

Dear Sir Madam

Along with neighbours I visited the Homebush, North Strathfield, TOD proposal session Sat 27th July, where I discovered concerns that ran deeper than the draft plan itself. Neighbours long term residents of the area, gathered seeking information as to their future which was being openly displayed for them, that future did not look secure.

Across Canada Bay L.G.A. N.S.W. government changes allowing increased density within 800 metres of a railway station. In medium density zones add greater height to apartment blocks. In low density residential zones they allow more duplexes terraces, town houses and single block two-storey apartment buildings (called "manor houses")

Around Homebush, and North Strathfield stations: The TOD map shows areas where the government wants greater height, more than the council was already planning. TOD will allow six story apartments around North Strathfield station, and more rezoning for greater height in the pink circle.

Before the TOD meetings those without computers, were disadvantaged, and to a lack of open consultation, many residents had no idea, the size and scale, of the TOD rezoning plan. Many questions were raised with the government representatives present, "How long could they remain in the suburb", "how could they live in an area with such a large construction site invading their living space on a daily basis", and "for how long a period." "Would they have to sell to developers", to whom they have little faith or trust, or trust that government would offer an acceptable deal for their largest, and most precious asset.

The government representatives insisted the government rezoning does not force anybody to sell their property. Although it is likely some owners will take advantage of increased housing values.

It will affect your street.

I feel the most important aspect for the residents is to receive a fair and just compensation for those who would sell their property. This question should<sup>be</sup> seriously considered, as property values always increase to a premium, when a rezoning is announced.

We all watch and listen to t.v. and radio reports, each evening. There was a headline story on both channels 9, and 7 which were shown to viewers more than once recently, where residents on the North Shore of Sydney, would be enticed to sell their property under identical circumstances as those in North Strathfield and Homebush for upward of 10-12 million, per block.

When residents asked for a figure at the TOD meeting on the 27th July \$2,500,000 was the offer which is an unacceptable response to a very sensitive, and concerning, situation residents of North Strathfield, and Homebush, have been placed by government.

Yours Faithfully

[Redacted Signature]

[Redacted Address Line 1]

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Department of PLANNING  
+ INFRASTRUCTURE

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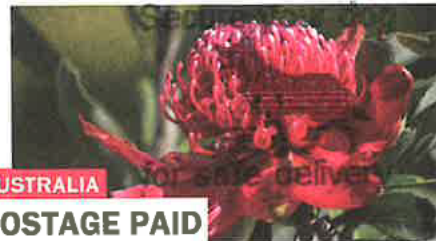
Parramatta

N.S.W. 2124

Re: HOMEBUSH

TRANSPORT ORIENTED  
DEVELOPMENT

FOR



RECEIVED  
4PSQ MAIL ROOM  
15 AUG 2023  
DEPARTMENT OF  
PLANNING, INDUSTRY  
AND ENVIRONMENT