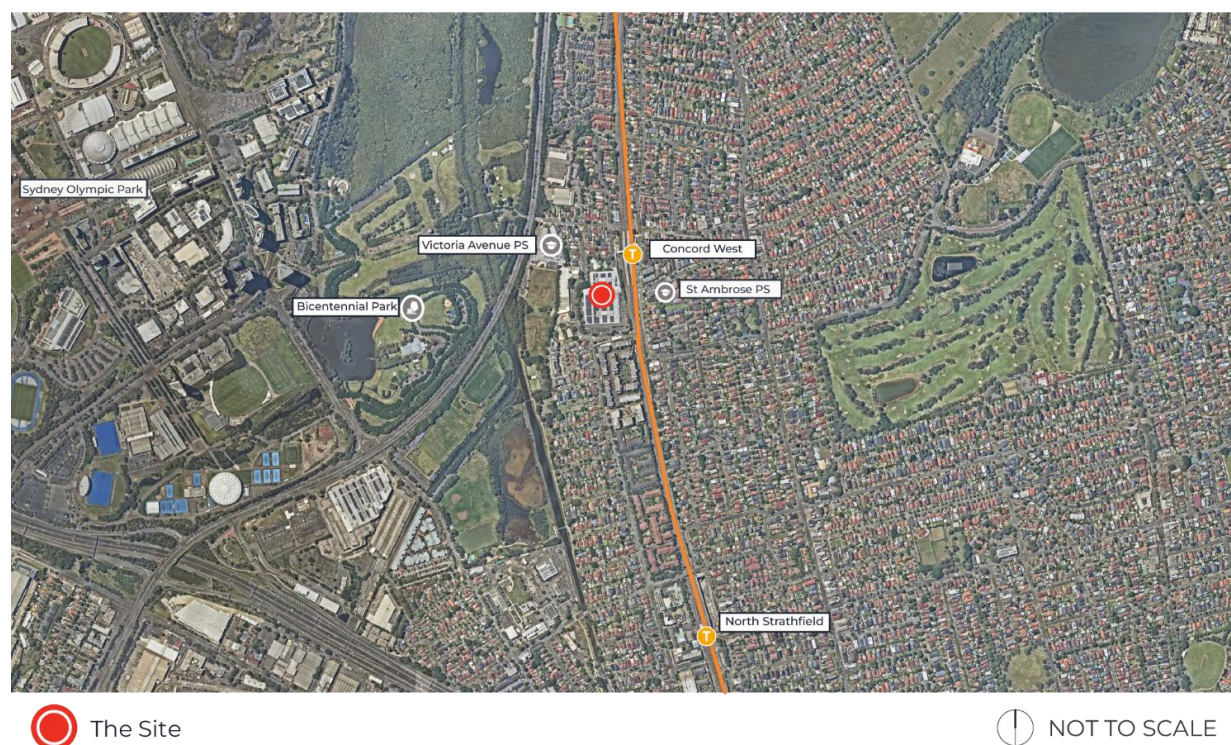


Figure 1 Context Map – 1 King Street

Source: Nearmap, Colliers Urban Planning

2.2 Site Description

The site is located at 1 King Street, Concord West and it is legally described as Lot 101 DP791908. The site is approximately 31,390m² in area and is the largest landholding in Concord West under single ownership. It is irregular in shape and has frontages to King Street to the north and George Street to the west. The site is currently accessed from King Street at its southern termination point. An aerial photo of the site is shown at **Figure 2** below.



 The Site

 NOT TO SCALE

Figure 2 Site Aerial Map

Source: Nearmaps, Colliers Urban Planning

2.2.1 Existing Development

The site is primarily occupied by a large office building, previously used as a call centre by Westpac. It also accommodates a multistorey carpark, childcare centre and basketball court. Existing development is shown below.



Figure 3 Entrance to Building Carpark



Figure 4 Early Learning Centre



Figure 5 Existing development on site (looking south)

Sources: Billbergia

Other Existing Site Conditions

The current existing environmental conditions affecting the site are summarised as below:

- **Topography:** The site has an elevation between 4-10m Australian Height Datum (AHD) sloping downward in a westerly direction.
- **Hydrology:** Surface water is likely to flow into the local stormwater network and discharge to Powells Creek, located approximately 330 m west of site.
- **Geology and Soils:** The 1:100,000 Sydney Geological Map indicated the site is underlain by middle Triassic aged Ashfield Shale of the Wianamatta Group. Ashfield Shale is described as black to light grey shale and laminite.
- **Acid Sulphate Soils:** The site is located within a Class 5 zone. Land adjacent to the site to the west is classified as Class 2. An assessment of the acid sulphate soil conditions at the site is provided within the RAP at **Appendix J**.

2.3 Surrounding Development

Development surrounding the site is currently characterised by a range of different land uses that are defined by remnant industrial sites and detached residential housing. The surrounding development is described as follows:

- **North:** To the north is the terminus of King St, Concord West Station and low density housing. Land surrounding the site to the north, east and west, is mapped as being part of the Low to Mid-rise Housing Area, where planning encourages transformation of built form to include more low to mid-rise housing.
- **East:** To the immediate east is the T9 Northern railway line. Further east of the railway is Queen St with a general character of single detached dwellings and walk up apartments, with some more recent semi-detached townhouse development. Also on Queen St is St Ambrose Primary School.
- **South:** To the immediate south is the Concord Zone Substation. Further south is a Papilio Early Learning Centre and the 'Strathville' development, which is a series of 4-6 storey residential apartment buildings.
- **West:** Opposite the site across George St is a single storey double height brick warehouse, currently subject to an SSDA to be redeveloped as residential flat buildings up to 8 storeys. Further to the west is Powells Creek Reserve and Homebush Bay Drive.

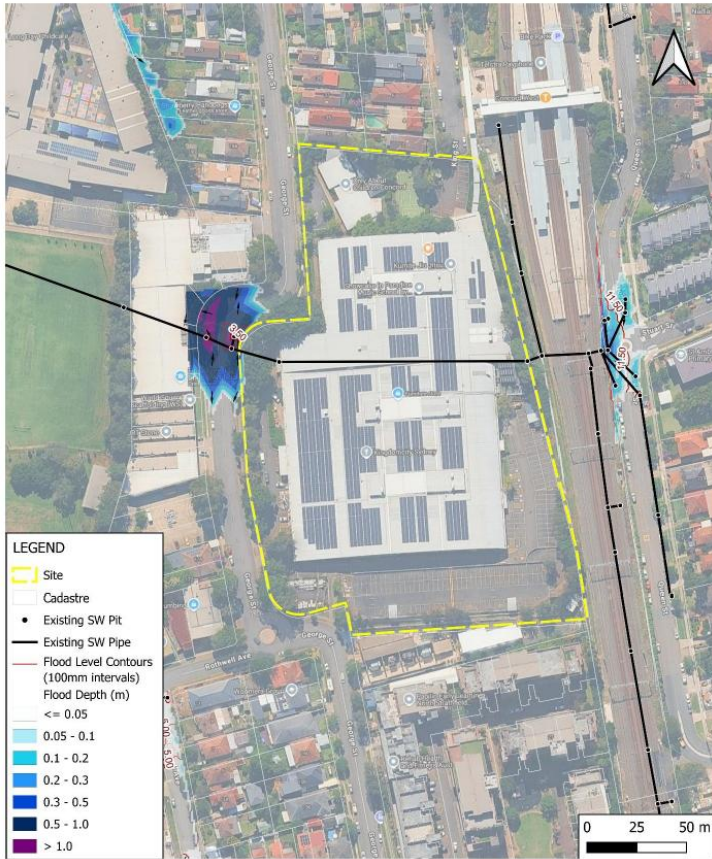


Figure 7 Existing 1% AEP Flood Hazard

Source: TTW

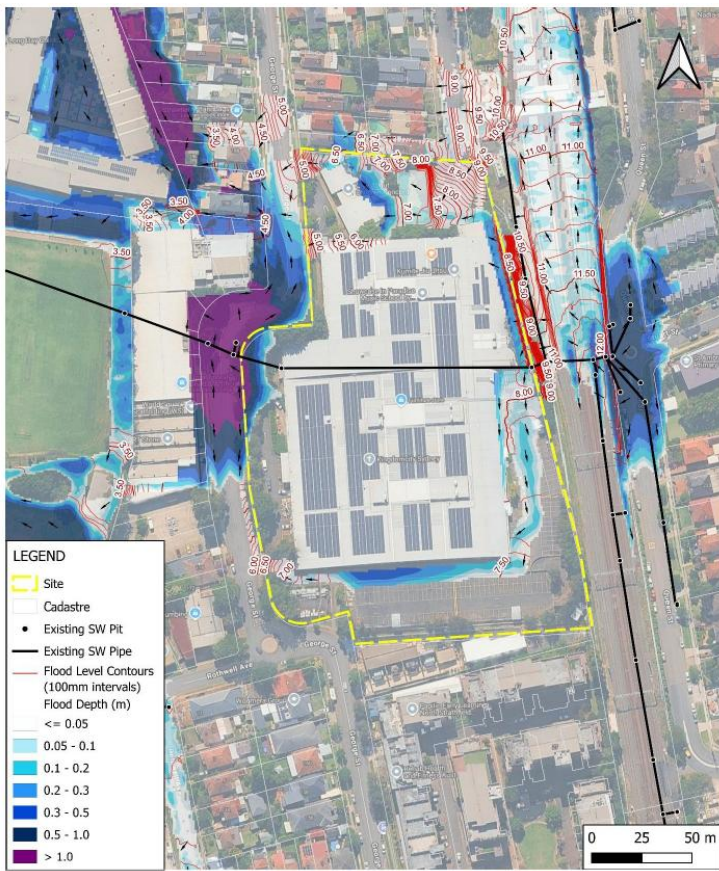


Figure 8 Existing PMF Flood Hazard

Source: TTW

2.6 Strategic Planning Context

The proposal is consistent with the relevant Government plans, policies and guidelines applying to the site as outlined in **Table 2** below.

Table 2 Summary of Strategic Context

Strategic Plan	Strategic Context
NSW Housing Strategy: Housing 2041	The NSW Housing Strategy supports the provision of new housing stock in NSW. The proposed Early Works will support the provision of new housing stock through providing the demolition and remediation works required to make the site suitable for residential uses which are both diverse and affordable. This helps to meet two of the four key pillars of the NSW housing system, including supply and diversity.
National Housing Accord	<p>As has been identified, the Federal Government announced the National Housing Accord in October 2022, which committed to delivering 1.2 million houses in well-located areas in 5 years starting from July 2024.</p> <p>The Accord lays the groundwork to improving affordability by addressing Australia's housing supply challenges and enabling the delivery of more social and affordable housing. The Housing Accord includes:</p> <ul style="list-style-type: none"> • an initial, aspirational national target of delivering a total of 1.2 million new, well-located homes over 5 years from 2024, and • immediate and longer-term actions for all parties to support the delivery of more affordable homes. <p>The proposed development is aligned with the National Housing Accord as it relates to a program of early works that will facilitate the delivery of additional housing in a well-serviced location.</p>
Greater Sydney Region Plan – A Metropolis of Three Cities	<p>The proposal gives effect to the goals and directions of <i>The Greater Sydney Region Plan – A Metropolis of Three Cities</i>. The Plan sets out key directions that collectively form a framework for liveability, productivity and sustainability that underpins the growth of Sydney.</p> <p>This SSDA relates to demolition and remediation required to facilitate the construction of the mixed-use residential precinct as part of the future Main Works SSDA, which will deliver much-needed additional dwellings in accordance with the priorities outlined in this strategy. By facilitating new housing and employment opportunities in a well-connected, high-amenity location, the proposal directly supports the Greater Sydney Region Plan, the Eastern City District Plan, and the Parramatta Road Corridor Urban Transformation Strategy. Respond to the critical need for additional dwellings to be provided within the Eastern City District by 2036.</p> <p>This Demolition and Remediation SSDA will make the site suitable for future development which addresses projected housing demand and aligns with the broader vision for growth and connectivity in the area.</p>
Eastern City District Plan	<p>The Eastern City District Plan (District Plan) underpins the Greater Sydney Region Plan. The location and size of the site support the Planning Proposal and assist it to give effect to the strategic objectives of the District Plan. The District Plan identifies the need for an additional 157,500 dwellings to be provided in the Eastern City District by 2036. Of these additional dwellings, 59% are required to be for apartments. The plan also highlights the need for more housing choice and supply to be provided that have access to jobs, services and public transport.</p> <p>The proposal responds to the applicable priorities, strategies and actions of the District Plan as it establishes the demolition and remediation required develop the site into a mixed-use residential precinct:</p> <ul style="list-style-type: none"> • It responds to the critical need for additional housing supply within the Eastern City by 2036. • It supplies housing that has optimal access to public transport. • It leverages the site's walking distance to public transport options, including Concord West Rail Station, which provides access to the Rhodes, the CBD, Parramatta and other employment centres. Further, the site is within active transport proximity of the future North Strathfield Metro Station, bringing high levels of connectivity to the Harbour City, Bays Precinct, Parramatta and Westmead.

Strategic Plan**Strategic Context**

- It will provide a well-designed development that will contribute positively to its setting, which includes contributions to the street network and public open space.
- The demolition itself will deliver economic benefit itself, including the delivery of 50 direct and 60 indirect jobs during the construction phase of the development.

Canada Bay Local Strategic Planning Statement

The proposal will be supported by an Economic Impact Study and a Social Impact Assessment and Needs Analysis that address these matters.

The Canada Bay Local Strategic Planning Statement (LSPS) enacts the Eastern City District Plan at a local level, focusing on connecting neighbourhoods, renewing industrial sites for housing, and supporting population-serving jobs. The LSPS prioritises infrastructure, diverse and affordable housing, good urban design, vibrant places, enhanced connectivity, and access to open space. It guides growth by encouraging development near centres and public transport, ensuring high amenity, and providing non-residential space without reducing employment opportunities.

The 1 King Street Proposal aligns with the priorities of the strategy through providing additional housing in a well-placed area, developing high quality open spaces, improving connectivity and positively contributes to the built environment. The Demolition and Remediation SSDA is a crucial first step, enabling the site's readiness and facilitating the delivery of increased housing as outlined in the Main Works SSDA.

Canada Bay Local Housing Strategy

The Canada Bay Local Housing Strategy (LHS) sets targets for residential growth in the LGA, aiming for 52,400 dwellings by 2036—an increase of 14,300 from 2018. The LHS envisions new housing supported by upgraded infrastructure, social facilities, active transport improvements, and expanded open space. It emphasises high-density urban renewal, particularly in areas west of Concord West Station, identified for significant apartment development over the next 20 years.

The proposal aligns with the LHS as it establishes the enabling works required to facilitate the Main Works planned for the site. The main works align with this strategy through addressing the need for more housing in the LGA and supporting large-scale urban renewal.

2.7 Cumulative Impacts

Nearby relevant proposals that have the potential to result in cumulative impacts are identified in **Table 3** below.

Table 3 Surrounding Future Development

Development	Description	Location	Status
In fill Affordable Housing – Residential Flat Building DA2024/0250	Demolition of existing industrial buildings and the construction of a six to eight storey infill affordable housing residential flat building development. It will comprise of 183 units, 2 basement levels containing 198 car spaces, a neighbourhood shop and Torrens title subdivision to consolidate the affected lots. Subject to the status of approval at the time of lodgement, the EIS will consider it as part of the cumulative impact assessment.	176-184 George Street	Being Assessed
Homebush Accelerated Transit Orientated (TOD) Precinct	The Homebush Accelerated TOD Precinct is located to the south of the site. This is likely to see future DAs lodged and development undertaken accordingly. This will be considered in the EIS and rezoning.	South of the site	Finalised – Rezoning completed 27 November 2024

Development	Description	Location	Status
Concord, Victoria and George St Concord West	Concept masterplan for the site comprising of 7 residential flat buildings, construction of and use to two of the residential flat buildings, site flood mitigation, and associated works.	7 Concord Avenue, 202 George Street, and 69-73 Victoria Avenue, Concord West	Declared HDA Project

An assessment of the cumulative impacts associated with these proposals, as relevant to the enabling works proposed by this application are considered in **Section 6.0**.

2.8 Analysis of Alternatives

Alternative options have been considered by the Applicant in response to the strategic need and objectives for the development of the site. This includes not undertaking any works on the site ('do nothing'), proceeding with a different use on the site, and proceeding with the proposed demolition and remediation for the purposes of a mixed-use precinct.

2.8.1 Do Nothing

Leave the site as it currently exists, where the buildings are under-utilised and do not contribute to the strategic vision of the area and will continue to detract from the public domain. The site would remain in a contaminated state and would not achieve objectives set out in the strategic planning framework.

2.8.2 Use of the Site for an Alternative Purpose

Considering the current demand for housing in areas close to centres and high frequency public transport, delaying the development is contrary to housing delivery objectives of all levels of government. The proposed staging of enabling and main works will allow the development to be delivered in an expedient manner, whereas delaying the Demolition and Remediation SSDA would likely result in failure to meet the prescribed timeframe for lodgement of the main works DA under the HDA pathway.

2.8.3 The Proposed Development

The proposed development represents the most suitable and appropriate pathway to achieve the strategic objectives and statutory controls for the site, aligning with the strategic focus on the delivery of diverse housing types close to transport. The proposal will integrate retail, social infrastructure and commercial uses as part of the residential development which will strengthen Concord West as a town centre in addition to providing required housing. The staging of the demolition and remediation SSDA ensures that the proposed main works development is constructed in an expedient manner in line with the objectives of the accelerated housing approval pathway under the HDA.

3.0 Project Description

3.1 Project Overview

Development consent is sought under 'Division 4.7 – Stage Significant Development' of the EP&A Act for demolition, remediation and enabling works relating to a future mixed use development on the site.

Specifically, this SSDA seeks approval for:

- Site establishment works including:
 - Erection of site hoarding, fencing and signage
 - Installation of site office and amenities.
- The demolition of all structures at the site including the:
 - Existing two storey commercial building
 - Existing childcare building
 - Above ground car park
- Removal of 132 trees across the site
- Diversion of the existing stormwater pipe and establishment of a new easement on the site.
- Remediation of contaminants of potential concern, in accordance with the proposed Remediation Action Plan (RAP) and excavation associated with remediation work).

The proposed development is discussed further in the following subsections and detailed on the Demolition Plans (Dwg no. SSDA-0020) prepared by GroupGSA and included at **Appendix B**.

3.2 Site Establishment

A Demolition Management Plan (DMP) has been prepared by Billbergia and is provided at **Appendix I**. This outlines the following site establishment works proposed to be undertaken at the site:

- Establishment of site boundaries and perimeter
- Erection of site hoarding, fencing and safety signage
- Installation of site office and amenities
- Conduct Dial Before You Dig (DBYD) investigations
- Installation of environmental and sedimentation controls
- Installation of protection to any buildings/facades/features being retained on surrounding properties to the north and south.

3.3 Demolition

The proposal seeks consent for the demolition of two existing buildings and the above ground car park located at 1 King Street, removing all existing structures from the site. The DMP (**Appendix I**) provides further detail of the methods of demolition proposed for the site, which includes the following specific activities:

- Disconnection and capping/make safe of all utilities servicing the site.
- Removal of any redundant services within the site boundary.
- Protection of trees to be retained and establishment of tree protection zones.
- Clearing of low-level vegetation throughout the site.
- Removal of trees of low significance, in line with Arborist's recommendations.
- Undertake HAZMAT investigations and monitoring.
- Removal and disposal of all hazardous materials identified.
- Undertake soft strip and demolitions work to the existing properties including slabs and footings.

- Removal of structures surrounding buildings on site including the breakup and removal of the basketball court, childcare playground, fencing and removal of concrete pathways and any additional items located on the site.

Demolition plans have been prepared by GroupGSA and are provided at **Appendix B** and **Figure 9** below.

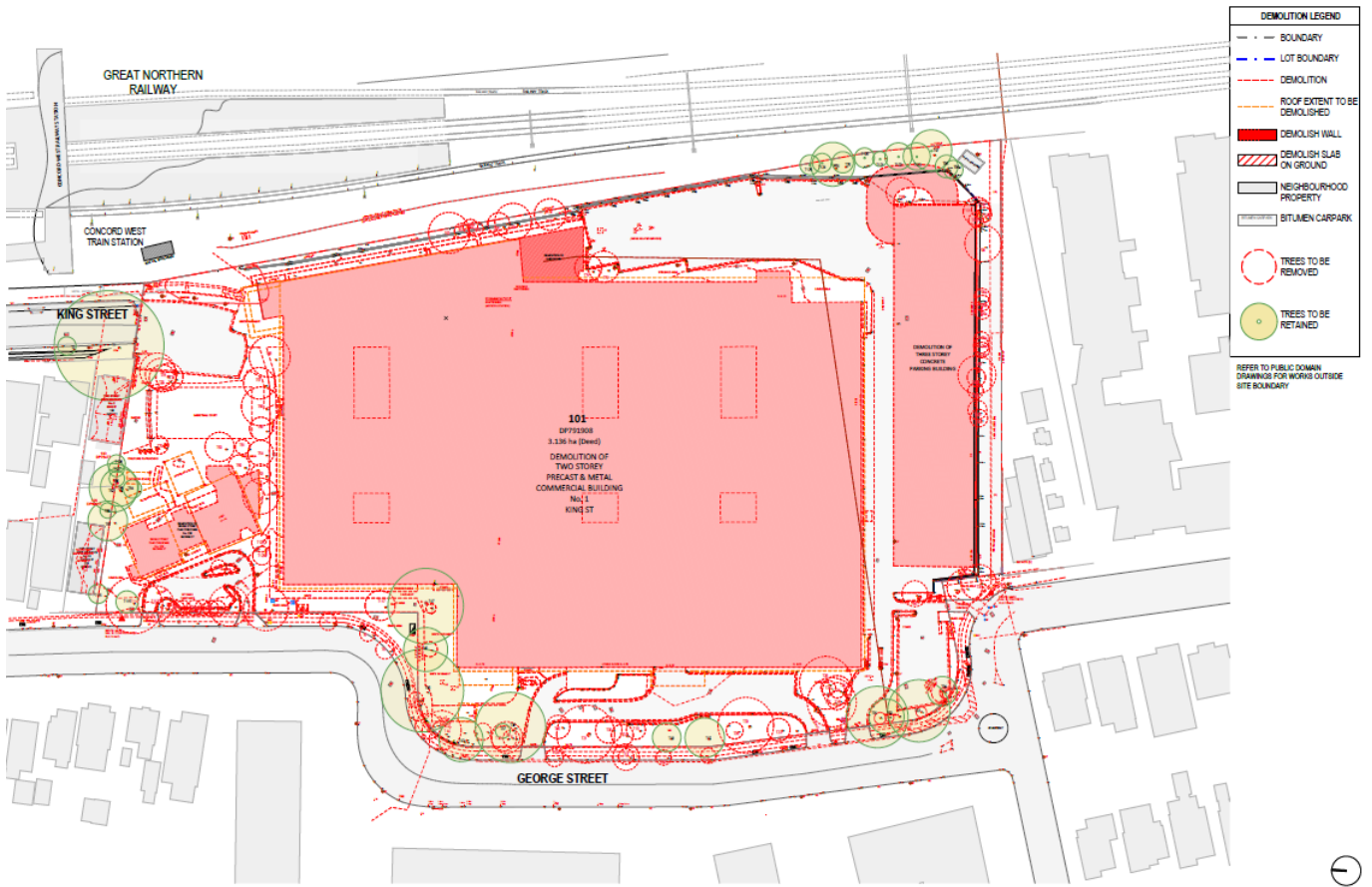


Figure 9 Demolition Plan

Source: GroupGSA

3.4 Site Remediation

Remediation works are proposed to be carried out to allow the site to be redeveloped into a mixed-use precinct (proposed separately under a subsequent SSDA). The remediation works proposed for the site are outlined as follows:

- Remediation will include the excavation and offsite disposal of soil from across the entire site, to varying depths depending on the previously identified contaminants throughout the fill materials. Further detail of the preliminary remedial extents and volumes are provided within Table 10 and Figure 5 of the RAP (**Appendix J**).
- Removal of the current and historical underground petroleum storage systems and removal of any surrounding impacted soils to be disposed of offsite at a licenced facility.
- Offsite disposal of impacted bituminous gravel material identified as containing high levels of benzo(a)pyrene at select locations on the site.

Five remediation zones have been identified at the site, the extent of remediation at these zones is summarised below at **Table 4**. The final extent of impacted soils will be refined through delineation assessments post demolition of existing structures.

Table 4 Extent of Remediation

Remediation Area	Area (m ²)	Assumed Depth Average (m)	Volume (m ³)
------------------	------------------------	---------------------------	--------------------------

R1 – Asbestos Impacted Fill (Shallow)	31,360	0.2	6,272
R2 – Asbestos Impacted Fill (Loading Dock Area)	1,200	1.5	1,800
R3 – Asbestos Impacted Fill (Around BH18)	100	0.9	90
R4 – Hazardous Waste	N/A	N/A	465-500
R5 – UPSS Waste	60	4	240

A RAP (**Appendix J**) is proposed to be implemented at the site to ensure the safe and efficient remediation at the site.

3.5 Tree Removal

One hundred and fifty-eight (158) trees are proposed to be removed at the site, as indicated on the tree removal plan at **Figure 10**. Thirty-nine (39) trees and tree groups are proposed to be retained and protected. Protection measures during the construction are proposed for the existing trees which are being retained and the establishment of tree protection zones. These trees will be replaced by new plantings as part of the comprehensive landscape plan under the subsequent detailed SSDA for the site.

Further information of the proposed trees being removed is provided at the Arboricultural Assessment Report at **Appendix K**.

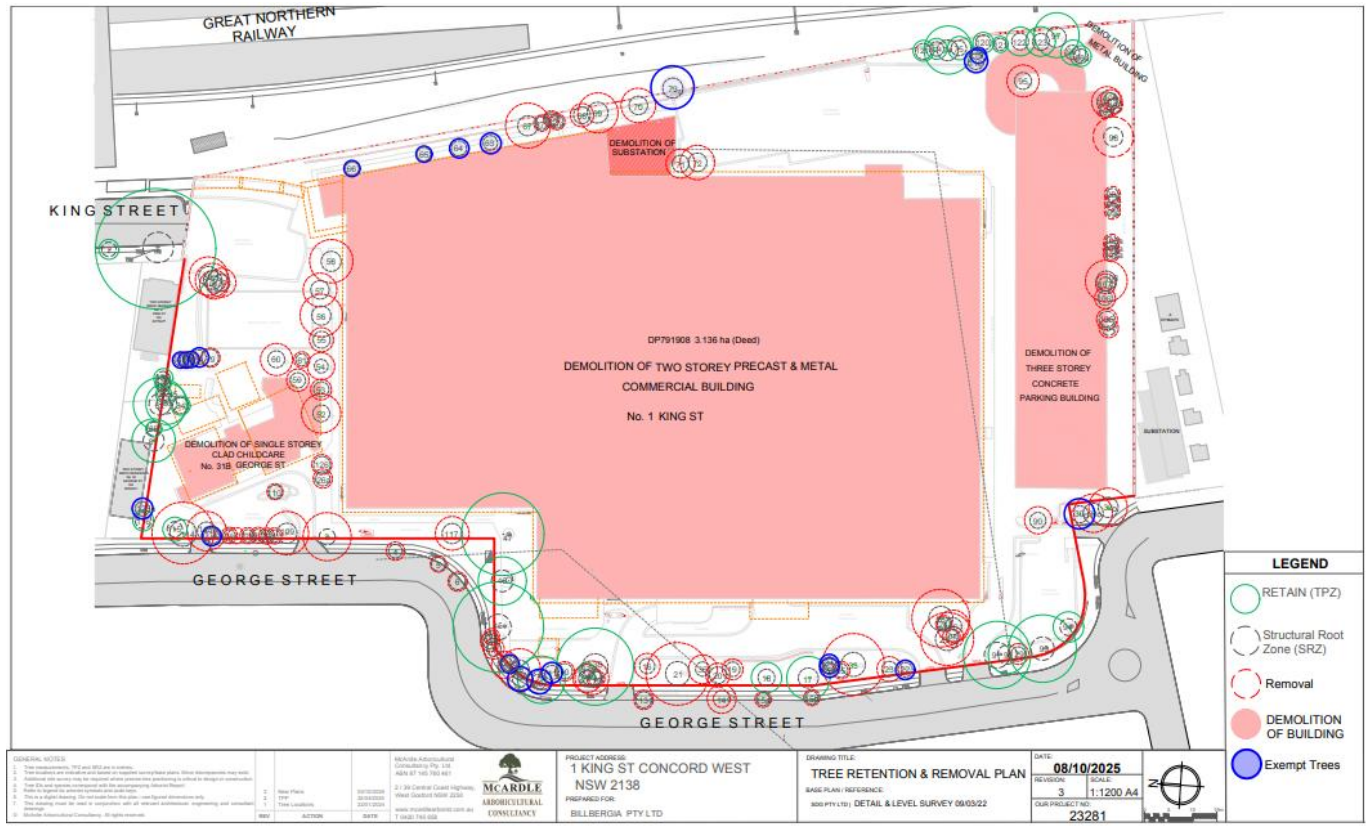


Figure 10 Tree Removal Plan

Source: McCardle Arboricultural Consultancy

3.6 Site Access

Two existing vehicular access points at the southern boundary of the site along George Street are proposed to be used during the construction phase. The Preliminary Traffic Management Plan (**Appendix L**) confirms that access to the site will be controlled by a suitably qualified traffic controller. See **Figure 11** below which indicates the proposed vehicular access points.

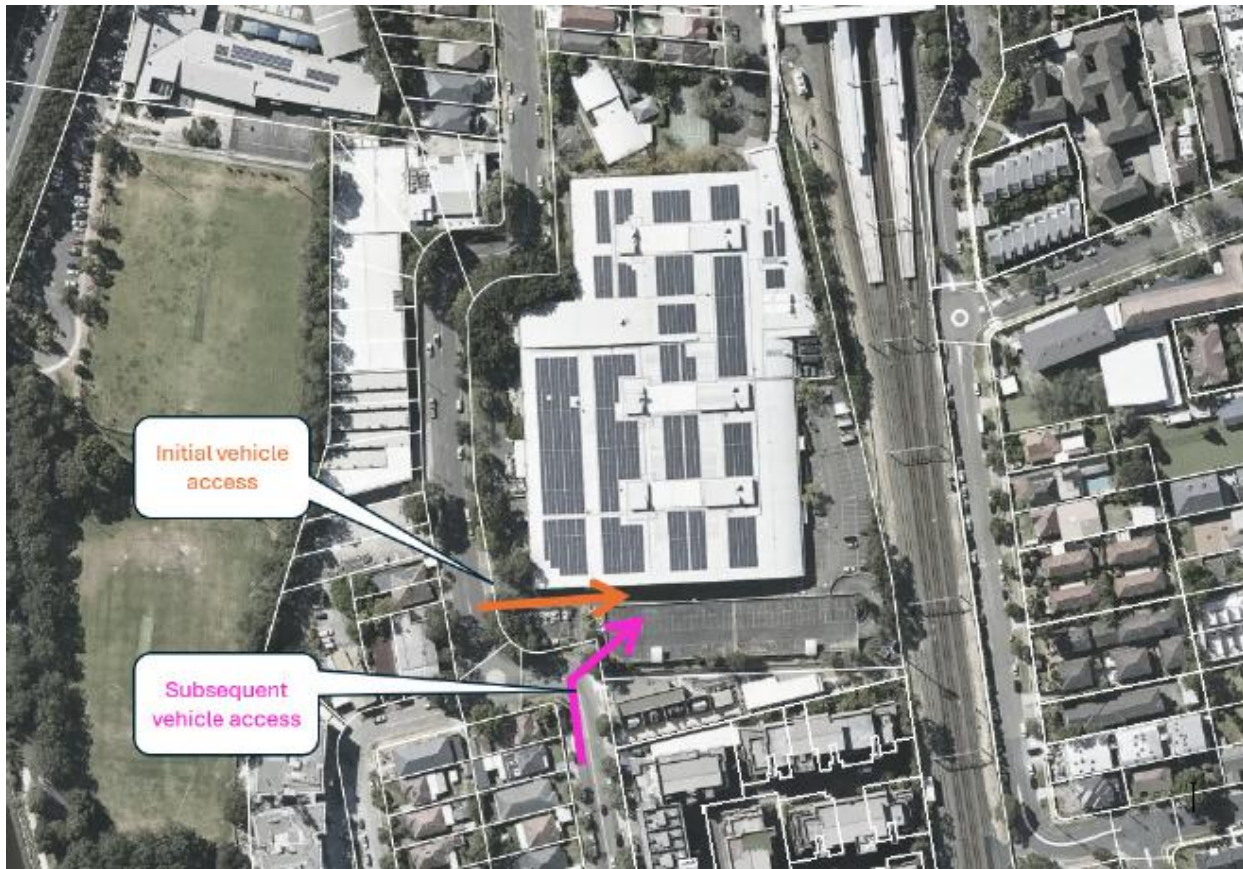


Figure 11 Proposed Construction Site Access

Source: JMT Consulting

3.7 Stormwater Diversion

A proposed Drainage Easement Plan is provided at **Appendix M**. Early works will include the diversion of the existing 900mm stormwater pipe owned by City of Canada Bay Council, which traverses the site in an east-west direction. The diversion is proposed to the north-western boundary of the site to support the future mixed-used development on the site. In addition to this an easement to be dedicated to Council is proposed to the northern boundary to support the proposed diversion and overland flow plan. **Figure 12** below illustrates the proposed stormwater diversion at the site.

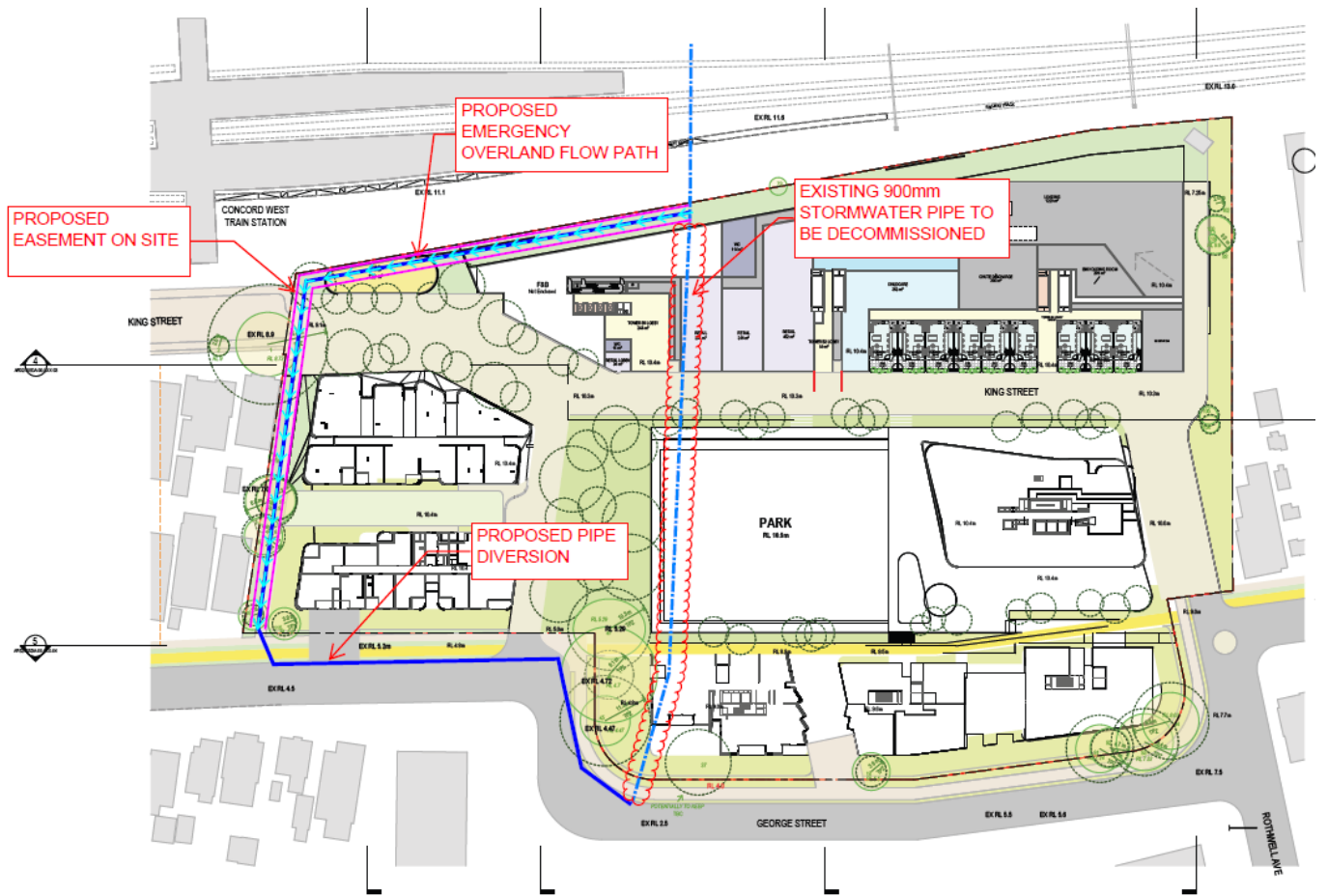


Figure 12 Proposed Stormwater Pipe Diversion

Source: JHA Engineers

4.0 Statutory Context

Development approval is sought for the project under the State Significant Development provision of Part 4 of the EP&A Act. The sections below outline the key statutory requirements. This section is complemented by a Statutory Compliance Table at **Appendix C** that identifies all statutory requirements and where those requirements have been addressed in the EIS.

4.1 Power to Grant Approval

The legislative pathway under which the consent is sought, why the pathway applies, and the relevant consent authority is outlined in **Table 5** below.

Table 5 Power to Grant Consent

Matter	Consideration
Declaration of State Significant Development	<p>Development consent is sought under 'Division 4.7 - Stage Significant Development' of the EP&A Act 1979. Section 4.36(3) of the EP&A Act states that:</p> <p><i>The Minister may, by a Ministerial planning order, declare specified development on specified land to be State significant development, but only if the Minister has obtained and made publicly available advice from the Independent Planning Commission about the State or regional planning significance of the development.</i></p> <p>The State Significant Development Declaration Order 2025 dated 17 February 2025 declared the site as State Significant Development under the EP&A Act. Part 2 <i>Declaration of State Significant Development</i> states the following:</p> <p><i>4 Specified development on specified land declared State significant development</i></p> <p><i>(1) The following development is declared to be State significant development –</i></p> <p><i>(b) development specified in EOI application 229212 dated 8 January 2025 including development for the purposes of a residential flat building at 1 King Street, Concord West as identified in Schedule 2.</i></p> <p>As the proposed early works are an inherent part of the declared development, they are included as SSD.</p>
Consent Authority	Section 4.5 of the EP&A Act stipulates that for an application made by a private company, the consent authority is the Minister for Planning and Public Spaces (or DPPI as their delegate).

4.2 Permissibility

The permissibility of the proposed development considering the proposed land use/s and land zoning is outlined in **Table 6** below.

Table 6 Permissibility

Matter	Consideration
Land Use	<p>The proposed early works are associated with the following future uses (subject to the subsequent Main Works SSDA):</p> <ul style="list-style-type: none"> Residential Flat Buildings Commercial premises
Land Zoning	The Site is currently zoned R4 High Density Residential.
Permissibility	Demolition is permissible with consent at the site under clause 2.7 of the CBLEP 2013.

4.3 Other Approvals

The other legislative approvals required for the Proposal in addition to a development consent under Division 4.7 of the EP&A Act are outlined in **Table 7** below.

Table 7 Other Approvals

Matter	Consideration																		
Approvals not required for SSD	Section 4.41 of the EP&A Act stipulates that certain authorisations are not required for State significant development. The following legislative approvals would otherwise be required if the Project was not State significant.																		
	<table border="1"> <thead> <tr> <th>Legislation</th> <th>Approval Otherwise Required</th> </tr> </thead> <tbody> <tr> <td colspan="2">Legislation that does not apply to State Significant Development</td> </tr> <tr> <td>Fisheries Management Act 1994</td> <td>No</td> </tr> <tr> <td>Heritage Act 1977</td> <td>No</td> </tr> <tr> <td>National Parks and Wildlife Act 1974</td> <td>No</td> </tr> <tr> <td>Rural Fires Act 1997</td> <td>No</td> </tr> <tr> <td>Water Management Act 2000</td> <td>Yes</td> </tr> </tbody> </table>	Legislation	Approval Otherwise Required	Legislation that does not apply to State Significant Development		Fisheries Management Act 1994	No	Heritage Act 1977	No	National Parks and Wildlife Act 1974	No	Rural Fires Act 1997	No	Water Management Act 2000	Yes				
Legislation	Approval Otherwise Required																		
Legislation that does not apply to State Significant Development																			
Fisheries Management Act 1994	No																		
Heritage Act 1977	No																		
National Parks and Wildlife Act 1974	No																		
Rural Fires Act 1997	No																		
Water Management Act 2000	Yes																		
Water Management Act 2000	<p>As stated in the Geotechnical Report prepared by JK Geotechnics (Appendix N), groundwater was measured in the soils and bedrock in the wells between RL3.55m and RL7.25m, which is a maximum of about 6m above the lowest basement level.</p> <p>Pursuant to section 4.41 of the EP&A Act, SSD is exempt from requirements for a water use approval (section 89), a water management work approval (section 90) and an activity approval (other than an aquifer interference approval) (section 91) of the Water Management Act 2000.</p> <p>It is noted that the Applicant has consulted with the Department of Climate Change, Energy, the Environment and Water (DCEEW) during the preparation of the application. See Section 5.0 for further detail.</p> <p>If required, a Section 73 Compliance Certificate and approval would be sought as required in accordance with any conditions of consent associated with the Demolition and Remediation works along with any other approvals required from relevant authorities.</p>																		
Consistent Approvals	<p>Section 4.42 of the EP&A Act stipulates that certain authorisations cannot be refused if they are necessary for carrying out State significant development. The following table outlines that no legislative approvals are required for the Project.</p> <table border="1"> <thead> <tr> <th>Act</th> <th>Approval Required</th> </tr> </thead> <tbody> <tr> <td colspan="2">Legislation that must be applied consistently</td> </tr> <tr> <td>Fisheries Management Act 1994</td> <td>No</td> </tr> <tr> <td>Mine Subsidence Compensation Act 1961</td> <td>No</td> </tr> <tr> <td>Mining Act 1992</td> <td>No</td> </tr> <tr> <td>Petroleum (Onshore) Act 1991</td> <td>No</td> </tr> <tr> <td>Protection of the Environment Operations Act 1997</td> <td>No</td> </tr> <tr> <td>Roads Act 1993</td> <td>No</td> </tr> <tr> <td>Pipelines Act 1967</td> <td>No</td> </tr> </tbody> </table>	Act	Approval Required	Legislation that must be applied consistently		Fisheries Management Act 1994	No	Mine Subsidence Compensation Act 1961	No	Mining Act 1992	No	Petroleum (Onshore) Act 1991	No	Protection of the Environment Operations Act 1997	No	Roads Act 1993	No	Pipelines Act 1967	No
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Protection of the Environment Operations Act 1997	No																		
Roads Act 1993	No																		
Pipelines Act 1967	No																		
EPBC Approval	The <i>Environmental Protection and Biodiversity Act 1999 Act</i> (EPBC Act) provides a legal framework to protect and manage nationally and internationally important flora, fauna, ecological communities, and heritage places. These are known as matters of National Environmental Significance. If the proposed development will, or is likely, to impact a matter of National Environmental Significance, then it is required to be referred to the Federal Department of the Environment for assessment to determine if it constitutes a 'controlled action' requiring EPBC approval.																		

Matter	Consideration
	<p>Presently, a bilateral agreement allows the Commonwealth Minister for the Environment to rely on the NSW environmental assessment process when assessing a controlled action under the EPBC Act.</p> <p>The proposed development is in a highly urbanised area without significant vegetation and therefore is not likely to impact a matter of National Environmental Significance. Therefore, the proposed development is not required to be referred to the Federal Department of the Environment to determine if it constitutes a controlled action and the bilateral agreement applies.</p>

4.4 Pre-Conditions to Exercising the Power to Grant Consent

The pre-conditions to be fulfilled by the consent authority before exercising their power to grant development consent are identified and considered in **Table 8** below

Table 8 *Pre-Conditions to Exercising the Power to Grant Consent*

Matter	Consideration
<i>Biodiversity Conservation Act 2016</i>	<p>In accordance with this Act, an assessment of any biodiversity impacts must be undertaken as part of any SSDA, including the provision of a Biodiversity Development Assessment Report (BDAR) in instances where it is required.</p> <p>Section 7.14 requires the consent authority to take into consideration the likely impact of the proposed development on biodiversity values as assessed in the BDAR.</p> <p>The proposed development involves the removal of a total 158 trees at the site as outlined in the Arboricultural Assessment Report included at Appendix K. A total of 39 trees are proposed to be retained and protected at the site and are included in a Tree Protection Plan. Given the site's location within a former industrial area and the absence of native vegetation communities on site, the proposed development will not result in any adverse impacts to biodiversity on the site or within the surrounding area.</p> <p>As such, this SSDA is accompanied by a BDAR Waiver Request prepared by East Coast Ecology, and a BDAR Waiver granted by DPHI, which are provided at Appendix O.</p>
<i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>	<p>The proposed development is located adjacent to a railway corridor. Section 2.98 applies to specified development adjacent to railway corridors. The proposed demolition is limited to demolition and remediation which does not involve any of the following development under clause 2.98(1):</p> <ul style="list-style-type: none"> • is likely to have an adverse effect on rail safety, or • involves the placing of a metal finish on a structure and the rail corridor concerned is used by electric trains, or • involves the use of a crane in air space above any rail corridor, or • is located within 5 metres of an exposed overhead electricity power line that is used for the purpose of railways or rail infrastructure facilities. <p>Therefore, this clause does not apply to the application.</p>
<i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>	<p><i>State Environmental Planning Policy (Residence and Hazards) 2021</i> (RH SEPP) stipulates that the consent authority must not consent to the carrying out of any development on land unless it has considered whether the land is contaminated and if so, whether it is suitable for a proposed development or requires remediation.</p> <p>The proposed remediation works are classified as 'Category 2' under the Section 4.11 of the RH SEPP. As such the consent authority will require notification 30 days prior to the works commencing.</p> <p>A Detailed Site Investigation (DSI) (Appendix P) was prepared for the site by Reditus to investigate the extent of contamination on the site. The DSI concluded that the site can be made suitable for the proposed development, subject to further testing and remediation required to remove potential contaminants at the site.</p> <p>Subsequently, a Remediation Action Plan (RAP) (Appendix J) and Hazardous Materials Survey (Appendix Q) has been prepared for the proposed demolition at the site. The methods of</p>

Matter	Consideration
	remediation proposed for the site under the RAP have been deemed suitable to remediate the site for the proposed future use of the site as a mixed-use precinct.

4.5 Mandatory Matters for Consideration

The matters that the consent authority is required to consider in deciding whether to grant consent to any development application are identified and considered in **Table 9** below.

Table 9 Mandatory Matters for Consideration

Legislation	Matters for Consideration
Environmental Planning & Assessment Act 1979	<p>The proposed development is consistent with the objects of the EP&A Act for the following reasons:</p> <ul style="list-style-type: none"> • The proposal promotes orderly economic use of land as the development will facilitate the remediation of the site to be made suitable for a mixed-use precinct in close proximity to an existing train station. • The proposal will deliver economic benefits to the local area through the contribution of 50 direct and 60 indirect jobs during the construction phase of the development. • It allows for additional employment opportunities throughout the construction phases. • It will facilitate ecologically sustainable development. • It will facilitate the delivery of diverse housing types in an accessible location. • It is consistent with Division 4.7 of the EP&A Act because: <ul style="list-style-type: none"> - The development has been declared to have state significance. - The development is not prohibited by an environmental planning instrument. - The development has been evaluated and assessed against the relevant heads of consideration under section 4.15(1), as outlined in this table.
Protection of the Environment Operations Act 1997	<p>The <i>Protection of the Environment and Operations Act 1997</i> (POEO Act 1997) sets out the requirements for certain operations to obtain an Environment Protection Licence (EPL) from the Environment Protection Authority. Schedule 1 of the POEP Act sets out the activities and operations that require an EPL.</p> <p>'Contaminated Soil Treatment Works' are listed under Schedule 1 of the POEO Act 1997. The proposed remediation works do not involve the following:</p> <ul style="list-style-type: none"> • Incineration of more than 1,000m³ of contaminated soil per year • Treat and store more than 30,000 m³ of contaminated soil • Disturbance of more than 3 hectares of contaminated soil. • Processing more than 150 tonnes of material per day or 30,000 tonnes of material per year <p>Therefore, the works do not fall within the licencing requirements for contaminated soil treatment works or crushing, grinding or separating works under the POEO Act 1997.</p> <p>The RAP at Appendix J confirms that the excavation and removal of material at the site will be undertaken in accordance with the requirements under the POEO Act including:</p> <ul style="list-style-type: none"> • The correct classification of waste in accordance with POEO Act 1997 guidelines. • Disposal of waste and other materials to licenced offsite facilities.
Environmental Planning and Assessment Regulation 2021 (EP&A Regulations)	<p>Part 8, Divisions 2 and 5 of the <i>Environmental Planning and Assessment Regulation 2021</i> (EP&A Regulations) sets out procedures which relate to the preparation and submission of EIS. This EIS has been prepared in accordance with Sections 190 and 192 of Division 5 which relate to the form and content of the EIS.</p>

Legislation	Matters for Consideration
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Similarly, the EIS has addressed the principles of ecologically sustainable development through the precautionary principle (and other considerations), which assesses the threats of any serious and irreversible environmental damage (refer **Section 6.0**).

State Environmental Planning Policy (Biodiversity and Conservation) 2021

Chapter 2 of the *State Environmental Planning Policy (Biodiversity and Conservation) 2021* (BC SEPP) provides for the preservation and management of vegetation in non-rural areas. As the site is zoned R4 High Density Residential and is located within the City of Canada Bay LGA, the provisions of Chapter 2 apply. The proposed development involves the removal of 158 trees at the site as outlined in the Arboricultural Assessment Report at **Appendix K**. As part of the early works, 23 trees are proposed to be retained and protected at the site and are included in a Tree Protection Plan. Further assessment of the impact of tree removal at the site is provided in **Section 6.7**.

Canada Bay Local Environmental Plan 2013

Clause 2.3
Zone Objectives and Land Use Table

The proposed development is consistent with the objectives of the zone. The proposed demolition and remediation are permissible with development consent in the ER4 High Density Residential zone.

Clause 2.7
Demolition requires development consent

This application seeks development consent for demolition.

Clause 4.3
Height of buildings

Not applicable. The proposed development consists of demolition and remediation only.

Clause 4.4
Floor Space Ratio

Not applicable. The proposed development consists of demolition and remediation only.

Clause 6.1
Acid Sulphate Soils

Class 5, within proximity to Class 2 land.	The RAP at Appendix J confirms the site contains the presence of Acid Sulphate Soils at the site. A separate Acid Sulphate Soil Management is being prepared for the site to manage potential environmental impacts of contaminated soils.
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Clause 6.2
Earthworks

The relevant matters have been considered in **Section 6.0**.

Clause 5.21
Flood planning

A Flood Risk and Impact Statement has been prepared at **Appendix G**. The site is partially affected by the 1% AEP and PMF Events, assessment of the proposed development in relation to flooding is provided in **Section 6.8.3**.

5.0 Stakeholder Engagement

This section describes consultation undertaken and feedback received prior to the lodgement of the EIS for the proposal and engagement to be carried out following lodgement of the EIS. It is supported by a Consultation Outcomes Report which has been prepared by Colliers Urban Planning and is included at **Appendix H**

As part of the consultation undertaken, the community and stakeholders were informed that this SSDA forms part of a separate Demolition and Remediation SSDA to develop the site into a mixed use residential precinct, in which a separate application will be lodged for the Main Works portion.

5.1 Engagement Carried Out

Full consideration has been given to the DPHI Secretary's Environmental Assessment Requirements (SEARs) during the consultation for this project, including observance of the *Undertaking Engagement Guidelines for State Significant Projects* (October 2022).

5.1.1 Identified Stakeholders

A comprehensive list of community members and stakeholders to consult throughout during the preparation of the EIS process was developed through:

- The identification of neighbours who would be impacted by the proposal unless mitigation measures were implemented,
- The identification of stakeholders who would have a particular interest in the proposal.
- The identification of stakeholders who would have information of value to the proposal, for example, Aboriginal groups with cultural knowledge relating to the site.
- Consultation with the DPHI. This included the community members and stakeholders listed in the proposals SEARs that the applicant was required to consult with.

As a result of the above process, a number of stakeholders were identified for consultation, including:

- DPHI, including:
 - Housing Delivery Authority
- Government Architect NSW
- Canada Bay Council
- Transport for NSW
 - Sydney Trains
 - Roads Team
- Sydney Water
- NSW SES
- Water NSW
- Ausgrid
- Jemena
- NBN
- Registered Aboriginal Parties (RAPs)
- Metropolitan Local Aboriginal Land Council
- Aboriginal Housing Office
- Community and surrounding residents and landowners, including:
 - Immediate neighbours and adjacent landowners
 - Nearby residents and businesses
 - Broader local community

5.1.2 Consultation Methods

As detailed in the Consultation Outcomes Report (**Appendix H**) a range of consultation methods were used to engage stakeholders. This included activities completed prior to lodgement, through the preparation of the EIS and associated technical studies. The consultation methods are detailed in **Table 10** below.

Table 10 Consultation Methods

Activity	Targeted Stakeholder	Purpose	How engagement informed the project
Tools and Collateral			
Project Notification Letter (Letterbox Drop)	Local residents and businesses (engagement catchment)	Letter distributed via letterbox drop or direct email to provide information to stakeholders and the community about the project, invite them to attend a drop-in session and webinar, or contact the team. On Thursday, 14 August and Friday, 15 August 2025, 1,827 residents and businesses surrounding the site were reached.	Ensured that key stakeholders and local residents to the site were aware of the project and had the opportunity to learn more about project and provide feedback.
Website Copy	All stakeholders	Website copy provided an overview on the project, status, planning process and consultation opportunities.	Provided accessible project information, available to all community members and stakeholders.
Display boards	Drop-in session attendees	Large display boards provided high-level project information in a visual and easily accessible way.	Ensured drop-in session attendees had clear, accessible information to form the basis of conversations and feedback.
Project Factsheet and FAQs Document	Drop-in session attendees	Factsheet and FAQ document provided detailed information about the project and how to provide feedback to the project team.	Ensured accurate, relevant and consistent information was communicated to all drop-in session attendees.
Project Overview Presentation	Webinar attendees	Detailed the objectives, vision and key deliverables of the site. Used in webinar.	Provided visual aids to stakeholders and the community during engagement events and ensured that meaningful feedback could be obtained.
Activities			
Drop-in Session	Local residents and businesses Immediate neighbours	Informal on-site drop-in session on Saturday, 23 August held over 3 hours, allowed interested community members to attend at a convenient time to learn about the project, ask questions and provide feedback. Approximately 40 people attended the session.	Provided community members the opportunity to learn about the project, meet the project team, and have face-to-face discussions.
Community information webinar	Local residents and businesses Immediate neighbours	Hosted 1 x 1.5-hour information session on Tuesday, 26 August for community members to learn about the project, meet the project team, provide feedback on key topics and ask questions. 27 attendees joined the webinar.	Provided a welcoming forum for community members to be able to find out more about the project, ask questions and provide feedback. Informed the community on the staging of

Activity	Targeted Stakeholder	Purpose	How engagement informed the project
			development applications for the site.
Webinar questions on notice distribution	Local residents and businesses Immediate neighbours	Due to time limitations and the volume of questions received, not all questions were able to be answered at the webinar. The team collated unanswered questions, coordinated responses with the project team, and issued these to all webinar attendees following the session (on Friday, 5 September).	Ensured all webinar questions were responded to in an accessible and transparent way.
Frontline engagement	All stakeholders	Maintained an email address and enquiry database for stakeholders and monitored and responded to enquiries up until lodgement. 7 public enquiries have been received as at the time of preparing this report.	Provided all stakeholders with a direct point of contact for any enquiries and assisted them in understanding the project.
Reporting			
Consultations Outcomes Report	All	A detailed summary of the activities undertaken, stakeholder and community reached, the feedback provided and how this has been reflected in the SSDA.	Identified key themes of interest by stakeholders and the community to help inform the planning, design and construction process.

This approach follows the *Undertaking Engagement Guidelines for State Significant Projects (2021)* by:

- Engaging with relevant NSW Government agencies, service providers, Council, close neighbours and targeted members of the community who are most likely impacted or interested in the proposal
- Informing the surrounding community to the site about the proposal and providing opportunities to engage directly with the project team
- Explaining how community feedback will be considered and documented
- Providing relevant information in plain English so that potential impacts and implications can be readily understood
- Providing channels of communication to gather feedback.

5.1.3 Aboriginal Community Consultation

The Aboriginal and Historical Archaeological Due Diligence Assessment prepared by GML Heritage (**Appendix U**) concludes that there is nil-low potential for Aboriginal archaeological resources and Low potential for historical archaeological resources to be present within the Site. As a result, they confirm that there is no requirement for an Aboriginal Cultural Heritage Assessment Report or Archaeological Assessment (ACHAR).

Notwithstanding this, consultation with Registered Aboriginal Parties (RAPs), Metropolitan Local Aboriginal Land Council and Aboriginal Housing Office has been undertaken for the development of the entire precinct as detailed at **Appendix H**.

5.2 Stakeholder Views

The key issues and matters raised by the community and stakeholders during the preparation of the Scoping Report, SEARs and EIS are outlined in **Table 11** below. It is noted that there are limited stakeholder views that pertain to the Demolition and Remediation scope and only views relevant to the demolition and remediation works are listed below. For a comprehensive summary and analysis of stakeholder views and detailed project response, refer to **Appendix H**.

Table 11 Stakeholder Views

Key Issues	Project Response
Strategic Context	
No relevant feedback received.	
Proposal and Alternatives Considered	
Query about the two different applications (i.e. one for Demolition and Remediation and one for Main Works), and whether these two are linked.	<p>Yes. Two applications for this project are being lodged:</p> <ul style="list-style-type: none"> • SSD-90337724 – Demolition and Remediation (site preparation only). • SSD-81999457 – Main Works and Rezoning. <p>Both will undergo independent assessment and public exhibition.</p>
Request for forecasted dates for the development	<p>Development dates are yet to be finalised and are contingent on variables such as weather and material resourcing. The preliminary estimate for early works, such as commencement of demolition, is anticipated from late 2026 (subject to approval). We expect progressive construction to be staged from 2027.</p>
Relevant Statutory Issues	
No relevant feedback received.	
Community Engagement	
Some residents questioned whether consultation is meaningful, asking if traffic and access concerns will result in real solutions or if the process is just “box-ticking.”	<p>Community input is an important part of shaping the project before it is lodged as a State Significant Development Application. Feedback will be documented in the Consultation Outcomes Report and considered alongside independent technical studies. If the assessments identify the need for changes to access, road upgrades, or other measures, these will need to be incorporated before the proposal can proceed.</p>
Suggestions were made to provide materials in different languages to support broader community accessibility.	<p>This suggestion is acknowledged and will be considered for future project notifications and updates to improve accessibility for all community members.</p>
Will there be an opportunity to follow up on questions that have not been fully answered during this session? If so, could you please clarify the process for ensuring those responses are provided either in writing or at a later stage?	<p>The project team provided answers to all unanswered questions via email following the consultation session, and any further questions were invited via the project’s consultation email address.</p>
Concern that the letter box drop was not distributed to any residents on the western side of the railway and specifically the residents in King Street Concord West.	<p>It is noted that the letterbox drop zone is consistent with an earlier consultation mailout for this proposal (the letterbox drop advertising the public exhibition for the project’s previous Planning Proposal). The letterbox drop zone encompassed areas west and east of the railway line. It is noted that due to the large area requiring distribution, this letterbox drop occurred over consecutive days, so some</p>

Key Issues**Project Response**

properties may have received their notification shortly after others. It is noted that a copy of the project notification was provided to the community member via email.

Economic, Environmental and Social Impacts**Traffic**

Concern that there is only one main road in and out (George Street) and related congestion. Calls for upgrades to George Street, Pomeroy Street, Powell Creek crossing, the DFO intersection, and the Station Street underpass. Feedback that road access during emergencies may be difficult or unsafe, and concern about potential safety issues during school pick-up and drop-off.

Traffic impacts are a key focus of the SEARs. The Traffic Impact Assessment is modelling existing and future conditions, including the performance of roads and key intersections such as (but not limited to) George Street/Pomeroy Street, George Street/Parramatta Road, and Pomeroy Street/Underwood Road. Flood and safety studies are being undertaken to ensure emergency requirements are met, and these studies involve consultation with relevant State Government agencies for feedback and technical input. The proposal will also deliver safer walking and cycling connections around Concord West Station.

Request for further information regarding a traffic management plan for the development considering the existing issues with congestion in and out of King/George St

Traffic is a key issue in the Secretary's Environmental Assessment Requirements. It is noted that a copy of the SEARs was issued to this community member. Technical consultants are currently assessing existing traffic issues, and this work will be made available in the Transport Impact Assessment when complete, to support lodgement and exhibition.

Request that traffic studies include peak-time counts, including weekday and school peak house, and event times (relating to nearby stadium).

Traffic surveys have been undertaken during recognised AM and PM peak periods (6:00–10:00am and 3:00–7:00pm), consistent with the Guide to Transport Impact Assessment.

Residents queried how the combined effects of this development, other recent projects, and the Homebush TOD will be addressed.

Cumulative impacts are a key requirement of the SEARs. The Transport Impact Assessment will consider this proposal alongside adjacent approved developments and planned infrastructure upgrades, ensuring the broader transport network is assessed.

Is emergency access considered in the traffic assessment?

Yes, this detail is included as part of the Traffic Impact Assessment, and these studies involve consultation with relevant State Government agencies for feedback and technical input.

Construction Impacts

Concerns about air quality and structural impacts on surrounding residences during construction.

Before works commence, a Construction Environmental Management Plan will be prepared. This plan will cover site access, construction routes, work hours, dust and noise controls, safe access routes, and measures to

Key Issues**Project Response**

minimise disruption to neighbours, schools, and local businesses

Will 'tradies' need to park on the street during construction and will access be required to King Street during construction?

A construction management plan is yet to be developed. However, given the size of the site, construction parking will likely be located on site depending on the stage of development. Any construction management plan will need to be approved by the Department for Planning, Housing and Infrastructure and will incorporate access requirements

What is your dust abatement plan?

Existing strategies for dust abatement include spraying water during excavation and continual monitoring. Due to the topography of 1 King Street, excavation will be minimised as much of possible, leading to less dust impacts generally.

Justification and Evaluation of Project as a Whole

No relevant feedback received.

Issues Beyond Scope or Not Relevant to Project

No relevant feedback received.

5.3 Engagement to be Carried Out

The project team are committed to ongoing community consultation following the submission of the EIS. This includes during the exhibition and assessment of the project and following a determination.

In accordance with SEARs requirements for communications and stakeholder engagement, the Applicant has implemented an engagement strategy that informs the most likely impacted and interested residents, landowners, businesses and key government agencies about the proposed development. This has not only ensured that the community have had the opportunity to be briefed on the proposal but has also provided an important mechanism to gather feedback for consideration prior to lodgement.

Following its submission, the DPPI will exhibit the EIS on the Major Projects NSW Website and invite submissions from government agencies and the public. Once the exhibition period is complete, the DPPI may require the applicant to prepare a Submissions Report in response to issues raised. The project team will continue to liaise with the DPPI and stakeholders during the proposal's assessment to address queries that may arise.

6.0 Assessment of Impacts

This section of the report assesses and responds to the environmental impacts of the proposed SSD. It addresses the matters for consideration set out in the SEARs dated (see **Appendix A**). The Mitigation Measures proposed to mitigate any environmental impacts are provided at **Appendix D** and complement the findings of this section.

6.1 Contamination and Remediation

A Remediation Action Plan (RAP) has been prepared by Reditus (**Appendix J**) as part of the proposed development to satisfy the requirements of the RHSEPP.

A Detailed Site Investigation (DSI) (**Appendix P**) was conducted in 2023 and Data Gap Assessment (**Appendix R**) by Reditus, which concluded that the site can be made suitable for the proposed development for residential and public recreation purposes subject to a range of measures including but not limited to, further testing, the implementation of a RAP and removal of current Underground Storage Tank (UST) infrastructure. The results of this investigation have identified the contamination at the site including total recoverable hydrocarbons (TRH), benzo(a)prene, metals and asbestos at concentrations above the criteria for in fill materials across the site. The contamination at the site has been attributed to the previous industrial land use at the site and bulk underground fuel storage on site. Heavy metals were previously detected in groundwater at the site, at a level above the ecological screening criteria. In addition to this, hazardous ground gases were identified at the site. Acid sulphate soils have been identified within the natural soils and rock at the site to depths of below 1.5m. This will be managed as part of a separate future Acid Sulphate Soil Management Plan (ASSMP).

The objectives of the remediation action plan are as follows:

- Remediate the site to a level enabling future redevelopment for mixed commercial / residential purposes.
- Prevent or minimise to the extent practicable further migration (if any) of contaminants from source areas that pose an unacceptable risk to either future site occupants (site workers and occupants) or environmental receptors.
- Validate the soil, groundwater and soil vapour remedial/assessment works by demonstrating that source zones of contamination (including UPSS infrastructure) and any surrounding impacted backfill material has been adequately removed.
- Validate and provide relevant documentation in regard to the remedial works in accordance with NSW EPA endorsed guidelines.
- Management of hazardous ground gases across the site, in accordance with the NSW EPA (2020) Assessment and management of hazardous ground gases guidelines.

6.1.1 Environmental Status and Conceptual Site Model

Contamination Sources

A range of potential contamination sources have been identified at the site during the PSI and confirmed in investigation works for the RAP. This includes the following:

- Bulk underground fuel storage – potential spills and leaks from UPSS
- Historical use of fill – importation of fill from unknown sources
- Historical industrial land use – spills, leaks and deposition of contamination from historical land uses both on and surrounding the site
- Hazardous building materials – improper demolition of previous structures or weathering of existing hazardous building fabrics.
- Electrical substation and transformer: leakage of PCB-containing insulating fluid within transformers. The SPR linkage for this was considered unlikely and no further investigation was recommended.
- Hazardous ground gas conditions – Surrounding contaminated land uses have resulted in vapour accumulation in confined spaces and the risk of inhalation of contaminated vapours.

The RAP indicates that there are potential for complete exposure pathways as a result of the identified contaminants at the site. This includes the potential for works to come into contact with contaminants in the early works phase, which can be managed through the implementation of the RAP. The ecological risk to terrestrial ecosystem for potential contaminants is considered incomplete subject to the implementation of the RAP.

6.1.2 Remediation Action Plan

The proposed remediation strategy comprises of the removal of underground fuel storage infrastructure. Soil remediation at the site will include excavation of contaminated soils and offsite disposal in accordance with the RAP. The preferred remediation options identified within the RAP have been identified below:

Soil Remedial Options

A range of soil remediation options were considered for the site, targeted excavation and removal of impacted soils is outlined as the preferred method for the site. This includes the offsite disposal of impacted material. Given the volume of the soils is likely to be relatively small, the number of truck movements and magnitude of soil needing to be removed from the site is likely to be minor.

Asbestos Impacted Soil

The excavation and removal of all asbestos impacted fill to a depth of up to 1m below surface level is considered the preferred option for the site. This consists of removing the contaminated soil and disposing at a licenced offsite waste facility. This is considered the most efficient disposal method and will ensure the development proceeds safely.

Benzo(a)pyrene impacted soil

Excavation and removal of the impacted soils to a depth of up to 1 m below surface level is considered the most suitable method for remediated the affected soil. This will involve offsite disposal of the soil to a licence waste facility capable of receiving TRH, BTEX, PAH and heavy metal impacted soils. The impacts as a result of the truck movements, magnitude of soil to be removed is considered minor due to the smaller volume of soil expected at the site. This option provides the most efficient method remediate the site to a safe standard.

Hazardous Ground Gases

A ventilated basement with a permanent monitoring system installed in the underfloor is the proposed method to respond to hazardous ground gases within the future basement of the site. The basement would be ventilated in accordance with Building code of Australia requirements which is considered to provide a sufficient level of protection for the site.

The RAP confirms that following the implementation of remedial measures proposed under this plan, the site will be suitable for re-development. The methods for remediation provided in the RAP are considered the safest and most efficient methods for remediating the site to a suitable standard.

6.2 Hazardous Materials

A Hazardous Material Survey has been completed at included at **Appendix Q**. This provides an assessment of the potential of hazardous materials in existing development at the site proposed to be demolished. A HAZMAT Survey was undertaken at the site and identified hazardous materials including synthetic mineral fibres, lead-containing paints detected above 0.1% w/w. Removal of these materials are recommended at the site prior to demolition. Recommendations are outlined within the Hazardous Materials Survey (**Appendix Q**) for each of contaminants identified at the site to ensure safe and efficient demolition of the buildings.

Based on assessment of hazardous materials at the site and following the implementation of the recommended measures to be implemented for hazardous materials, the site is considered suitable for the proposed demolition.

6.3 Geotechnical

JK Geotechnics have undertaken geotechnical investigation works within the development site, which are outlined in the Geotechnical Investigation Report at **Appendix N**. The report assesses the subsurface conditions in relation to excavation conditions, hydrogeological conditions and construction methodology based on data collected from six (6) boreholes locations.

Existing subsurface conditions comprise of a generally limited thickness of fill overlying residual clays and siltstone bedrock, with laminate and sandstone bedrock at depth. Asphaltic concrete and concrete with a thickness of 20mm to 350mm were penetrated from all of the boreholes. The site is underlain by Ashfield Shale. Groundwater was encountered generally in the bedrock. Groundwater seepage was encountered at Borehole 2 at a depth of 4.7m and standing still water was identified at a depth of 4.5m. The site is also located in an area where soil and groundwater salinity may occur.

Hydrology

Groundwater was measured between RL3.55 and RL7.25m, which is a maximum of 6m above the lowest basement level and is generally graded to the east. As a result, the design and construction of a drained basement is considered appropriate for the development. Continuous groundwater level monitoring for a period of 3 months, permeability testing of bedrock, groundwater quality testing and seepage analysis will likely be required.

Excavation

Excavation of the fill, natural soils, any extremely low and very low strength bedrock is expected to be readily achievable using conventional techniques including using medium to large sized hydraulic excavators. Excavation through bedrock of low or medium strength could likely be achieved using a ripping tyne with a large excavator or large dozer. Rock of high and very high strength would require the use of rock breaker attachments to large excavators.

JK Geotechnics conclude that the required excavation works which form part of this Demolition and Remediation SSDA are readily achievable at the site. It is recommended that the local Council guidelines on salinity are consulted to prevent adverse impacts on the proposed development. Additionally, waste classification is required for any soil or bedrock excavated from the site prior to disposal. Subject to the implementation of mitigation measures relating to excavation

6.4 Water Management

A Water Cycle Management and Flood Impact and Risk Assessment has been prepared by JHA Services and is provided at **Appendix G**. This report provides a stormwater quantity and quality assessment for the site relating to its existing and post development conditions. Additionally, it includes measures to address the integrated water management objectives and controls specific in the CBDCP.

Sediment and Erosion Control Measures

A concept Soil and Water Management Plan has been developed for demolition and remediation phase of works and includes the following control measures to be implemented:

- Protecting the downstream perimeter of the entire site with a sediment fence.
- All vehicles entering and exiting the site will be washed down to prevent soil and dirt being transferred out of the site.
- Prior to any earthworks commencing on the site, sediment and erosion control measures will be implemented in Sediment and Erosion plans as part of the Construction Environmental Management Plan.
- Dust control measures including covering stockpiles, installing fence hessian and watering exposed areas
- Placement of hay bales or mesh and gravel inlet filters around proposed catch drains and stormwater inlet pits \Construction of temporary sediment basins
- Stabilised site access at the construction vehicle entry/exits

- Stockpiled material, including topsoil is to be located as far away from any natural watercourses or temporary overland flow paths. All stockpiles and embankment formations shall be stabilised by hydroseeding or hydro mulching on formation.
- A temporary sediment basin will be required to manage site runoff during construction of the proposed development. The construction of these basins may be staged to maximise runoff capture, supported by swales that direct flow into the basins.

The report concludes that limited impact to surrounding waterways can be achieved through the implementation of recommended management measures for the proposed development.

6.5 Waste Management

A Demolition Waste Management Plan (DWMP) has been prepared by WSP for the application at **Appendix S**. The DWMP has been prepared based on the requirements outlined within the Canada Bay Development Control Plan and Canada Bay Council's Waste Management Plan Form. The DWMP outlines that a detailed demolition waste strategy is to be included as part of the principal contractor's ongoing management plan for the site.

Materials are proposed to be reused and recycled where possible to minimise the disposal of materials other than those which are contaminated to landfill. Waste storage will generally include stockpiling of excavated and reusable material and the placement of skip bins throughout the site. Four waste streams are proposed across the site including re-use onsite, re-use offsite, recycling, and disposal.

Waste collection is proposed to be undertaken by private contractors on an as-required basis and is anticipated to be undertaken by heavy ridged vehicles. Waste collection and vehicular access will be carried out in accordance with the Construction Traffic Management Plan prepared by JMT Consulting. The detailed waste generation volume will be recorded by the principal contractor and waste management strategies will form part of the Principal Contractor's Waste Management Strategy to be prepared for construction.

The assessment of waste generation and management required at the site concludes that waste at the site can be suitably managed through the key measures outlined above.

6.6 Transport and Traffic

A Preliminary Construction Traffic Management Plan (PCTMP) has been prepared for the demolition and remediation works, provided at **Appendix L**. The PCTMP considers the potential transport and traffic impacts in relation to the proposed demolition activities and associated works. It has provided recommendations to ensure the potential impacts of construction vehicles on the surrounding road network are appropriately managed. The PCTMP details construction vehicle routes, access and egress to the site, traffic flow impact, loading zones, traffic and pedestrian management and worker and staff parking. The PCTMP provides specific measures to ensure traffic as a result of the proposed development has limited environmental impact, including controlling the entry and exit of vehicles from the site, scheduling deliveries and the minimisation of vehicles entering and pedestrian safety measures.

6.6.1 Vehicle Access

Two vehicle access points (refer to **Figure 11** at **Section 3.6**) have been identified at the southern points of the site and have been designed to accommodate the largest required construction vehicle to enter and exit in a forward direction. Vehicle access points during the proposed works are to be managed by qualified traffic controllers to ensure that the movement of pedestrian and vehicles along George Street are controlled. Emergency vehicle access to the site will be maintained at all times, if necessary, site personnel will grant access to emergency vehicles to enter the site itself. Proposed vehicle entry will be provided at existing driveway crossings and will not require the contraction of additional driveway entries.

6.6.2 Construction Parking

Some on-site parking will be provided on-site for construction works during the construction phase of the proposed development. Specific details of construction parking will be provided within the Detailed Construction Traffic Management Plan prior to the works, which will also inform how workers can travel to and from the site and include measures to minimise impacts of parking on the surrounding streets.

6.6.3 Cumulative construction impacts

There is potential for other construction projects to occur in the area at the same time. An ongoing review of cumulative heavy vehicle traffic generation and coordination of heavy vehicle routes utilised as part of this project will be undertaken by the appointed contractor, Council and TfNSW to minimise impacts to the road network.

6.6.4 Mitigation Measures

A range of mitigation measures have been proposed as part of the Preliminary Traffic and Transport Plan (at **Appendix L**) which will form the detailed Construction Traffic Management Plan for the site. The assessment provided at **Appendix L**, alongside the implementation of the proposed mitigation measures ensures suitable management of traffic and transport across the site. The potential impacts are expected to be manageable with the provision of the appropriate safety and mitigation measures at the site including:

- Vehicles to enter and exit the site in a forward direction unless under the strict supervision of traffic control
- Restrict demolition vehicle activity to designated truck routes
- Demolition access driveways are to be managed and controlled by site personnel
- Pedestrian warning signs and demolition safety signs/devices to be utilised in the vicinity of the site and to be provided in accordance with WorkCover requirements.
- Activities related to the works would not impede traffic flow along local roads.
- Materials are to be delivered during standard demolition hours.
- During site induction, workers will be informed of the public transport network servicing the site.
- Demolition vehicles not to queue on public roads and be wholly accommodated within the site or the approved loading zones; and

- Demolition traffic movements to/from the site to be minimised in peak periods to reduce the impact on the wider road network.
- Seven (7) days notification would be provided to adjoining property owners prior to the implementation of any temporary traffic control measures.

6.7 Tree Removal

An Arboricultural Assessment Report has been prepared by McArdle Arboricultural Consultancy which assesses the health of existing trees at the site and their suitability for removal or retention.

Approximately 158 trees are proposed to be removed from the site. Additionally, 39 trees at the site are proposed to be retained and protected, as shown in **Figure 10** within **Section 3.5**. Most of the remaining trees proposed for removal are required to be removed as a result of minor to major impact incursions to the proposed development as shown in the TPZ Encroachment Zone Plan at **Figure 13**. The retention value of trees proposed for removal range from Very low to high. Only three trees being removed are of high retention value and 28 are of moderate value. The remainder of trees being removed are of Low to moderate or very low value.

The proposed removal will result in a total canopy loss of 5,631.30m² at the site, the proposed replacement of trees at the site will form part of the detailed Main Works landscape plan which reach a 36% Tree Canopy target, resulting in a net gain of trees at the site. Comprehensive landscape design plans will be prepared for the Main Works SSDA which will detail the revegetation of the site to account for the removal of existing trees.

A tree protection plan has been established for the 39 trees proposed to be retained and ensures relevant methods to protect trees during construction are established. A Tree Protection Plan is provided at **Appendix K** which further assesses the impact of the proposed tree removal at the site.

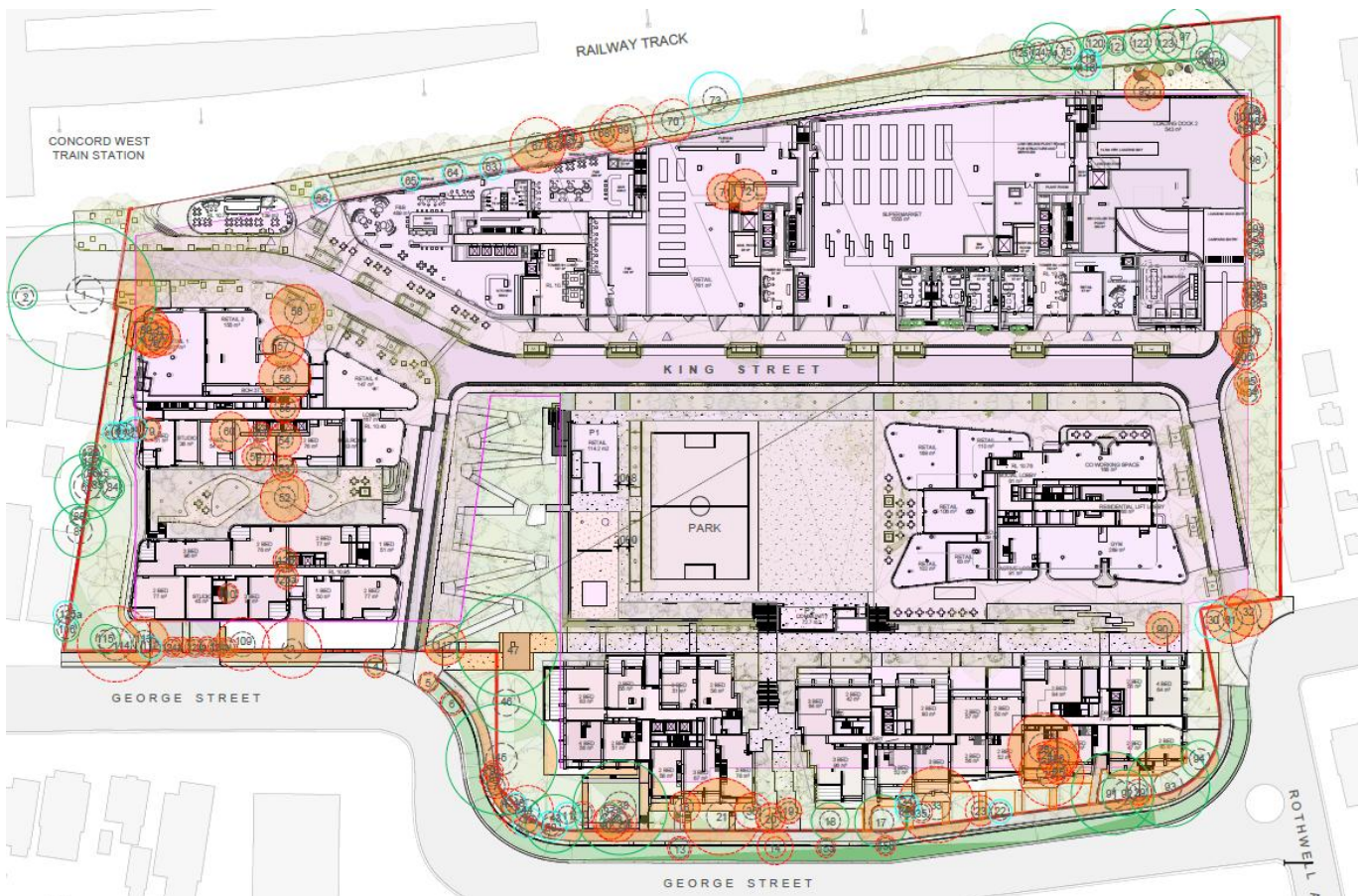


Figure 13 TPZ Encroachment Plan

Source: McArdle Arboricultural Consultancy

6.8 Flooding

A Flood Impact and Risk Assessment has been undertaken by JHA at **Appendix G**. The report provides an assessment of the flood conditions at the site and the proposed development's susceptibility to any flood related impacts, including mainstream flooding events and overland flow.

As identified in **Section 2.5** the site is generally un-affected during the 1% AMP Event and is partially affected to the northwestern and southeastern portions of the site during the PMF event.

6.8.1 Flood Impact Post Works

The Flood Impact and Risk Assessment provides an assessment of modelling completed for the completed Main Works Development which includes existing buildings and structures, 3D surface grading and replacement of the existing truck drainage pipeline with the realigned pipeline design.

Flood modelling results indicate that the site remains predominantly flood free during all storm events up to and including the PMF. Flood conditions in adjacent streets remain similar to the predevelopment conditions in both 1% AEP and PMF events.



Figure 14 1% AEP Event

Source: JHA Services

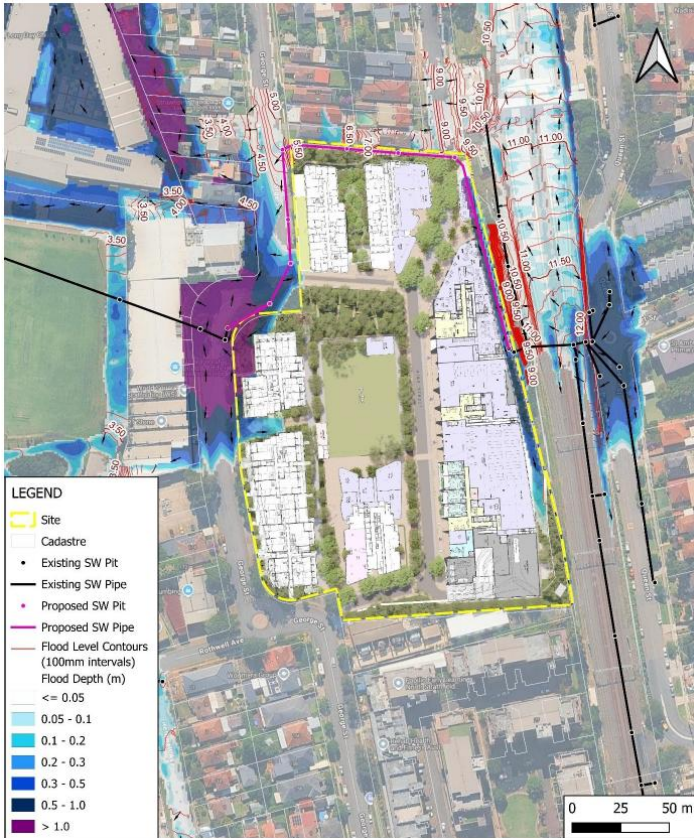


Figure 15 Post Main Works – AEP Event

Source: JHA Services

6.8.2 Post Demolition and Remediation Works Flood Conditions

While flood modelling does not cover flood conditions at the site post demolition and remediation prior to the main works, the covering letter prepared alongside the Flood Impact Assessment Report at **Appendix G** confirms that the interim conditions at the site would remain similar to the conditions modelled at post main works development stage.

The proposed pipe realignment which is being undertaken during the proposed demolition and remediation works is assessed to not result in an unacceptable flood level increase or worsening of the flood conditions at neighbouring properties during the 1% AEP and PMF events. The proposed pipe realignment maintains the existing stormwater conveyance during storm events. The flood risk assessment confirms that the realignment of piping on the site would not result in any adverse impacts on flood behaviour or increase in flood risk to upstream and downstream areas.

6.8.3 Flood Risk Management and Mitigation

The Flood Risk Assessment concludes that the development is fully compliant with Canada Bay Council's flood planning requirements and no additional flood mitigation measures are required. Additionally, the report confirms that Flood refuge areas above PMF levels will be available on the site to ensure safe evacuation and shelter during extreme flood events.

6.9 Noise and Vibration

A Construction Noise and Vibration Assessment has been prepared by Acoustic Logic and is provided at **Appendix T**. The report provides a summary of the potential noise and vibration impact undertaken for the proposed development. The report assesses the potential construction impacts and provides measures to mitigate these impacts as required. A summary of the report findings is provided below.

Noise Environment

The site is surrounded by a mix of residential, commercial and education school uses. Eight sensitive noise receivers have been identified for the site as shown in **Figure 16** below, including:

- R1 Residential: Single storey residential dwellings north of the site
- R2 Residential: Residential dwellings and apartment buildings northeast of the site across the railway line
- R3 Residential: Residential dwellings and apartment buildings southeast of the site across the railway line
- R4 Residential: Residential dwellings and apartment buildings south of the site
- R5 Residential: Residential dwellings and apartment buildings south of the site
- R6 Residential: Single and double storey residential dwellings northwest of the site
- C1 Commercial: Commercial development west of the site
- S1 School: Primary school east of the site across the railway line



Figure 16 Surrounding Sensitive Noise Receivers

Source: Acoustic Logic

Construction Noise Assessment

An assessment of the cumulative construction noise to nearest surrounding development has been undertaken by Acoustic Logic. The assessment of construction noise from the site has been assessed based on ICNG construction noise management levels. **Table 12** provides a summary of the worst case predicted noise impacts for each sensitive noise receiver surrounding the site.

Table 12 Worst case predicted noise impacts

Noise Receiver	Predicted Noise Level, dB(A) Leq (15min)	NML/HANML, dB(A) Leq (15min)
R1	61-85	55/75
R2	60-69	
R3	62-75	
R4	61-89	

R5	61-86	
R6	61-81	
S1	62-71	45 (Internal noise level) 55 (external noise level)
C1	63-77	70

Noise Impact

The analysis determined that the expected noise emissions are expected to exceed the Noise Management Levels (NMLs) at all sensitive noise receivers. Noise to residential receivers R2 and R3 are predicted to remain below the Highly Noise Management Levels (HNMLs).

Additionally, the HAML is expected to be exceeded at R1, R4, R5 and R6 for specific activities operating close to the boundaries of these receives including bull dozers, excavator mounted hammering and jackhammering.

Noise emissions are predicted to exceed the NML at the Educational receiver for a some of the proposed construction activities. However, it is noted that this assessment is based on the worst-case scenario of windows being open at the western façade of the unscreened building closest to the works. Additionally specific activities including bulldozers, excavator mounted hammering and jack hammering are also expected to cause exceedances to the NML for commercial receivers for works operating close to the boundaries of these receivers.

It is noted that the main exceedances to noise management criteria is due to specific activities including bulldozer, excavator mounted hammering and jack hammering which will not be used for the entirety of the construction works. Additionally, the noise level predictions are based on the worst-case scenarios, assuming no screening and that works is located close to the boundaries of sensitive receivers.

The report assumes that predicted noise levels are higher than what will be likely experienced by the majority of impacted receiver and can be suitably managed through appropriate mitigation measures as discussed at

Appendix D.

Construction Vibration Assessment

A high-level assessment of the construction vibration impacts is provided by Acoustic Logic at **Appendix T**. The proposed construction works include dynamic compaction, impacts from falling rocks, ripping and hydraulic hammering, which are identified as potentially producing significant ground vibration. The remaining activities are not expected to produce significant ground vibration and/or are sufficiently separated from sensitive receivers.

The Vibration assessment provides some recommended base minimum working distances in the absence of specific equipment minimum safe working distances. The assessment concludes that through the implementation of appropriate vibration mitigation measures at **Appendix D**, including safe working distances the potential impacts of vibration can be suitably mitigated.

6.10 Social Impact

SEAR 18 identifies that this EIS must consider social impacts, and should any significant social impacts be identified, a separate Social Impact Assessment (SIA) is to be prepared. A Social Impact Assessment Scoping Study was prepared by Colliers Urban Planning for the Applicant to assess potential social impacts and to determine whether a comprehensive SIA is required to accompany the Demolition SSDA SSD-81999457.

One impact was identified that relates to the proposed Demolition and Remediation Works, being *Temporary disruption to daily routines during construction and amenity impacts related to construction*, as noted in **Table 13** below with recommended project responses to mitigate this impact.

As this impact can be mitigated, preparation of a comprehensive SIA is not required to accompany the Demolition and Remediation SSDA.

Table 13 Social Impacts Relevant to Demolition and Remediation Works SSD

Potential impact	Key impact communities	Impact dimensions	Recommended project responses
<p>Temporary disruption to daily routines during construction and amenity impacts related to construction</p> <p>Nearby residents and businesses may be impacted by construction activities, including residents of surrounding existing residential dwellings.</p>	Immediate nearby residents	Possible/Minor = Medium (negative)	<ul style="list-style-type: none"> • Implement Construction Management Plan with protocols for pedestrian and vehicle safety. • Implement a complaints management system during construction to ensure residents have a process to report any issues. • Regular construction notification letters to inform nearby residents of activities (particularly noisy activities) or any changes to vehicle access conditions. • Avoid high construction generation during peak travel hours.

6.11 Other Issues

An assessment of the other impacts of the development have been undertaken by the relevant specialist consultants and other issues have been assessed as required in **Table 17**.

Table 14 Other Issues

SEARs	Issue	Appendix	Assessment
5	Design Quality	N/A	The proposed development only relates to demolition and remediation. A future main works application (SSD-81999457) will be submitted for the site which will address the design quality impacts in detail of the built form scheme. The Main Works Application will include an Architectural Design package, Design Report and Design Verification Statement.
6	Built Form and Urban Design	N/A	<p>The proposed development only relates to the demolition and remediation works at the site, with works limited mainly to demolition and remediation works. The proposed development will not result in any built form or physical buildings.</p> <p>The Demolition Plans are provided at Appendix B which illustrate the extent of demolition at the site demonstrate that no built form is proposed.</p> <p>The subsequent 'Main Works' SSDA (SSD-81999457) will address future built form at the site and assess its impacts in detail. The Main Works application will include a full Architectural Design package with Design Report and Design Verification Statement.</p>
7	Environmental Amenity	N/A	<p>As noted above, the demolition and remediation works do not include construction of buildings.</p> <p>As such, there will be negligible amenity impacts on the surrounding locality with respect to solar access, visual privacy, view loss and view sharing, as well as wind, lighting and reflectivity. Shadow diagrams and an assessment against Chapter 4 of the Housing SEPP (assessment against the Apartment Design Guidelines) is not relevant.</p> <p>The subsequent 'Main Works' SSDA (SSD-81999457) will address future built form at the site and assess environmental amenity impacts in detail. The future Main Works Application will include an Architectural Design package including a solar access study and shadow diagrams to surrounding apartments, as well as an assessment against the Apartment Design Guide in accordance with Chapter 4 of the Housing SEPP, as well as Chapter 3, Part 4 regarding Build-to-rent housing.</p>

SEARs	Issue	Appendix	Assessment
8	Visual Impact	N/A	<p>As noted above, the Demolition and Remediation SSDA does not include construction of buildings.</p> <p>The subsequent 'Main Works' SSDA (SSD-81999457) will address the visual impact of the proposed development at the site and assess the impacts in detail, including a Visual Impact Analysis and may provide a Visual Impact Assessment subject to the results of the Visual Impact Analysis.</p>
9	Transport	N/A	<p>The proposed development does not comprise any built form or physical buildings, therefore there will be no increase in operational trip demand from resident or visitors. The associated parking and transport demand from construction workers during demolition and remediation phases has been appropriately assessed as part of the CTMP at Appendix L. The future Main Works SSDA (SSD-81999457) will provide a Transport Impact Assessment in accordance with the Guide to Transport Impact Assessment (GITA), published by TfNSW.</p> <p>A preliminary CTMP (Appendix L) has been provided with this SSDA in accordance with the SEARs.</p>
14	Landscaping	N/A	<p>The proposed demolition and remediation works do not include landscaping on the site, and as such a Landscape Plan is not required.</p> <p>The subsequent Main Works SSDA (SSD-81999457) will provide a Landscape Plan that details the proposed planting on the site. The proposal is supported by an Arboricultural Impact Assessment that addresses trees to be retained and removed, and measures with respect to Tree Protection Zones.</p>
15	Ecologically Sustainable Development (ESD) and BASIX	N/A	<p>The proposed development only relates to the demolition and remediation at the site. The proposed development will not result in any built form or physical buildings.</p> <p>The subsequent Main Works SSDA (SSD-81999457) will include an ESD Report and BASIX Certificate in accordance with the SEARs.</p>
16	Biodiversity	Appendix O	<p>The proposed development is in a highly urbanised area without significant vegetation and therefore is not likely to impact a matter of National Environmental Significance. Therefore, the proposed development is not required to be referred to the Federal Department of the Environment to determine if it constitutes a controlled action and the bilateral agreement applies. A BDAR Waiver has been granted and is provided at Appendix O.</p>
20	Bushfire	N/A	<p>The development is not located on mapped bush fire prone land, and a bush/grass fire threat is not identified on or adjoining the site. As such, a Bush Fire Assessment detailing bush fire protection measures and compliance with Planning for Bush Fire Protection is not required for this SSDA.</p>
21	Aboriginal Cultural Heritage	Appendix U	<p>The Aboriginal and Historical Archaeological Due Diligence Assessment prepared by Curio Projects (Appendix U) concludes that there is nil-low potential for Aboriginal archaeological resources and the site has been subject to extensive ground disturbance and any Aboriginal objects are likely not to remain at the site. As a result, they confirm that there is no requirement for an Aboriginal Cultural Heritage Assessment Report or Archaeological Assessment.</p>
23	Public Space	N/A	<p>The proposed demolition and remediation works do not include embellishment of public domain and landscaping on the site, and as such a Public Space Plan is not required.</p> <p>The subsequent Main Works SSDA (SSD-81999457) will address this SEAR as required. The proposed public space will be delivered in accordance with the Voluntary Planning Agreement which is drafted for the site.</p>

7.0 Project Justification

In general, investment in major projects can only be justified if the benefits of doing so exceed the costs. Such an assessment must consider all costs and benefits, and not simply those that can be easily quantified. This means that the decision on whether a project can proceed or not needs to be made in the full knowledge of its effects, both positive and negative, whether those impacts can be quantified or not.

The proposed development involves demolition and remediation required to facilitate the future development of the site into a mixed-use residential precinct, as outlined in **Section 3.0**. The assessment must, therefore, focus on the identification and appraisal of the effects of the proposed change over the site's existing condition.

In considering the justification of the proposed development and in reference to Section 4.15 of the EP&A Act which specifies matters for consideration a consent authority must consider in determining a development application, the following matters have considered:

- Design of the proposed development, including actions taken to avoid or minimise the impact of the proposed development while still achieving the objectives of the project.
- Consistency with the strategic context.
- Consistency with the statutory requirements.
- The likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts in the locality.
- The suitability of the site for the development; and
- The public interest.

7.1 Consistency with the Strategic Context

The proposed early works facilitate future development that is consistent with the relevant strategic planning framework and associated guidelines. As described in **Section 2.0**, the early works align with the objectives of key strategic framework by facilitating a future mixed-use development in a well-serviced location.

The SSDA for demolition and remediation will:

- Support broader regional and district planning goals by enabling the future development of housing in an accessible, well-connected precinct directly adjacent to Concord West Railway Station.
- Facilitate a future development aligned with key strategic priorities relating to design excellence, environmental sustainability, integrated transport and connectivity, and the delivery of local jobs and services.
- Directly address the current housing affordability and supply crisis by facilitating future delivery of a significant quantum of dwellings, including affordable rental dwellings, in a location well serviced by public transport.
- Facilitate an activated ground plane to enhance the vibrancy of the locality and provide convenience to residents and visitors.
- Development of high quality public open spaces in close proximity to housing and increasing connectivity between active transport routes and green space.

7.2 Consistency with the Statutory Requirements

The relevant statutory requirements have been discussed in **Section 4.0** and assessed in **Appendix C**.

Specifically, this EIS has addressed all of the matters specified in the issued SEARs dated 12 August 2025 (refer to **Appendix A**) and Section 190 and 192 of the EP&A Regulation (refer to **Appendix C**).

7.2.1 Consistency with the Objects of the Act

The Proposal is consistent with the relevant Objects of the Act as listed under Section 1.3 of the EP&A Act and will not result in any unjust or significant environmental impact. Specifically, the Proposal is consistent with the Objects of the Act as it will:

- Promote the orderly and economic use of land through making the suitable for the development of a future mixed use residential development through demolition and remediation at the site.
- The proposed development will facilitate the delivery of a portion of affordable housing at the site.
- The proposed remediation of the site promotes the protection of the health and safety of occupants of the site through making the site suitable for residential development.
- Promotes the sharing of responsibility for environmental planning through consultation between State and Local levels of government; and
- Provides opportunities for community participation through a consolidated community engagement strategy across the Demolition and Main Works SSDAs.

7.2.2 Principles of Ecologically Sustainable Development

Section 193 of the EP&A Regulation outlines four (4) principles of ecologically sustainable development to be considered in assessing a project. They are:

- The precautionary principle.
- Intergenerational equity.
- Conservation of biological diversity and ecological integrity; and
- Improved valuation, pricing and incentive mechanisms.

An analysis of these principles is provided in the following sections.

Precautionary Principle

The precautionary principle is utilised when uncertainty exists about potential environmental impacts. It provides that if there are threats of serious or irreversible environmental damage, lack of full scientific certainty should not be used as a reason for postponing measures to prevent environmental degradation. The precautionary principle requires careful evaluation of potential impacts in order to avoid, wherever practicable, serious or irreversible damage to the environment.

This EIS and its supporting reports and studies has not identified any serious threat of irreversible damage to the environment and therefore, the precautionary principle does not have to be applied.

Intergenerational Equity

Intergenerational equity is concerned with ensuring that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations. The proposal has been designed to benefit both the existing and future generations by:

- Facilitating opportunities for employment near homes and public transportation during construction.
- Implementing safeguards and management measures to protect environmental values, including efforts for flood management, erosion and sediment control, reduced waste to landfill and reduced portable water consumption.
- Reducing energy, water, and waste to ensure that the health, diversity, and productivity of the environment are maintained for the benefit of future generations.
- Facilitating the opportunity for future housing supply for a diverse range of residents, renters and affordable housing tenants, thereby assisting current future generations access to a diverse range of high amenity housing.
- Facilitating the opportunity for future homes in close proximity to jobs and public transport, allowing varied residents to access their places of work conveniently and with the potential to reduce car dependency.
- Including a consolidated list of mitigation measures (**Appendix C**) to safeguard and protect the environment.

The proposal has integrated short and long-term social, financial and environmental considerations so that any foreseeable impacts are not left to be addressed by future generations. Issues with potential long-term implications such as waste disposal would be avoided and/or minimised through construction planning and the application of safeguards and management measures described in this EIS and the appended technical reports.

Conservation of biological diversity and ecological integrity

The principle of biological diversity upholds that the conservation of biological diversity and ecological integrity should be a fundamental consideration. The proposal would not have any significant effect on the biological diversity and ecological integrity of the study area.

Improved valuation, pricing and incentive mechanisms

The principles of improved valuation and pricing of environmental resources require consideration of all environmental resources which may be affected by a proposal, including air, water, land and living things. Mitigation measures for avoiding, reusing, recycling and managing waste during construction and operation would be implemented to ensure resources are used responsibly in the first instance.

7.3 Likely Impacts of Development

Having regard to the natural environment, built environment and economic and social impacts of the proposed development, the likely impacts of development are considered acceptable as outlined in the following sections.

Additionally, the proposed mitigation measures detailed within **Section 6.0** and **Appendix D** provide management measures that will minimise the impact of the proposed development.

Natural Environment

The environmental impact assessment (**Section 6.0**) demonstrates that:

- The Proposal will not have any significant effect on threatened species, populations or ecological communities or their habitat arising from the construction or uses of the proposed development. The Proposal will not have an impact on any matters of national environmental significance under the *Environmental Protection and Biodiversity Conservation Act 1999* (Cth), or *Biodiversity Conservation Act 2016* (NSW), s; and
- The biodiversity waiver at **Appendix O** confirms that the proposed development is not expected to have any impacts on species of biodiversity significance or critical habitat.
- The Proposal will not result in any undue adverse environmental impacts. Potential sources of risk associated with the construction works of the early works can be managed with the appropriate safeguards and mitigation measures as outlined in this EIS.

Social and Economic

The proposed development will provide social and economic value for Concord West and the broader community. The following positive social and economic impacts are of note:

- The proposed development forms part of the enabling works for the Ministerial declared HDA site under SSD-81999457 which will assist in meeting the urgent demand for housing in New South Wales. The efficient delivery of the proposed HDA development at this site will deliver approximately 1,400 dwellings located in close proximity to transport connections and essential services, responding to the high demand for housing in the area.
- The proposed development will facilitate the remediation of a contaminated site to make safe for future use of the site for mixed use and residential purposes.
- Demolition of a vacant commercial and other existing uses at the site to facilitate the future development of the site into a mixed-use precinct providing for new high-density dwellings on the site, retail activation and a new central park.

- The site is currently underutilised, remediation and demolition undertaken at the site will allow for more economically productive use of the site and will provide additional jobs in the local area during the works phase.

7.4 Suitability of the Site

Having regard to the characteristics of the site and its immediate surrounding context, the proposed development is suitable for the site for the following reasons:

- The proposed demolition can be undertaken with development consent, with no unreasonable impacts to surrounding development and land uses.
- The proposed buildings and structures to be demolished are not of heritage significance or within a heritage conservation area.
- The buildings and structures proposed to be demolished are not currently being utilised, demolition will make way for more economic use of the land.
- The proposal is consistent with the provisions of the CBLEP 2013.
- The site is currently contaminated as a result of previous development, the proposed development will remediate the site to ensure it is safe for the public, future residents and visitors.
- The proposed development forms part of the enabling works for future development being separately assessed under an SSDA pathway that will deliver a mixed-use precinct with increased housing close to transport and essential services.

7.5 Public Interest

Having regard to the public interest, the proposed development is in the public interest for the following reasons:

- The proposed demolition and remediation will facilitate a development that will directly respond to the strategic vision and objectives for the delivery of additional housing supply envisioned by the National Housing Accord 2022, Housing 2041, as well as the Greater Sydney Region Plan and Eastern City district Plan. This includes the delivery of well-located homes in a highly accessible location.
- The proposed development will create direct employment during the construction and remediation phases of the development.
- The proposed development complies with the relevant statutory development standards and controls.
- The proposed development will not give rise to any adverse built environmental impacts, mitigation measures provided (**Appendix D**) suitably mitigate against any potential environmental impacts as a result of demolition and remediation at the site.

8.0 Conclusion

The Environmental Impact Statement (EIS) has been prepared to consider the natural environment, built environment and social and economic impacts of the proposed demolition and remediation works at the site. The EIS has addressed the issues outlined in the SEARs (**Appendix A**) and accords with section 190 and 192 of the EP&A Regulation.

Having regard to environmental and economic and social considerations, including the principles of ecologically sustainable development, the carrying out of the project is justified for the following reasons:

- The State Significant Development Declaration Order 2025 dated 17 February 2025 declared the project as State Significant Development under the Environmental Planning and Assessment Act 1979. The proposed development is permissible with consent and meets the relevant statutory requirements of the relevant environmental planning instruments, including the CBLEP 2013 and relevant State Environmental Planning Policies.
- The proposed SSDA forms part of the enabling works for the Ministerial declared HDA site under SSD-81999457 (SEARS issued 28 April 2025), which will result in the construction of circa 1,300 new high-density dwellings, an activated retail ground plane and new central open greenspace at the site in close proximity to transport and essential services. The proposed demolition, remediation and enabling works will ensure the expedient delivery of the HDA application at the site (SSD-81999457) which must be lodged by 28 January 2026, as per the requirements of the HDA approval pathway.
- The early works will facilitate the redevelopment of the site for primarily residential purposes including commercial premises and a public open space, which will deliver important social and economic benefits to the community by contributing to housing diversity as well as providing employment generating floor space in a highly accessible location in proximity to existing services and public open space.
- The early works will facilitate a development that directly responds to the strategic vision and objectives for the delivery of additional housing supply, stated in such documents as the National Housing Accord 2022, Housing 2041, the Greater Sydney Region Plan and Eastern City District Plan, and Council's Local Strategic Planning Statement and Local Housing Strategy.
- The proposed demolition and remediation at the site represent the orderly and economic use of the site, allowing an under-utilised, contaminated industrial site to be remediated and made suitable for future mixed-use development.
- The proposed demolition and remediation works will contribute to the local economy through the creation of a total of 110 jobs during the construction phase of the development (50 direct and 60 indirect).
- The assessment of the proposed demolition and remediation works has demonstrated that they will not result in any unreasonable environmental impacts that cannot be appropriately managed consistent with the relevant planning controls for the site.
- The early works will facilitate the future development of the site with a high level of quality public domain, including open space, pedestrian links and a connector link between George Street, the site and the Station.
- Supporting technical studies which accompany this SSDA demonstrate that the environmental impacts associated with the early works are acceptable and will not give rise to any adverse impacts.
- The proposed development is suitable for the site and in the public interest.

Given the merits described above, and the significant benefits associated with the proposed development, it is requested that the application be approved.