

In the early 2000s the Concordia Club was sold to developers, who submitted DA200300667 and DA200500680 to Marrickville Council, both were rejected. Firstly by the Land and Environment Court of NSW, secondly by the then Marrickville Council. These events can be verified by requesting information from Inner West Council.

Following the purchase of the Club by Newington College, the local community was reassured that any future development would consist of minor internal alterations which subsequently resulted in a slight increase of heavy vehicular traffic in Cavendish Street.

The SSD-78268465 redevelopment Concept and Stage1 presented to the DPHI, bypasses the Inner West Council and the local community involvement as the matter now becomes a State Significant Development. This action by Newington College indicates that its future plans are better served by the DHPI rather than Inner West Council and complete disregard for any impacts to the local community.

The manner by which the SSD has been presented, lacking information how the Club would be redeveloped is of concern.

The missing scope of works for the redevelopment of the Club would enable a direct response by the local community. Nor is there indication, if and when additional information will be presented by Newington College, and whether that information will be shared in order for the local community to understand the proposed development and be able to provide appropriate feedback that may impact its status.

Because the proposed SSD redevelopment Concept stage for the Club lacks the specifics as to the form and scale the reconstruction will take and lacking any further input, we assume the worst case scenario.

I fear that the redevelopment will adversely impact the surrounding dwellings, increase road traffic in the adjoining streets and threaten safety for patrons and children of educational facilities and local residents in the immediate vicinity of the site.

Reasons for the objection:-

- **Pedestrian Safety**
- **Traffic congestion in peak drop-off and pick-up times**
- **Maintaining the (R2) low density zoning**

No doubt the Department of Planning, Housing & Infrastructure will be aware of Inner West Council revised Comments of 2026. In addition to those comments, I submit the following objections to the redevelopment of the Concordia Club site for your consideration:

- 1 There are 5 schools in close proximity to the proposed redevelopment site.
Stanmore Public School, Cavendish Street Early Learning Centre, Newington College Educational infrastructure in Cambridge Street and Stanmore Road, and other Day Care and Preschool centres nearby.
Children's safety is of paramount importance.
- 2 Drop-off and Pick-up periods already sees many children on the roads, resulting in increased traffic and parking issues.
With this development more children, locals and cars on the road will be adversely impacted in an already congested area.
- 3 In the past, Council has provided 3 raised foot crossings on Holt and Cavendish Streets, and an overpass footbridge over Stanmore Road for the benefit and safety of pedestrians.
I feel these provisions will be inadequate for the volume of children expected on the streets, raising the possibility of serious road incidents when the proposed increase in student numbers eventuates.

- 4 **Due to lack of documentation of the proposed Club redevelopment and assuming it is replaced with a 4 storey structure with 100 parking spaces, then it should be considered in similar ways as past proposals that were rejected by the Land and Environment Court of NSW as being excessive in scale and bulky for the area's (R2) low density zoning.**
- 5 **Should subsequent approval be granted and the Club is redeveloped, any parking entry and exit must be directed onto Stanmore Road. This will alleviate local secondary roads traffic and congestion in Cavendish Street, and provide more safety for school children on the local roads.**
- 6 **Cavendish Street does not have appropriate nor provides adequate access to the building site in its current form. Most properties in the street lack private parking facilities which limit through traffic to mostly single lane at best of times, as local resident's cars use street parking.**
- 7 **There will be serious disruption to the local community for the duration of any building process if and when it occurs. Presently Cavendish Street is being used by large semitrailers delivering materials to the site, causing congestion and inconvenience to local residents and through traffic.**
- 8 **An alternate proposal has not been voiced by Inner West Council nor has the College explored innovative uses of Newington College's more than 60% of open space as consideration for the development of a co-educational facility within the College grounds.**
- 9 **The preferred option is for the College to utilise some of its open spaces within the College grounds instead of demolishing and redeveloping the Club, thus avoiding the need for a private footbridge over Stanmore Road.**
By so doing, the College would be embracing its stated community inclusiveness and truly share its facilities, vice versa, with the existing LGA infrastructure and thus maintain the (R2) low density zoning in place.

Because of the nature of the SSD submission by Newington College this redevelopment promotes self-interest for what is essentially a private educational facility to achieve its stated goals:-

- To increasing student numbers and introduce a co-educational facility and to ensure its survival.
- This strategy plays well to State Government stated objectives for future population and educational growth.
- The drawback being the lack of consideration as to how it affects the local community going forward and whether the local community can provide for its growth.

I trust that a fair and just decision will be reached and the local community be given primary and ethical consideration in the matter before you.

Holt & Cambridge St
intersection 16 July
2025 afternoon pick-up



Cambridge St 16 July
2025



Cavendish St 4 July 2026

