

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 16 July 2024 4:36:39 PM

---

Submitted on Tue, 16/07/2024 - 16:29

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

Homebush

**Please provide your view on the project**

I support it

**Submission**

I think this is a great plan.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 16 July 2024 6:45:10 PM

---

Submitted on Tue, 16/07/2024 - 18:44

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

North Strathfield 2137

**Please provide your view on the project**

I object to it

**Submission**

Rezoning in the residential streets North of Pomeroy Street will be disastrous for the following reasons:

1. We already have high congestion on George Street, Pomeroy Street and Underwood roads. To leave our cul-de-sac we have to turn left and are unable ALREADY to turn right as George Street is backed up to Concord West. Increased density and even higher traffic volumes will impact local roads in a horrific way.. Pomeroy Street is only one lane in both directions and currently bottlenecks back to Concord and Homebush. Changing the zoning and having high rise will be a huge negative impact on roads given the increase in population.
2. Parking in our streets is already limited. We have a unit complex on George Street with limited parking and the residents all park in the streets opposite. There is NO SPARE

PARKING. More residents and their visitors will create even more congestion and inconvenience for residents.

3. More residents and commercial activities will result in higher noise levels and pollution, affecting the life of current residents.

4. The impact on property values will be inevitable and unfair to those of us who own and enjoy living in the area. We purchased our properties for large amounts of money to enjoy the parklands and low rise living that the area offered. High density developments will lower property values!! They are ugly and aesthetically unsightly.

5. Development will lead to the loss of green areas and open spaces which are valuable for community recreation and biodiversity.

6. The strain on local services including schools and healthcare facilities will be enormous.. They are already at capacity and wait times are ridiculous. My neighbour had two blood clots in his leg and Concord Hospital sent him home as there were no beds available!!!! This occurred only one month ago.

7. Aesthetically high rise are ugly!!!!!!!!!!!!!! Our local skyline will be impacted and not align with existing neighbourhood aesthetics.

8. The existing infrastructure , water supply, sewage, electricity etc will not be capable of supporting the needs of a larger population.

9. Inadequate consultation with local residents!!!!!!!!!!!!!! I only found out from a neighbour that this was taking place. What are you doing to properly inform the community????????????????????????????????

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 16 July 2024 8:27:26 PM

---

Submitted on Tue, 16/07/2024 - 20:27

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Daniel

**Last name**

Kirin

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2140

**Please provide your view on the project**

I support it

**Submission**

What plans are there for the streets around 218 Parramatta road Homebush?

And the old warehouse buildings near Wentworth hotel? Are there plans for any new shopping centres?

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 16 July 2024 11:17:14 PM

---

Submitted on Tue, 16/07/2024 - 23:15

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I support it

### **Submission**

I support this plan however would like the FSR looked at between Rothwell and Mena Street. I would like to see the FSR for these blocks match the FSR of the adjacent blocks on Mena Street. This makes more sense due to the housing shortage and overall design of the area. The FSR of 1.8:1 for these blocks does not allow for continuity of design. I strongly urge the state government to review the FSR for these particular blocks and increase inline with blocks from Pomeroy to Mena Street.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 16 July 2024 11:33:13 PM

---

Submitted on Tue, 16/07/2024 - 23:32

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I support it

### **Submission**

I support this proposal however I strongly disagree with the proposal for Rothwell to Mena Street and in particular the FSR and heights. Blocks 2A and 2B should have the FSR and heights increased to at least 12 storeys to match the blocks opposite in Mena Street. The way it currently stands is not in keeping with the rest of the proposal and would be detrimental to the entire aesthetic of an otherwise good design.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 16 July 2024 11:57:48 PM

---

Submitted on Tue, 16/07/2024 - 23:57

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Strathfield 2137

**Please provide your view on the project**

I support it

### **Submission**

I fully support and agree with this rezoning proposal. It's important to address the cost of living crisis affecting so many Australians, so the faster this happens the better for everyone!

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 17 July 2024 12:01:56 AM

---

Submitted on Wed, 17/07/2024 - 00:01

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Strathfield 2137

**Please provide your view on the project**

I support it

**Submission**

I support this state led proposal for the Homebush precinct.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 17 July 2024 7:03:54 AM

---

Submitted on Wed, 17/07/2024 - 07:03

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Kimchi

### **Last name**

Do

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Homebush NSW 2140

### **Please provide your view on the project**

I object to it

### **Submission**

Homebush's small roads around the Homebush train station are already crowded with traffic as it is and overrun with parked cars. If more homes are to be added, roads should be bigger and the newer apartments should be generous with their own parking spaces.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 17 July 2024 7:58:49 AM

---

Submitted on Wed, 17/07/2024 - 07:58

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Mitchell

**Last name**

Parkins

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2140

**Please provide your view on the project**

I am just providing comments

**Submission**

The NSW government has selected Homebush as a precinct for the Transport Orientated Development project (TOD) without having the foresight to connect to the Parramatta light rail system which at present is planned to terminate in Olympic park.

This is poor planning, either on behalf of the Minister for Transport (Jo Haylen), the Minister for Planning and Public Spaces (Paul Scully), the Minister for Housing (Rose Jackson) or all of the aforementioned. It is a policy that is clearly re-active rather than pro-active in nature. It raises questions about the current government and its ability to work collaboratively across portfolios.

There is \$520M pledged by the NSW Government as part of this proposal to support road upgrades and transport links. This money MUST be accessed to connect the Homebush precinct with the Parramatta light rail.

**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 17 July 2024 8:33:05 AM

---

Submitted on Wed, 17/07/2024 - 08:32

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

NICK

**Last name**

PATERAKIS

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Strathfield

**Please provide your view on the project**

I support it

**Submission**

I believe this is a great area the government has selected to rezone and develop. Before the transition from Council to State ALL the houses from Allan St to Rothwell St were included in the precinct which extends beyond 400m.

I believe this should be the case. ALL houses should be zoned and developed.

800m is not a long walk to Concord West Station or to North Strathfield Station.

I am strongly in favour of the whole area being developed.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 17 July 2024 11:26:21 AM

---

Submitted on Wed, 17/07/2024 - 11:25

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Sussie

**Last name**

Walker

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

NORTH STRATHFIELD

**Please provide your view on the project**

I support it

**Submission**

The proposed development is necessary. As a local resident, I see how the lack of housing in the area impacts on the community. The local school is only at 50% capacity, local shops are struggling to stay viable and the area will slowly deteriorate if more housing is not available. Increased access to housing would also make it more affordable to purchase or rent in the area. Currently many people can't stay in the area due to the cost.

With ready access to 2 train stations and the Metro mean there is less need for a vehicle which makes the area ideal to develop and bring new life and energy into the community.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 17 July 2024 4:21:38 PM

---

Submitted on Wed, 17/07/2024 - 16:21

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Robyn

**Last name**

Pogmore

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2140

**Please provide your view on the project**

I object to it

**Submission**

To the people concerned,

Your plan will change inexorably everything that one values about living in the Homebush-Strathfield area. The proposed high rise buildings to the North of Homebush station will turn an unassuming quiet area into a teeming overcrowded metropolis, and there is simply not enough infrastructure to support such a place. Firstly you must put in another primary school, and childcare facilities. The shopping facilities may sort themselves out. You must not ignore the fact that everyone in Australia insists on owning a car. That is a solid fact, and you MUST provide adequate parking.

I suppose we cannot stop all this immigration, but it is unfair to the present inhabitants to expect them to move over and make room. (Imagine a demonstration where people arrive at your front door and move into your house. I think that might make the planners change

their policy very promptly.)

What you are planning is a developer's wet dream, and you will need every available resource to stop bad building practices and make the dwellings large enough for families, and to make sure that families in need actually get social housing. The current crop of "boarding houses" are simply providing temporary cramped accommodation for bnb or well heeled overseas people who need a pied a terre when they visit Australia.

So, I have a suggestion for two separate ways to handle this housing problem. Both seem rather fanciful at first, but both would allow for good housing to be available without distressing the current inhabitants. Neither suggestion is radical or new. Other countries have done it successfully in the past. Here are my suggestions;—

#### 1) BUILD HOUSING OVER RAILWAY LINES.

Railway lines snake all through Sydney, and are particularly ugly. Well built and insulated housing over railway lines would of course be close to railway stations and convenient for first line workers. The land is sitting there, and does not need to be purchased. It could be a co-operative effort between the transport department and the housing department. If railways can be built under houses, then houses can be built over railways. Start with a pilot project, bring in architects, develop everything as you go. Do it as a government project for social housing and cut out the developers' profits, and monitor the occupation, making sure that front line workers and needy families are given priority.

#### 2). BUILD A WHOLE NEW CITY.

They built Canberra, didnt they? So, build a gigantic high-rise in one of those terrible craters near Singleton left by coal mines. Asians seem to expect and enjoy dense living.. Make it a whole community there, convenient to the port of Newcastle, the airport, Newcastle itself, the railway, —convenient to everything. And put infrastructure into it. Schools, etc. It is already well-serviced by the roads and infrastructure left from the coalmines. It would revitalise the whole area, the surrounding towns and countryside. Call it NEWCITY.

Please consider my suggested ways of coping with this situation. This ongoing rate of immigration is reckless and gung-ho. We need time to assimilate people to become Australians, rather than tribal groups of refugees speaking languages other than English. And we need to accommodate the needs and wishes of those who are already here, rather than squeezing them out of any sort of comfortable way of life. And the new people who do arrive need better housing than the 16 square metre units offered in some of our housing developments.

Yours sincerely,

Robyn Pogmore.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 17 July 2024 9:43:56 PM

---

Submitted on Wed, 17/07/2024 - 21:43

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

HOMEBUSH

**Please provide your view on the project**

I object to it

**Submission**

I dont think the current and proposed infrastructure enough to support future development

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 18 July 2024 9:45:23 AM

---

Submitted on Thu, 18/07/2024 - 09:45

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I object to it

### **Submission**

Without doubt it is going to irreparably damage to the existing lifestyle, harmony and a lot of other things. In my opinion it is a poorly considered plan to fix the current issue in short term. Some times back moved out from a apartment unit, because for myself and my family's mental health need a house with decent backyard to relax, kids to play and etc. This plan is going to cause mental health problems and stress for the rest of the life. Someone may come back and say, we are going to build more park/playground etc etc, but nothing going to be equivalent having a backyard and an own house. We put all our live saving to buy a house with a decent balance with a environment, now this proposed plan forcing back to an apartment life, sort of a life in a jail in other words. For some people to understand the damage and mental pain this is going to cause, will realise, if this situation happens to them then.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 18 July 2024 10:55:04 AM

---

Submitted on Thu, 18/07/2024 - 10:54

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Strathfield 2135

**Please provide your view on the project**

I am just providing comments

### **Submission**

What number of additional car parking spaces will be provided to enable the local Homebush Shops to continue trading in their present location. Also, What funds are to be made available to enlarge the local public school

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 18 July 2024 11:43:08 AM

---

Submitted on Thu, 18/07/2024 - 11:42

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Peter

### **Last name**

Anderson

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Homebush

### **Please provide your view on the project**

I am just providing comments

### **Submission**

Please take into consideration the following requests:

- 1) New regular bus routes will be needed from North Homebush and North Strathfield to take residents to and from railway stations at Homebush and Strathfield because these are currently either non-existent or very, very limited.
- 2) A regular bus route will be needed to Parramatta CBD from Strathfield and Homebush because none currently exists and many people in Homebush and Strathfield work in Parramatta.
- 3) Additional supermarkets will be needed because currently only Aldi is located in George Street, North Strathfield and other shopping in the area is very limited.



If the above suggestions are not implemented, residents will need to travel by car to other suburbs for essential food and services.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 18 July 2024 11:44:05 AM

---

Submitted on Thu, 18/07/2024 - 11:43

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

[REDACTED]

### **Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Homebush West

### **Please provide your view on the project**

I am just providing comments

### **Submission**

Hi,

I have lived on George Street in North strathfield for a number of years and have seen it get busier. While housing is essential and the plan looks good , it can be a traffic nightmare. Currently, it is one way in and one way out to Concord West station. Please do feasibility studies for opening George street to Homebush Bay drive/Concord drive to ease traffic. Another problem has been Underwood Road near DFO, it is already pretty choked on weekends during DFO operational hours. It needs to be better designed with the view of expansion.

Thanks,

**I agree to the above statement**

Yes

15 August 2024

2240276

Laura Locke  
A/Executive Director, State Rezoning  
Department of Planning, Housing and Infrastructure (DPHI)  
4 Parramatta Square, 12 Darcy St  
Parramatta NSW 2150

Attention: Laura Locke

**Dear Laura,**

**RE: Submission – Public Exhibition of the Homebush State-Led Rezoning Proposal**

Thank you for providing the opportunity to make a submission on the Department of Planning, Housing and Infrastructure's (DPHI) Transport Orientated Development (TOD) Homebush draft state-led rezoning proposal (Draft Rezoning Proposal). This submission has been prepared by Ethos Urban on behalf of Level 33 Property Group (Level 33) who own the land located at 17-24 Loftus Crescent, Homebush, NSW 2140 (the site).

Level 33 are generally supportive of the principles and key elements of the Urban Design Report (UDR) and Explanation of Intended Effect (EIE) for Homebush, especially in relation to the site. The site offers a unique opportunity given its recent agglomeration into single ownership under Level 33. It is also deliverable immediately and can deliver a development of **260 additional dwellings** making a significant contribution toward housing supply in Homebush and assisting in achieving the 377,000 required by the NSW Government under the National Housing Accord.

However, we believe there are several key issues regarding the proposed planning controls and the spatial strategy for Homebush which require further consideration and resolution prior to the finalisation of the Rezoning Proposal.

A summary of these key issues are as follows:

- The site presents a significant and valuable opportunity to deliver 260 additional dwellings to meet Strathfield Council's housing target and in turn, the National Housing Accord if it were permitted an uplift of **6:1** FSR (Floor Space Ratio) and **92m** maximum height respectively.
- The approach to affordable housing contributions remains ambiguous and lacks sufficient detail to inform how these provisions could be accommodated (if at all) within the proposed development of the site. A suggested approach, as outlined in this submission, would propose a staircased method where additional affordable housing would be proposed concurrent with the proposed development uplift.
- The proposed height and FSR controls are consistent with the Paramatta Road Corridor Urban Transformation Strategy 2016 (PRCUTs) controls which are now more than 8 years old, out of date and no longer fit for purpose. These controls include 3.6:1 for Floor Space Ratio and 75m for the maximum Height of Buildings. These controls do not reflect the development capacity of the site and would result in an estimated net loss of 106 residential dwellings, compared to the proposed scheme.
- The proposed controls exhibited for the site do not reflect the recent amalgamation by Level 33 of the eight individual properties that make up the Site. The site is available for development and deliverable without any ownership constraints and can contribute toward achieving the strategic objectives adopted of the Homebush rezoning.
- The site can accommodate significantly more residential floorspace than what is proposed by the TOD rezoning, with an increase to the Floor Space Ratio and Height of Building allowing for the provision of more dwellings within 400m of the Homebush Heavy Rail Station, which aligns with the strategic objectives of the TOD Program.
- The Urban Design Report prepared by SJB Architects and provided with this submission (**Appendix A**) demonstrates that the site can comfortably achieve an FSR of **5:1** within the **75m** maximum building control



however the preferred scheme delivers an FSR of **6:1** with an increased maximum height control to **92m**. This would optimise the development potential of the site within an appropriate form of development, delivering 260 dwellings in the short to medium term and providing a catalyst for the revitalisation of Homebush.

This letter provides an overview of the background and history of the site, the existing planning framework, and details the opportunity and the significant public benefit that can be realised, along with a high-level summary of the associated impacts of the future development

The site provides an exemplary opportunity to catalyse development in the precinct to create a liveable, sustainable, and productive community. Leveraging the context, scale, and location of the site, Level 33 aims to create a highly connected, contemporary housing, and activation opportunity. This rare opportunity will be realised by Level 33 through its single ownership of this ideally located land parcel and its commitment to developing high-quality housing with sustainable outcomes.

## 1.0 The Site

The site is known as **17-24 Loftus Crescent, Homebush, NSW 2140** and comprises eight (8) parcels of land, being legally described as Lots A DP 405742, Lot 14 DP 9154, Lot 15 DP 9154, Lot 16 DP 9154, Lot 17 DP 9154, Lot 18 DP 9154, Lot 19 and Lot 20 DP 9154 DP 9154. The site, located approximately 400m from Homebush train station, is underutilised with only seven dwellings and an empty lot (**Figure 1**). This consolidated site has an area of 3,980m<sup>2</sup> and is capable of making a significant contribution to housing delivery in Homebush in the short to medium-term.

The site provides an excellent opportunity to optimise the delivery of housing to create genuine Transit Oriented Development within walking distance of existing and planned infrastructure (**Figure 2**) which provides frequent public transport services that facilitate connections to key employment hubs within Greater Sydney.

The site is currently occupied by seven (7) detached dwellings and one empty lot and is available for development in the short-term. There are very few sites within the surrounding context that are currently construction-ready, and unconstrained by numerous strata ownership.



**Figure 1** Site Context

Source: Ethos Urban





**Figure 2 Site Location within State Led Rezoning Precinct**

Source: Ethos Urban & NSW Department of Planning, Housing and Infrastructure

## 2.0 Site History

The Site's planning controls have evolved in recent years as the strategic planning vision of Parramatta Road has changed.

The site is part of the Homebush Precinct, identified in the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) for rezoning in 2016 as part of the State Government Planning Strategy. Under PRCUTS, the proposed planning controls for the site included a maximum FSR of 3.6:1 with a maximum building height of 75m, underutilising prime land that is developable and deliverable.

Since 2016, the site has been the subject of several meetings with Strathfield Council, planning proposals, and technical studies, including traffic modelling. Although the planning proposal has been supported by the Strathfield Local Planning Panel, it was deferred due to consideration of the current State-led Planning Proposal.

It must be noted that the planning officer's report to the Strathfield Local Planning Panel on 5 May 2022 reaffirmed the site's planning merit due to, (among other reasons):

- *The site is not affected by any environmental constraints or heritage constraints.*
- *Planning for infrastructure in the corridor is progressing under state and local led initiatives and will be available to meet the demands arising from the increased density on the site. Infrastructure will be funded through a variety of mechanisms including local and state infrastructure contributions including land dedication and works in kind and public funds from local government and state government budgets.*
- *The proposed ground floor retail and podium level commercial uses under the concept scheme will provide jobs.*



2.1 Level 33 Property Group

The proponent, Level 33 Property Group, is a premier property development group with a vision to take design, construction and development to new heights. Founded in Sydney in 1999, their family owned and operated business specialises in high quality multi-residential and commercial projects and is renowned for its expertise and market insight.

Level 33 has developed a range of residential and mixed-use developments throughout Sydney and NSW. With a track record of delivering hundreds of homes in Sydney, Level 33 welcome the announcement of the TOD program and is excited to have the opportunity to put the site forward for consideration.

3.0 Homebush State-Led Rezoning Proposal

3.1 TOD Rezoning Program

Housing is currently a key priority for the State Government, with a shortage of diverse and affordable homes in well located areas, close to where people live and work and close to transport and other amenities.

The key objectives of the TOD Rezoning Program of:

- Simplifying planning controls within the TOD Accelerated Precinct
- Encouraging lodgment of applications for residential development in the TOD Accelerated Precincts
- Streamlining the development application process so that applicants can lodge development applications sooner and so that consent authorities can determine them rapidly
- Ensuring that developments within the TOD Accelerated Precincts achieve high-quality design outcomes

Level 33 are fully supportive of the intention of the TOD rezoning program. This site provides an opportunity to deliver on the intention of the TOD program by providing a realistic and feasible development outcome for the site that will allow Level 33 to proceed with the lodgement of a development application.

3.2 Summary of Proposed Controls

The Homebush Precinct is well located adjacent to existing transport, jobs and services, with an opportunity to support up to 16,100 new homes and 2,670 new jobs with the proposed planning controls under the TOD program.

Under the Homebush State-Led Rezoning Proposal, it is proposed for the site to be rezoned as per **Table 1**:

Table 1 Proposed Planning Controls

Principal Planning Controls	Proposed Control under Draft Rezoning Proposal
Land Zoning	MU1 – Mixed Use
Floor Space Ratio	3.6:1
Maximum Building Height	75m

Source: NSW Department of Planning, Housing and Infrastructure

The proposed planning controls of 3.6:1 FSR and 75m maximum building heights are misaligned, as the FSR effectively limits the height of buildings on the site to between 8-13 storeys. This has been modelled by SJB as part of the Urban Design Study (**Appendix A**) which demonstrates that this could achieve a gross residential GFA of approximately 14,331m<sup>2</sup> within the site and 154 residential dwellings.

This is a significant underutilisation of the development capacity of the site. Design testing undertaken by SJB within **Appendix A** demonstrates that the site can comfortably deliver additional residential development within an acceptable form and scale, while still achieving the key site requirements including active frontage, building setbacks and lane widening. This is discussed in more detail below.

## 4.0 Feedback on the Homebush State-Led Rezoning Proposal

There is an opportunity for DPHI to progress alternate planning controls on the site to enable Level 33 to deliver a greater number of apartments and public benefits on the site in response to the well-publicised housing crisis facing Sydney.

Based on our review of the Draft State Led Rezoning Proposal and supporting studies, we make the following recommendations.

### 4.1 Site Deliverability

The NSW Government has set out a clear mandate to deliver more housing and committed to building 377,000 additional dwellings under the National Housing Accord during the 5-year term. Within the Homebush TOD Precinct, the rezoning proposal includes capacity for up to 16,100 additional homes within the precinct.

However, there are constraints within the Homebush precinct which would to number of sites that would present barriers to achieving the target number of additional homes.

Firstly, site which have multiple ownerships are unlikely to come forward in the medium-long term and present a very real prospect of not being delivered at all. Level 33 have already amalgamated the eight (8) lots that comprise the site and it represents one of the largest parcels of land that is unconstrained by differing ownership interests. Level 33 are able to deliver the site immediately, unencumbered from competing ownership interests or existing tenants with long leaseholds remaining.

The site is also not subjected to significant environmental constraints. There are a number of sites within the precinct which are subject to environmental constraints such as flooding, heritage, contamination and infrastructure. The site is clearly available for development now, is “shovel-ready” and capable of delivery immediately.

In recognition of this opportunity, the site capacity should be optimised through greater FSR and height allowances to accommodate the delivery of additional residential development from the site. Surrounding sites that are subject to ownership or environmental constraints are likely to be delayed or entirely undeliverable. Therefore, sites such as the subject site should benefit from additional FSR and height to allow for additional residential development to account for and offset the identified delay in surrounding development and to support timely development as soon as possible, consistent with the TOD Program.

### 4.2 Reduction in Housing Opportunities

The proposed Homebush Precinct TOD FSR and height controls maintain those identified for the site by PRCUTs in 2016. The proposed PRCUTs controls are now over 8 years old and do not reflect the ongoing housing crisis and NSW Government priority of significantly boosting housing delivery. The proposed controls for Homebush should reflect these ongoing circumstances and strategic planning objectives.

The maintenance of the FSR for the site of 3.6:1 effectively restricts the ability of the site to make a more significant contribution toward housing supply, in direct contrast to the State Government's TOD housing mandate, which seeks to provide more housing in areas close to public transport.

The proposed controls, consistent with PRCUTs, do not result in a feasible form of development being achieved on the site, with an estimated development capacity of 154 dwellings. This is evidenced by the fact that the site has remained undeveloped since the proposed controls were published in 2016. Maintaining these controls will result in the site continuing to sit stagnant and undeveloped.

Design testing undertaken by SJB (**Appendix A**) demonstrates that:

- adopting an FSR of 5:1 and maintaining the 75m maximum building height, 216 dwellings could be delivered.
- Adopting an FSR of 6:1 and increasing the maximum building height to 92m, an estimated 260 dwellings could be delivered.

Critically, the current proposed FSR and height controls would not result in a feasible development of the site and will not facilitate an outcome that is able to deliver housing in line with the State Government mandate. Additional FSR is required to achieve a financially viable development scheme that can deliver market housing, affordable housing and the other public benefits anticipated from the development.



**Section 4.3** below provides a more detailed assessment of the design testing and the opportunities to increase FSR and height on the site to boost housing delivery.

4.3 Design Testing

An Urban Design Report has been prepared by SJB Architects and is provided at **Appendix A**. SJB have modelled the proposed TOD Homebush planning controls within the site context and proposed three development options for the site. Core principles that have been adopted as part of the design are:

- Non-residential frontage facing east toward Subway Lane to provide active frontage and visual interest at street level.
- Building setbacks that would provide a context scheme that achieves ADG compliance including visual privacy and street character.
- A street wall height of two storeys to ensure an appropriately human scale and form at street level.
- Stepped massing to achieve variation in urban form and transition building heights increasing toward Homebush station.

**Table 2** below provides a numerical overview of the three development options modelled by SJB, and **Figure 4** below provides the associated massing diagram. The options are conceptual at this stage and are provided to illustrate the significant opportunity and positive outcome for the site without posing any significant or unreasonable environmental impacts. Options 2 and 3 clearly demonstrate that additional FSR and height can be comfortably provided for on the site within an acceptable form and scale of development.

Table 2 Concept Design Options

Component	Option 1	Option 2	Option 3
Height	75m	75m	92m
FSR	3.6:1	5:1	6:1
Dwellings*	154	216	260
Total GFA	14,331sqm	19,905sqm	23,886sqm
Non-residential GFA	475sqm	475sqm	475sqm
Residential GFA	13,856sqm	19,430sqm	23,411sqm

\*Average Dwelling Size - 90sqm GFA



Figure 3 Massing Options 1-3

Source: SJB Architects

4.4 Affordable Housing

The approach to affordable housing contributions remains ambiguous and lacks sufficient detail to inform how these provisions could be accommodated (if at all) within the proposed development of the site. The proposed range of affordable housing required of 5-10 per cent, to be held in perpetuity and managed by a registered

Community Housing Provider, is being proposed as mandatory for all new residential development within the Precinct.

No affordable housing incentives are being made available within the Precinct to offset the proposed removal of the infill affordable housing floor space ratio and height of building bonuses under Chapter 2, Part 2, Division 1 of the *State Environmental Planning Policy (Housing) 2021* (Housing SEPP). It is important to note these provisions would have permitted an uplift of up to 30 per cent FSR and a height bonus of up to 30 per cent was the site to include a minimum of 15 per cent of the gross floor area as affordable housing.

As we understand it, no viability testing has been undertaken as part of the Homebush TOD rezoning to inform the proposed range of affordable provision.

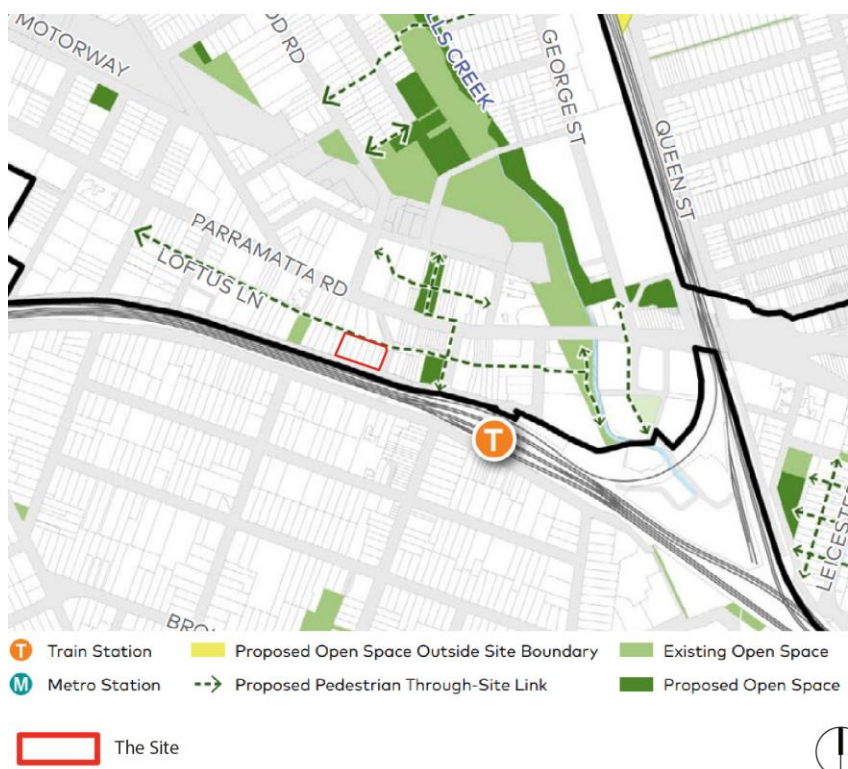
The proposed additional affordable housing requirements that would apply to any redevelopment of the site could threaten the feasibility of the site due to the introduction of an affordable requirement in perpetuity, despite no proposed uplift in FSR over and above that identified for the site through PRCUTs 2016. This significantly undermines the prospect of delivering housing from such a well-located site.

We therefore provide the following recommendations to the proposed affordable housing controls:

- Firstly, the proposed rezoning should specify a minimum level of affordable housing that would be required from new residential development which is clearly evidenced through viability testing.
- Secondly, the range of affordable housing provision sought for the site (i.e., 5-10%), should be staircased in line with the proposed uplift suggested in this submission. This is as follows:
  - o **10% maximum** affordable housing provision for an uplift of **6:1 FSR** and **Height of 92m** or;
  - o **5% maximum** affordable housing provision for an uplift of **5:1 FSR** and **Height of 72m**.
- Additionally, the relationship between any affordable housing provision under this policy with any existing affordable housing provision under the *Strathfield Local Environmental Plan 2012* (SLEP) must be made clear. The new policy, once implemented, must supersede existing SLEP affordable housing provision.

## 4.5 Public Benefits

Given the opportunity that is presented by a site that is already amalgamated, the proponent is in the position to provide public benefits through the enhancement and widening of Loftus Lane, which currently is utilised as a backstreet lane. The widening and activation of this proposed link, which could extend to include access from Loftus Lane to Loftus Crescent via a through-site link, would provide a valuable contribution to local pedestrian permeability, connectivity and encourage safe movement and in accordance with the vision outlined in the TOD Urban Design Report (**Figure 5**).





**Figure 4     Public Domain and Open Space Opportunities Map**

Source: Ethos Urban & NSW Department of Planning, Housing and Infrastructure

In addition to the enhancement and widening of Loftus Lane, the proposed development would seek to leverage its position to provide well-needed street activation through the inclusion of commercial ground floor tenancies on the prominent corner of Loftus Crescent, Loftus Lane, and Subway Lane. This would be delivered through a 2 storey street wall that provides a suitable transition between the mixed-use centre towards Homebush Station and the existing residential character west of the site.

**4.6     Solar Access and Overshadowing**

SJB Architects have undertaken a shadow study analysis of the proposed design options within the Urban Design Report (**Appendix A**). The shadow study is on the winter solstice (June 2021) and includes indicative massing for the surrounding neighbouring sites based upon the controls of the TOD Urban Design Report. Of particular relevance to the site are the residential buildings to the south and southwest.

The study demonstrates that the preferred Option 3 would result in very limited additional overshadowing in comparison to Option 1. The main receptors are the buildings to the south on the opposite side of the train tracks, however the additional impact from additional height on the site is considered to be negligible. This is primarily due to such overshadowing impacts being primarily located over existing rail infrastructure that is not utilised for residential or commercial land use (**Figure 6**).

It is noted that overshadowing based on the indicative massing for the surrounding neighbouring sites would extend further and impact more properties than Options 2 and 3.

In summary, the proposed rezoning will inevitably result in additional overshadowing under the TOD principles, which encourage taller buildings in and around transport hubs. However, as the site is situated immediately adjacent to the rail tracks, additional height and massing can be achieved on the site with very limited overshadowing impacts on surrounding receptors and neighbouring properties. This is clearly evidenced by SJB's analysis attached in **Appendix A**.



**Figure 5     SJB Shadow Study**

Source: SJB

**5.0     Conclusion**

Thank you for the opportunity to provide a submission of the Draft State Led Homebush TOD Precinct Rezoning Proposal. We believe that a truly integrated and coordinated planning, design and land use approach is required to ensure that the Department's vision for Homebush can be realised.

This submission has sufficiently demonstrated that the site is capable of accommodating additional FSR and height within a high-quality urban design solution. The site has been amalgamated by Level 33 and presents a significant opportunity to boost housing delivery within the Homebush precinct through the provision of a mixed

used development on the site. The site is clearly deliverable in the short-term and would present an important catalyst site in stimulating future development within the precinct. In conclusion, **Table 3** provides an overview of the recommendations sought with this submission.

**Table 3      Recommendations**

Recommendation
1.    Adopt an FSR of 6:1 and increase the maximum building height to 92m for the site.
2.    Specify a minimum level of affordable housing that would be required from new residential development which is clearly evidenced through viability testing.
3.    Develop a staircased approach to the range in which affordable housing is required, proportionate to the uplift provided under the rezoning reforms.
4.    Ensure the relationship between any affordable housing provision under this policy and that of any existing affordable housing provision is made clear and consistent to avoid duplication.

We would welcome any further opportunities to work collaboratively with the DPHI in contributing to the finalisation of the State Led Rezoning Package for Homebush and the surrounding community. We would also welcome a further discussion with DPHI and the Urban Design Team in relation to this site and the proposed planning controls.

Yours sincerely,

Prepared by:



**Anthony Brogan**  
Principal

[Redacted contact information]

Approved by:



**Schandel Fortu**  
Director

[Redacted contact information]

**Enc.**

**Appendix A – SJB Architects Urban Design Study**

# 17-24 Loftus Crescent, Homebush

TOD Submission

**Prepared for**  
Homebush Investments No.1 Pty Ltd

**Issued**  
August 12 2024

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SJB acknowledges the Traditional Custodians of the lands, waters, and skies, and their perpetual care and connection to Country where we live and work. We support the Uluru Statement from the Heart and accept its invitation to walk with Aboriginal and Torres Strait Islander people in a movement of the Australian people towards a better future.

We believe that inequity enshrined in our society continues to significantly disadvantage our First Nations colleagues, friends, and community. Following the referendum, we are personally and professionally recommitting our support of Aboriginal and Torres Strait Islander people. We will continue to strive for (re)conciliation by acting with integrity and passion, in an effort to address this imbalance in our country and create lasting generational change.

# Contents

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<b>01</b>	<b>Introduction</b>	<b>4</b>
	The Site	4
	Homebush State-Led Rezoning (TOD)	5
	Homebush TOD Constraints & Opportunities	6
	Homebush TOD Proposed Controls	7
<b>02</b>	<b>Vision</b>	<b>8</b>
	Opportunities	8
	Key Moves	9
	Character	12
<b>03</b>	<b>Options</b>	<b>13</b>
	Option 01 - 3.6:1	13
	Option 02 - 5.0:1	14
	Option 03 - 6.0:1	15
	Shadow Study - 22 & 27 storeys	16
	Summary	17
<b>04</b>	<b>Appendices</b>	<b>18</b>
	TOD Control Testing	18



The Site

The site is at the corner of Subway Lane, Loftus Crescent and Loftus Lane. It includes properties of 17-24 Loftus Crescent that currently includes 7 detached houses and 1 empty lot.

The site is within 400m of Homebush Station, with direct access along Loftus Crescent, and is also close to Parramatta Road and several key bus corridors.



Aerial image as of 25.03.2024. Source: Landchecker



Homebush State-Led Rezoning (TOD)

The site is within the area subject to accelerated rezoning as part of the Homebush State-Led Rezoning under the Transport Oriented Development Tier 1 Program.

The adjacent image identifies the area of extent subject to rezoning, highlighting the location of the site that is within close proximity to Homebush Train Station.



Precinct and Notable Landmarks - Homebush UDR pg18



Homebush TOD Constraints & Opportunities



Figure 31: Constraints Map

- |                   |                            |                           |                 |
|-------------------|----------------------------|---------------------------|-----------------|
| Precinct Boundary | SP2 - Education            | Strata Lots >10           | 60m buffer zone |
| State heritage    | SP2 - Industrial Land      | Recent Developments       | Easements       |
| Local heritage    | Heritage Conservation Area | Additional heritage items | Westconnex      |

Constraints

The site is not shown as constrained however is adjacent to a flood corridor (not in legend).



Figure 32: Opportunities Map

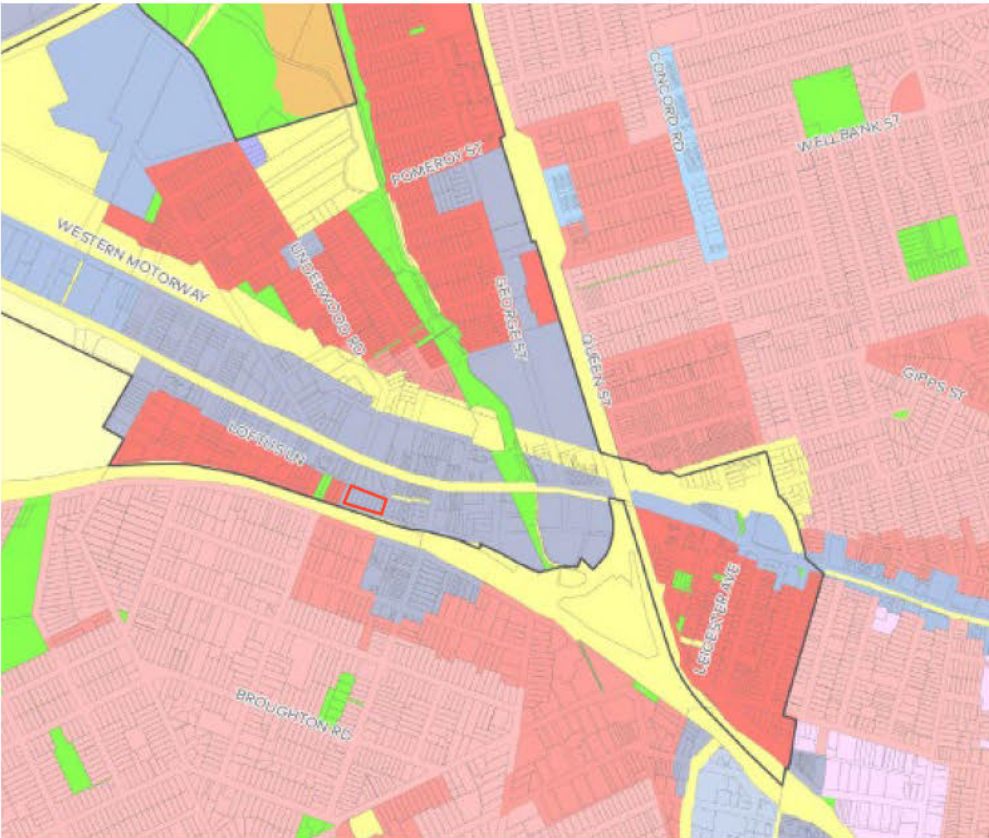
- |                                       |                 |                               |
|---------------------------------------|-----------------|-------------------------------|
| Precinct Boundary                     | Existing Links  | Increased Residential Density |
| Green Spaces (existing and potential) | Potential Links | Potential Vehicle Connection  |

Opportunities

The site is within an area designated for 'Increased Residential Density' and is adjacent to a 'Potential Link' along Loftus Lane to the rear of the site.



Homebush TOD Proposed Controls



- Precinct Boundary

C3 Environmental Management

SP1 Special activities

SP2 Infrastructure
- E1 Local centre

E2 Commercial centre

E3 Productivity support

E4 General industrial
- R1 General residential

R2 Low density residential

R3 Medium density residential

R4 High density residential
- MU1 Mixed use

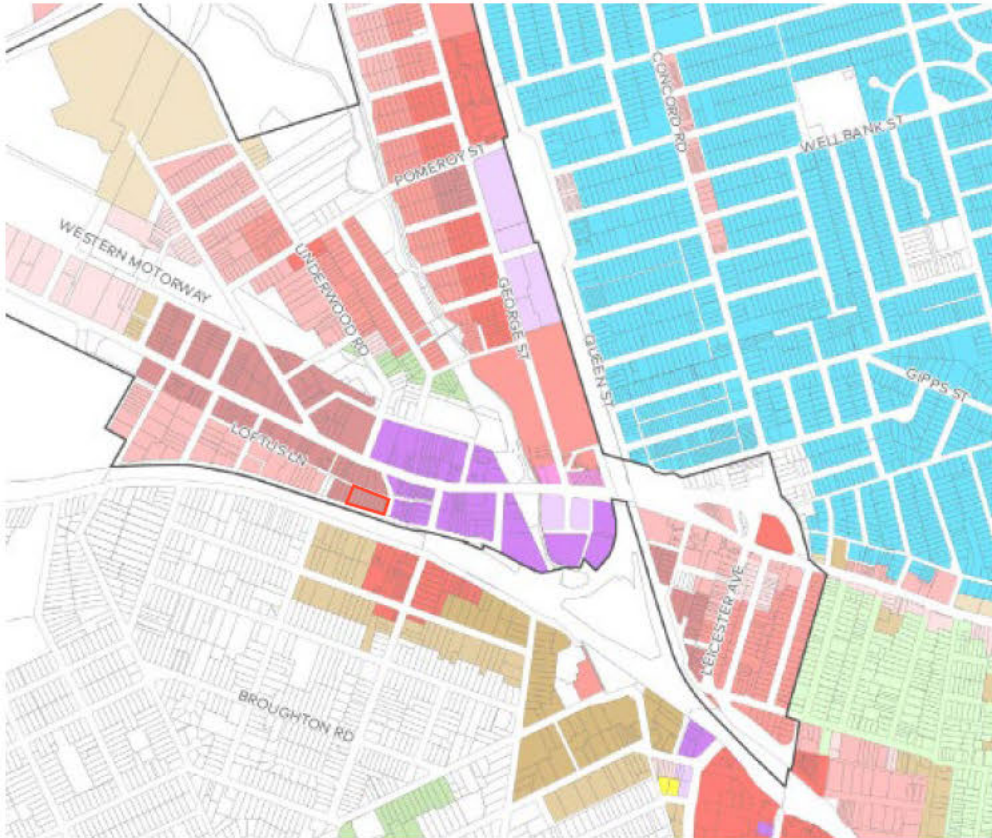
RE1 Public recreation

RE2 Private recreational

C2 Environmental Conservation

Land Zoning

MU1 - Mixed Use



- Precinct Boundary

0 - 0.39

0.5 - 0.54

0.55 - 0.59

0.65 - 0.69

0.7 - 0.74

0.75 - 0.79

0.9 - 0.94

1 - 1.09

1.2 - 1.29

1.3 - 1.39

1.4 - 1.49

1.5 - 1.99

2 - 2.49

2.5 - 2.99

3 - 3.49

3.5 - 3.99

4 - 4.49

4.5 - 4.99

5 - 5.99

6 - 6.99

7 - 7.99

8 - 8.99

12 - 12.99

Floor Space Ratio

3.5 - 3.99 (3.6)



- Precinct Boundary

0 - 3.6m

8 - 8.9m

9 - 9.9m

11 - 11.9m

12 - 12.9m

13 - 14.9m

15 - 16.9m

17 - 18.9m

19 - 20.9m

21 - 22.9m

23 - 24.9m

25 - 29.9m

30 - 34.9m

35 - 39.9m

40 - 44.9m

45 - 49.9m

50 - 54.9m

60 - 79.9m

100 - 124.9m

125 - 149.9m

Height of Building

60 - 79.99m (75m)



Opportunities

- 1. **Land Already Amalgamated**  
The proponent has already acquired the 8 lots within the site to create an amalgamation totalling 3,981sqm. The TOD identifies a number of sites as constrained due to their inclusion of strata lots with greater than 10 tenancies. This constraint does not apply to this site and the proponent is clearly capable of delivering a high quality outcome without the need to further amalgamate.
- 2. **Close to Homebush Station**  
The site is within ~300m (4 min walk) of Homebush Train Station with direct access along Loftus Crescent. This supports the primary objective of the TOD program that is placing housing within high amenity areas close to existing transport options. The site is also within close proximity of Parramatta Road that includes multiple high frequency bus routes.
- 3. **Activation of Proposed Link**  
The rear of the site along Loftus Lane is identified as a potential new link in the TOD Urban Design Report. The site can play a pivotal role in ensuring that link can be activated and delivered through widening and placing emphasis on the corner of the site to encourage safe movement.
- 4. **Well Served by Open Space**  
The site is within close proximity of an existing open space between Loftus Crescent and Loftus Lane and also close to proposed open spaces shown in the TOD Urban Design Report. This will ensure that future residents will be well supported by local environmental amenity.
- 5. **Limited Environmental Impacts**  
Due to the railway immediately south of the site, there is a significant buffer to existing residential uses that would allow for a tall building on the site, therefore minimising overshadowing and environmental impacts to surrounding areas and land uses.

LEGEND

Study Area

Existing Open Space

TOD Proposed Open Space

Link to Homebush Station

TOD Proposed Link

Railway Buffer to Existing Residential



Aerial image as of 25.03.2024. Source: Landchecker



Key Moves

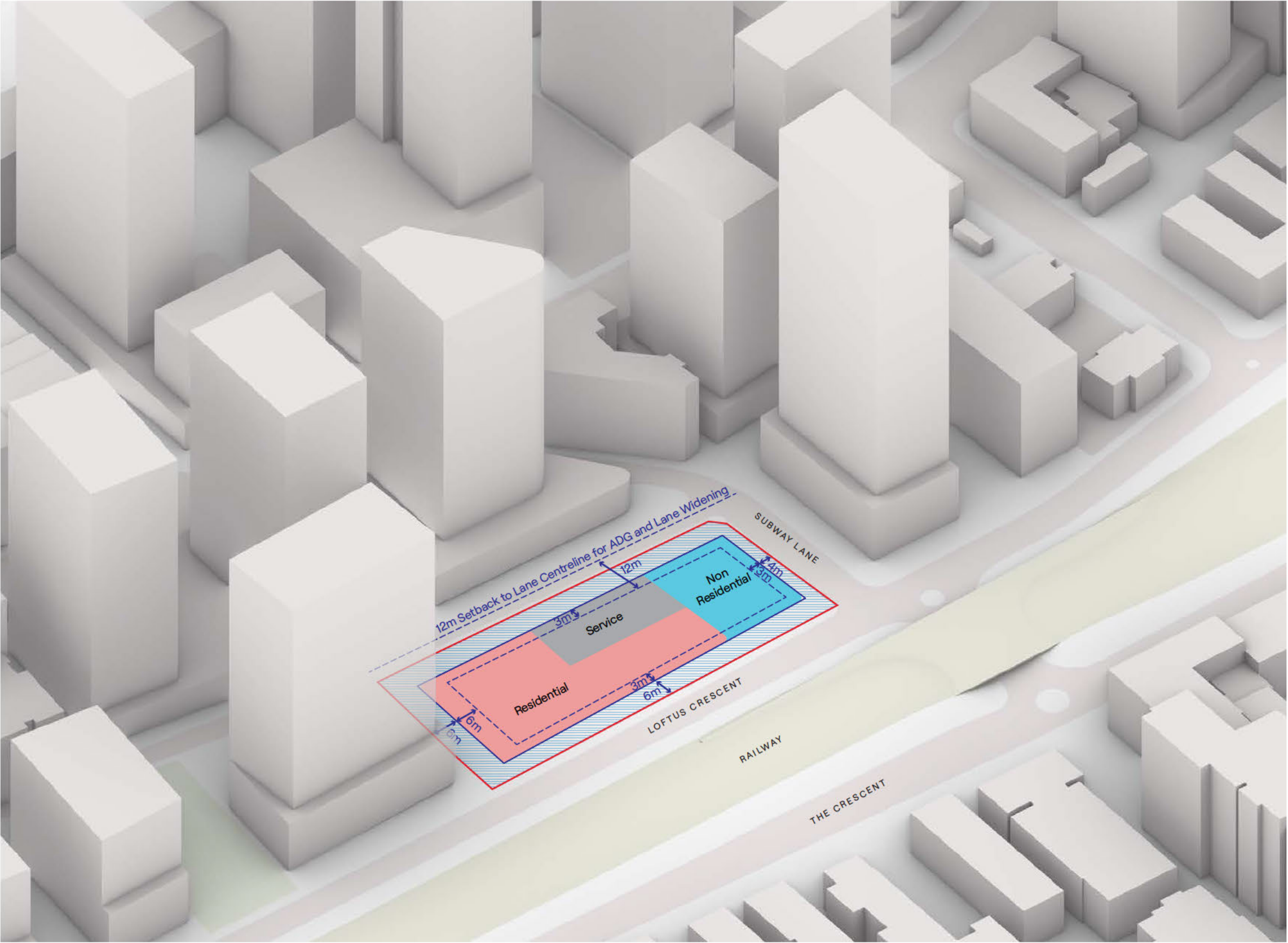
Setbacks & Layout

Setbacks defining the orientation to the various frontages and above podium built form are defined to guide development footprints. This includes:

- A 6m setback to Loftus Crescent and side boundaries for ADG visual privacy and appropriate street character
- A 4m setback to Subway Lane to create a more intimate active frontage
- A min. 12m setback to Loftus Lane centreline. This allows for adequate ADG visual privacy and for widening to introduce a better link and servicing along that interface
- A 3m above podium setback to create a human scale street wall and for ADG visual privacy above 8 storeys
- Non-residential uses facing east to activate corner with servicing to the rear and residential in other areas

LEGEND

<div></div>	Study Area
<div></div>	Ground Setback
<div></div>	Above Podium Setback
<div></div>	Residential
<div></div>	Service
<div></div>	Non-Residential



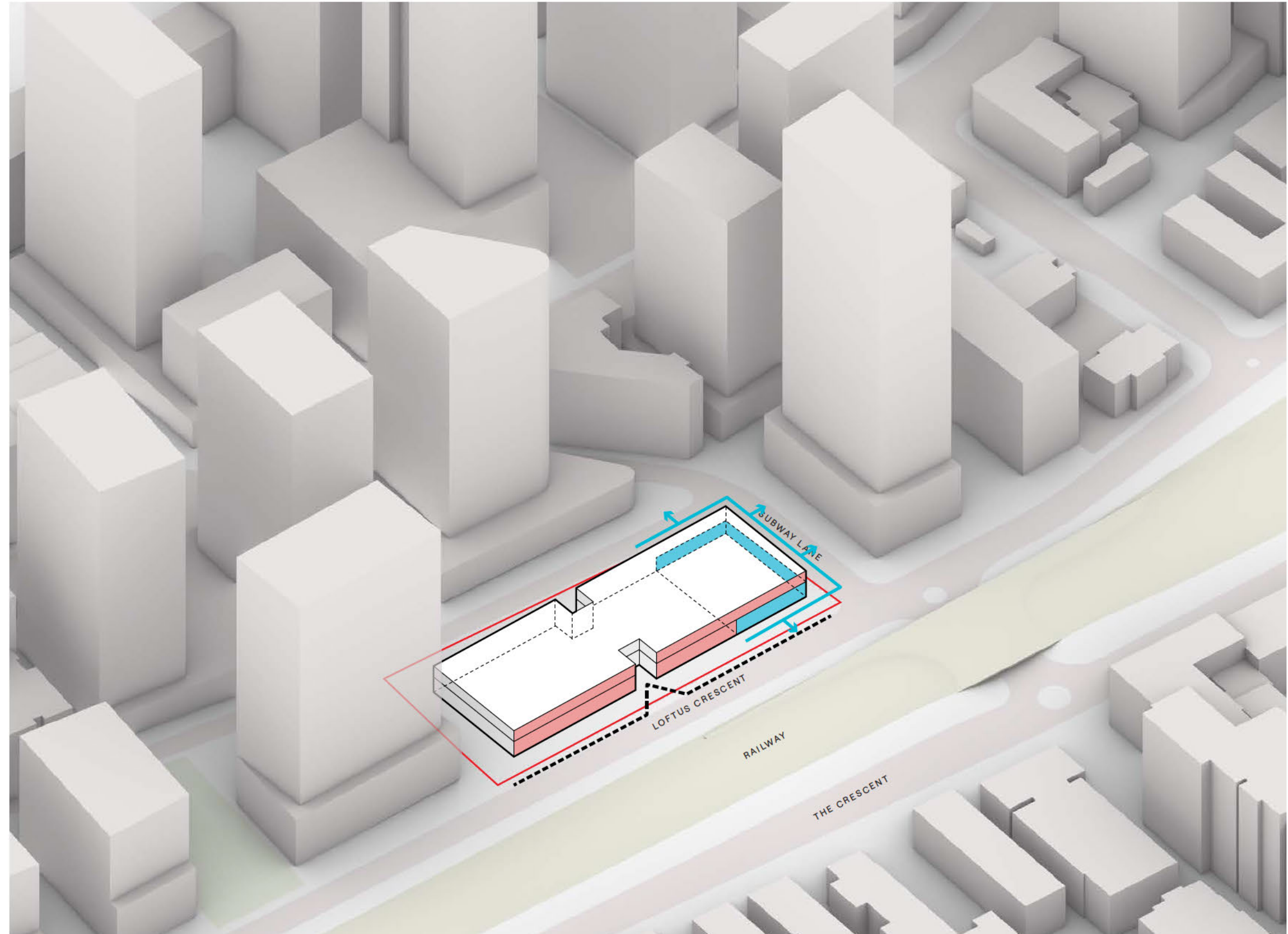


### Key Moves

## Street Wall & Activation

A street wall is defined to create a human scale interface with the primary frontage and rear laneway and the corner is activated. This includes:

- The corner of Loftus Crescent, Loftus Lane, and Subway Lane is activated with non-residential uses, responding to other non-residential uses shown in the TOD Urban Design Report
- Remainder of frontage along Loftus Crescent is residential, creating a transition between the mixed use centre towards Homebush Station and the existing residential character west along the street
- A 2 storey street wall creates a human scale interface, particularly towards Loftus Lane which may become a pedestrian link. A lower street wall here will ensure appropriate dimensions for enclosure
- A break in the street wall along both Loftus Crescent and Loftus Lane adds articulation to an otherwise long facade, responding to the grain of the surrounding area



### LEGEND

- |  |                                  |
|--|----------------------------------|
|  | Study Area                       |
|  | Break in Street Wall             |
|  | 2 Storey Residential Street Wall |
|  | Non-Residential Active Frontage  |

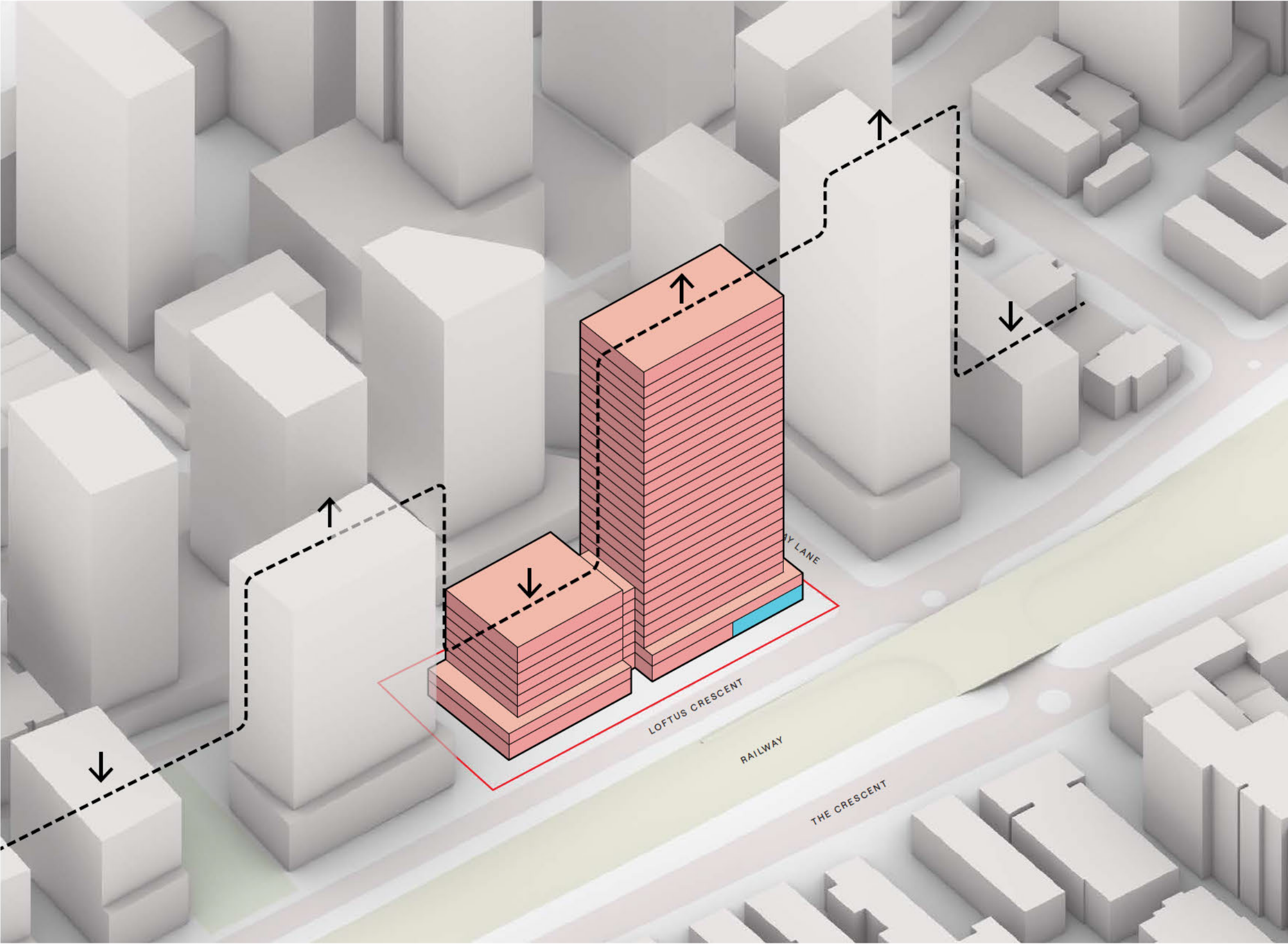


Key Moves

Height & Variation

Towers are extruded to variable heights to create a more dynamic skyline whilst ensuring an appropriate delivery of housing density. This includes:

- A lower volume to the west creates smaller overall bulk and scale, preserving the sensitive interface with the street and laneway
- A taller volume to the east responds to the surrounding planned context of the TOD, creating an appropriate height transition stepping up towards the station
- Footprints are based on typical 8 per level with single core layouts, ensuring maximum efficiency in built form and minimising underutilised space
- The step in form allows for a more dynamic skyline that responds to the TOD reference scheme, ensure appropriate delivery of housing in a high amenity area, and minimises environmental impacts on surrounding areas



LEGEND	
<span style="color: red;">■</span>	Study Area
<span style="color: orange;">■</span>	Dynamic Skyline
<span style="color: red;">■</span>	Residential
<span style="color: blue;">■</span>	Non-Residential





Activation. St Margarets by SJB



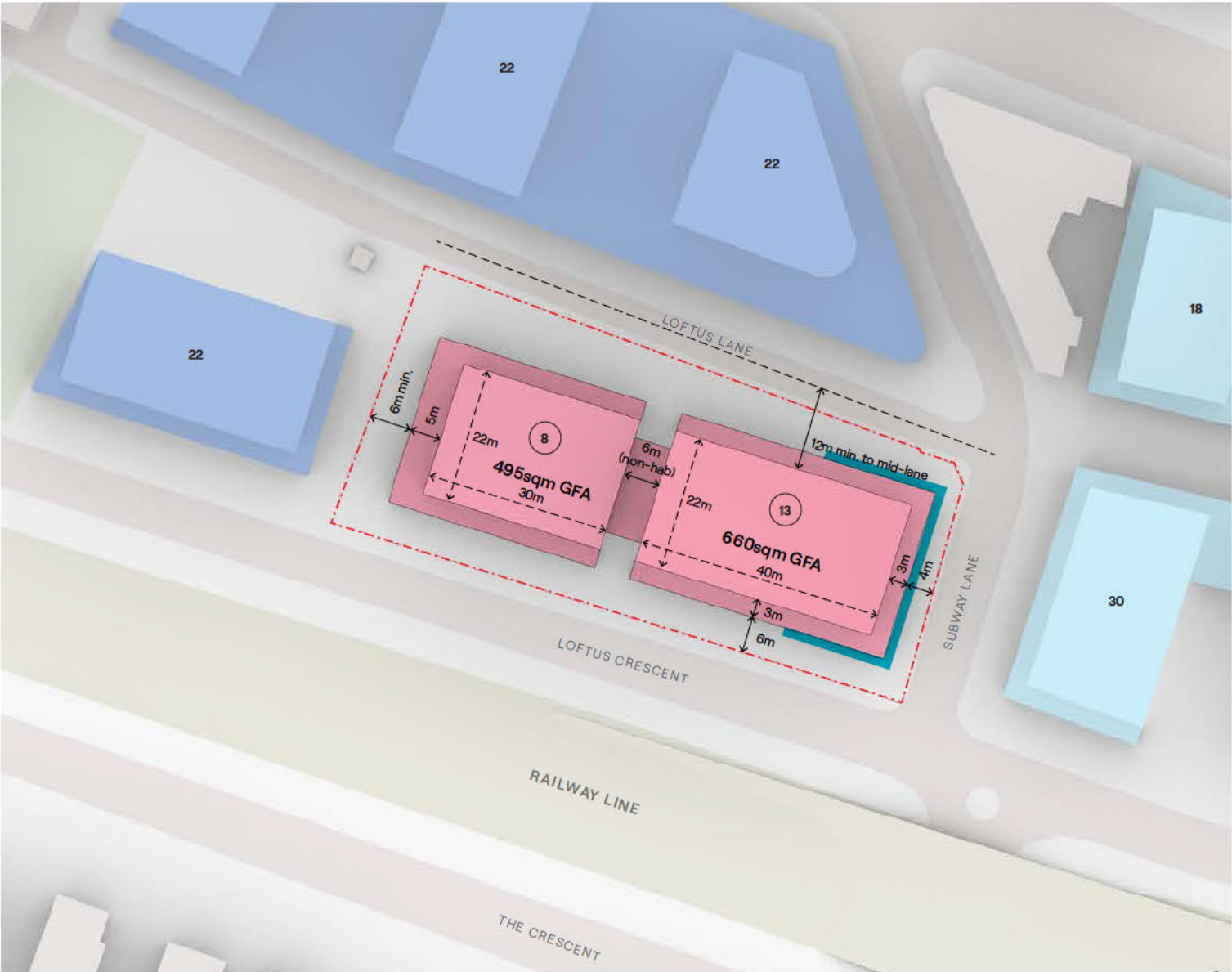
Street Wall. Casba by SJB



Height Variation. Waterfall by SJB



Option 01 - 3.6:1



1:1,000 @ A3

RESIDENTIAL GFA	13,856sqm
NON-RESIDENTIAL GFA	475sqm
TOTAL GFA	14,331sqm
FSR	3.6
DWELLINGS	154

- Notes**
- As per TOD proposed FSR control (3.6)
  - Not capable of utilising full height of TOD proposed controls
  - Eastern footprint based on ideal size for 8 dwellings per plate in efficient layout and configuration
  - Western footprint would likely achieve 5-6 dwellings per lvl



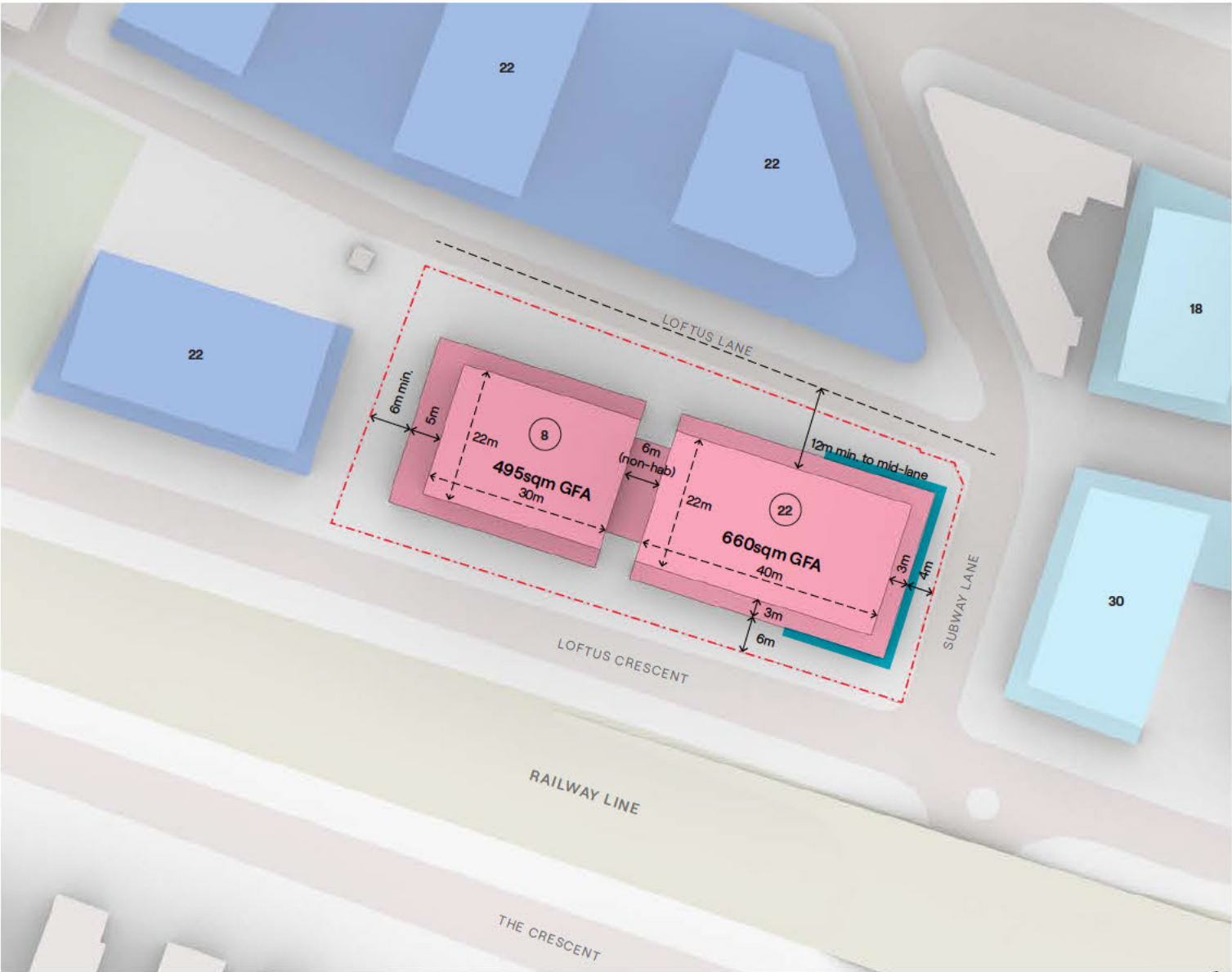
ASSUMPTIONS (AS PER HOMEBUSH TOD UDR)

- Average Dwelling Size - 90sqm GFA
- Non-residential GBA > GFA - 85%
- Residential GBA > GFA - 75%
- Ground floor - 4.5m
- Commercial/retail - 4.0m
- Residential - 3.2m

LEGEND	
	Study Area
	Open Space
	Non-Residential
	Residential
	TOD Proposed Height Shortfall
	TOD Reference Scheme Massing
	Indicative Massing to TOD Height
	Active / Retail Frontage
	Storey Heights



Option 02 - 5.0:1



1:1,000 @ A3

RESIDENTIAL GFA	19,430sqm
NON-RESIDENTIAL GFA	475sqm
TOTAL GFA	19,905sqm
FSR	5.0
DWELLINGS	216

**Notes**

— Same layout as per previous option however utilising the full height of the TOD proposed controls



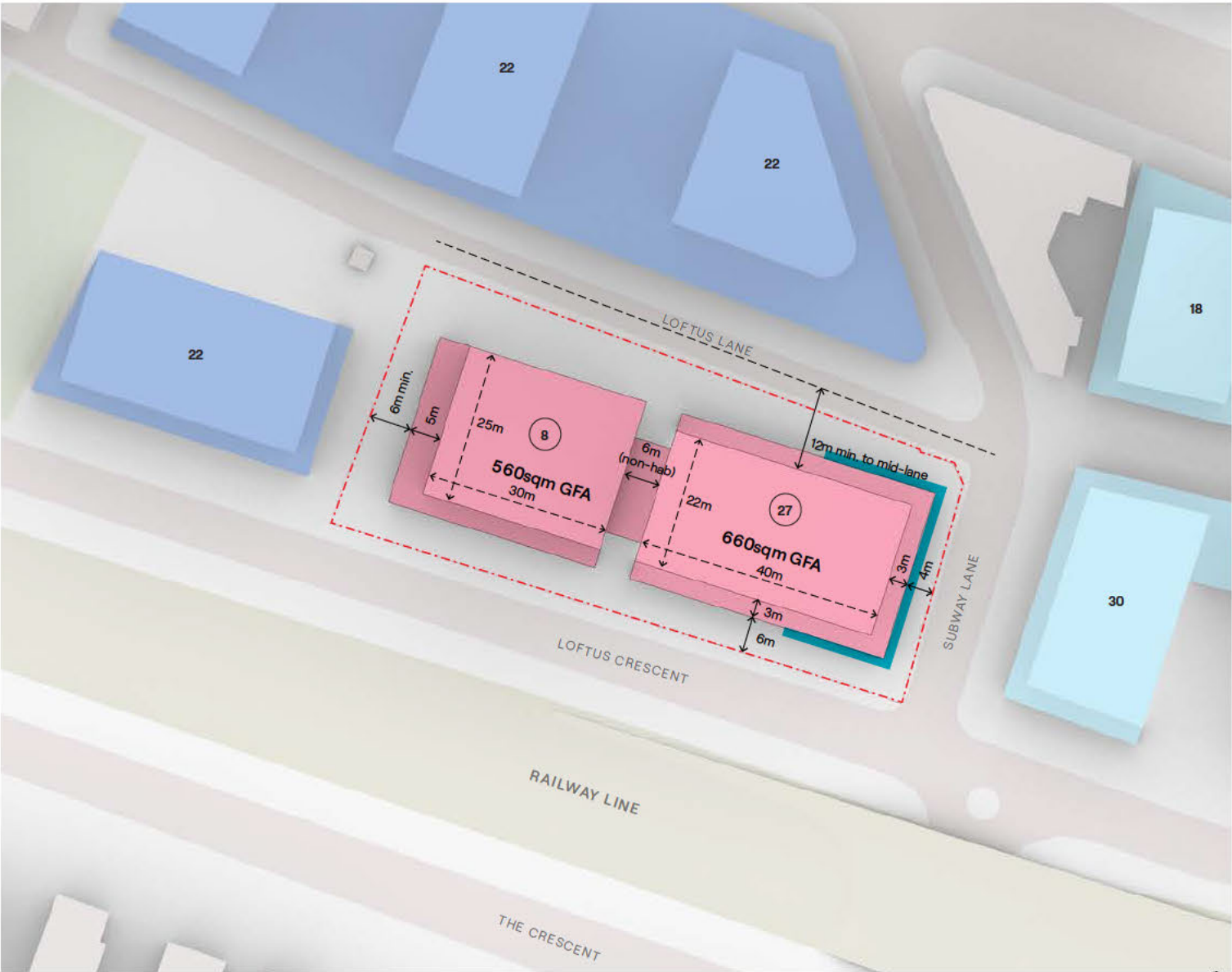
**ASSUMPTIONS (AS PER HOMEBUSH TOD UDR)**

Average Dwelling Size - 90sqm GFA  
Non-residential GBA > GFA - 85%  
Residential GBA > GFA - 75%  
Ground floor - 4.5m  
Commercial/retail - 4.0m  
Residential - 3.2m

LEGEND	
	Study Area
	Open Space
	Non-Residential
	Residential
	TOD Reference Scheme Massing
	Indicative Massing to TOD Height
	Active / Retail Frontage
	Storey Heights



Option 03 - 6.0:1



RESIDENTIAL GFA	23,411sqm
NON-RESIDENTIAL GFA	475sqm
TOTAL GFA	23,886sqm
FSR	6.0
DWELLINGS	260

**Notes**

- Same layout as per previous option however increases height to create better height transition and delivery of more housing



**ASSUMPTIONS (AS PER HOMEBUSH TOD UDR)**

- Average Dwelling Size - 90sqm GFA
- Non-residential GBA > GFA - 85%
- Residential GBA > GFA - 75%
- Ground floor - 4.5m
- Commercial/retail - 4.0m
- Residential - 3.2m

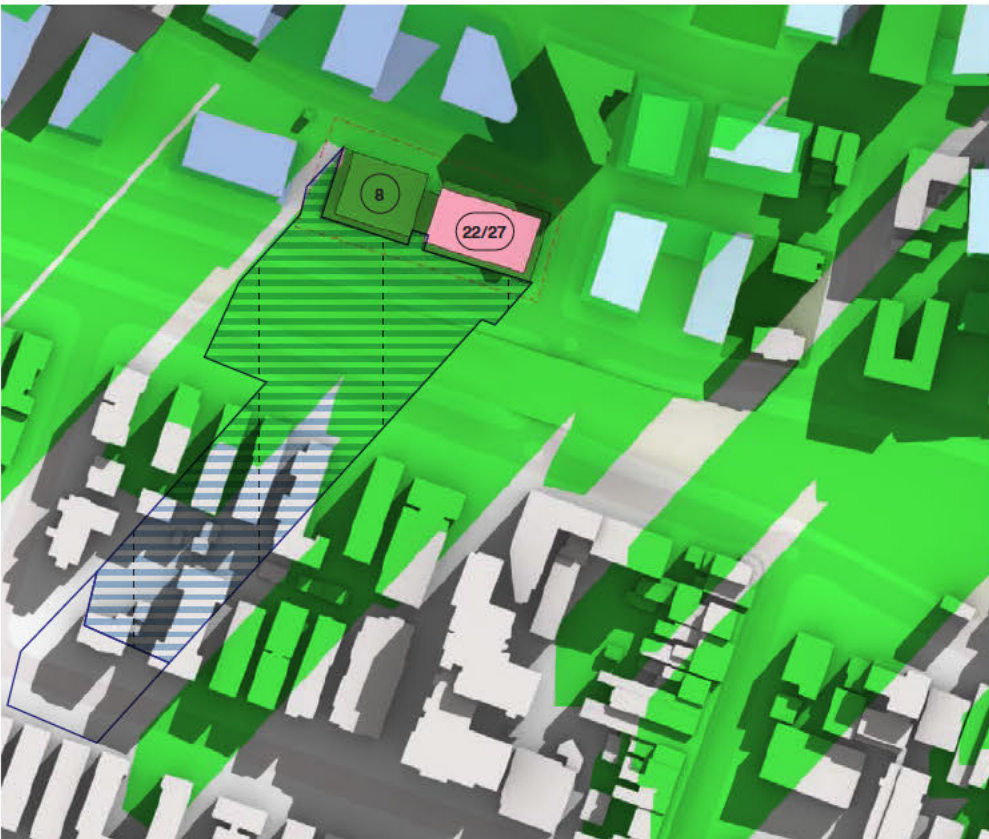
LEGEND	
	Study Area
	Open Space
	Non-Residential
	Residential
	TOD Reference Scheme Massing
	Indicative Massing to TOD Height
	Active / Retail Frontage
	Storey Heights



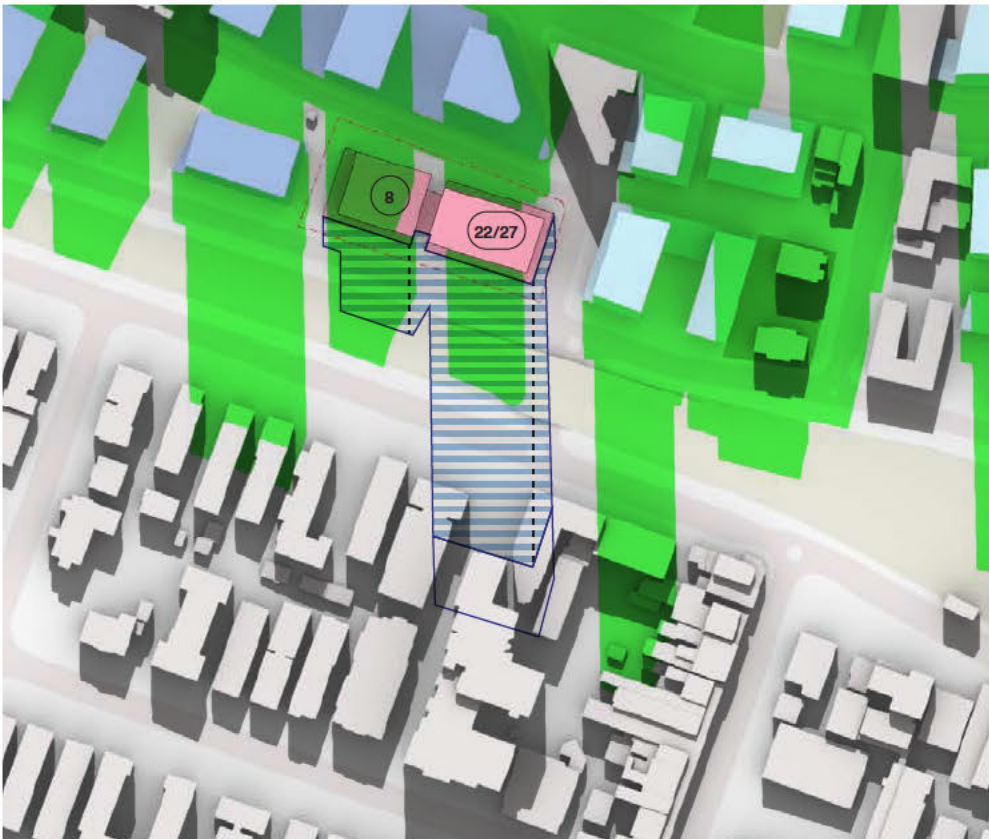
Shadow Study - 22 & 27 storeys

A shadow study on the winter solstice (June 21) has been developed for Option 02/03 to demonstrate shadow impact for both 22 and 27 storey options. Indicative massing based on the reference scheme and controls of the TOD Urban Design Report have been shown.

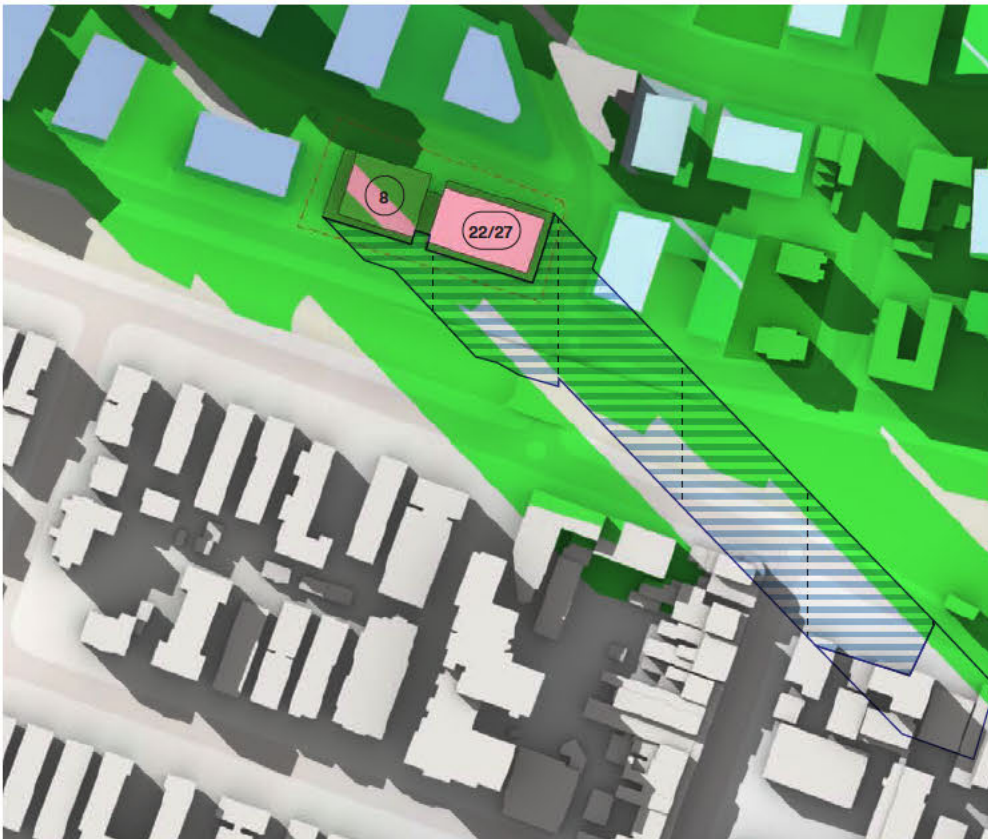
The scheme demonstrates that an increase from 22 to 27 storeys only creates a minor increased impact to areas south of the railway corridor. The shadows would be fast moving and properties would still achieve adequate sunlight throughout the day.



9am



12pm



3pm

LEGEND	
	Study Area
	Existing Shadows
	TOD Indicative Shadows
	Proposed Shadows to 22 Storeys
	Proposed Shadows to 27 Storeys



Summary



OPTION 01

As per TOD proposed maximum FSR. The development is .9 storeys below the TOD proposed height that is shown as dashed. It is clear that the height and FSR controls are misaligned from this study.

RESIDENTIAL GFA	13,856sqm
NON-RESIDENTIAL GFA	475sqm
TOTAL GFA	14,331sqm
FSR	3.6
DWELLINGS	154



OPTION 02

Increased density to better utilise the height of building control (75m) with a maximum 22 storey building that creates a better appreciation of the surrounding proposed heights and density of the TOD proposed controls.

RESIDENTIAL GFA	19,430sqm
NON-RESIDENTIAL GFA	475sqm
TOTAL GFA	19,905sqm
FSR	5.0
DWELLINGS	216



OPTION 03

Further increased density to maximise height on the site with just a minor change to footprint and a slightly taller tower. There would be no adverse impacts of further increasing height and would better resolve the height transition stepping down from the station.

RESIDENTIAL GFA	23,411sqm
NON-RESIDENTIAL GFA	475sqm
TOTAL GFA	23,886sqm
FSR	6.0
DWELLINGS	260

Notes

- All options assume appropriate ADG setbacks to adjacent sites
- All options assume a small component of non-residential at ground on the eastern edge of the site to activate towards other proposed non-residential uses in the TOD UDR
- Light blue massing is a copy of the reference scheme content from the TOD UDR
- Darker blue massing is indicatively modelled to match the proposed height controls, however the FSR may not be aligned with the proposed controls for each site

ASSUMPTIONS (AS PER HOMEBUSH TOD UDR)

- Average Dwelling Size - 90sqm GFA
- Non-residential GBA > GFA - 85%
- Residential GBA > GFA - 75%
- Ground floor - 4.5m
- Commercial/retail - 4.0m
- Residential - 3.2m

LEGEND

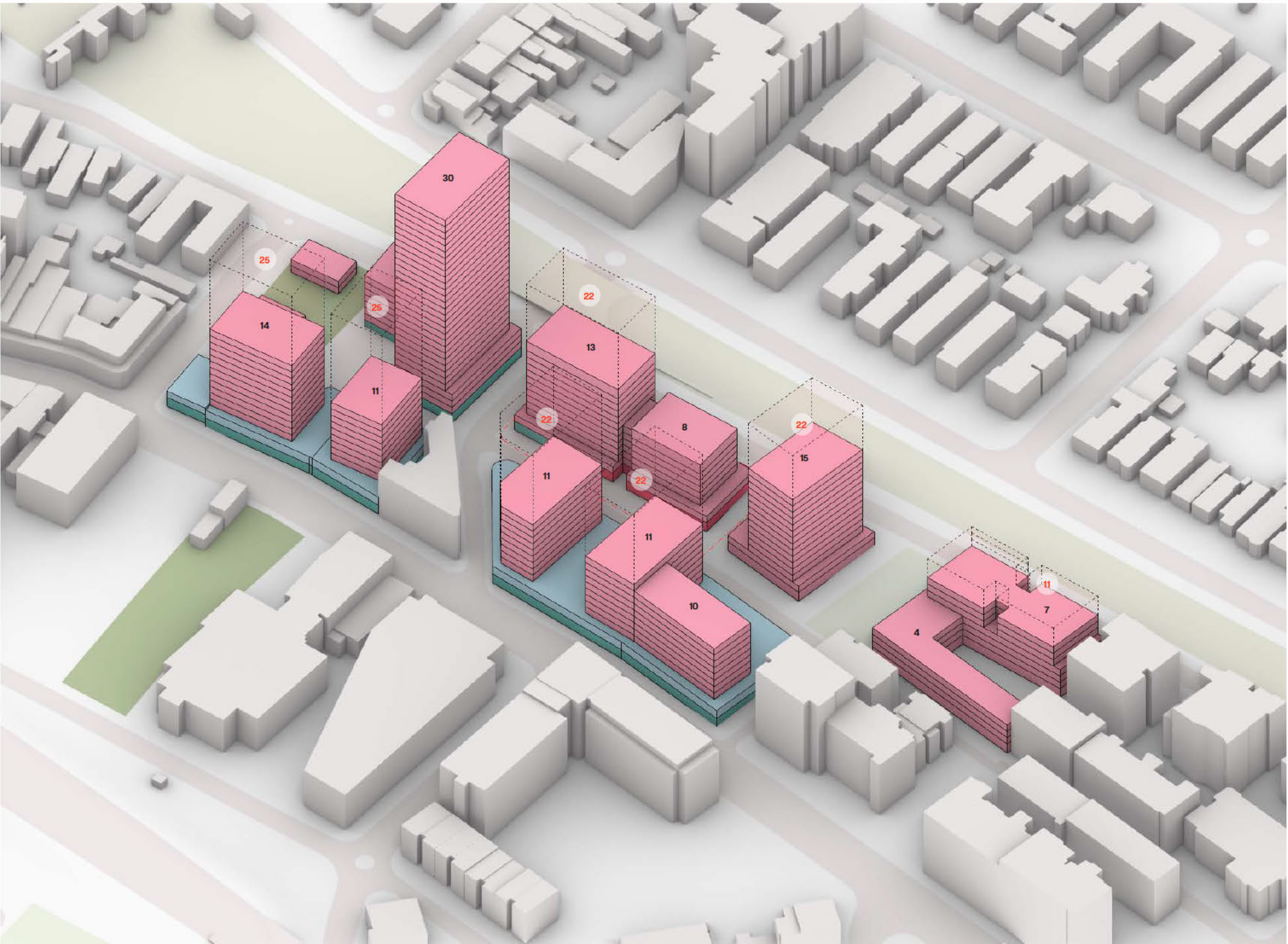
- Study Area
- Open Space
- Non-Residential
- Residential
- TOD Proposed Height Shortfall
- TOD Reference Scheme Massing
- Indicative Massing to TOD Height
- Storey Heights



TOD Control Testing

As it was clear there is a misalignment in the proposed controls of the TOD, a further test of some surrounding blocks has been performed. This test identifies the massing necessary to achieve the proposed FSR (solid pink) compared to that required to achieve the proposed HOB (dashed). In most cases, the blocks exhibit a similar shortfall between height and floor space to that on 17-24 Loftus Crescent.

For the purpose of this test, standard residential tower typologies have been used to showcase a typical approach. Understanding that slender and taller towers could be used to achieve the height, the size of footprints used is the most efficient for a single core layout with 8 units per level. This test also takes into account the distribution of sites as per the 'Key Sites' plan of the EIE to ensure appropriate allocation of floor space.



**LEGEND**

	Study Area
	Proposed Open Space
	Non-Residential
	Residential
	TOD Proposed Height Shortfall

20 Storey Heights

SJB is passionate about the possibilities of architecture, interiors, urban design and planning. Let's collaborate.



Gadi Country  
Level 2, 490 Crown Street  
Surry Hills NSW 2010

T 61 2 9380 9911  
E [sydney@sjb.com.au](mailto:sydney@sjb.com.au)  
W [sjb.com.au](http://sjb.com.au)



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 18 July 2024 2:58:00 PM

---

Submitted on Thu, 18/07/2024 - 14:57

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Todd

### **Last name**

Hillsley

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Homebush

### **Please provide your view on the project**

I object to it

### **Submission**

I would support this proposal if contained more on timelines for when public space improvements will be made. I am a supporter of development and believe that we need to increase density to improve standard of living and accessibility of services. Public infrastructure needs to be introduced and built before rezoning happens. The state government has shown that it will not follow through with promises with parts of Ismay reserve promised to be returned to public in 2019 but the land was not returned until 2024. With this the government needs to show that it can be trusted by building public space infrastructure first. Your illustrations show Powells creek being fully rehabilitated will this happen before development starts or is it a false image? Strathfield council has recently increased rates by up to 90% for unit dwellings, while decreasing rates for detached dwellings, because of this all development should be made sure that strata costs are not excessive, how will this be achieved? Your proposal states there will be a percentage of affordable housing, this should be increased to allow a diverse community to live in the



area. Presently the street lighting is inadequate, will this be improved to increase safety of residents? There is little public space and opportunities to exercise, presently I need to drive to access basketball courts is there plans to have more open space and more importantly basketball courts? I was attracted to this area when I moved here 15 years ago due to the diversity of types of residences, since then Strathfield council only approves multi story high rise apartments with high strata rates, will there be other options, especially for families who have a choice of spending multiple millions on a single dwelling house or cram their family into a 2 bedroom apartment, why are there no townhouses and terrace type housing in the mix. I live in Strathfield council but part of this proposal takes in Canada Bay council area, it is noticeable that Canada Bay footpaths are narrow, will these be improved to encourage walking? There are large above ground power lines that run along Powells Creek, why cant the multiple millions that developers make from each development be funneled towards putting these power lines underground? If these issues are addressed I may be more supportive of the proposal

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 18 July 2024 4:01:28 PM

---

Submitted on Thu, 18/07/2024 - 16:00

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Himebush

**Please provide your view on the project**

I support it

### **Submission**

More housing in North Homebush and North Strathfield will need the following because these areas have extremely insufficient services at the moment:

A) New buses from North Homebush and North Strathfield to Homebush and Strathfield railway stations. Bus services in these areas are almost non-existent and residents here cannot survive without a car..

B) New buses to Parramatta because it's a large employment centre and there's nowhere to park a car in Parramatta.

C) Additional supermarkets because only Aldi exists in George Street, North Strathfield now. Other shops are very few and far between so people will need to drive to other suburbs to do a decent shop

Thank you. 17.7.2024.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 18 July 2024 7:49:56 PM

---

Submitted on Thu, 18/07/2024 - 19:49

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I object to it

**Submission**

I object to this as it is too large. Need to at least half the size of the current project

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 18 July 2024 11:54:11 PM

---

Submitted on Thu, 18/07/2024 - 23:53

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush

**Please provide your view on the project**

I object to it

### **Submission**

Homebush was a lovely town with small capacity. The apartments in this area has already make it hard for parking. Stop building tall apartments in this area! The traffic is already bad at surrounding blocks. We want a livable environment not a bunch of 'bird cages' and expensive apartments that push up the local rent and living cost. We will all become poor people if this keep going and only those greedy developers get rich. Immigration control is more important than building those apartments that people can't even afford to buy and with even smaller rooms. These are all become investment apartment not for living. This is not a solution for urban design, the government has done the wrong decision and it will ruin our next generation's life. They will have to spend most of their life to pay off a small apartment and struggle for living because everything eventually cost more and our salary doesn't go up. It is a bad cycle so please don't start this. We will lose our sky and when you look up there are only tall concrete building and no birds will stay in this environment. Why does the government only listen to rich developers not the locals? If people can't

afford living then they won't have children and we will become aging country like Korea, and Japan.. we will become poor country with no children. And it's unreversible! This is going to happen. All the art and music shops or restaurants will not able to sustain locally because of high rent. A decision that convenient for now will cost our next generation and the Future of our country. It is happening in Asia countries.we should have moral and stop get bribed by rich developers.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Friday, 19 July 2024 12:10:17 AM

---

Submitted on Fri, 19/07/2024 - 00:10

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████████

**Last name**

██████████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[musee202@gmail.com](mailto:musee202@gmail.com)

**Suburb/Town & Postcode**

Homebush

**Please provide your view on the project**

I object to it

### **Submission**

The government is been bribed by the developers. Look at china with so many empty tall buildings. Those apartments are going to be bought by investors and normal people still can't afford it. This will ruin the local shops and environment.

The traffic is already bad in Sydney and Homebush. The government people please have a kind mind you don't want to live in concrete forest yourself, why would you do this to others? We want to have friendly environment not squeeze people in a small town like in Hong Kong.

This is very selfish behavior despite all the locals object it.

We are living in democracy country we need to be respected that we have right to live in a comfortable area not a desert with expensive apartments.

Normal people don't get benefits only the developers. With more traffic there will be more air pollution and people will get more likely lung cancers. This happen in Asia countries why does the government wants to kill our people and take money form developers?



**I agree to the above statement**  
Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Friday, 19 July 2024 12:25:54 AM

---

Submitted on Fri, 19/07/2024 - 00:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Strathfield

**Please provide your view on the project**

I object to it

### **Submission**

The plan as it stands only seems to penalise residents living on the western side of the train tracks by changing the zoning to increase density. The character of North George St would be completely destroyed. It seems one group of residents who have already suffered extensive development and change of character to the area they established themselves in are being forced to suffer further whilst other residents mere meters away over the train tracks are granted an exception. This has been noted by residents of George St and we will be mobilising to oppose overdevelopment of our area when others are granted arbitrary exception.

Some elements of the plan are worth saving including the improved access provided by connecting Pomeroy St to Ismay and Conway + other proposals around new transport connections. These are however incomplete without reviewing the access on the eastern side of the train tracks to Concord Rd, particularly the difficulty around the intersections a

Wellbank St to Correys Ave. Concord Rd should also have the parking availability in front of local shops reviewed as the flow of traffic on such a busy street needs both lanes open at all times.

I am not opposed to increased development on the street if the height and scope of the developments is limited to reflect the current make up of the street. This means no new developments exceeding 15-20m in height north of Pomeroy St. Any lost residential capacity should then be redistributed onto the eastern side of the train tracks if completely unavoidable.

Finally the plan does not say if the improvements to traffic connections would be carried out prior to the development of significant numbers of new properties. Any changes to the zoning of the area must be precipitated by the improvements to connectivity in the area first and foremost. The upgrade of the Homebush Bay roundabout near DFO, the new access along the creek to Pomeroy St etc. must be done before any new residents are funneled into the area due to this unbridled overdevelopment.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Friday, 19 July 2024 11:29:17 AM

---

Submitted on Fri, 19/07/2024 - 11:28

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Concord 2137

**Please provide your view on the project**

I object to it

### **Submission**

This proposal will turn the area into a city. Traffic congestion is already a problem in the Rhodes area, Concord Rd and Parramatta Rd always congested. This rezoning will also change the area's landscape. High rise buildings means a lot more people, more cars and more traffic issues. Schools in the area are full. The idea that this will deliver more affordable housing is ludicrous as the closer you are to the city, the more you pay for housing. This would not change what it costs to live in the inner west. These apartments will be expensive anyway.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Friday, 19 July 2024 4:13:47 PM

---

Submitted on Fri, 19/07/2024 - 16:13

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Concord West 2138

**Please provide your view on the project**

I object to it

### Submission

The major problem with the proposed changes are the traffic congestion that this will cause. I invite your Executive to drive south on George St from Concord West station on any given school day at say 3..05 pm. Or perhaps try to enter George St from Parramatta Road at the same time. Or maybe try to get your child to a sporting event at SOP on a rainy day (when you would otherwise have walked through the park) leaving your home on George St Concord West 1 hour before the start time, only to sit in traffic for over an hour due to a football match, a concert, a sale at DFO and due to the traffic nightmare that is Underwood Road not make the fixture.. Now I appreciate that traffic studies were conducted some time ago by the Council at Pomeroy x George St. Conveniently schools were not open that day. There are 3 schools traffic congesting that intersection each morning and afternoon. George St north of Pomeroy St is a peninsula and there is no alternative route out. A road from Victoria Ave up onto Homebush Bay Drive may alleviate some of this pressure but Council have been opposed of this for some time.

The proposed plan to have bigger, higher apartments from the Rothwell Ave south will increase traffic congestion, pollution, sewerage and noise. It would be wonderful if everyone used only public transport and car shared. But we don't live in a city that allows us to travel easily from one suburb to another without the need for cars. You can't get to soccer fields, netball courts and even concert venues without driving either the entire way or most of it. Try taking your full soccer teams kit on the metro - good luck with that, or your double bass. People will use their own cars, and the problem that already exists on George St of parking illegally across driveways and in No Stopping zones will get worse.



Those residents who are at the Concord West end of George St have already been rezoned by Council in 2022. This is a sensible and sound rezoning, that took into consideration the convenient location to the station as well as green space close by. The plans allowed for some high density residential unit blocks as well as duplexes and townhouses. It allows for an increase in the housing, would have caused some traffic congestion (nothing compared to this new proposal) and considered the flood plains that exists around Powells Creek. I would encourage the dept of planning to review that and take those changes on board for the George St precinct as an alternative to the proposed plan.

I hold serious concerns on the availability of high schools in the area to accommodate such a large increase in population. Consideration too for those who are elderly, what infrastructure such as nursing homes, medical facilities, and parking for carers has been considered?

Noting that much of this area floods in heavy rains, what consideration and thought has been given to flood zones? I understand the water table may be hit quite quickly on the western side of George St towards Powells Creek. Where will the foundations for such large buildings be, in the water table? The small sewerage/ water treatment facility at Victoria Ave Concord West already has a number of issues with unpleasant odours often coming from it after even a small downpour. Where will the waste water and sewerage of 1000s of extra people flushing the loo each morning go?

I wish you luck. But I implore you to consider not rezoning George St beyond what has already been approved by council as part of PRCUTS -  
<https://canadabay.t1cloud.com/T1Default/CiAnywhere/Web/CANADABAY/API/CMIS/PUB/content/?id=folder-7719485&streamId=streampdf-7719485> .

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Friday, 19 July 2024 5:04:24 PM

---

Submitted on Fri, 19/07/2024 - 17:04

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2138

**Please provide your view on the project**

I object to it

### **Submission**

I object to your selective TODP rezoning plan & hereby appeal to consider extending this to the end of George street & Victoria av.. - that is complete area to the west of Concord West station... Thanks

**I agree to the above statement**

Yes

**From:** [REDACTED]  
**To:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Appeal against your selective (TOD) rezoning plan on George St close to Concord West Station  
**Date:** Friday, 19 July 2024 5:18:15 PM

---

Dear Sir,

This is with reference to your recent TODP - selective rezoning on the George St - north Homebush : <https://www.planning.nsw.gov.au/plans-for-your-area/priority-growth-areas-and-precincts/parramatta-road/homebush>

I'm writing this complaint & appeal as owner of the property on George street less than 200 mtrs. from the Concord West Station :

1. The rezoning should be same for the whole and should not stop for houses that are just 200 - 400 meters from the Concord West Station...
2. That TOD proposal should be uniform in rezoning the complete precinct & not create selective pockets..

I have booked myself for the seminar & will also attend in person on Saturday 27 July...

Thanks & regards,

[REDACTED]  
[REDACTED] Concord West...

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Friday, 19 July 2024 6:59:04 PM

---

Submitted on Fri, 19/07/2024 - 18:58

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush West 2140

**Please provide your view on the project**

I object to it

### **Submission**

This development is massive for an already congested area. 16k apartments for a zone already experiencing massive growth in density is insane.. The roads are already completely packed and Paramatta road cannot support more, even with extra train stops coming into play this will make this zone a mess. The greenspace included is extremely limited as well, making another concrete jungle with little space for open green space activity.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Friday, 19 July 2024 7:14:08 PM

---

Submitted on Fri, 19/07/2024 - 19:13

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Shreestina

**Last name**

Shelalik

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush west 2140

**Please provide your view on the project**

I object to it

**Submission**

I Object to this proposal fix the traffic issue in this area. This is out of control and more housing would make traffic condition worse. I live in Marlborough road homebush west. I cannot even get out of the house and more to this Strathfield council just ignore this part of homebush. Why are we even paying council fee when council do not do there job properly

.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Friday, 19 July 2024 10:28:43 PM

---

Submitted on Fri, 19/07/2024 - 22:28

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2140

**Please provide your view on the project**

I object to it

### Submission

As a resident of this area, who regularly drives to drop off children at OLA school in North Strathfield (and has to cross Parramatta road from Homebush to do so), I am wondering how the government is thinking that they will be able to add so many homes to this area and still ensure smooth traffic flow?

Are you planning on building apartments with 0 parking spaces to ensure the new residents only use public transport and won't burden the already very congested roads in this area?

It's already a parking lot on George St, Pomeroy st and Parramatta road between bridge St and Concord road during peak traffic.

DFO also causes huge problems in the area and the roundabout near it gets backed up all the time.

Will the government be planning on introducing new roads and increasing lanes on existing roads?

Unless the traffic issues are addressed, these developments will not add to the community but simply make it harder for the people who live in the area.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Saturday, 20 July 2024 1:18:12 PM

---

Submitted on Sat, 20/07/2024 - 13:17

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Strathfield / Sydney 2135

**Please provide your view on the project**

I support it

**Submission**

I strongly support this TOD initiative.

It's time that we look to increase unit supply to meet the demands of our community and make units affordable for us younger generations..We'll done to the NSW State Government for this great Homebsh TOD initiative.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Saturday, 20 July 2024 1:23:49 PM

---

Submitted on Sat, 20/07/2024 - 13:23

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

■

**Last name**

■

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

■

**Suburb/Town & Postcode**

Strathfield/Sydney 2135

**Please provide your view on the project**

I support it

### **Submission**

This Homebush TOD rezoning proposal is a great initiative which should have been done many years ago providing our community with affordable housing and rent which we are lacking.

Lets hope that this initiative is done and completed in a timely manner as we have waited many years to resolve this housing and rent crisis in our Homebush and Strathfield areas.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Saturday, 20 July 2024 3:36:50 PM

---

Submitted on Sat, 20/07/2024 - 15:36

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush, Sydney 2140

**Please provide your view on the project**

I support it

**Submission**

I strongly support the Homebush TOD proposal for Rezoning.. It's been along time coming and needed for our community to meet the housing and rental demands.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Saturday, 20 July 2024 5:24:17 PM

---

Submitted on Sat, 20/07/2024 - 17:24

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

2140

**Please provide your view on the project**

I object to it

### **Submission**

I am very concerned for this community . The wildlife and trees. I am concerned that there will be no space and mental health will suffer foe the community. No stability and cost of affording other place to live is a great problem. No green space

**I agree to the above statement**

Yes



**Date:** Saturday, 20 July 2024 5:24:27 PM

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Saturday, 20 July 2024 5:27:14 PM

---

Submitted on Sat, 20/07/2024 - 17:26

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2140

**Please provide your view on the project**

I object to it

**Submission**

Where do I move to as a single mum with 3 kids. Live on Ismay ave. Is this affected

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Saturday, 20 July 2024 6:22:21 PM

---

Submitted on Sat, 20/07/2024 - 18:22

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Strathfield Sydney 2135

**Please provide your view on the project**

I support it

**Submission**

I strongly support this Homebush TOD rezoning proposal as I am sure that it will address our current housing crisis.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Saturday, 20 July 2024 6:28:32 PM

---

Submitted on Sat, 20/07/2024 - 18:28

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Strathfield Sydney 2135

**Please provide your view on the project**

I support it

### **Submission**

I strongly support the Homebush TOD rezoning proposal. As it will address the issue of family members being split up because they are having to move interstate to afford housing and rental accommodation.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Saturday, 20 July 2024 6:33:33 PM

---

Submitted on Sat, 20/07/2024 - 18:33

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Lena

**Last name**

Trad

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush Sydney 2140

**Please provide your view on the project**

I support it

**Submission**

I strongly support the Homebush TOD rezoning proposal put forward by the NSW State Government, as it will begin to assist in the cost of living crisis that our community members are in the midst of.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Saturday, 20 July 2024 6:47:32 PM

---

Submitted on Sat, 20/07/2024 - 18:47

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush Sydney NSW

**Please provide your view on the project**

I support it

### **Submission**

I strongly support the Homebush TOD proposal for Rezoning. It is needed to meet the demands of the housing and rental markets.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Saturday, 20 July 2024 7:30:05 PM

---

Submitted on Sat, 20/07/2024 - 19:29

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2140

**Please provide your view on the project**

I support it

### **Submission**

It helps the stress on rent as there is more supply of units and the hardship of living becomes more manageable

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Saturday, 20 July 2024 10:18:11 PM

---

Submitted on Sat, 20/07/2024 - 22:17

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush 2140

**Please provide your view on the project**

I support it

### Submission

As a resident of Homebush for over 50 years I support the planning proposal for Homebush. I would like to see open space or a town square along Loftus Crescent, between Homebush train station to Bridge Road.

As most properties along Loftus Crescent have been developed, the last major parcel of land that would be ideal for a park would be between 10,11,12,13 and 14 Loftus Crescent Homebush.

Furthermore there are major sewerage lines running from North Strathfield that traverse through the properties mentioned above thus making the site ideal for open space that will support the recreational needs of the residents in the adjoining apartment towers.

Furthermore the proposed heritage listings of 7 and 11 knight street Homebush is welcomed as it will compliment the current heritage properties within the vicinity of the proposed Knight Street heritage listings, being the Homebush Theatre, the Horse and Jockey Hotel and 72, 74 and 76 Parramatta Road Homebush. Heritage listing 7 and 11

Knight street Homebush will form a TRIANGULAR HERITAGE SPOT that will showcase the architectural styles of a bygone era.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Saturday, 20 July 2024 10:36:09 PM

---

Submitted on Sat, 20/07/2024 - 22:35

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush 2140

**Please provide your view on the project**

I support it

### **Submission**

As a resident of Homebush I accept and understand the need to increase residential properties by building high rise apartment buildings but I would like to see more heritage listings of properties within Homebush as it enriches the present and our future.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Sunday, 21 July 2024 2:05:03 AM

---

Submitted on Sun, 21/07/2024 - 02:04

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

██████

**Last name**

██████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

██

**Suburb/Town & Postcode**

2140

**Please provide your view on the project**

I object to it

### **Submission**

Traffic after the completion of the M4 tunnel did not alleviate local congestion at three intersections

1. Parramatta Rd/George st & Nipper st
2. Parramatta rd/concord rd & Leicester Av
3. Concord rd/Patterson st & Queen Lane & M4 convergence.

Especially during peak hours and weekends.

Regards

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Sunday, 21 July 2024 2:48:16 PM

---

Submitted on Sun, 21/07/2024 - 14:47

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Elias

**Last name**

Roumie

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Merrylands 2160

**Please provide your view on the project**

I support it

**Submission**

I am in full support of this project.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Sunday, 21 July 2024 2:49:39 PM

---

Submitted on Sun, 21/07/2024 - 14:49

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Roukos

**Last name**

Roumie

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush 2140

**Please provide your view on the project**

I support it

**Submission**

I support this project wholeheartedly.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Sunday, 21 July 2024 2:51:15 PM

---

Submitted on Sun, 21/07/2024 - 14:51

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Ramona

**Last name**

Younan

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Merrylands 2160

**Please provide your view on the project**

I support it

**Submission**

I am in full support of this fantastic project.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Sunday, 21 July 2024 2:53:11 PM

---

Submitted on Sun, 21/07/2024 - 14:52

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

George

**Last name**

Roumie

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Merrylands 2160

**Please provide your view on the project**

I support it

**Submission**

I fully support this project.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Sunday, 21 July 2024 2:54:24 PM

---

Submitted on Sun, 21/07/2024 - 14:54

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2140

**Please provide your view on the project**

I support it

**Submission**

I'm in full support of the project.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Sunday, 21 July 2024 2:54:28 PM

---

Submitted on Sun, 21/07/2024 - 14:54

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Shi ying

**Last name**

Chen

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Five dock 2046

**Please provide your view on the project**

I support it

**Submission**

I fully support this project.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Sunday, 21 July 2024 3:17:21 PM

---

Submitted on Sun, 21/07/2024 - 15:17

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush Sydney 2140

**Please provide your view on the project**

I support it

### **Submission**

I strongly support the Homebush TOD proposal for Rezoning as it. Helps meet the ever increasing housing and rental demands. Assist in the cost of living crisis. Assist in the housing crisis. Assist in rental crisis. Helps reduce the cost of housing with increased supply. Helps reduce the cost of rent with increased supply. Reduces the need to move interstate for cheaper housing and rental. Helps our environment by being located near transport hubs. This should have been done many years ago.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Sunday, 21 July 2024 9:26:45 PM  
**Attachments:** [homebush-tod-precinct-submission.pdf](#)

---

Submitted on Sun, 21/07/2024 - 21:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am submitting on behalf of my organisation

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Lidcombe NSW 2141

**Please provide your view on the project**

I object to it

**Submission file**

[homebush-tod-precinct-submission.pdf](#) (560.29 KB)

**Submission**

Please see attached and <https://restoreinnerwestline.org.au/homebush-tod-submission/>

**I agree to the above statement**

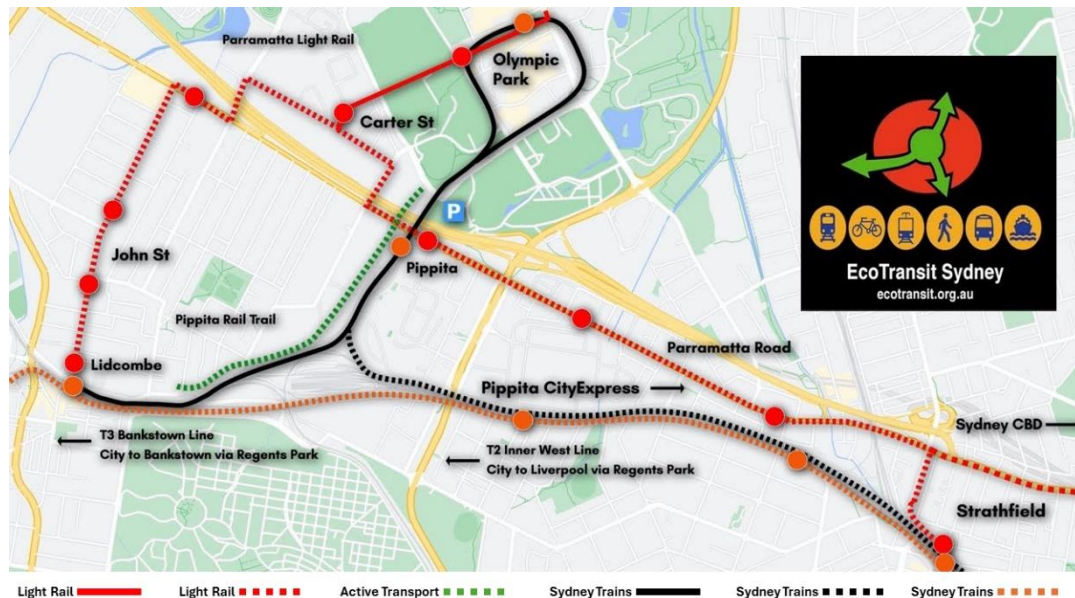
Yes





# Homebush TOD Precinct Submission

BY [RESTOREINNERWESTLINE](#) - JULY 17, 2024



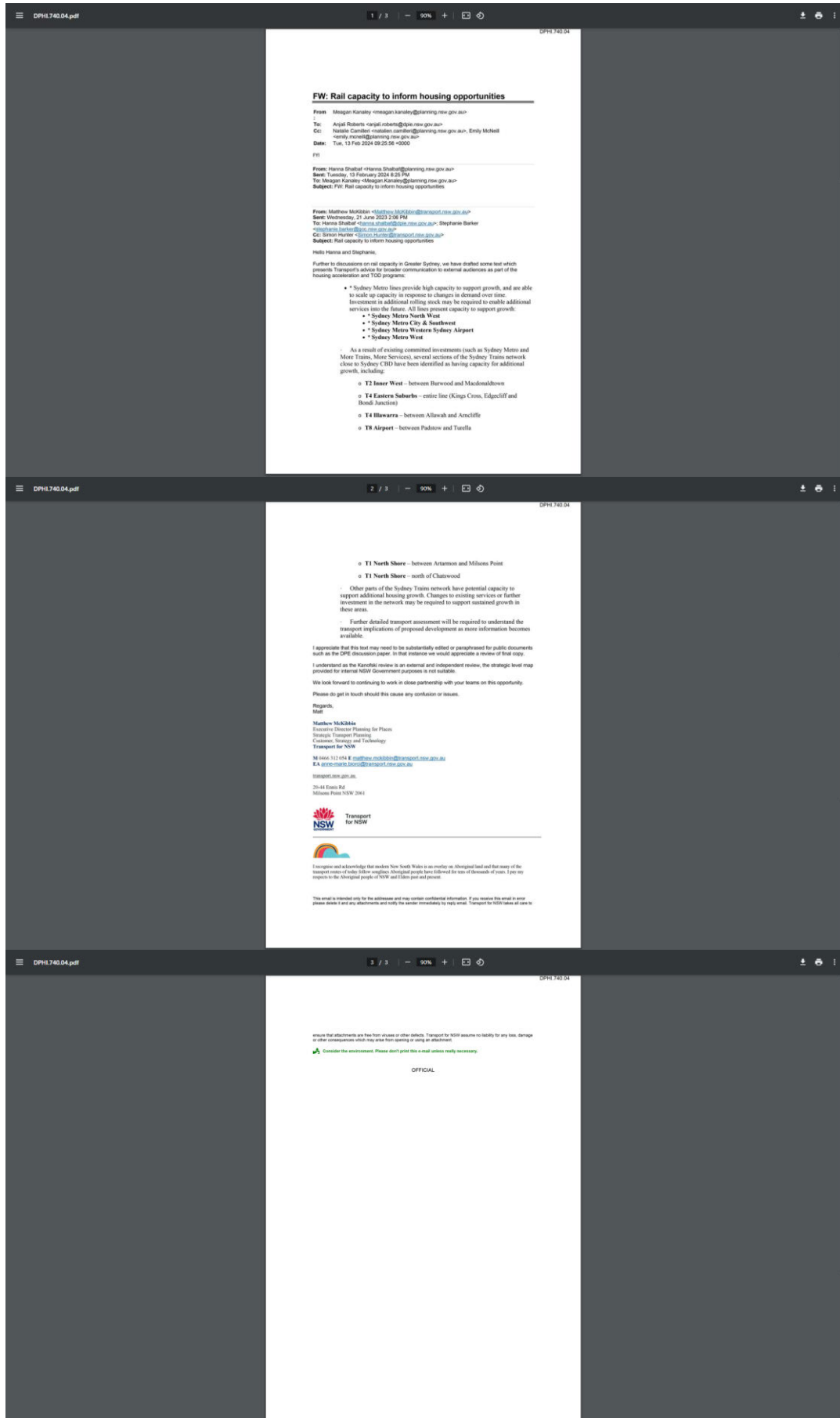
*Proposal to extend Parramatta Light Rail Stage 2 from Carter St (Olympic Park) to Lidcombe Station and Strathfield Station, and to restore Sydney Trains on the Inner West Line: Liverpool AND Bankstown to City Circle via Regents Park and introduce Pippita CityExpress (with rebuilt Pippita Station)*

<https://actionnetwork.org/letters/extend-parramatta-light-rail-stage-2-to-lidcombe-and-strathfield/>

The Restore Inner West Line community action group thanks the NSW Government for the opportunity to comment on the [Homebush Transport Oriented Development Rezoning Proposal](#). Homebush lacks trains and light rail services to support rezoning in the Transport Oriented Development Program.

We believe that transit oriented development is an important aspect of sustainable growth in our major cities. This submission outlines the additional transport infrastructure needed in the Homebush and surrounding precinct.

It is important to note that [Transport for NSW has advised the Department of Planning that Homebush does NOT have the rail infrastructure capacity to support additional housing growth](#). This is seen in an email of June 2023 stating that [only the T2 Inner West Line between Burwood and Macdonaldtown is suitable for the Transport Oriented Development Program](#).

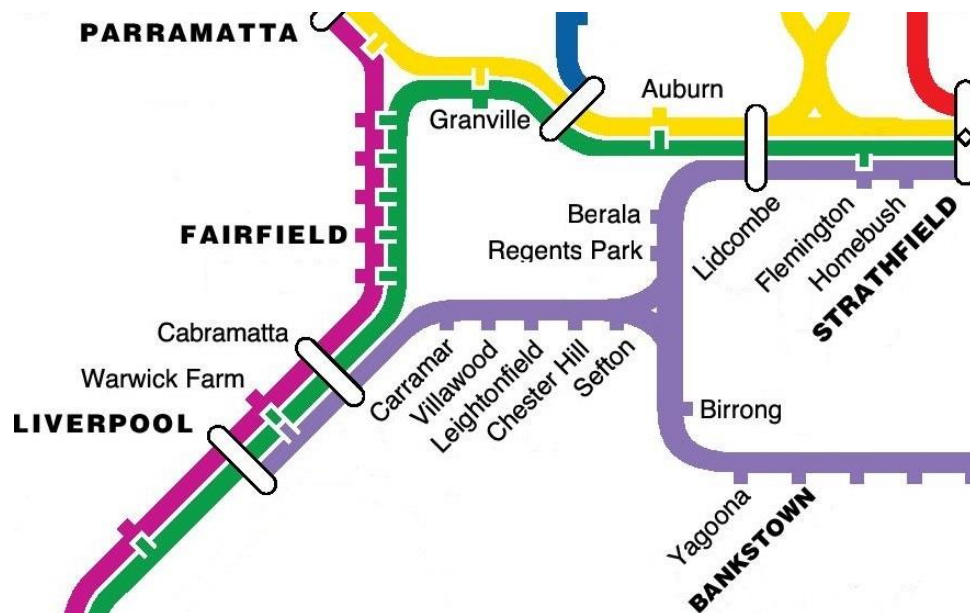


<https://restoreinnerwestline.org.au/wp-content/uploads/2024/03/DPHI.740.04.pdf>



Transport for NSW needs to commit to a permanent restoration of the T2 Inner West Line routes before the 2013 timetable changes. These include the Liverpool to City via Regents Park and Bankstown to City via Regents Park services.

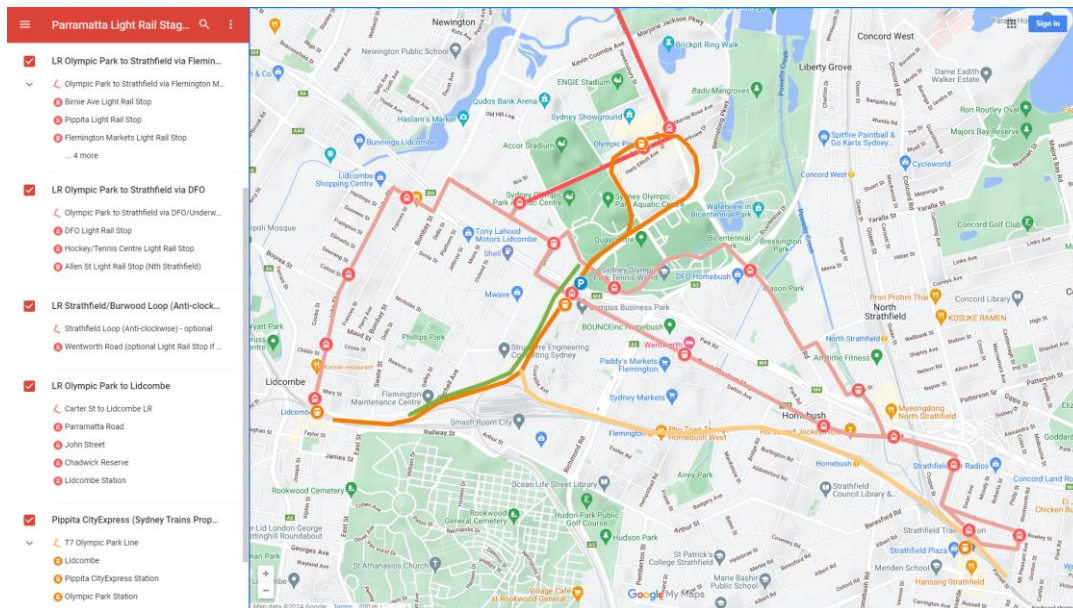
We welcome the 2024 timetable decision to include a [temporary restoration of the Inner West Line: Liverpool via Regents Park](#), but this is not enough especially as [rail capacity exists for the restoration of the Bankstown to City via Regents Park service as well](#).



*Inner West Line: Liverpool to City via Regents Park and Bankstown to City via Regents Park (pre-2013)*

Transport for NSW needs to urgently investigate an extension of Parramatta Light Rail Stage 2 from Carter Street (North Lidcombe/Olympic Park) to Strathfield Station. Extending light rail from Olympic Park to Strathfield either via Parramatta Road or Underwood Road is important to reducing car dependency and traffic congestion in the Homebush TOD Rezoning Precinct. We support the [EcoTransit campaign to extend Light Rail from Olympic Park to Strathfield](#).

Buses cannot be relied on as a long-term future solution to the increased density and population growth around Homebush. Movement of 1000 people requires approximately 15 buses or just between 3 to 4 light rail vehicles. Providing an extended light rail connection to Olympic Park Metro Station and Strathfield Station significantly enhances connectivity for the Homebush TOD Rezoning Precinct.



*Proposal to extend Parramatta Light Rail Stage 2 from Carter St (Olympic Park) to Lidcombe Station and Strathfield Station, and to restore Sydney Trains on the Inner West Line: Liverpool AND Bankstown to City Circle via Regents Park and introduce Pippita CityExpress (with rebuilt Pippita Station)*

[https://www.google.com/maps/d/viewer?mid=1zLB4cbOWwLlOrD9Of0ECCmxQ\\_5NYrSH&femb=1&ll=-33.84879247663242%2C151.07154545&z=14](https://www.google.com/maps/d/viewer?mid=1zLB4cbOWwLlOrD9Of0ECCmxQ_5NYrSH&femb=1&ll=-33.84879247663242%2C151.07154545&z=14)

Upgrades to active transport to encourage walking and cycling to train stations is also needed. The level of traffic on Parramatta Road needs to be reduced to make walking and cycling an attractive option. Better footpaths, lighting, crossings/connections, and graffiti removal would assist in the transition away from car dependency.

Until Transport for NSW and the Department of Planning works collaboratively with both Strathfield Council and Canada Bay Council including providing the funding for the local active transport upgrades (that can be implemented within 2 years), and begins planning for the extension of light rail and permanent restoration of Inner West Line train services, then the Homebush Precinct is not ready for TOD Rezoning.





have been easy to find, but walking the local streets for leisure isn't common for reason. We don't feel relaxed and safe. We don't say hello to strangers and wave, we drop single use cups all over the public space, cigarette butts and damage what appear to be abandoned buildings. Where is our PCYC? Community engagement that is more frequent than annually.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Monday, 22 July 2024 5:58:44 AM

---

Submitted on Mon, 22/07/2024 - 05:58

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2140

**Please provide your view on the project**

I object to it

**Submission**

The roads and traffic congestion is terrible at present.

A drive from M4 Strathfield exit to home usb is a 15 min drive on a 1km stretch. Roads are full of potholes and nothing is being done about it by local council or govt.

You need to rethink and replan zoning to take the above. Into consideration as adding more people and cars will only add to the pain the residents feel at present.

The station, schools, child care etc are not equipped to add more apartments and population.

The station is outdated and is not a major station, needs to become and express to city for transportation.

As usual a knee jerk reaction by govt. to fix and issue by over populating a suburb that is already congested.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Monday, 22 July 2024 8:38:46 AM

---

Submitted on Mon, 22/07/2024 - 08:38

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Kevin

**Last name**

Zhen

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush

**Please provide your view on the project**

I support it

**Submission**

The Department of Planning should consider using and allocating part of the space for rich arts and culture centres to support the renewal of the location. This can come in the form of arts centre, galleries, social enterprise spaces, library and general public spaces.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Monday, 22 July 2024 4:23:57 PM

---

Submitted on Mon, 22/07/2024 - 16:23

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I support it

**Submission**

I support the Rezoning of both North Strathfield and Homebush

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Monday, 22 July 2024 4:29:06 PM

---

Submitted on Mon, 22/07/2024 - 16:28

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I support it

**Submission**

I totally agree with the rezoning submission of Homebush and North Strathfield

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Monday, 22 July 2024 5:31:09 PM

---

Submitted on Mon, 22/07/2024 - 17:30

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

GUO XIONG

**Last name**

LI

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I support it

**Submission**

FSR 2.2 NEED INCREASE TO 2.80

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Monday, 22 July 2024 6:32:36 PM

---

Submitted on Mon, 22/07/2024 - 18:32

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Strathfield

**Please provide your view on the project**

I support it

**Submission**

i agree to this

**I agree to the above statement**

Yes

**From:** [REDACTED]  
**To:** [DPE Homebush TOD Mailbox](#)  
**Cc:** [Sophy Shi; ji\\_au88@hotmail.com](#)  
**Subject:** Inquiry Regarding Homebush TOD Rezoning Proposal – proposed open space  
**Date:** Monday, 22 July 2024 7:40:00 PM  
**Attachments:** [image.png](#)

---

Dear Sir/Madam,

I hope this message finds you well. I am writing on behalf of a group of concerned residents whose properties are potentially affected by the Homebush Transport Oriented Development (TOD) Precinct rezoning proposal as outlined in the document "Explanation of Intended Effect – Homebush Transport Oriented Development Precinct July 2024," **specifically referencing page 31.**

image.png



Our primary concern relates to the properties identified in the proposal as "**Proposed open space**", marked with a solid green dot on the diagram above. We seek clarification on the potential acquisition process for these properties should the proposal pass in its current form:

1. Will the acquisition of properties designated as "Proposed open space" involve any form of **compulsory acquisition** by the government or other bodies? In other words, will property owners be compelled to sell their properties **involuntarily**?
2. Alternatively, will the acquisition process be based on commercial arrangements where property owners retain the right to **voluntarily decide** whether they are willing to sell their properties?

Understanding these details is crucial for us as property owners potentially affected by the rezoning proposal. Clarity on the acquisition process will enable us to make informed decisions and plan accordingly for the future.

Could you please provide guidance on the above queries or direct us to the appropriate channels for further information ASAP? We would greatly appreciate any insights or updates regarding the rezoning proposal that could impact our properties.

Thank you for your attention to this matter. We look forward to your prompt response.

Thanks and regards,

Thomas and Sophy

[REDACTED] North Strathfield

[REDACTED]

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Monday, 22 July 2024 9:53:59 PM

---

Submitted on Mon, 22/07/2024 - 21:53

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I support it

### **Submission**

I support the development of the Homebush precinct especially how it is transport oriented and makes way for natural space making the area livable. I believe the area around North Strathfield station can handle more capacity for residential development as it will house workers who commute to the Sydney CBD, Olympic Park, Parramatta CBD and is well connected via bus and road.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Monday, 22 July 2024 9:57:50 PM

---

Submitted on Mon, 22/07/2024 - 21:57

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I support it

**Submission**

I support the redevelopment of the North Strathfield area. It is well connected for transport to all major centres in Sydney and the redevelopment will revitalise the area. It can.

Support more residential apartments in my view as it is a great area to live with great services and open space

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Monday, 22 July 2024 9:59:57 PM

---

Submitted on Mon, 22/07/2024 - 21:59

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

■

**Last name**

■

**I would like my name and personal contact details to remain confidential**

Yes

**Info**

**Email**

■

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I support it

**Submission**

I support the development of North Strathfield. It is very well connected via road and train and soon metro to all major centres for work and services. It has access to quality open space. It should support even more residential housing for the workers of Sydney

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Monday, 22 July 2024 10:20:12 PM

---

Submitted on Mon, 22/07/2024 - 22:19

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I support it

### **Submission**

I fully support the revitalisation of North Strathfield. The area has been neglected for some time and has so much potential. It has a great community, good schools, well connected via road and rail making it accessible for workers in the Sydney CBD, Olympic Park, Parramatta CBD and also Macquarie.. The area has enormous potential and can handle even more residential apartments meeting the needs of Sydney's workers

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 23 July 2024 5:43:03 AM

---

Submitted on Tue, 23/07/2024 - 05:42

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Daniel

### **Last name**

Philippe

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

North Strathfield

### **Please provide your view on the project**

I support it

### **Submission**

I am in support of the proposal

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 23 July 2024 5:44:49 AM

---

Submitted on Tue, 23/07/2024 - 05:44

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Strathfield

**Please provide your view on the project**

I support it

**Submission**

I am happy with the proposal

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 23 July 2024 11:54:46 AM

---

Submitted on Tue, 23/07/2024 - 11:54

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Norh Strathfield NSW 2137

**Please provide your view on the project**

I support it

**Submission**

I strongly support the plan.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 23 July 2024 1:10:27 PM

---

Submitted on Tue, 23/07/2024 - 13:10

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

████

**Last name**

████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

north strathfield

**Please provide your view on the project**

I support it

**Submission**

I fully support this redevelopment proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 23 July 2024 4:07:24 PM

---

Submitted on Tue, 23/07/2024 - 16:07

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2138

**Please provide your view on the project**

I object to it

### **Submission**

Where do the kids of the new people go? Concord Hospital is over capacity, and the roads around this area are already a no-go zone. Before cramming, more people work on the instructions first.

At the end of the day, the local housing market is greatly influenced by wealthy overseas investors. This often leaves local residents struggling to compete or even afford the rent. It's a situation that needs to be addressed.

Provide a better transport network in outer Sydney and then build it there so it is affordable for the locals.

**I agree to the above statement**

Yes





**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 23 July 2024 4:13:07 PM

---

Submitted on Tue, 23/07/2024 - 16:12

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Naomi

### **Last name**

Samuel

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2138

### **Please provide your view on the project**

I object to it

### **Submission**

Too many people already, this is crazy.

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 23 July 2024 4:20:50 PM

---

Submitted on Tue, 23/07/2024 - 16:20

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2138

**Please provide your view on the project**

I object to it

### **Submission**

The area is already crowded, and people line up anywhere they go. We do not need more people to break the current fragile infrastructure.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 23 July 2024 6:34:07 PM

---

Submitted on Tue, 23/07/2024 - 18:33

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North strathfield

**Please provide your view on the project**

I support it

**Submission**

I support rezoning as it provides an opportunity for housing more families

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 23 July 2024 7:31:09 PM

---

Submitted on Tue, 23/07/2024 - 19:30

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Praneil

### **Last name**

Narayan

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

North Strathfield

### **Please provide your view on the project**

I support it

### **Submission**

I fully support this application and as a resident it puts the uncertainty of the past 10 years to rest, which I appreciate and support. Hopefully our lives will no longer be on hold, having put off selling and renovations that are required for our growing households due to this rezoning uncertainty.

I do however have some feedback regarding the design and FSR's. The land being rezoned is at its highest point on all streets from Pomeroy to Conway at the point where the streets meet George street ( ie, the highest point being at the top of each street as it reaches George Street) I have enclosed some photos of Mena Street, showing this. Therefore having the storeys and FSR decrease as it goes down the street to the lowest point does not make sense.

If you continue the levels and FSR the same for the top to the end of the streets you will

naturally have a lower point at the end of these streets and therefore create the natural taper down that your design aesthetic is trying to achieve. This will not only make it easier for residents to sell their properties at a rate that makes it worth their while to sell and also create a nicer aesthetic to the overall design, it will most importantly provide additional much needed housing that is desperately required.

should the proposed reduced FSR and lowering levels remain unchanged, potential Developers will have little choice but to offer reduced purchase price for land to make the development feasible. This will result in land owners rejecting low offers, which will ultimately lead to undeveloped rezoned land.

I applaud the state government on this design and believe the smart decision has been made to include this whole pocket of land in North Strathfield. It has very minimal impact on surrounding suburbs with the rail line on one side and wetlands on the other whilst utilising the existing parklands, bike tracks, transport system and schools.

With these minor changes for FRS and levels to be uniform this will be a successful redevelopment of an area that is perfect to maximise the much needed additional house this state requires.

Thanks for the opportunity for feedback.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 23 July 2024 7:49:27 PM

---

Submitted on Tue, 23/07/2024 - 19:49

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I object to it

### **Submission**

I am writing to object to the proposed rezoning of the Homebush precinct under the Transit-Oriented Development (TOD)

As a local resident of North Strathfield and reading the documents there are a number of issues. Living on Brussels street this development creates a number of issues

Overdevelopment Concerns. Currently George street has 2 schools. Of a morning and afternoon the traffic that is caused on George street during school zones is out of control. Adding all of these additional apartments the roads would not be able to keep up during school zones. Traffic would be backed up adding lengthy delays getting in and out of George street

## Environmental Impact

Living on Brussels street my property is in a flood zone. I don't believe this address the flood zone issue adequately

This so has an impact as there will be a great reduction to a loss of trees

I hope that the state government takes these concerns into consideration and withdraw this draft plan

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 23 July 2024 8:27:32 PM

---

Submitted on Tue, 23/07/2024 - 20:26

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I object to it

### Submission

I am writing to express my strong objection for the proposed rezoning of the Homebush precinct under the TOD program, particularly for the North Strathfield area. After reviewing the explanation of intended effect and associated documents, I believe that the existing zoning is appropriate and sufficient for the area's needs.

#### 1. Overdevelopment Concerns

The current zoning in North Strathfield, particularly the areas zoned R2, is well-suited to maintain the character and balance of the community. The proposal to increase zoning to R4 introduces the risk of overdevelopment, which could lead to overcrowding, strain on local services, and deterioration of the area's unique community character. The existing R2 and R3 zones are more than adequate to accommodate reasonable growth without

compromising the quality of life for current and future residents.

## 2. Infrastructure Strain

North Strathfield's existing infrastructure, including road networks, public transport, schools, and healthcare facilities, is already under significant pressure. The proposed increase in residential density from R2 to R4 would exacerbate these issues, leading to further congestion, longer commute times, and increased strain on local services. Without comprehensive plans for substantial upgrades to these critical services and facilities, the proposed rezoning is impractical.

### 2.1 Traffic Congestion

Traffic congestion in North Strathfield, particularly on George Street and Underwood Road, is already a significant issue during peak hours. The area experiences severe bottlenecks, with long delays and reduced traffic flow efficiency. The proposed increase in residential density will exacerbate these problems. Additionally, there is a development application (Development Application 2021/0366) for a new Woolworths on George Street, which will further contribute to traffic congestion.

Moreover, traffic on Underwood Road is always backed up, especially on weekends, due to the high volume of visitors to DFO and traffic heading into Sydney Olympic Park. Traffic also backs up from Homebush Bay Drive, compounding the congestion issues. The current road infrastructure is ill-equipped to handle the projected increase in traffic volume, necessitating substantial upgrades and enhancements which have not been adequately addressed in the rezoning proposal.

## 3. Insufficient Educational Facilities

The existing primary and secondary schools in North Strathfield are already operating at or near capacity. The proposed increase to R4 zoning would further strain these educational facilities. Without a clear plan to establish new schools or expand existing ones, the rezoning will lead to overcrowded classrooms and a decline in the quality of education available to residents.

## 4. Inadequate Healthcare Services

North Strathfield currently lacks sufficient healthcare facilities, including hospitals and clinics. The proposed increase in population associated with the R4 zoning would place additional strain on these already limited resources. Without significant investment in healthcare infrastructure, residents will face longer wait times and reduced access to medical services.

## Conclusion

Given the above concerns, I strongly advocate for maintaining the current zoning of North Strathfield, particularly the R2 zones. The existing R2 and R3 zones are sufficient to accommodate necessary growth while preserving the character and infrastructure of the area. There is no need to increase the zoning to R4. I urge the Department of Planning, Housing and Infrastructure to retain the current zoning to ensure balanced and sustainable development.

I hope for a reconsideration of the current proposal in favour of preserving the existing zoning

**I agree to the above statement**  
Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Tuesday, 23 July 2024 9:38:43 PM

---

Submitted on Tue, 23/07/2024 - 21:38

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Craig

**Last name**

Jansson

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Strathfield

**Please provide your view on the project**

I support it

**Submission**

Thank you for taking the time to my submission.

As resident of the area I believe that increasing density in the area is is extremely beneficial. The homebush area is is extremely well connect by rail to the rest of the city and it does not make any sense that a large number of the homes that able to be built are detached two story structures.

My main concern is this type of density is lack of larger homes that are ideal for families and shared living. Building too many shoe box studios isnt what most people want to live in. I am not saying the apartments need to be MC mansion size. 3 bed room apartments where someone can comfortable fit a queen bed should be the standard we a working towards.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 24 July 2024 7:15:11 AM

---

Submitted on Wed, 24/07/2024 - 07:14

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

████

**Last name**

████

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

████████████████████

**Suburb/Town & Postcode**

2140

**Please provide your view on the project**

I support it

### **Submission**

Fantastic, love it. But please fix some of the roads that were not made for parking on both sides of the road and 2 lanes of traffic eg Powell st

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 24 July 2024 8:41:04 AM

---

Submitted on Wed, 24/07/2024 - 08:40

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

NICK

**Last name**

PATERAKIS

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Strathfield

**Please provide your view on the project**

I support it

**Submission**

i am full support of this.

Perfect location for rezoning to occur.

Well done.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 24 July 2024 9:03:31 AM

---

Submitted on Wed, 24/07/2024 - 09:03

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Concord 2137

**Please provide your view on the project**

I object to it

### **Submission**

I do not want this going ahead. You are ruining our suburbs by over populating and so many other serious concerns including demographics, roads structure and access just to mention a few. We have lived in this area for 50 years and do not welcome this proposal or any changes. Concord , North Strathfield, Concord West should be left alone. Very disappointing that this is even a consideration. We already have enough traffic issues without increasing it . I am opposed and so is my whole family.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 24 July 2024 6:10:27 PM

---

Submitted on Wed, 24/07/2024 - 18:10

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

████

**Last name**

████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

████████████████████

**Suburb/Town & Postcode**

2140

**Please provide your view on the project**

I object to it

### Submission

I am writing to formally object to the proposed (TOD) rezoning in Homebush. While I acknowledge the need for urban development and the potential benefits of TOD initiatives, I have significant concerns regarding the impact of this specific proposal on our community.

1. High Density Concerns: Homebush is already a high-density area. Introducing additional high-rise developments without addressing the existing issues will exacerbate the challenges faced by residents. Overcrowding, strain on public services, and reduced quality of life are inevitable consequences of such an increase in density.

2. Inadequate Infrastructure Planning: The proposal does not include any concrete plans to upgrade Homebush Station or other public transport facilities to accommodate the expected increase in population. Without improvements to these critical infrastructure

components, the existing public transport system will become even more congested, reducing its efficiency and reliability.

3. Traffic and Road Safety: Homebush already suffers from high traffic volumes and congestion, particularly on its many one-way streets. The addition of more residents and vehicles will likely lead to increased traffic jams, accidents, and overall road safety issues. The proposal does not sufficiently address these concerns or provide viable solutions for traffic management.

4. Education and School Capacity: The current proposal fails to consider the need for expanding educational facilities. Local schools are already operating at or near capacity. Without plans to build new schools or expand existing ones, the quality of education will decline as student-to-teacher ratios increase and resources become further strained.

5. Parking Issues: Parking is a significant issue in Homebush, and the current proposal does not include adequate provisions for additional parking spaces. This will lead to further congestion on streets as residents and visitors compete for limited parking spots, creating an unsustainable situation.

6. Open Spaces and Community Facilities: While the proposal includes plans for more open spaces, these become redundant if the primary intention is to fit high rises in the west. The community needs functional and accessible green spaces that enhance livability, not token gestures that fail to address the core issues of overdevelopment and infrastructure strain.

7. Imbalanced Development: It is apparent that there is a push to fit high-rise developments in the western suburbs rather than the eastern suburbs. This approach creates an imbalance in development and does not take into account the equitable distribution of population growth and infrastructure investment across the city.

In light of these concerns, I urge the planning authorities to reconsider the TOD rezoning proposal in Homebush. A comprehensive review of the area's capacity to support such development, coupled with a detailed plan to address infrastructure, transport, education, and community facilities, is essential before any rezoning is approved.

Thank you for considering my submission. I look forward to your response and hope that our community's concerns will be addressed in any future development plans.

Yours sincerely,

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 24 July 2024 6:21:16 PM

---

Submitted on Wed, 24/07/2024 - 18:21

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Daniel

### **Last name**

Lopes

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

North Strathfield - 2137

### **Please provide your view on the project**

I object to it

### **Submission**

The property/unit block located at 2a Hamilton Street, North Strathfield has been identified as a constrained site meaning it cannot be included in development as it has > 10 strata units. However, the block of land in front of it along George St & Hamilton Street East has been included and can have a potential height of 30-75m height. This could mean units built directly in front that can cause shadowing and leave 2a Hamilton street isolated. Why can't this complex be included in the plan and leave it up to the developer to decide if they want to further develop on this block?

### **I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 24 July 2024 6:34:57 PM

---

Submitted on Wed, 24/07/2024 - 18:34

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Alanna

### **Last name**

Azar

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

North Strathfield 2137

### **Please provide your view on the project**

I object to it

### **Submission**

The traffic congestion during peak hours on Parramatta Road, George Street in North Strathfield, and Concord West, Pomeroy Street, and Underwood Road is already overwhelming. With the exception of Parramatta Road, these are all narrow, two-way single-lane streets lacking adequate traffic lights and roundabouts. The current proposal does not address how the existing traffic and congestion will be managed with the addition of 16,000 new homes. Moreover, there is no direct connection between George Street, Concord West, and Homebush Bay Drive. Additionally, the proposed rezoning of my apartment building on George Street to high-density residential raises concerns about the future of my family home. Will it be demolished to make way for a high-rise apartment complex? I wish to attend an in-person session, but they are all "sold out"

### **I agree to the above statement**

Yes





**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 24 July 2024 6:37:16 PM

---

Submitted on Wed, 24/07/2024 - 18:37

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

██████████

**Last name**

██████████

**I would like my name and personal contact details to remain confidential**

Yes

**Info**

**Email**

██

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I object to it

**Submission**

Hi,

I live at █████ Hamilton Street North Strathfield and wanted to find out whether this address is subject to open space or proposed to be rezoned?

Thanks

████████████████████

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 24 July 2024 7:51:05 PM  
**Attachments:** [mason-roads-open-space-amalgamation-concerns.docx](#)

---

Submitted on Wed, 24/07/2024 - 19:46

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

John

### **Last name**

Lau

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Strathfield

### **Please provide your view on the project**

I support it

### **Submission file**

[mason-roads-open-space-amalgamation-concerns.docx](#) (1..11 MB)

### **Submission**

I am full support for this proposal, but do have some questions that may impede the progression of some sites. As an owner of one of the Manson Rd, I do have concerns on the open space and the operation of it.

I have attached some queries and opinions on the open space on Manson Rd, as I believe it would be difficult in timing and complex wise if 3 separate developers are involved in the planning, design and approval for a public open space.

I had also proposed some possible solutions that is at least equitable for the affected open

space owners and logistically easier for everyone while able to bring the open space quicker, in my opinion.

**I agree to the above statement**

Yes

## Mason Road's open space amalgamation concerns



Hi TOD Homebush Precinct,

I have concerns in relation to the amalgamation for the Mason Rd Open space, due to the difficulty to complete this transaction with 3 separate parties involved in the amalgamation.

The questions I would like to raise is as follows;

1. For the open space to be valid, does all 1,2,3 has to be amalgamated first because even if either one of them is able to amalgamate, then how would any one of them be able to build in partial only?

2. If either 1,2,3 amalgamate as per the proposed plan, can he then start the work without waiting for the other 2 to be involved?
3. If 1,2,3 decides to not participate in the open space amalgamation and chooses to build on their own smaller lots (assuming that they don't mind the smaller FSR and height), who would then come in to complete the open space? For example, if 3, due to his bigger slot size decides to forgo his open space plan, and build smaller, then no one would be involved in the acquisition of the land. Which is of course the government may in due course force acquisition to complete the land? Number 3 has the costliest open space acquisition and the least return from this point. Which I assume the 15 levels was a bonus for him, but the acquisition cost far exceeds the little bonus over it, because that is an extra 3 lots that is required to negotiate with such little incentive.
4. Why is the Mason Open Space combined by 1,2,3 while the other amalgamation without having open space can also enjoy this open space. 1,2,3 does not get any other incentives over the other sites in the same street. Except for 3 which enjoys an extra 3 levels.
5. For the open space, if 1,2,3 each have their opinion on the final design, who is to have the final authority on the design? Or a set design authorised by council? The complexity to cater towards such diverse parties would only delay the open space

#### **Proposal 1 – Having 1 entity (Government or Council) to facilitate this open space.**

The complexity of trying to group 3 amalgamated sites, as each have their different timetable on the amalgamated sites creates an issue whereby the open space can only be enjoyed if the last sites have completed, meaning that the open space is potentially 10, 15, or never years to be completed.

My proposal is that for the Masoon Open Space, properties closest to it would be paying an extra contribution because that would be enjoyed by the most whether it is in liveability or ease of access. For example, any building within 50–100-meter radius of it, needs to pay the extra contribution at maximum rate (just a ball park figure \$5000 each lot), and for each subsequent 100 meter radius gets there is a 75% = \$3750 extra contribution, and within 200mm radius (50% discount = \$2500) so forth.

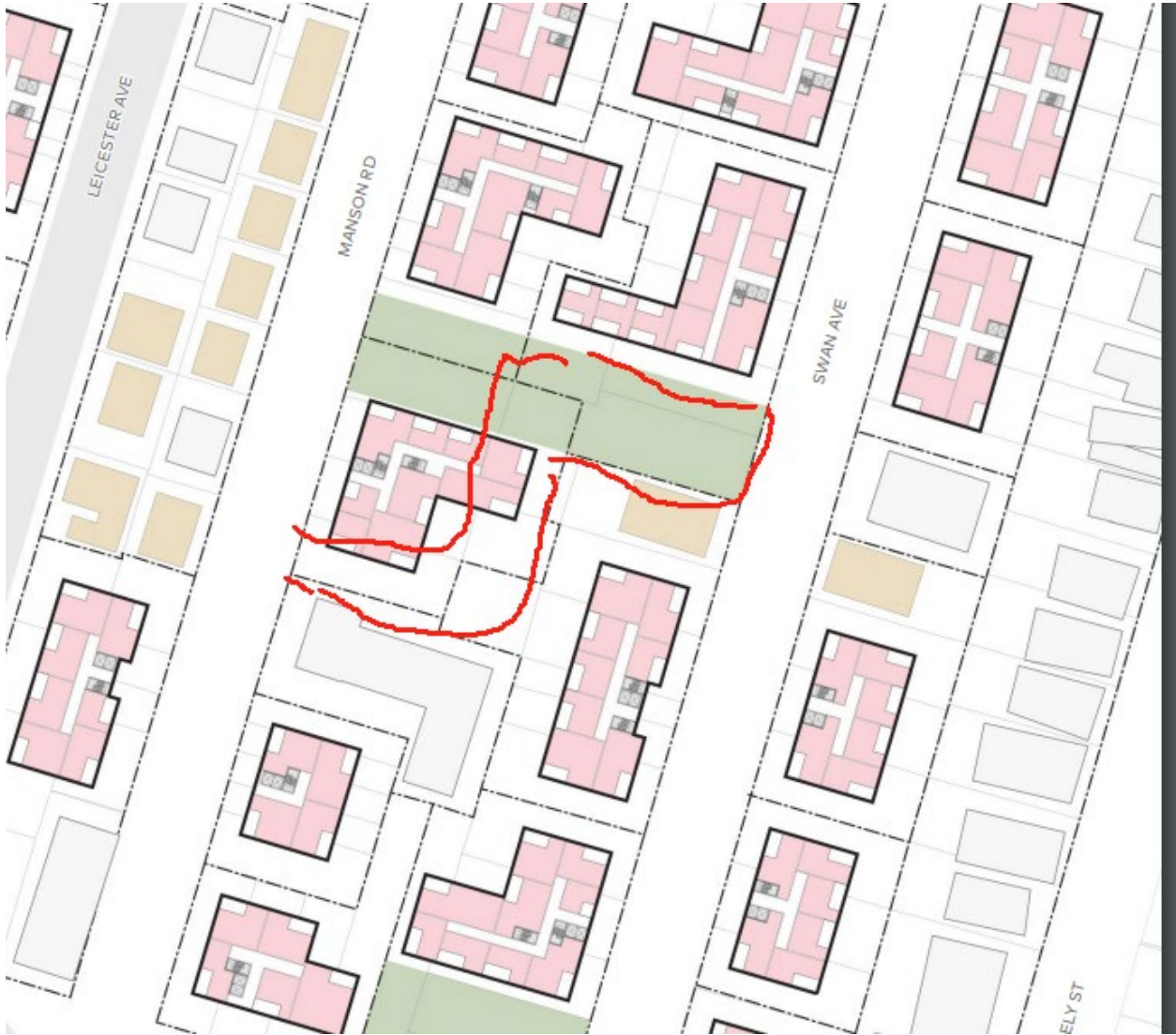
The extra contribution raised should compensate fairly for the affected properties and be used to have a common design and implementation for the open space, this would mean that the open space would be in itself an amalgamation, alleviating having 3 different developers to come together (as each would be vastly different timing). The total budget would be calculated based on the extra contribution raised because of the enjoyment of the open space by 1,2,3 and its neighbouring streets.

#### **Proposal 2 – One major developer combining 1,2,3 sites.**

This may sound more farfetched than proposal 2, but if 1,2,3 a grouped into 1 mega amalgamation that would provide plenty of incentive for the developer to combine 1,2,3 to



create bridges across the sites. Only having 1 developer design can facilitate an ease of construction. But in that case, the FSR, and building height might require to be redo just for this. In this event the final design might be 1,2 combine and make the way for the open space to be an L shaped, the red markings would be the open space and 1,2,3 would become the superlot.



**From:** [john.lau](#)  
**To:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Concerns of Mason"s Rd Open Space deliverability and complexity  
**Date:** Wednesday, 24 July 2024 7:58:04 PM  
**Attachments:** [Mason Road's open space amalgamation concerns.docx](#)

---

Hi Homebush TOD,

I had created a word document, as it has some images inside to illustrate my concern in the implementation of the open space due to the amalgamation required by 3 separate developers / parties. This would affect the deliverability of the open space until the last party is onboard and completed, if ever onboard.

Thanks.

## Mason Road's open space amalgamation concerns



Hi TOD Homebush Precinct,

I have concerns in relation to the amalgamation for the Mason Rd Open space, due to the difficulty to complete this transaction with 3 separate parties involved in the amalgamation.

The questions I would like to raise is as follows;

1. For the open space to be valid, does all 1,2,3 has to be amalgamated first because even if either one of them is able to amalgamate, then how would any one of them be able to build in partial only?

2. If either 1,2,3 amalgamate as per the proposed plan, can he then start the work without waiting for the other 2 to be involved?
3. If 1,2,3 decides to not participate in the open space amalgamation and chooses to build on their own smaller lots (assuming that they don't mind the smaller FSR and height), who would then come in to complete the open space? For example, if 3, due to his bigger slot size decides to forgo his open space plan, and build smaller, then no one would be involved in the acquisition of the land. Which is of course the government may in due course force acquisition to complete the land? Number 3 has the costliest open space acquisition and the least return from this point. Which I assume the 15 levels was a bonus for him, but the acquisition cost far exceeds the little bonus over it, because that is an extra 3 lots that is required to negotiate with such little incentive.
4. Why is the Mason Open Space combined by 1,2,3 while the other amalgamation without having open space can also enjoy this open space. 1,2,3 does not get any other incentives over the other sites in the same street. Except for 3 which enjoys an extra 3 levels.
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#### **Proposal 1 – Having 1 entity (Government or Council) to facilitate this open space.**

The complexity of trying to group 3 amalgamated sites, as each have their different timetable on the amalgamated sites creates an issue whereby the open space can only be enjoyed if the last sites have completed, meaning that the open space is potentially 10, 15, or never years to be completed.

My proposal is that for the Masoon Open Space, properties closest to it would be paying an extra contribution because that would be enjoyed by the most whether it is in liveability or ease of access. For example, any building within 50–100-meter radius of it, needs to pay the extra contribution at maximum rate (just a ball park figure \$5000 each lot), and for each subsequent 100 meter radius gets there is a 75% = \$3750 extra contribution, and within 200mm radius (50% discount = \$2500) so forth.

The extra contribution raised should compensate fairly for the affected properties and be used to have a common design and implementation for the open space, this would mean that the open space would be in itself an amalgamation, alleviating having 3 different developers to come together (as each would be vastly different timing). The total budget would be calculated based on the extra contribution raised because of the enjoyment of the open space by 1,2,3 and its neighbouring streets.

#### **Proposal 2 – One major developer combining 1,2,3 sites.**

This may sound more farfetched than proposal 2, but if 1,2,3 a grouped into 1 mega amalgamation that would provide plenty of incentive for the developer to combine 1,2,3 to

create bridges across the sites. Only having 1 developer design can facilitate an ease of construction. But in that case, the FSR, and building height might require to be redo just for this. In this event the final design might be 1,2 combine and make the way for the open space to be an L shaped, the red markings would be the open space and 1,2,3 would become the superlot.





**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 24 July 2024 9:38:50 PM

---

Submitted on Wed, 24/07/2024 - 21:38

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

ANTONIO

**Last name**

D'ACUNTO

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Strathfield

**Please provide your view on the project**

I support it

**Submission**

Hello,

As a long-time property owner on Hamilton Street, North Strathfield since 1992, I am writing to express my full support for the proposed development initiative in our area. The location makes perfect sense for building more housing, similar to the Rhodes zone, and we have always been supportive of such progress.

Throughout the years, we have fought to be included in developments such as the metro project, recognizing the benefits it brings to our community. We understand the implications for our home and neighbourhood, but the potential to help younger generations afford housing close to the city is a significant advantage. It will also benefit emergency workers, hospital staff, and essential workers, enabling them to live and work near the city without long commutes from the western suburbs.

We acknowledge the sacrifices involved, including the potential loss of our homes. However, we believe that this sacrifice will support the next generation in securing affordable housing, whether for renting or buying. It will also benefit our children, allowing them to work and live closer to the city.

North Strathfield is a prime location with excellent connections to rail, metro, highways, Olympic sites, and various amenities, including new grocery stores like Woolworths and Aldi, as well as the Arnott's factory shops and local schools. The area offers everything needed to support such a redevelopment for more housing.

Once again, we are 100% behind this initiative and offer our full support and cooperation to expedite the process.

Regards,

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 24 July 2024 9:46:40 PM

---

Submitted on Wed, 24/07/2024 - 21:46

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

## Name

**First name**

Chung

**Last name**

Yam

**I would like my name and personal contact details to remain confidential**

No

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush, 2140

**Please provide your view on the project**

I object to it

**Submission**

As much as I support increasing housing density to address the current housing crisis, I believe that rezoning Homebush is not the most suitable solution. Areas surrounding Parramatta, as the emerging western Sydney hub, offers a more strategic location for such developments due to its existing infrastructure and urban planning framework.

The displacement of current residents under this proposal raises financial viability concerns, potentially exacerbating housing affordability issues. While the new metro line is a positive development, the existing road infrastructure in Homebush is inadequate to support a high-density residential area. The current traffic congestion issues are already significant, and without comprehensive infrastructure improvements, further densification will likely lead to worsening traffic conditions and reduced quality of life for residents.

In conclusion, I urge a reconsideration of the proposal, focusing instead on areas with

better infrastructure readiness, like Parramatta, to avoid negative outcomes for the Homebush community and surrounding areas..

Sincerely,

Chung

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 24 July 2024 9:55:30 PM

---

Submitted on Wed, 24/07/2024 - 21:55

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

north strathfield

**Please provide your view on the project**

I support it

**Submission**

The location has a strong connection to the city.

The neighborhood is in need of improvement

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Wednesday, 24 July 2024 11:25:23 PM

---

Submitted on Wed, 24/07/2024 - 23:24

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2138

**Please provide your view on the project**

I object to it

### **Submission**

The roads around these areas are already struggling, schools are at capacity and there are house that's are 100+ years old that will be lost.

We already have Rhodes and Wentworth point. The area can't cope with more developments of this magnitude

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 25 July 2024 3:58:46 AM

---

Submitted on Thu, 25/07/2024 - 03:58

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

[REDACTED]

**Suburb/Town & Postcode**

Homebush

**Please provide your view on the project**

I object to it

### Submission

It's a terrible decision and bad design to stock people in a small zone.

We are citizen, we have right to live in a comfortable area with bird and trees and don't need to worry about parking or jammed when you drive out.

Sydney becomes unlivable because all this greedy developers funding excuse and bad population control and wrong policy of immigration.

We are not pigs and caged chicken. The state governors don't live here why do they have right to make decision for locals? The city has become worse and everyone is so stressful because the continuous building and it just ends up push up all the rent and living cost. It's a cycle of bad loop! Please stop this plan. Build more in rural or regional area and stop building in metro area. This is a stupid idea and all work out because people in government got bribed by developers. There's no benefit for local and our sydney. Sydney used to have clean air, now it's all dust on the floor and drifted pollution in the air. By makeing this happen you are ruin other people's life. It will cause lung disease and cancer, traffic

accident, depression. There's no housing problem if you design the population in the area evenly.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 25 July 2024 7:01:09 AM

---

Submitted on Thu, 25/07/2024 - 07:00

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2138

**Please provide your view on the project**

I support it

**Submission**

I agree the rezoning would be good for the community. Increased housing is needed in the area.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 25 July 2024 8:25:44 AM

---

Submitted on Thu, 25/07/2024 - 08:25

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2138

**Please provide your view on the project**

I object to it

### **Submission**

Homebush, concord west and north Strathfield are all lovely community villages. High rise will destroy that and cause traffic to be worse than it already is. Rhodes is a disaster thanks to high rise development. Not to mention the damage shadow and wind tunnels cause to plants and trees. People are leaving their suburbs and communities because of bad planning decisions like this. Not to mention over crowding of schools is a massive concern.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 25 July 2024 11:00:25 AM  
**Attachments:** [homebush-tod-rezoning-propopal--holla-and-varna.pdf](#)

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Submitted on Thu, 25/07/2024 - 10:59

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Chinmayi

### **Last name**

Holla

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

Homebush- 2140

### **Please provide your view on the project**

I support it

### **Submission file**

[homebush-tod-rezoning-propopal--holla-and-varna.pdf](#) (64.33 KB)

### **Submission**

Please see the attached file that outlines my feedback on the project.

### **I agree to the above statement**

Yes

To  
Laura Locke  
Director State Rezoning  
Dept Planning Housing & Infrastructure

**Subject: Submission for Homebush TOD Rezoning Proposal**

Dear Ms Locke,

Thank you for providing the opportunity to submit feedback on the rezoning proposal. Overall, I support the scale and ambition of the redevelopment proposal. If implemented in accordance with the vision and principles outlined in the plan, it could transform Homebush into a vibrant and thriving urban environment. Please find below my key feedback on the proposal, which primarily focuses on the lack of community infrastructure and transport interventions proposed.

**Community Facilities**

While the area is within close proximity to a number of public schools, many of them are at capacity. If the precinct is to accommodate 16,100 new homes, it is vital to ensure that the growth is well supported by both **primary and secondary schools**. Further, public transport options that service these schools need to be improved. Has Schools NSW confirmed that the proposed uplift will be accommodated by the existing schools in the area? If yes, can this referral be made public?

**Transport Infrastructure**

Public transport

Despite the level of uplift proposed, there is no mention of improvement to train services at Homebush Station. The area south of Parramatta Road is proposed to have the most uplift, which will put immense pressure on the services from Homebush Station. Currently, the trains run at 15-minute intervals during peak hours and they usually operate at maximum capacity. Comparatively, the Eastern suburbs have trains once every 4 minutes at peak hours to and from Bondi Junction. If we are among the select few to be subjected to such high-rise development, we should, at a minimum, be benefited from a **similar frequency of services as the Eastern suburbs**. Having **fast trains to Homebush** which goes directly to the CBD will also help reduce congestion in the train.

Interventions to mitigate traffic

It should be no surprise that Parramatta Road is severely congested, especially at the entry points to the precinct. Any traffic study will tell you that the intersections operate at a Level of Service of F. It is disappointing that the Parramatta Road Corridor Urban Transformation Strategy (PRCUTS) which is what this plan is based on, is all about uplift around the road, and devoid of transformative solutions to **improve Parramatta Road functionally, physically and visually**.

The Department should advocate for policies that look into **subsidising transport via M4** to get more people off Parramatta Road, since there is clearly no capacity for the road to accommodate the proposed level of uplift. More usage of M4 will also help reduce congestion at the DFO circle.

The internal streets within the precinct (such as Powell Street) are regularly used as rat runs with no traffic-calming measures in place. The plan outlines numerous actions to improve active transport in the area particularly linking to Powells Creek, however, without these safety measures in place, accidents are bound to occur.

### Walkability

Majority of the precinct is serviced by a single supermarket (Aldi) and few other retail services in the Bakehouse Quarter. Improving access to these services should be prioritised. Instead, the Transport Statement illustrates the only access (pedestrian/cycleway bridge crossings over Powells Creek) proposed as 'aspirational'. In the infrastructure implementation plan, the **Ismay Reserve Bridge** has been identified as a 'medium to long' project despite already being funded for. Given that there are limited connections to a full-line supermarket servicing most of the precinct identified for extensive uplift, this should be prioritised. The need for this bridge has been previously identified in the recent 'Powell's creek bridges' project and in the Active Transport Strategy by Arup ( Public Domain Plan), hence a foundation to build such infrastructure has already been established.

### **Revitalisation of Parramatta Road**

There is a lack of placemaking initiatives proposed along Parramatta Road.

The EIE outlines that Active Frontages will be "...complemented with improved walking infrastructure and more people-oriented street environments". Direct actions for this have not been translated into the suite of documents and it is unclear who will be delivering this.

The existing footpath along Parramatta Road wouldn't even be adequately accessible for a person with a wheel-chair. It is unclear if any actual Infrastructure/ public domain improvements are being proposed along Parramatta Road, this includes a proper **bus stop, street trees, street lighting, and footpath upgrades**. Active frontages, especially on such a busy and noisy road, will only be successful in creating a pleasant pedestrian environment if they are supported by the above- mentioned public infrastructure.

### **Extent of precinct**

Could you please clarify why areas east of North Strathfield Metro Station and South of Homebush Station have not been identified for any uplift? The plans outline the undertaking of feasibility and viability modelling, could this please be made available to the public?

Given the state of the housing crisis, I will refrain from commenting on the height and level of uplift proposed. However, it should be noted that there is an unequal distribution of growth across Greater Sydney, with minimal uplift being proposed in the Eastern suburbs and the

Western suburbs having to do all the heavy lifting. All this without being supplemented with an equal level of community infrastructure.

Please do not hesitate to contact me if you have any questions regarding my submission at [hollachinmayi@gmail.com](mailto:hollachinmayi@gmail.com). I would like to be notified of any updates to the rezoning proposal and the outcome of the community consultation.

Kind regards,  
Chinmayi Holla and Achinta Varna  
Residents of Strathfield LGA

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 25 July 2024 11:27:52 AM

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Submitted on Thu, 25/07/2024 - 11:27

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Strathfield 2137

**Please provide your view on the project**

I object to it

**Submission**

Dear Sir / Madam

We are writing to express our objection to the proposed rezoning of our neighbourhood from low density residential to high density residential.

The Government is not proceeding with appropriate care given the scale of the change and the impact on the community. The proposal will lead to a "flash flooding" of population, without allowing time for the upgrade of infrastructure and services to meet the needs of that population.

Services already under strain

We understand the desire to deliver more housing in response to the housing crisis, and in



particular, to deliver that housing close to transport infrastructure (ie North Strathfield station).

However the proposed plan would result in a sudden overburdening of a neighbourhood which only has provisions for low and medium density. Indeed, George Street (between Parramatta Road and Pomeroy Street) is also struggling to cope with the existing traffic load, given that there are multiple supermarkets (Aldi, Ko-Mart), restaurants, schools (OLA Catholic School, McDonald College), gyms (Fitness First and Anytime Fitness) and daycares (Lighthouse, Papilio Blue Campus) in that stretch of road.

There are only two primary schools in the area (Strathfield North Public School, and Victoria Avenue). The nearest Public High School to North Strathfield Metro Station is 2.2km away (Homebush Boys, for boys) and 2.5km away (Strathfield Girls for girls). For co-educational, families already have to travel 3.2km to the nearest high school (Concord High School).

The proposed rezoning has not factored in schools at all, and indeed proposes existing schools to be removed in favour of yet more housing.

A more suitable approach

A much more suitable approach would be to allow for gradual rezoning over time (rather than all at once), and spreading the burden of density across a wider area.

For example, the NSW Government has not provided any explanation as to why the western side of the railway line is switching from low density to high density, while the eastern side of the railway line remains completely untouched as low density. The land on the eastern side of the railway is just as close to the new Metro station. The streets on the eastern side also have the benefit of quick drainage to Concord Road, while on the western side, George Street and Pomeroy Street are already strained.

The NSW Government's housing targets could be met by rezoning both sides of the tracks to medium density, and introducing more dense zoning through several rounds of rezoning (eg staggered at 5 year intervals). This process would give the infrastructure (roads, sewerage, water, electricity, rubbish collection, public schools and daycares) time to upgrade and keep pace. If bottlenecks are identified in Phase 1, the rezoning in Phase 2 could address those bottlenecks.

Conclusion

The Government's current proposal has been hastily prepared, and seeks to find an instant solution to a problem that has built up over time, and takes time to resolve. This kind of rushing will lead only to poor quality outcomes (overburdened roads, schools, daycares, supermarkets, poorly constructed housing delivered at low cost and in short timeframes).

We assume the Government will heed this warning from those who know the neighbourhood best, and revise the proposal accordingly.

Kind regards



**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 25 July 2024 1:44:58 PM

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Submitted on Thu, 25/07/2024 - 13:44

Submitted by: Anonymous

Submitted values are:

### Submission Type

I am making a personal submission

## Name

**First name**

██████

**Last name**

██████████

**I would like my name and personal contact details to remain confidential**

Yes

## Info

**Email**

██

**Suburb/Town & Postcode**

HOME BUSH 2140

**Please provide your view on the project**

I object to it

### Submission

This proposal intends to add 16,100 new homes in the Homebush area. I would like to know what is proposed to increase traffic flow on the Parramatta Road corridor between Knight Street and Concord Road incorporating George St North Strathfield. This section is already gridlocked consistently day and night, so would like to understand how it will handle the additional traffic generated by the additional residents of the new 16,100 homes?

If there is no solution proposed for this traffic corridor, I could not support this planning proposal.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 25 July 2024 2:39:55 PM

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Submitted on Thu, 25/07/2024 - 14:39

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2127

**Please provide your view on the project**

I object to it

### **Submission**

To Whom It May Concern,

I am writing to express my opposition to the draft rezoning proposal for Homebush under the Transport Oriented Development (TOD) Program. As a resident and property owner in the area, I have several concerns regarding the potential negative impacts of this proposal.

#### 1)Traffic and Congestion

Homebush is already a high-density area, and the addition of up to 16,100 new homes will exacerbate existing traffic and congestion issues. The current infrastructure is not equipped to handle such a significant increase in population. The proposal does not adequately address the necessary upgrades to roads and public transport to support this growth. Increased traffic will lead to longer commute times, decreased air quality, and a lower quality of life for current residents.

## 2)Oversupply of Properties

The Homebush area has experienced an oversupply of properties over the past decade, resulting in stagnant property values and limited capital appreciation. Introducing a large number of new homes will likely worsen this situation, further depressing property values and making it difficult for existing property owners to realize any return on their investments.

## 3)Impact on Community Character

The proposed high-density development will fundamentally alter the character of Homebush. The community currently enjoys a balance of residential and commercial spaces, but the introduction of numerous high-rise buildings will create an urban environment that may not be desirable for many residents. This change could lead to a loss of community identity and cohesion.

## 4)Crime and Safety

An increase in population density is often associated with higher crime rates. The proposal does not provide sufficient details on how the local government plans to address potential increases in crime and ensure the safety and security of current and future residents.

## 5)Environmental Concerns

The construction of new buildings will inevitably lead to environmental degradation, including the loss of green spaces and increased pollution. The proposal mentions new open spaces and cycleways, but these measures may not be enough to offset the environmental impact of such a large-scale development.

## 6)Lack of Capital Appreciation

Despite the promise of new infrastructure and amenities, the Homebush area has not seen significant capital appreciation over the past ten years. This trend is likely to continue with the introduction of more properties, making it an unattractive proposition for current and potential investors.

In conclusion, while I understand the need for more affordable housing in Sydney, I believe that the current proposal for Homebush is not the right solution. The potential negative impacts on traffic, property values, community character, crime rates, and the environment far outweigh the benefits. I urge the NSW Government to reconsider this proposal and explore alternative solutions that do not compromise the quality of life for existing residents.

Thank you for considering my submission.

Sincerely

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 25 July 2024 2:45:42 PM

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Submitted on Thu, 25/07/2024 - 14:45

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Strathfield

**Please provide your view on the project**

I support it

### **Submission**

On behalf of myself and all members of our household in Conway avenue, support this development and rezoning project. We believe it essential to include all areas outlined in the rezoning guide provided.

**I agree to the above statement**

Yes



**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 25 July 2024 5:03:23 PM

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Submitted on Thu, 25/07/2024 - 17:03

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

[REDACTED]

### **Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I object to it

### **Submission**

There needs to be consideration for road infrastructure. More housing = more cars on the road. George street struggles with traffic every afternoon and morning dealing with school rush. This is without the additional people who will move into the new apartments being built on George st and the one on Rothwell avenue.

Even the congestion around DFO is shocking. Adding more traffic without a better roadway in place to cater it is poor planning. Public transport access only does not warrant more resident.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 25 July 2024 5:07:57 PM

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Submitted on Thu, 25/07/2024 - 17:07

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

**First name**

[REDACTED]

**Last name**

[REDACTED]

**I would like my name and personal contact details to remain confidential**

Yes

## **Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

2137

**Please provide your view on the project**

I support it

### **Submission**

I believe that this proposal will be a significant boon to the local area, and that all levels of Government should give it's full support.

Housing affordability is a significant driver in the cost of living crisis, with rents often taking up a significant portion of people's take home pay. Increased housing will not only reduce cost of living, but will also provide increased foot traffic to local small businesses, and will broaden the tax base for local government.

To oppose this development for political gain will doom this area to irrelevancy and risks turning corridors like Concord Road into desolate zones, similar to the vacant shops on Parramatta Road in the Inner West, where similar short-sightedness has led to decrepit shopfronts and the death of small businesses.

I strongly support this proposal, and I urge the local government to support this proposal and to be constructive in any criticism or alterations it suggests.

As a young person, I am being forced to move further and further out of the city, and continuous NIMBYism risks forcing an entire generation out of Sydney.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 25 July 2024 5:36:21 PM

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Submitted on Thu, 25/07/2024 - 17:36

Submitted by: Anonymous

Submitted values are:

### **Submission Type**

I am making a personal submission

## **Name**

### **First name**

Martin

### **Last name**

Liu

### **I would like my name and personal contact details to remain confidential**

No

## **Info**

### **Email**

[REDACTED]

### **Suburb/Town & Postcode**

2140

### **Please provide your view on the project**

I am just providing comments

### **Submission**

What is in the plan for Courallie Avenue between Parramatta Road & Mandemar Avenue?

It is the forgotten street & block in the Strathfield LGA.

Approx a sh\*t load of unit blocks 20 something years ago and the only Council organised infrastructure or service is a sh\*tty mini bus that is scheduled to be axed.

I lived on the Street for over a decade and moved out 14 years ago. When I lived on the street, people took pride in the appearance of their property. People mingled and walked the streets with their pets. The only thing then was the lack of public transport. No buses on that part of Parramatta Road, and a risky walk across a crappy walkway on the bridge and a low lit underpass under Centenary drive.

Fast forward 14 years since I moved out is more units, rundown houses, more cars on the street and no sense of community even though there's a lot more people in the area. The underpass is still dimly lit by a solar led light placed in a spot that gets no light, the bridge over the tracks on Richmond rd has had no upgrades at all, and the only public transport is Flemington station and the mini bus that no one knows that they're able to use and thus is being axed.

A lot more planning and actioning needs to be done on this block.

**I agree to the above statement**

Yes

**From:** [Planning Portal - Department of Planning and Environment](#)  
**To:** [DPE PS ePlanning Exhibitions Mailbox](#)  
**Cc:** [DPE Homebush TOD Mailbox](#)  
**Subject:** Webform submission from: Homebush TOD rezoning proposal  
**Date:** Thursday, 25 July 2024 5:41:18 PM

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Submitted on Thu, 25/07/2024 - 17:41

Submitted by: Anonymous

Submitted values are:

**Submission Type**

I am making a personal submission

**Name**

**First name**

Tommy

**Last name**

Trinh

**I would like my name and personal contact details to remain confidential**

No

**Info**

**Email**

[REDACTED]

**Suburb/Town & Postcode**

North Strathfield

**Please provide your view on the project**

I object to it

**Submission**

I object to this development on the basis that there are not enough planning for road infrastructure and access to support an increased population in the area. Underwood road is already rated one of Sydney's worst intersections on a normal day. Its even worse when an event is happening at Olympic park. The George St and Pomeroy intersection can take 15 minutes to get through on a school day. The existing roads are already bursting at the seams. If there are already existing problems in the area, adding more residents to the area is not going to magically fix those issues.

**I agree to the above statement**

Yes