



**Project Name:** 1 King Street - Demolition and Remediation  
**Case ID:** SSD-90337724

### Applicant Details

#### Project Owner Info

Title	Mr
First Name	Ben
Last name	Trenko
Role/Position	Assistant Development Manager
Phone	0488040100
Email	ben.trenko@billbergia.com.au
Address	, , , AUS

#### Company Info

Are you applying as a company/business?

Yes

Company Name	CONCORD WEST PROPERTY PTY LTD
ABN	84632932971

#### Primary Contact Info

Are you the primary contact?

Yes

Title	First Name	Last Name
Mr	Matthew	Thrum
Phone	Email	Role/Position
0434858564	mthrum@ethosurban.com	

#### Address

AUS

### Political Donations

Do you need to disclose a political donation?

No

### Development Details

#### Project Info

Project Name	1 King Street - Demolition and Remediation
Industry	Residential & Commercial
Development Type	HDA Housing
Estimated Development Cost (excl GST)	AUD15,542,281.00
Indicative Operation Jobs	0
Indicative Construction Jobs	0
Number of Occupants	0
Number of Dwellings	0
Gross Floor Area (GFA) sqm	0
% of In-fill Affordable Housing	0
Number of In-fill Affordable Dwellings	0

Description of the Development/Infrastructure

Demolition and remediation works required to facilitate the Main Works under SSD-81999457 at the site.

#### Description of Changes

Briefly describe the proposed changes to the application

#### Concept Development

Are you intending to submit a concept or staged application?

No

## Site Details

### Site Information

Site Name	1 King Street, Concord West
Site Address (Street number and name)	1 King Street, Concord West
Site Co-ordinates - Latitude	-33.849837
Site Co-ordinates - Longitude	151.085

### Local Government Area

Local Government	District Name	Region Name	Primary Region
City of Canada Bay	Eastern City District	Sydney	<input checked="" type="radio"/>

### Lot and DP

Lot and DP  
Lot 101 DP791908

### Site Area

What is the total site area for your development?

Site Area sqm  
31,390

### Landowners Consent

#### Is Landowner's consent required?

Yes

#### Do you have the written consent of all landowners?

Yes

### Attachments

File Name Concord West - Owner Consent 02.10.2025

#### Does the development application relate to land owned by a Local Aboriginal Land Council?

No

## Statutory Context

### Justification and Permissibility

#### Reason why the proposal is State significant

On 7 February 2025, the Housing Delivery Authority recommended the proposed development for the purpose of a mixed used development including the construction of 1,400 dwellings at 1 King Street be declared State Significant Development (SSD) under s4.36(3) of the Environmental Planning and Assessment Act 1979 (EP&A Act). This proposal has therefore been declared to be SSD for the purposes of the EP&A Act and requires the issue of SEARs to prepare the demo and remediation SSDA for the site.

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

None, declared by a Ministerial planning order as SSD

#### Section under selected Schedule

Residential development

#### Permissibility of Proposal

Permissible with consent

### Land Use Zones

What land use zone/s is the development in?

Land use zones (select all that apply)

E4 General Industrial

### Critical Habitat and Threatened Species

Is the land, or part of the land, critical habitat?

No

Is the development likely to significantly affect threatened species, populations or ecological communities, or their habitats?

No

Is the development biodiversity compliant? (refer to [section 28 of the Environmental Planning and Assessment Regulation 2021](#))

No

## Sustainable Buildings SEPP

## Exemption from Sustainable Buildings SEPP

Is the development exempt from the State Environmental Policy (Sustainable Buildings) 2022 as per Chapter 3, relating to non-residential buildings?

Yes

Is the development permitted with or without consent or is exempt or complying development under?

- [State Environmental Planning Policy \(Exempt and Complying Development Codes\) 2008](#), or
- [State Environmental Planning Policy \(Resources and Energy\) 2021, Chapter 2](#)
- [State Environmental Planning Policy \(Transport and Infrastructure\) 2021, Chapter 5](#)

No

Is the development on land wholly in any of the following zones?

- Zones RU1, RU2 or RU3
- Zone E5
- Zone IN3
- Zones C1, C2 or C3
- Zones W1, W2, W3 or W4

No

Is the development wholly residential?

Yes

Is the development for purposes of residential care facilities?

No

Is the development an alteration or addition with an Estimated Development Cost under \$10 million, or a new development with an Estimated Development Cost under \$5 million?

No

## Other Requirements - Part1

Is the application accompanied by a biodiversity development assessment report (BDAR)?\*

No

Has a BDAR waiver been issued?\*

Yes

Has the development proposal changed in such a way that it is no longer the same as the proposed development that is subject to the BDAR waiver determination?\*

No

Is the land subject to a private land conservation agreement under the Biodiversity Conservation Act 2016?\*

No

Does the application include a site plan of the land, which indicates:

- the location, boundary dimensions, site area and north point of the land
- any existing vegetation and trees on the land
- the location and uses of existing buildings on the land
- the existing levels of the land in relation to buildings and roads
- the location and uses of buildings on sites adjoining the land ?

Yes

Does the application relate to residential apartment development to which State Environmental Planning Policy No 65—Design Quality of Residential Apartment Development applies?\*

No

Does the development involve any subdivision work?\*

No

Does any environmental planning instrument require arrangements for any matter to have been made before development consent may be granted (such as arrangements for the provision of utility services)?\*

No

Does the development involve a change of use of a building (other than a dwelling-house or a building or structure that is ancillary to a dwelling-house and other than a temporary structure)?\*

No

Is the development within a wilderness area and the subject of a wilderness protection agreement or conservation agreement within the meaning of the *Wilderness Act 1987*?\*

No

## Other Requirements - Part2

Does the development involve the erection of a temporary structure?\*

No

Does the development involve the use of a building as an entertainment venue or a function centre, pub, registered club or restaurant?\*

No

Is the development for the purposes of a manor house or multi dwelling housing (terraces) to which Part 2, Division 1 of Chapter 2 of the State Environmental Planning Policy (Housing) 2021 (the Housing SEPP) applies?\*

No

Is the development referred to in [section 47\(1\)](#) of the Housing SEPP?\*

No

Is the development [BASIX optional development](#)?\*

No

Is the development [BASIX optional development](#) and accompanied by a BASIX certificate or BASIX certificates (despite there being no obligation under [section 27](#) of the Environmental Planning and Assessment Regulation 2021 for it to be so accompanied)?\*

No

## Approvals - Part1

**Would the development otherwise, but for [Section 4.41](#) of the Environmental Planning and Assessment Act 1979, require any of the following:**

A permit under Section [201](#), [205](#) or [219](#) of the [Fisheries Management Act 1994](#)?\*

No

An approval under [Part 4](#), or an excavation permit under [Section 139](#), of the [Heritage Act 1977](#)?\*

No

An Aboriginal heritage impact permit under [Section 90](#) of the [National Parks and Wildlife Act 1974](#)?\*

No

A bush fire safety authority under [Section 100B](#) of the [Rural Fires Act 1997](#)?\*

No

A water use approval under [Section 89](#), a water management work approval under [Section 90](#) or an activity approval under [Section 91](#) of the [Water Management Act 2000](#)?\*

Yes

## Approvals - Part2

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

An aquaculture permit under [Section 144](#) of the [Fisheries Management Act 1994](#)?\*

No

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

No

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

No

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

No

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

No

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

No

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

No

## REAP Declaration

Does the EIS include a declaration signed by a REAP?

Yes

**REAP Number**  
10319

**Accredited Organisation**  
PIA

**REAP Name**  
Daniel West

I confirm that the above information is correct and matches the declaration contained in the EIS for the project.

Yes

## Attachments

### Attachments

File Name	GIS Data.shp
File Name	Appendix P_Detailed Site Investigation
File Name	Appendix Q_Hazardous Materials Survey
File Name	Appendix R_Data Gap Assessment
File Name	Appendix J_Remediation Action Plan
File Name	Appendix K_Arboricultural Assessment Report
File Name	Appendix U_Aboriginal and Historical Archaeological DD
File Name	Appendix F_Survey Plan

File Name	Appendix H_Consultation Outcomes Report
File Name	Appendix T_Construction Noise and Vibration Assessment
File Name	Appendix N_Geotechnical Report
File Name	Appendix S_Demolition Waste Management Plan
File Name	Appendix G_FIRA and Water Management Plan
File Name	Appendix O_BDAR Waiver
File Name	Appendix M_Drainage Easement Plan
File Name	Appendix L_Preliminary Construction Traffic Management Plan
File Name	Appendix I_Demolition Management Plan
File Name	Appendix E_EDC Report
File Name	Appendix C_Statutory Compliance Table
File Name	Appendix D_Consolidated Mitigation Measures
File Name	Environmental Impact Statement_Demolition and Remediation