

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, 6 August 2024 7:21:59 PM

Submitted on Tue, 06/08/2024 - 19:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Anthony

Last name

Tannous

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

Hello,

As a resident living in the TOD North Strathfield zone for 40 years, we completely object to the proposal.

I am the primary carer for my elderly mother, who's quality of life has rapidly declined since major cancer surgery back in 2019. She can barely walk without tripping over, let alone prepare to move houses as a result of your "beneficial community developments".

I have spent the past 2.5 years renovating our home to make it "accessibility friendly", at the cost of "sucking" all funds from all savings I've worked hard to accumulate over years....not to mention the fact that I've sold all share holdings to fund the renovations of this beautiful home, built around 80 years ago.

Our house is full of memories, especially those of my deceased father, and our only pet, who passed on 15 years ago. She now "lives" peacefully, buried in our backyard.

You are truly ruining the heritage of this precinct. What irks us the most, is the fact developers intend on buying the "land only", and don't give a damn about the fact we've spent 100s of thousands on renovating.

How on earth does this make any sense? It is outrightly unethical.

Moving out and being rorted by a developer is something that could only happen if your intent is to do so over "our dead bodies".

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, 7 August 2024 9:30:32 AM

Submitted on Wed, 07/08/2024 - 09:30

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 object to it

Submission

There is already enough traffic and lack of parking around Homebush. Traffic on parramatta road is horrible during peak hours and adding more residents will only exacerbate the issue

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, 7 August 2024 9:39:03 AM

Submitted on Wed, 07/08/2024 - 09:38

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

2135

Please provide your view on the project

I object to it

Submission

We live in Mosely Street Strathfield (Burwood Council) which is the boarder of Strathfield and Canada Bay Councils. We are within 300mts walking distance to Strathfield Station and Parramatta Road.

I like many residents in Mosely, Roberts, Swan and Manson Streets Strathfield are extremely concerned about being surrounded by high rise and high-density buildings with access to minimal open space. Our roads are already choaked by traffic, our air quality continues to diminish, we have no access to green open space with Burwood Park a 1km walk and any other open space is concrete eg Strathfield Plaza.

The TOD Rezoning in the small area of Leichester Ave, Cooper St, Manson Rd, Swan Ave, Parramatta Road, Concord Road has unhealthy density with too many people packed into massive residential highrise.

We are concerned by the building height proposed in Swan and Manson Streets - currently residential with proposed building heights of a minimum of 21m to 42 metres high. Under this rezoning 21m high buildings could be built in Swan Ave sitting up against single story residential houses back fences in Mosely Street.

We strongly object to the 2 x 101m and 114m (higher than 2 x Olympic swimming pools!) proposed between Leichester Ave and Cooper Street which currently has no buildings. These are the two highest towers in the whole TOD proposed rezoning. There is already too much high rise in the Strathfield Town Centre on the opposite side of the railway.

We strongly object also to the rezoning of a 52m building on the corner of 153 Parramatta Road / Concord Road. This site is the highest land point and this tower is not in keeping with surrounding areas and traffic at the corner of Parramatta Road / Leichester Ave and Concord Road is already beyond capacity particularly with priority given to accessing WestConnex M4. A tower on this site has significant issues for vehicle and pedestrian access as it is an island surrounded by major roads.

The land use zones currently are R2 - residential low housing and it is proposed Cooper, Leichester, Manson and Swan be rezoned to R4 - residential high density. There already is no open space nearby and the small amount of land allocated as RE1 - public recreation is completely inadequate for the number of units and people proposed to live in this small area. The building stock on Manson and Swan is mixed from federation to new duplexes with one unit complex in Swan. The land use should remain residential and low rise proposed building heights of no more than 12-15m.

The key site amalgamation map shows green open space which doesn't exist in Cooper, Leichester, Manson and Swan and 53 Parramatta Road. What is proposed is the future slums as the local roads are already choked by traffic. Traffic going west banks back past Wentworth Ave Burwood because there is only one lane going west and two lanes which are empty as entrances to the M4 near Mosely and Swan 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: Wednesday, 7 August 2024 10:55:37 AM
Attachments: [final-government-letter.pdf](#)

Submitted on Wed, 07/08/2024 - 10:52

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Andrew

Last name

Watson

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 file

[final-government-letter.pdf](#) (370.33 KB)

Submission

I've attached my letter in the submitted File above - I'm happy to be contacted at any time to further discuss my input

I agree to the above statement

Yes

Dr Andrew Watson
[REDACTED]
North Strathfield 2137
Phone [REDACTED]

7/8/2024

Anthea Sargeant
Executive Director- State-led Rezoning
Department of Planning, Housing and Infrastructure

Dear Anthea,

Re: Opposition to Rezoning Proposal for North Strathfield

I am writing to express my strong opposition to the State Government's proposed rezoning of the area around North Strathfield station. While I understand the intention to increase affordable housing and improve infrastructure, I am deeply concerned about the potential negative impacts this rezoning will have on our community.

1. Aesthetic Impact and Quality of Existing Developments

The recent construction of new units along Parramatta Road has significantly altered the visual character of our area. These developments have been widely regarded as unattractive and have diminished the appeal of our neighbourhood. Further high-density construction risks exacerbating this issue, eroding the charm that makes North Strathfield a desirable place to live.

2. Traffic Congestion

George Street, where my modest home is located, is already struggling to cope with current traffic levels. The addition of multi-story units as proposed would likely overwhelm our infrastructure, leading to severe congestion and potential safety hazards. The existing road network cannot accommodate the expected increase in vehicle numbers.

3. Community Ambience

North Strathfield is known for its pleasant and balanced suburban environment. The proposed rezoning, which anticipates up to 16,100 new homes, threatens to overcrowd our area, disrupting its tranquil ambience and impacting residents' quality of life.

4. Need for Decentralization

Rather than concentrating new housing in already densely populated areas, I advocate for decentralization. Developing housing in outer suburbs with improved express train services for people working in the city would better address the need for affordable living while alleviating pressure on inner-city areas. Business and Industry hubs should also be decentralised to encourage people to live away from the city.

5. Concerns Over Decision-Making Process

It appears that the decision to rezone North Strathfield has already been made, rendering the consultation process a mere formality. This undermines the genuine engagement of residents and their concerns, suggesting that the process is not as inclusive as it should be.

6. Financial Motivations

There is a growing perception that the rezoning initiative is driven primarily by financial incentives for the State Government, including development fees, stamp duties, and other taxes. This financial motivation should not override the legitimate concerns of the residents who will be most affected by these changes.

I urge the State Government to reconsider this proposal and engage in a more transparent and inclusive consultation process. Addressing the concerns of local residents and considering alternative approaches to housing development will ensure that the needs of our community are properly met.

Thank you for considering my views on this important matter. I look forward to your response and hope for a decision that reflects the best interests of the North Strathfield community.

Yours sincerely,



Andrew Watson

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, 7 August 2024 1:45:14 PM

Submitted on Wed, 07/08/2024 - 13:45

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

Adamstown

Please provide your view on the project

I object to it

Submission

I object to the range of 5-10% affordable housing being included as part of the rezoning. Affordable housing should be as close to 15% as possible, as previously indicated by the NSW Government. The community will only welcome density when it delivers affordable housing.

This level of affordable housing should not impact the viability of projects. Given the land is not rezoned yet, costs to developers associated with delivering affordable housing can be factored in to the price they purchase land. Developers just need clear requirements regarding affordable housing to ensure projects can be delivered economically.

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, 7 August 2024 2:11:45 PM

Submitted on Wed, 07/08/2024 - 14:11

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

With the increase in population and meeting housing expectations, how is the government planning to manage the school capacity and performance?

The schools in Strathfield LGA are already suffering with less staff; has there been any provision or consideration made as to how the local amenities will be impacted, their mitigation measures and possible outcomes?

I would like to see a very detailed plan or proposal for the above?

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, 7 August 2024 2:44:13 PM

Submitted on Wed, 07/08/2024 - 14:44

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

Homebush NSW 2140

Please provide your view on the project

I object to it

Submission

I am writing to formally object to the current proposed rezoning of the Homebush area. This submission outlines the significant concerns I have with the current plan.

Homebush is already experiencing severe traffic congestion, particularly on Parramatta Road and roads near the DFO. For one instance, the daily commute from the city to Homebush is significantly impeded by the existing two lanes heading to the M4 and only one lane heading west. Without concrete and committed plans to alleviate this traffic congestion, the proposed residential development will inevitably replicate the traffic chaos seen in Rozelle interchange.

The rezoning plan vaguely mentions potential greenspaces and infrastructure, granting the council excessive discretion in their implementation. This lack of specificity is unacceptable. Residents require assurances of adequate greenspaces being retained and

substantial infrastructure being developed to support the planned influx of new residents. From a personal point of view, the proposed infrastructure must be comparable to the interchange at Mascot Station, considering the magnitude of the rezoning plan. Failure to address these issues will result in overcrowding, diminished quality of life for existing residents, and insufficient amenities for both current and future residents.

Moreover, the proposed height increases for new buildings will have a detrimental impact on sunlight access for existing residents. I reside at 85 Park Road, Homebush, and the abundance of natural light was a primary factor in my decision to purchase this property. Sunlight is crucial for mental well-being and preventing mold-related issues. The rezoning plan's complete disregard for sunlight access will undoubtedly lead to legal action from affected residents.

In conclusion, I vehemently oppose the current rezoning plan due to the absence of concrete traffic mitigation strategies, lighting-related interventions, and inadequate infrastructure & greenspace planning. If the rezoning is to be proceeded, I insist on the inclusion of officially mandated traffic & light solutions and detailed plans for sufficient infrastructure & greenspace.

I urge the council to reconsider the rezoning proposal in its current form and to prioritise the well-being of existing residents and the overall sustainability of the Homebush 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, 7 August 2024 2:44:52 PM
Attachments: [dvnsw-tod-letter.pdf](#)

Submitted on Wed, 07/08/2024 - 14:44

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

REDFERN

Please provide your view on the project

I am just providing comments

Submission file

[dvnsw-tod-letter.pdf](#) (89.54 KB)

Submission

See attached letter on behalf of Domestic Violence NSW

I agree to the above statement

Yes

Department of Planning, Housing and Infrastructure
Locked Bag 5022,
Parramatta NSW 2124

7 August 2024

To whom it may concern,

**RE: Transport Oriented Development – Accelerated Precincts
Endorsement of People With Disability Australia response**

Domestic Violence NSW (DVNSW), on behalf of our 180+ members who represent the specialist domestic and family violence sector, write to endorse the response submitted by People with Disability Australia (PWDA), regarding the Transport Oriented Design (TOD) Precinct Plans.

Women with disability are 40% more likely to experience domestic and family violence; yet face significant barriers to leaving due to inaccessible services and housing – often forcing them to remain in abusive households. To provide pathways out of violence, the NSW government must ensure that all homes built within the TOD, are built to the Silver Livable Design Standard.

Approximately 34,000 women and children are on the social housing waitlist (DCJ, 2024). Increasing the proportion of affordable housing within the TOD from 15% to 50% will help support more women and children into safe and secure homes. The location of these homes close to transport supports victim-survivors on lower incomes, or who have fled without transport, to remain connected to employment, support networks, education, justice, police and the services they are engaged with such as health.

Women and children escaping abuse deserve affordable homes. Approximately 190,000 of the 275,000 Australian women who participated in the study *The Choice – Violence or Poverty* (A. Summers, 2022), were not employed and had no access to independent income. This data, when considered alongside rising rents and costs of living, highlights that the NSW government must ensure housing affordability aligns with a person's income and means.

DVNSW endorses all recommendations made by PWDA, including:

1. Ensuring every home under the TOD is built to at least the Silver Livable Design Standard
2. Increasing the proportion of affordable housing to 50%
3. Setting affordable housing rents at no more than 30% of a person's income

In relation to recommendation two, we further assert that victim-survivors should receive priority allocation of affordable housing within the TOD.

Thank you for considering our feedback. If you have any questions, please contact Delia Donovan, CEO of DVNSW on ceo@dvnsw.org.au or [REDACTED], Policy and Advocacy Officer on [REDACTED].

Yours sincerely,



Delia Donovan
CEO, Domestic Violence NSW

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, 7 August 2024 4:10:19 PM

Submitted on Wed, 07/08/2024 - 16:10

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

Homebush 2140

Please provide your view on the project

I am just providing comments

Submission

It looks very nice. I dont understand every bit of it. Many things dont add up for me——

1) The plans to make Parramatta Rd look nice , well, look nice. But; it is a canyon, and the new developments are close to the road, and there are no places to park, and the commercial premises are largely unoccupied, because——how can you conduct a business where the clients cant find a parking spot. ? The traffic is awful because , (I think), the tolls on the M4 are too high for most people to agree to pay.

It certainly is fairly close to Homebush station, and a walkable distance, but the walk is perilous and unpleasant. Try walking it yourselves.

It may be that people living close to public transport do not really need a car; try telling them that. It is a fact, face it, that every adult person in Australia wants at least one car and does need a car to travel any distance. Every development plan MUST include adequate accommodation for vehicles. Sorry, but it is a fact.

I don't think any of the plans for Parramatta Rd are workable unless you bomb it to the ground and start again. Pie in the sky. (You did ask for submissions).

2) the issue of providing social housing.

There will have to be stronger laws to enforce the plan for more social housing. I did hear that the developer forgot his undertaking to provide social housing on the site of the old RSL building, and ceded, after a lawsuit, a small rather un-useful area of the building. Your project plans suggest a minimum of 76 sq m for each unit, but there is currently a DA before Strathfield Council for units of 16 sq metres, each with a double bed, so, presumably, for twin occupancy. Long term social housing should accommodate families, and be fairly spacious. There will need to be special strict laws to ensure that new developments have better sized units, and more of them. Have mandatory and enforceable standards.

3). Infrastructure.

What is proposed is a whole new suburb. It will need its own schools, pre-schools, childcare centres, a proper shopping centre, service stations, ev charging stations, medical centre, dentist. Where will they fit into the plan? How will you get developers to agree to, or comply with, any part of the proposal?

4) Health issues.

The high rise buildings will have central air-conditioning. I hope Legionella does not get into those units. Otherwise, there is COVID, avian flu, ordinary flu, TB, —an endless list of health problems associated with overcrowding.

The whole proposal looks to me to be beautiful, but impractical. In your dreams.

We need a whole new city. Called NEWCITY. Somewhere near Newcastle, on the site of a vast ugly crater caused by coalmining. This would leave our dear little Homebush in its nice sleepy state. I do not want it to be a vibrant centre of anything, thank you.

There is another possibility—to build housing over the ugly railway tracks which snake all over Sydney. The areas beneath would be de facto tunnels, so, nothing new. These railway communities could be very pleasant, (vibrant?) conveniently spaced throughout Sydney, and therefore better shared out through the community. They could incorporate infrastructure, or share local infrastructure so that it is not all loaded onto the Homebush area. That would be a much better solution for the housing problem we are told that we have to have.

Thank you for inviting me to make a submission. I think the whole proposal is unimaginative and impractical.

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, 7 August 2024 4:55:57 PM

Submitted on Wed, 07/08/2024 - 16:55

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 2137

Please provide your view on the project

I support it

Submission

Dear DPIE,

Thank you for the opportunity to provide feedback on the Homebush State-led Rezoning Draft Plan. As a resident of North Strathfield since 2009 it is great to see this clear plan. We have undergone over a decade of uncertainty since the original Urban Growth plan was released so it is very welcomed to finally see a plan with a definitive execution date.

I live at [REDACTED] Conway Avenue North Strathfield which is part of the George st, Conway Ave, Rothwell Ave block. There are several neighbours on this block that have agreed to form a consortium and sell together. We were motivated to sell during the first phase back when Urban Growth were leading the rezoning and we are still very motivated.

As a group we would like to see that all the homes achieve an FSR of 3.2:1 instead of 2.2:1. We feel this would create an even playing field for all the neighbours and reduce challenges. We also would encourage the entire block to have an increased FSR of 3.2:1 similar to adjacent blocks. We feel that as we are so close to both North Strathfield Train

Station, North Strathfield Metro and Concord West Station we would meet many of guiding principles for an increased FSR and height.

With the metro, rail, M4 access and cycleways our area is perfect to uplift along with it being equidistant from CBD to Parramatta. The fundamentals to support growth in the area have only strengthened over the last decade.

There has been so much uncertainty in the community for over a decade so we are very motivated to see this Draft plan be formalised into an approved plan in October/November so that we can start executing the plans vision and create certainty for our families.

Thank you and looking forward to hearing your feedback.

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, 7 August 2024 4:57:29 PM

Submitted on Wed, 07/08/2024 - 16:57

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 support it

Submission

Dear DPIE,

Thank you for the opportunity to provide feedback on the Homebush State-led Rezoning Draft Plan. As a resident of North Strathfield since 2009 it is great to see this clear plan. We have undergone over a decade of uncertainty since the original Urban Growth plan was released so it is very welcomed to finally see a plan with a definitive execution date.

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As a group we would like to see that all the homes achieve an FSR of 3.2:1 instead of 2.2:1. We feel this would create an even playing field for all the neighbours and reduce challenges. We also would encourage the entire block to have an increased FSR of 3.2:1 similar to adjacent blocks. We feel that as we are so close to both North Strathfield Train

Station, North Strathfield Metro and Concord West Station we would meet many of guiding principles for an increased FSR and height.

With the metro, rail, M4 access and cycleways our area is perfect to uplift along with it being equidistant from CBD to Parramatta. The fundamentals to support growth in the area have only strengthened over the last decade.

There has been so much uncertainty in the community for over a decade so we are very motivated to see this Draft plan be formalised into an approved plan in October/November so that we can start executing the plans vision and create certainty for our families.

Thank you and looking forward to hearing your feedback.

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, 8 August 2024 8:00:46 AM

Submitted on Thu, 08/08/2024 - 08:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Hamish

Last name

McColm

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2127 Newington

Please provide your view on the project

I support it

Submission

Please don't listen to NIMBYs, we need more affordable housing in this area. They are older generations that care more about property value than people having a place to live. I fully support this 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, 8 August 2024 8:38:50 AM

Submitted on Thu, 08/08/2024 - 08:38

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

Dear Planning Department,

(CONFIDENTIAL: I request that you maintain the confidentiality of my name and personal details)

I am writing to formally object to the proposed rezoning of Homebush as it will directly and adversely affect my ability to maintain affordable housing and continue to live in proximity to my place of employment.

I currently reside in the Homebush / Strathfield Precinct, where I rent a room in a share house. This arrangement provides me with a stable and affordable living situation, which is crucial given the current housing market. The proposed rezoning threatens to displace myself and others who depend on affordable housing options in this area.

Living in Homebush is not merely a preference but a necessity for me. My workplace is located in Sydney CBD, and residing nearby significantly reduces my commute time and transportation costs. This proximity is vital for my employment, as it allows me to maintain a consistent and reliable presence at work (government role).

The proposed rezoning would likely lead to increased rental prices and the potential redevelopment of current housing into less affordable options, making it untenable for me to continue living here. This displacement would force me to find alternative housing further away from my job, imposing additional financial and logistical burdens that could jeopardize my employment and overall well-being.

I urge you to consider the impact of this rezoning on current residents like myself, who rely on affordable housing options to live and work in this community. Maintaining the existing zoning is essential to preserve the socio-economic diversity and accessibility of housing in our area.

Thank you for considering my objection. I hope the committee will take into account the significant negative consequences this rezoning would have on individuals who depend on affordable housing to sustain their livelihoods.

Kind regards,
Resident of Homebush

(CONFIDENTIAL: I request that you maintain the confidentiality of my name and personal details)

I agree to the above statement
Yes

29 January 2024

Monica Gibson
Acting Deputy Secretary
Department of Planning, Housing and Infrastructure

By email: tod.program@planning.nsw.gov.au

Dear Ms Gibson

Transport Orientated Development Program

Thank you for the opportunity to comment on the proposed Transport Development Program (the Program) released by the Department of Planning, Housing and Infrastructure (the Department).

The City of Canada Bay (Council) is affected by the Program due to Homebush Station being identified as an 'Accelerated Precinct' and due to North Strathfield being identified as a 'TOD Precinct'.

General

In general, the principle of providing a diversity of housing close to high frequency public transport is supported.

Council has undertaken extensive engagement with the community on the desired future character of the Local Government Area with land use actions and priorities expressed in Council's adopted *Community Strategic Plan*, the *Canada Bay Local Strategic Planning Statement* (endorsed by the former Greater Cities Commission) and the *Canada Bay Local Housing Strategy* (endorsed by the Department of Planning and Environment).

It is relevant to note that communities throughout the City of Canada Bay have been the subject of extensive development and land use change. New housing has and continues to be delivered consistent with adopted strategies and in alignment with endorsed State Government strategies.

The TOD SEPP represents the erosion of decision-making by local government and the undermining of adopted strategic plans. The Department should recognise that such an approach will undermine confidence in the planning system.

It would be preferable for the Department to work collaboratively with Council to implement endorsed strategies and plans rather than impose State led renewal in the form of Accelerated Precincts and TOD Precincts.

The recommendations outlined in the Submissions are provided on the assumption that the TOD Program proceeds, despite Council's concerns.

Local Planning

The City of Canada Bay has undertaken a range of strategic planning within the Accelerated Precinct area of Homebush and the TOD SEPP area of North Strathfield.

Parramatta Road Corridor Urban Transformation Strategy (PRCUTS)

Council's planning proposal for Stage 1 of the PRCUTS was finalised in December 2022. Background studies are currently being prepared to inform Stage 2 of PRCUTS, with an intention to submit a planning proposal to the Department of Planning and Environment for a Gateway Determination by mid-2024.

A number of sites within the Accelerated Precinct boundary are located within Stage 2 of PRCUTS. Given the advanced state of Council's work, it is queried how plans prepared for the Accelerated Precinct will relate to work undertaken by Council and how the issues and opportunities identified by Council will be addressed.

Sydney Metro Planning Study & Master Plan

The Canada Bay Local Strategic Planning Statement includes the following action:

Prior to rezoning occurring, a local planning study is to be prepared and endorsed by Council for the localities in which a Sydney Metro West station is proposed, including development sites and their immediate surrounds.

The LSPS requires the local planning study to include/address, *inter alia*:

- preparation of desired future character statements in consultation with the community;
- identify opportunities for new and/or improved public domain improvements and areas of open space within, or surrounding the new Metro locations;
- establish preferred land uses and built form outcomes within and around the new Metro locations;
- consider opportunities for a diverse range of housing consistent with the desired future character of the area;
- ensure that the employment functions and services around station locations are supported and enhanced;
- identify the need for any further studies.

On 21 July 2020, Council resolved to commence a process to engage with the community to inform the preparation of draft Planning Studies for land within the immediate vicinity of proposed metro stations within the City of Canada Bay. Following

engagement activities in North Strathfield, 112 responses were received to a community survey and 28 responses were received to an online Collaborative Map.

Council used the community feedback together with technical input to prepare a draft Local Planning Study. The draft Study was placed on public exhibition and in North Strathfield, a total of 94 community surveys were completed and 64 written submissions were received.

On 18 April 2023, Council adopted the Local Planning Study for North Strathfield as the basis of work to inform a Planning Proposal. A detailed master plan is being prepared and draft building envelopes are currently being tested for feasibility. Any master plan prepared by the Department should consider and be integrated with the work undertaken by Council.

Strathfield Triangle

The “Strathfield Triangle” is located in the suburb of Strathfield in the City of Canada Bay, within 300m walking distance of Strathfield Railway Station and approximately 500m walking distance to Homebush Station. The Precinct is bounded by Parramatta Road to the north, Leicester Avenue to the east and the T9 Northern Railway line to the west.

The Strathfield Triangle has been the subject of sporadic development, with several residential flat buildings having been constructed towards the northern part of the Precinct. The southern part of the Precinct remains undeveloped and provides an opportunity for housing complemented by local infrastructure.

The *Canada Bay Local Strategic Planning Statement* includes the following Action in relation to the Strathfield Triangle:

Ensure that plans and development in the precinct known as the Strathfield Triangle:

- *exhibit design excellence to ensure a high amenity for residents, both internally within buildings and in the public domain;*
- *deliver an improved public domain, including a new local park with a minimum area of 2,500m² and safe and convenient connections through the precinct and to external destinations;*
- *are accompanied by robust funding mechanisms to deliver local infrastructure.*

It is requested that the Strathfield Triangle be included in the Accelerated Precinct of Homebush to enable the implementation of the above Action and ensure integration of the locality with the vision for the broader Precinct. Council has shared the planning proposal and supporting technical studies that were prepared for the Strathfield Triangle in 2020. Whilst Council’s planning proposal did not proceed, the proposal was supported by a range of background studies that would assist to inform precinct planning work being undertaken on behalf of the Department, including an urban design master plan, public domain plan and infrastructure strategy.

1 King Street, Concord West

On 5 December 2023, Council endorsed a proponent-initiated Planning Proposal relating to land at 1 King Street, Concord West, for submission to the Department for a Gateway determination, with a number of amendments. The Planning Proposal is seeking to rezone the land to R3 Medium Density Residential and to permit 'commercial premises' as an additional permitted use. A draft Planning Agreement is currently being negotiated with the developer to secure public benefits in the form of easements for public access.

Given planning for the site at 1 King Street, Concord West is advanced, the site should be excluded from the proposed Accelerated Precinct study area.

Recommendation 1: Any Master Plan prepared by the Department for the Accelerated Precinct of Homebush recognise the community engagement and strategic work undertaken by the City of Canada Bay for the Parramatta Road corridor and for land within the vicinity of the Metro station in North Strathfield.

Recommendation 2: The area known as the 'Strathfield Triangle' be included in the master plan for the Accelerated Precinct of Homebush with future development being subject to a robust planning mechanism to deliver necessary community infrastructure, in particular open space.

Recommendation 3: The site known as 1 King Street, Concord West be excluded from the Accelerated Precinct of Homebush.

Floor Space Ratio

The TOD precincts will be subject to new planning controls that permit a maximum height of 21m and a Floor Space Ratio (FSR) of 3.0:1.

Both Council Officers and Council's independent Urban Designer are not aware of any residential flat building that has a height of 6 storeys and setbacks to the front, side and rear boundaries that achieve an FSR of 3.0:1.

Council is able to provide examples to the Department of six storey buildings that achieve an FSR of 1.5:1 and examples of 6 to 7 storey mixed use buildings that have nil setbacks to their front, side and rear boundaries that achieve an FSR of less than 3.0:1.

Based on these precedents, an FSR of 3.0:1 is deemed to be too high for a six storey residential flat building typology with landscaped setbacks to boundaries or a shop top housing development with nil setbacks to boundaries.

Setting the FSR too high will also create unrealistic expectations in relation the reasonable development capacity of a site.

Even where the permitted FSR is expressed as a maximum, there will be a significant disconnect between the proposed building height/envelope and the proposed FSR, which is likely to lead to Clause 4.6 requests to vary the maximum building height standard, partly on the basis that the maximum FSR could not be achieved.

Recommendation 4: The maximum Floor Space Ratio for Residential Flat Buildings in the TOD SEPP be reduced to 1.5:1 and the maximum Floor Space Ratio for shop top housing facilitated by the TOD SEPP be reduced to 2.5:1.

Minimum lot size and frontage

The Explanation of Intended Effect (EIE) provides no minimum lot size or frontage requirements for residential flat buildings up to six storeys, with development instead being considered 'on merit'.

Lot size and frontage standards ensure future development is able to satisfy building separation and landscaping requirements, thereby creating amenity for both existing and new residents.

It is unusual that development standards for lot size and frontage are deemed important for dual occupancies, manor houses and multi-dwelling housing as outlined in the EIE for 'Low and mid rise housing', but unimportant for six storey apartment buildings.

Proceeding with no development standards will result in poor urban design outcomes and lead to conflict between applicants, consent authorities and established communities during the development assessment process. Such an outcome is inconsistent with two of the stated objectives of the reforms, which is to provide high quality design and to reduce assessment timeframes.

Recommendation 5: Should the TOD SEPP proceed, a minimum lot size of 800sqm and a minimum frontage of 20m should be imposed for residential flat buildings.

Affordable Housing

The City of Canada Bay supports the requirement for localities experiencing an increase in density to contribute towards the provision of affordable housing.

All affordable housing provided through development arising from the TOD SEPP should be delivered in accordance with the requirements of Division 7.2 of the *Environmental Planning and Assessment Act 1979* and *State Environmental Planning Policy (Housing) 2021*. Affordable housing should be provided in perpetuity and dedicated to the relevant Council or their nominated Community Housing Provider.

The City of Canada Bay would support an amendment to Clause 6.12 of the *Canada Bay Local Environmental Plan 2013* to specify the localities where an affordable housing contribution is required and the percentage of affordable housing that is to be provided. Administration of this requirement may be enforced through an amendment to the Canada Bay Affordable Housing Contribution Scheme, noting that each station locality will require different monetary contributions based on the median strata dwelling price in each Local Government Area.

Recommendation 6: The proposed TOD SEPP impose a requirement for affordable housing consistent with Division 7.2 of the Environmental Planning and Assessment Act 1979 and State Environmental Planning Policy (Housing) 2021.

Recommendation 7: Affordable housing be provided in perpetuity and dedicated to the relevant Council.

Recommendation 8: The Department prepare a metropolitan area-wide Affordable Housing Contribution Scheme in consultation with local government for all land that is to be the subject of the TOD SEPP.

Alternatively, the TOD SEPP should not come into effect until at least 4 months after it is made to provide sufficient time for Councils to prepare and/or update their Affordable Housing Contribution Schemes to reflect the requirement for affordable housing in the specified localities.

Conservation of heritage listed places

Leading global cities protect their heritage.

The Program states that '*relevant heritage controls will apply to the extent that they are not inconsistent with the new standards*'.

Applying this approach will result in heritage items and buildings in heritage conservation areas being demolished where the conservation of protected buildings and places is inconsistent with the construction of shop top housing or a residential flat building facilitated by the SEPP.

Clause 5.10 Heritage Conservation in the *Standard Instrument for Local Environmental Plans* will be of no effect as the provisions of an LEP are overridden by SEPPs.

The SEPP will have a significant and irreversible impact on heritage protected places and Council is not aware of any analysis of the impact of such a policy intervention on particular buildings or on the integrity of heritage conservation areas. Numerous historical places will be lost where the protection of a heritage listed place 'is inconsistent with the new standards'. This outcome is entirely inconsistent with 'Planning Direction 3.2 – Heritage Conservation' that requires the conservation of heritage places.

It is particularly concerning that the implications of the proposed Policy have not been adequately explained to communities in the information released by the Department of Planning and Environment to date.

Former Arnott's Factory (Bakehouse Quarter)

The Bakehouse Quarter includes the former Arnott's biscuit factory and related buildings that are of substantial historic, social and cultural importance to the local area. The surviving buildings provide evidence of the growth and development of Australia's best recognised biscuit manufacturer in the twentieth century.

Council commissioned several studies to inform the planning proposal for Stage 2 of PRCUTS, including a Heritage Assessment. In relation to the Bakehouse Quarter, the Heritage Assessment recommended that:

A detailed Conservation Management Plan (CMP) is to be prepared, to proactively inform possibilities for locating and increasing density within the study area, with minimal impacts to heritage fabric and characteristic views.

- *The CMP must be prepared well in advance of any concept or detailed design development proposal for the site in order to meaningfully contribute to the design development process.*
- *The CMP must have a whole of heritage curtilage/site and assemblage of buildings approach to the analysis, gradings of significance, tolerance for change and conservation policies in the CMP.*
- *The CMP must be prepared in accordance with Heritage NSW best practice guidelines for the preparation of CMPs.*
- *Canada Bay Council should be a stakeholder in the scoping, preparation and consultation for the preparation of the CMP.*

Council is currently working cooperatively with the owner of the Site to prepare a CMP prior to the finalisation of the PRCUTS Stage 2 Master Plan and planning proposal.

Recommendation 9: Heritage items and heritage conservation areas be excluded from the application of the standards and permissibility of residential flat buildings under the proposed TOD SEPP.

Recommendation 10: Master planning undertaken for the Accelerated Precinct of Homebush recognise heritage items and heritage conservation areas and ensure that future built form responds sympathetically to the scale and character of these important places.

Recommendation 11: A Conservation Management Plan be prepared and endorsed by Council for the site known as 'the Bakehouse Quarter' prior to the preparation of a Master Plan for the Accelerated Precinct of Homebush.

Permissibility

It is proposed to permit residential flat buildings and shop top housing in E1 Local Centre and E2 Commercial Centre zones under the proposed TOD SEPP, complemented by active street frontage requirements.

E1 Local Centre and E2 Commercial Centre zones in the City of Canada Bay provide important amenities and services for residents and visitors. To ensure that this commercial and employment function is retained, residential flat buildings should not be permitted in E1 Local Centre or E2 Commercial Centre Zones. Instead, shop top housing should be pursued.

Recommendation 12: The TOD SEPP permit shop top housing in E1 Local Centre and E2 Commercial Centre zones, instead of residential flat buildings.

Car Parking

The premise underpinning the TOD program is to increase densities in localities that have good access to public transport. The planning response should therefore prioritise walking, cycling and the use of public transport over private vehicle use.

The road network in Homebush and North Strathfield is highly congested, as demonstrated by Council's PRCUTS Traffic Study and modelling. Additional cars in the area is not a desirable outcome. The ability to achieve a reduction in mode share for car trips will be a factor of demand management (e.g. parking policies) and the success of shifting or shaping behaviour.

It is important that car parking rates be based on a correlation of a location's accessibility to public transport and average car ownership. The 'Public Transport Accessibility Level' (PTAL) dataset accurately maps transport accessibility based on distance to public transport and its quality, such as frequency during the week, on weekends and late at night. This dataset and approach to assessing accessibility-based-parking is endorsed by TfNSW in its Future Transport Guide for Parking in Cities and represents a forward-thinking approach to the provision of car parking in comparison to the out-dated 'Guide to Traffic Generating Development'.

Recommendation 13: The TOD SEPP apply maximum car parking rates based on Public Transport Accessibility Level of each station location, consistent with TfNSW Future Transport Guide for Parking in Cities.

Amenity and Design controls

Should the TOD SEPP proceed, it is important that controls are implemented to provide a high level of amenity for the occupants of future buildings. Council is supportive of the application of the Apartment Design Guide, complemented by additional standards for inclusion in the SEPP instrument.

Housing diversity is an important consideration in the proposed TOD precincts, yet has been seemingly overlooked. It would be beneficial to specify a minimum percentage of studio/one bedroom and three bedroom family sized apartments to be integrated into every new Residential Flat Building. Clause 6.11 of the Canada Bay LEP provides an example of how such a requirement can be drafted for inclusion in the SEPP.

The Apartment Design Guide requires only 7% site area to be dedicated to deep soil, but acknowledges that larger sites should provide a larger percentage of up to 15%. The suburb of North Strathfield has low tree canopy coverage and the State Government's target of 40% tree canopy cover will only be achievable where private, as well as public land has the capacity to support mature shade trees. It is recommended that a minimum of 15% deep soil be required on all sites that are the subject of the TOD SEPP and that planning for the Accelerated Precinct of Homebush include a tree canopy assessment to ensure tree canopy targets can be achieved.

Where development under the TOD SEPP exceeds 28 metres or 8 storeys due to bonuses permitted under SEPP (Housing), the development should also be subject to competitive design excellence processes.

Council objects to the dilution or removal of design excellence competitions. Design competitions are a well-test and successful model for delivering a high quality of design and innovation. Competitions generate a range of responses to each design challenge, allowing the comparative evaluation of different approaches. This enables participants to analyse the relative merits of different responses to a brief and builds confidence in the selected design as the best response.

The Planning Direction for PRCUTS requires development that seek to depart from the Strategy to demonstrate a better planning outcome. Any master plan prepared for land within the Accelerated Precinct of Homebush should ensure that the minimum design quality requirements of the Parramatta Road Corridor Planning Design Guidelines are satisfied. This includes requirements in relation to the maximum footprint of towers (750m² GFA), building length and podium requirements.

Recommendation 14: The TOD SEPP encourage apartment diversity by mandating a minimum percentage of studio/one bedroom and three bedroom apartments.

Recommendation 15: The TOD SEPP mandate a minimum of 15% deep soil area for residential flat buildings.

Recommendation 16: The Accelerated Precinct of Homebush be supported by a tree canopy assessment to demonstrate how future development will achieve tree canopy targets.

Recommendation 17: The TOD SEPP require competitive design excellence processes where development under the SEPP exceeds 28 metres or 8 storeys due to bonuses permitted under SEPP (Housing).

Recommendation 18: Any Master Plan prepared for the Accelerated Precinct of Homebush should demonstrate a better planning outcome than PRCUTS by at least meeting the design quality requirements of the *Parramatta Road Planning and Design Guidelines*, including a maximum tower floorplate of 750m² Gross Floor Area.

Natural Hazards

The City of Canada Bay has recently prepared a Flood Study for the Powells Creek catchment, including land within North Strathfield and Concord West. The Flood Study identifies certain land within North Strathfield and Concord West as being flood prone.

In accordance with 'Local Planning Direction 4.1 – Flooding', a planning proposal must not permit a significant increase in the development and/or dwelling density of land in a flood planning area.

The draft TOD SEPP should not apply to Flood Planning Areas and the Accelerated Precinct of Homebush should avoid increasing density on land in a Flood Planning Area.

Recommendation 19: The draft TOD SEPP should not apply to Flood Planning Areas and the Accelerated Precinct of Homebush should avoid increasing density on land in a Flood Planning Area.

Local & community infrastructure

The TOD SEPP will provide no ability for the value arising from increases to density to be captured for legitimate planning purposes, whether through Voluntary Planning Agreements or through planning mechanisms included within planning instruments.

The Department should acknowledge that Local Infrastructure Contribution Plans do not, in isolation, address all local and community infrastructure needs arising from an increase in density. In this regard, planning instruments often provide a fundamental role when providing infrastructure and there are a range of examples where the Department has supported clauses in planning instruments that link increases in density to infrastructure that is to be provided on a development site.

Unfortunately, the proposed TOD SEPP will apply a 'one size fits all' approach to land use planning with no mechanisms to improve urban design or amenity outcomes for localities impacted. There will be no through site links to encourage walkability and connectivity, no land for public domain improvements such as bicycle lanes, no new local parks and no land for intersection/road upgrades.

Given the aim to increase density through the TOD SEPP is also an outcome that can be achieved through the master planning associated with the Accelerated Precinct program, it is requested that North Strathfield not be progressed through the proposed TOD SEPP. This will reduce conflict between the two processes and enable improved urban design and community infrastructure to be planned in line with the proposed increased in density. It will also enable a more collaborative approach to planning between Council, the community and the State Government.

Recommendation 20: The TOD SEPP area of North Strathfield should not proceed where the locality is also sited within the catchment of the proposed Accelerated Precinct of Homebush.

Recommendation 21: Master Planning for the North Strathfield Accelerated Precinct is to ensure that public domain and community infrastructure is planned in parallel with any proposed increased in density.

Planning Pathways

It is noted with concern that the proposed planning reforms will permit more applications to be determined by a new State Significant Development (SSD) assessment pathway, diminishing the role of local government and planning panels in the decision-making process.

DCPs are the most appropriate plans for place-based planning in the current NSW planning framework. Place-based planning undertaken by the Department of Planning through the preparation of a master plan should be reflected in objectives and controls contained within a DCP. These controls are needed to extend beyond the blunt standards that may be included in an LEP and may include ground and upper level setbacks, podium and tower design, tree canopy and landscaping requirements as well as ground level interfaces such as street awnings.

However, *SEPP (Planning Systems) 2021* states that Development Control Plans (DCPs) do not apply to state significant development. Given the low threshold for which residential flat buildings will be deemed SSD, it is requested that consideration be given to removing this provision in the SEPP to give due regard to the importance of DCPs in the NSW planning framework.

Recommendation 22: The Department commit to preparing a Development Control Plan in consultation with affected Councils for the Accelerated Precinct of Homebush.

Recommendation 23: SEPP (Planning Systems) 2021 be amended to confirm that Development Control Plans are a relevant consideration in the assessment of State Significant Development Applications involving residential flat buildings and shop top housing.

Cumulative impact of reforms

It is important that the Department be transparent as to the maximum permitted development facilitated by State-led planning initiatives.

The application of the recently implemented in-fill affordable housing bonus provision of the Housing SEPP will have a profound effect on the scale and height of development facilitated by the TOD SEPP. It is unclear whether this has been taken into consideration in the formulation of the proposed heights and FSRs.

Similarly, any Master Plan prepared for the Accelerated Precinct of Homebush should illustrate the maximum permitted scale of development inclusive of the in-fill affordable housing bonus permitted by SEPP Housing.

Recommendation 24: The maximum building height and FSR permitted under the TOD SEPP be inclusive of the in-fill affordable housing bonus provision permitted by the Housing SEPP.

Recommendation 25: The master plan for the Accelerated Precinct of Homebush should illustrate the maximum permitted scale of development inclusive of the in-fill affordable housing bonus permitted by SEPP Housing.

Community engagement

Effective and timely consultation allows people to feel they have had a say and been heard. Community engagement also reduces the risks of opposition and conflict with people later in the development pipeline.

The timing of the release of the TOD Program just prior to the Christmas and the deadline to provide feedback by the end of January has meant that much of the community is unaware of the proposed reforms.

The Department should commit to briefing Councils as part of the preparation of any master plan and/or precinct plan for the proposed Accelerated Precinct of Homebush.

Recommendation 26: Should the TOD SEPP proceed, the Department commit to engaging directly with impacted communities on the content of the draft SEPP before it is finalised.

Recommendation 27: The Department engage with the community in relation to any draft Master Plan prepared for the Accelerated Precinct of Homebush and on any draft precinct plan or Place Strategy to implement the Master Plan.

Recommendation 28: The Department commit to briefing Councillors at key milestones in the program for the Accelerated Precinct of Homebush, including prior to the public exhibition of a draft master plan and prior to the finalisation of a planning instrument to implement any precinct plan.

Governance

It is recognised that improved planning outcomes are achieved when input is provided by representatives from both Local and the State Government.

The City of Canada Bay has been subject to a number of State-led urban renewal initiatives, including the Rhodes Planned Precinct and the Parramatta Road Corridor Urban Transformation Strategy. There are a range of governance approaches that could be implemented for the proposed Accelerated Precinct of Homebush to improve planning outcomes and foster a practical working relationship between Council and the Department.

The preparation of a Terms of Reference that establishes the governance arrangements for a Working Group and sets out the roles and responsibilities of Council and the Department would be supported. Similarly, the preparation of a landowner/developer protocol to outline how development proposals should be considered in the context of the precinct investigations would also be supported. Council is able to provide examples of a Terms of Reference and landowner/developer protocols that have been used for previous State-led investigations in the City of Canada Bay.

Recommendation 29: The Department commit to working collaboratively with Council on the Accelerated Precinct for Homebush, including the establishment of a Project Working Group and preparation of a Terms of Reference.

Recommendation 30: A landowner/developer protocol be prepared to outline how development proposals will be considered in the context of the precinct investigations for the Accelerated Precinct of Homebush.

Should you wish to discuss this submission, please do not hesitate to contact Council's Manager, Strategic Planning, Paul Dewar on 9911 6402 or paul.dewar@canadabay.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'm. cologna'.

Monica Cologna
Director, Environment & Planning

RECOMMENDATIONS

Local Planning

1. Any Master Plan prepared by the Department for the Accelerated Precinct of Homebush recognise the community engagement and strategic work undertaken by the City of Canada Bay for the Parramatta Road corridor and for land within the vicinity of the Metro station in North Strathfield.
2. The area known as the 'Strathfield Triangle' be included in the master plan for the Accelerated Precinct of Homebush with future development being subject to a robust planning mechanism to deliver necessary community infrastructure.
3. The site known as 1 King Street, Concord West be excluded from the Accelerated Precinct of Homebush.

Floor Space Ratio

4. The maximum Floor Space Ratio for Residential Flat Buildings in the TOD SEPP be reduced to 1.5:1 and the maximum Floor Space Ratio for shop top housing facilitated by the TOD SEPP be reduced to 2.5:1.

Maximum Lot Size and Frontage

5. Should the TOD SEPP proceed, a minimum lot size of 800sqm and a minimum frontage of 20m should be imposed for residential flat buildings.

Affordable Housing

6. The proposed TOD SEPP impose a requirement for affordable housing consistent with Division 7.2 of the Environmental Planning and Assessment Act 1979 and State Environmental Planning Policy (Housing) 2021.
7. Affordable housing be provided in perpetuity and dedicated to the relevant Council.
8. The Department prepare a metropolitan area-wide Affordable Housing Contribution Scheme in consultation with local government for all land that is to be the subject of the TOD SEPP.

Alternatively, the TOD SEPP should not come into effect until at least 4 months after it is made to provide sufficient time for Councils to prepare and/or update their Affordable Housing Contribution Schemes to reflect the requirement for affordable housing in the specified localities.

Conservation of heritage listed places

9. Heritage items and heritage conservation areas be excluded from the application of the standards and permissibility of residential flat buildings under the proposed TOD SEPP.
10. Master planning undertaken for the Accelerated Precinct of Homebush recognise heritage items and heritage conservation areas and ensure that future built form responds sympathetically to the scale and character of these important places.
11. A Conservation Management Plan be prepared and endorsed by Council for the site known as 'the Bakehouse Quarter' prior to the preparation of a Master Plan for the Accelerated Precinct of Homebush.

Permissibility

12. The TOD SEPP permit shop top housing in E1 Local Centre and E2 Commercial Centre zones, instead of residential flat buildings.

Car Parking

13. The TOD SEPP apply maximum car parking rates based on Public Transport Accessibility Level of each station location, consistent with TfNSW Future Transport Guide for Parking in Cities.

Amenity & Design controls

14. The TOD SEPP encourage apartment diversity by mandating a minimum percentage of studio/one bedroom and three bedroom apartments.
15. The TOD SEPP mandate a minimum of 15% deep soil area.
16. The Accelerated Precinct of Homebush be supported by a tree canopy assessment to demonstrate how future development will achieve tree canopy targets.
17. The TOD SEPP require competitive design excellence processes where development under the SEPP exceeds 28 metres or 8 storeys due to bonuses permitted under SEPP (Housing).
18. Any Master Plan prepared for the Accelerated Precinct of Homebush should demonstrate a better planning outcome than PRCUTS by at least meeting the design quality requirements of the *Parramatta Road Planning and Design Guidelines*, including a maximum tower floorplate of 750m² Gross Floor Area.

Natural Hazards

19. The draft TOD SEPP should not apply to Flood Planning Areas and the Accelerated Precinct of Homebush should avoid increasing density on land in a Flood Planning Area.

Local and Community Infrastructure

20. The TOD SEPP area of North Strathfield should not proceed where the locality is also sited within the catchment of the proposed Accelerated Precinct of Homebush.
21. Master Planning for the North Strathfield Accelerated Precinct is to ensure that public domain and community infrastructure is planned in parallel with any proposed increased in density.

Planning Pathways

22. The Department commit to preparing a Development Control Plan in consultation with affected Councils for the Accelerated Precinct of Homebush.
23. SEPP (Planning Systems) 2021 be amended to confirm that Development Control Plans are a relevant consideration in the assessment of State Significant Development Applications involving residential flat buildings and shop top housing.

Cumulative impact of reforms

24. The maximum building height and FSR permitted under the TOD SEPP should be inclusive of the in-fill affordable housing bonus provision permitted by the Housing SEPP.
25. The master plan for the Accelerated Precinct of Homebush should illustrate the maximum permitted scale of development inclusive of the in-fill affordable housing bonus permitted by SEPP Housing.

Community engagement

26. Should the TOD SEPP proceed, the Department should commit to engaging directly with impacted communities on the content of the draft SEPP before it is finalised.
27. The Department engage with the community in relation to any draft Master Plan prepared for the Accelerated Precinct of Homebush and on any draft precinct plan or Place Strategy to implement the Master Plan.
28. The Department commit to briefing Councillors at key milestones in the program for the Accelerated Precinct of Homebush, including prior to the

public exhibition of a draft master plan and prior to the finalisation of a planning instrument to implement any precinct plan.

Governance

29. The Department commit to working collaboratively with Council on the Accelerated Precinct for Homebush, including the establishment of a Project Working Group and preparation of a Terms of Reference.
30. A landowner/developer protocol be prepared to outline how development proposals will be considered in the context of the precinct investigations for the Accelerated Precinct of Homebush.

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, 8 August 2024 8:58:21 AM
Attachments: [ccbc-submission-tod-program1.pdf](#)

Submitted on Thu, 08/08/2024 - 08:56

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Margaret

Last name

Benn

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 object to it

Submission file

[ccbc-submission-tod-program1.pdf](#) (255.27 KB)

Submission

RE: North Strathfield - Rezoning of North Strathfield and local areas for High rise R4 - TOD HOMEBUSH /Parramatta Road Plan

After having participated in the webinar (24/7) and community consultation (27/7) for the misnamed and misleading TOD Homebush, when it is North Strathfield that disappears under high rise rezoning of R4, it is clear that this a recycled Parramatta Road plan from 2015. The Department of Planning representatives seemed to be oblivious to the extensive history of plans and submissions of the past 9 years. North Strathfield residents have been expressing the same concerns for the last 9 years, over and over again regarding

the further densification of North Strathfield and how unsuitable these plans are.

Points of concern regarding Department of Planning Processes re this TOD:

1. Submission period is too short and rushed with community consultation limited and tightly controlled.
2. Many residents still do not know they are impacted by this TOD Homebush and are unable to submit submissions.
3. A representative from the Department of Planning stated in the webinar and during the community consultation, they hoped rezoning would happen by this November, this is too rushed and the community feels it is being coerced into rezoning with limited knowledge.
4. Department of Planning/TOD Homebush website is very difficult to navigate.

FYI: HISTORY of rezoning plans North Strathfield for increased density...

As stated by Urban Growth after extensive community consultation, North Strathfield is off the Parramatta Road Transformation Plan as announced in May, 2016.

Over 2015 and 2016 many submissions were sent to Urban Growth from residents, and the following key points were made in deciding to exclude the area from the Strategy.

These include:

1. Lack of access. There is only one way in and out of this area through George St, North Strathfield.
2. Flooding. During extreme weather events, especially at high tides, Powell's Creek floods. The end three houses along every street are considered to be in a flood zone. Photos are available of these events at Canada Bay Council. Your system rejected these photos when an upload was attempted.
3. Our local area is also home to the adjacent endangered and protected wetlands i.e. the Mason Park Bird Sanctuary and Wetlands.

Urban Growth revised the Parramatta Rd Strategy and as a result removed this (North Strathfield) area. This decision was government legislated.

"The Strategy has statutory weight as the Minister for Planning has issued a Section 117 Direction (also available on our website). The Direction requires the Strategy and supporting Implementation Tool Kit to be considered when rezoning proposals are being prepared and determined in the Corridor."

Stephanie Ballango
Assistant Development Director, Urban Growth

There are a number of other issues in the area which were also raised by Urban Growth after extensive community consultation in 2015 / 2016 and numerous council and transport focused plans in 2017, 2018, 2020 and finally 2022 with the Canada Bay Council led Masterplan for our area where R3 rezoning was the endorsed rezoning for our community. These issues still exist and are unsolvable due to the environmental limitations of the North Strathfield area.

a. North Strathfield infrastructure barely works now due to gridlock and an increasingly lack of parking as a result of recent ghetto like, high rise developments along Parramatta Road and accompanying population growth.

If the current rate of building continues and R4 rezoning is achieved, Metro West will be at

capacity by the time it is delivered.

The T9 line is fully used and at or above capacity even on weekends. Local residents are also parked out by commuters driving to North Strathfield to park and use the train line.

Where are the extra hospital beds?

Where are the community centres and libraries?

Where are the extra schools ?

In this draft rezoning plan, McDonald College and Our Lady of the Assumption Catholic Primary School disappear under R4 Residential so where are the schools? By the way both these schools are at capacity.

Where is the extra green space to support such population growth ie: netball, soccer, football fields and tennis courts. Existing sports fields are at capacity.

b. Diversity of housing, where is it in TOD Homebush R4 plan?

Where do families live? Families do not want to live in high rise, dog boxes (see recent additions to Parramatta Rd).

Why only high rise? Why not terraces, townhouses, duplexes etc as per Canada Bay Council Masterplan of 2022.

All industrial land has been rezoned and been consumed by apartments. Where are the jobs for all these new residents?

Many, many homes have been renovated or are currently being renovated or built, and are not at the end of their shelf life. Our local area is already over represented now in accommodating population growth and providing high density living. R4 zoning will destroy the existing, established and fully functioning community of North Strathfield. R3 much better suits our community or leave our existing R2 low density which is what we all purchased when buying our family homes.

c. Heritage of North Strathfield

Respect the community that already lives here and the history of buildings which already exist like renovated homes and many other homes - Federation/Art Dec Styles, the Arnotts factory also needs to be protected as part of our industrial history, not suffocated by high rise.

The area of North Strathfield has heritage significance dating back to WW1. All the cul de sacs are named after significant WW1 battle fields or associated persons. These homes were built to house returned soldiers and their families after the war.

Local Flora and Faun-Protected Local Environment

1. Given that the area of North Strathfield along the canal - Powell's Creek floods which would therefore include the ends of the cul de sacs along George St, including the protected habitat of Mason Park Bird Sanctuary and Wetlands, how will the issues of flooding, a protected bird sanctuary and rare vegetation - salt marshes be addressed with the potential entire rezoning of family residential homes along side these areas for high rise development?

FYI

The Mason Park Wetlands is subject to the provisions of the China-Australia Migratory Bird Agreement (CAMBA) and Japan-Australia Migratory Bird Agreement (JAMBA). Some birds fly from as far away as China, Japan and Siberia to arrive at Mason Park Wetlands during spring and summer. This sites importance is also recognised by its listing on the Register of the National Estate. In terms of vegetation the area is also important as salt marshes are now very rare in the Sydney region.

The TOD Homebush, ie highrise would adversely affect the precious habitat that is home to many local and migratory bird species.

Built Form

2. Given that we have had at least 10 industrial sites rezoned for medium density R3 along George Street, North Strathfield and in the pipeline, the old Westpac site R4 to be developed by Billbergia, which will add 700 plus more units, where is the justification in the potential rezoning of an entire family R2 zoned residential area for higher density R4. Our area has more than contributed to housing stock so leave us alone and our homes/community.

Our community of North Strathfield has and is still doing our fair share in delivering housing stock.

Where do existing residents go to raise their families or to live?

Traffic Gridlock/Congestion

3. Given the area of North Strathfield is constantly gridlocked in every direction during peak hour due to traffic congestion in the surrounding areas as a direct result of overdevelopment, where is the justification in the potential R4 zoning.

All the development is concentrated on the western side of the railway/metro line which has minimal exit points for traffic. Yet on the eastern side of the railway(T9)/metro line, with many traffic exit points, no proposed development under this TOD, even though both sides of the railway line have access to the metro and rail line? Density should be equally shared and not dumped in one area.

The road to nowhere at the end of the cul de sacs from Warsaw St to Conway St is a joke. This area floods during extreme wet weather. Will those homes be compulsory acquired where this TOD Homebush indicates a road to be built. This "new road" does not offer a feasible exit route for future residents. It will only add to the already gridlocked George St/Pomeroy St intersection.

Green Canopy

4.How can green canopy be achieved and developed when so many gardens and green spaces will disappear through the built form and overdevelopment especially in the streets bound by the cul de sacs?

Conclusion

Overall, a very disappointing draft rezoning plan which demonstrates years community feedback has been ignored especially as regards to Built Form. This plan overdevelops what is a very small village local area into a Rhodes, Epping or Burwood.

Heights and density need to be reduced and should be kept in line with existing heights along George Street which is a maximum of up to 4/5 stories...up to 10 stories should be located only at the Arnotts Bakehouse Quarter and near the freeway. Leave our cul de sacs alone and our much loved family homes, they're not up for demolition or R4 rezoning. North Strathfield is a lovely place to live and residents will not leave.

This proposed rezoning plan is being rushed through and demonstrates a very limited understanding of the area and needs to be reconsidered and revised with the density footprint contained and reduced within a R3 rezoning as supported by the Canada Bay Council Masterplan of 2022. See Recommendations 20 and 21, all recommendations really. This document dated 29 th of January, 2024 and addressed to Ms Monica Gibson,

Acting Deputy Secretary of the Department of Planning, has been attached to this submission. Department of Planning representatives were made aware of this 18 page document at the 27/7 community consultation session.

The housing crisis has been created by decades of poor government policy and will not be solved by these TODs and making North Strathfield a scapegoat.

We ask the Department of Planning to reconsider the R4 zoning to R3 or leave us at R2, in the draft plan and support the future of North Strathfield by promoting a sustainable position for the community.

Sincerely,

Save North Strathfield Residents Action Group (since 2014)

[REDACTED] Lorraine St
[REDACTED] - Brussels St

[REDACTED] - Brussels St

[REDACTED] - Warsaw St

[REDACTED] - Mena St

[REDACTED] - Mena St and there are many, many more North Strathfield residents who support No R4 Rezoning for 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: Thursday, 8 August 2024 10:18:36 AM

Submitted on Thu, 08/08/2024 - 10:18

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

Dear Strathfield Council,

Subject: Opposition to the Proposed Rezoning of R3 Medium Density Residential to R4 High Density Residential in Homebush.

As a long-time resident of Homebush, I greatly appreciate our community and the council's efforts and future plans for the area. However, I am particularly concerned about the proposed rezoning, especially around Underwood Road.

My concerns regarding the proposed rezoning of R3 Medium Density Residential land to R4 High Density Residential in Homebush, specifically in the area south of Bellona Avenue, west of Powells Creek, and east and north of the Western Motorway, as outlined in your recent planning document.

While I understand the intent to leverage the area's strategic location near open space and transport facilities, I believe this change would have several negative impacts on the community, which I would like to outline below:

1. **Traffic Congestion:** Increasing the density of this area will exacerbate traffic congestion issues, particularly around key areas such as DFO, Olympic Park, and local schools. The current infrastructure is already struggling to cope with the volume of traffic, and adding more high-density housing will only worsen the situation.
2. **Urban Environment:** Rezoning to high density will transform the area into a concrete jungle, detracting from the character and livability of the community. The existing medium-density zoning strikes a balance between providing housing and maintaining a pleasant living environment.
3. **Existing High-Density Buildings:** There are already numerous high-density buildings along Parramatta Road. Expanding high-density zoning into this area is unnecessary and redundant. It would be more beneficial to focus on improving and utilizing the existing high-density zones effectively rather than creating new ones.

Given these points, I strongly urge the council to retain the current R3 Medium Density Residential zoning for this area. Maintaining the R3 zone will help preserve the community's character, manage traffic congestion, and prevent overdevelopment.

Thank you for considering my concerns. I hope the council will take these points into account to ensure that any future developments are in the best interest of the Homebush 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: Thursday, 8 August 2024 10:19:09 AM

Submitted on Thu, 08/08/2024 - 10:18

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 Parramatta

Please provide your view on the project

I object to it

Submission

Thank you for the opportunity to submit to the Homebush TOD.

Hello, I am someone who currently works and lives in Sydney. I work as a disability support worker and an outside school hours educator, despite having two jobs to support myself I still find myself struggling to keep up with the cost of living, especially the cost of housing. Every year my rent increases significantly and I have no other choice but to struggle and cope with it. Additionally, as a young person who has casual jobs, I found it extremely difficult to lease a home initially and now that I did get a lease I try not to complain about the safety issues and broken things in my house because of the fear of not having my lease renewed because it is so hard to find another home.

It is crucial to establish a specific, higher percentage for the development of affordable housing. I advocate for a minimum of 10% affordable housing, with a preference for

aiming towards 15% to make a more significant impact. A lower percentage of affordable housing runs the risk of displacing existing low-cost housing options and households. Furthermore, these housing units must be located near public transportation for accessibility. Therefore, I fully support the idea of increased density, as I believe that increasing the availability of affordable housing is the minimum requirement to tackle the 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: Thursday, 8 August 2024 10:22:15 AM

Submitted on Thu, 08/08/2024 - 10:22

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

2196

Please provide your view on the project

I object to it

Submission

The housing crisis in Homebush, fueled by escalating rent prices, a shortage of affordable housing, and increasing homelessness, requires immediate government action to provide secure and adequate housing for all residents. I often struggle to pay rent each month, forcing me to sacrifice essentials like food and healthcare, creating a cycle of stress and instability that makes it nearly impossible to get ahead.

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, 8 August 2024 10:33:47 AM

Submitted on Thu, 08/08/2024 - 10:33

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

2066

Please provide your view on the project

I object to it

Submission

Thank you for the opportunity to submit to the Homebush TOD. I object to the 5-10% range, I want 10% or even better 15% set aside for affordable housing. 10% range make a difference of an extra 800 homes set aside for affordable housing, much more if it is 15%. We need homes that are close to transport.

I am currently employed in the retail sector while establishing my life. I have resided in the Eastern suburb for five years, where I have established a community and participate in various activities, including work, church, and social engagements with friends.

Two years ago, I signed a lease for a one-bedroom, one-bathroom apartment at a monthly rent of \$580. However, this year, the rent increased significantly to \$890. After months of searching, I finally found more affordable housing in Lane Cove. Despite this, the move has presented challenges, particularly with the daily commute back to the Eastern suburb

for work, social connections, and community involvement. Since relocating to the north, I have experienced a profound sense of loneliness due to the distance from my established community. I want to see more affordable housing.

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, 8 August 2024 10:37:43 AM

Submitted on Thu, 08/08/2024 - 10:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Melissa

Last name

Agapiou

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

Subject: Opposition to the Proposed Rezoning of R3 Medium Density Residential to R4 High Density Residential in Homebush

I am writing to express my concerns regarding the proposed rezoning of R3 Medium Density Residential land to R4 High Density Residential in Homebush, specifically in the area south of Bellona Avenue, west of Powells Creek, and east and north of the Western Motorway, as outlined in your recent planning document.

While I understand the intent to leverage the area's strategic location near open space and transport facilities, I believe this change would have several negative impacts on the community, which I would like to outline below:

1. Traffic Congestion: Increasing the density of this area will exacerbate traffic congestion

issues, particularly around key areas such as DFO, Olympic Park, and local schools. The current infrastructure is already struggling to cope with the volume of traffic, and adding more high-density housing will only worsen the situation.

2. Urban Environment: Rezoning to high density will transform the area into a concrete jungle, detracting from the character and livability of the community. The existing medium-density zoning strikes a balance between providing housing and maintaining a pleasant living environment.

3. Existing High-Density Buildings: There are already numerous high-density buildings along Parramatta Road. Expanding high-density zoning into this area is unnecessary and redundant. It would be more beneficial to focus on improving and utilizing the existing high-density zones effectively rather than creating new ones.

Given these points, I strongly urge the council to retain the current R3 Medium Density Residential zoning for this area. Maintaining the R3 zone will help preserve the community's character, manage traffic congestion, and prevent overdevelopment.

Thank you for considering my concerns. I hope the council will take these points into account to ensure that any future developments are in the best interest of the Homebush 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: Thursday, 8 August 2024 10:59:42 AM

Submitted on Thu, 08/08/2024 - 10:59

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 object to it

Submission

Subject: Opposition to the Proposed Rezoning of R3 Medium Density Residential to R4 High Density Residential in Homebush

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Thank you for considering my concerns. I hope the council will take these points into account to ensure that any future developments are in the best interest of the Homebush 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: Thursday, 8 August 2024 11:01:22 AM

Submitted on Thu, 08/08/2024 - 11:01

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

Homebush 2140

Please provide your view on the project

I object to it

Submission

Subject: Opposition to the Proposed Rezoning of R3 Medium Density Residential to R4 High Density Residential in Homebush

I am writing to express my concerns regarding the proposed rezoning of R3 Medium Density Residential land to R4 High Density Residential in Homebush, specifically in the area south of Bellona Avenue, west of Powells Creek, and east and north of the Western Motorway, as outlined in your recent planning document.

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issues, particularly around key areas such as DFO, Olympic Park, and local schools. The current infrastructure is already struggling to cope with the volume of traffic, and adding more high-density housing will only worsen the situation.

2. Urban Environment: Rezoning to high density will transform the area into a concrete jungle, detracting from the character and livability of the community. The existing medium-density zoning strikes a balance between providing housing and maintaining a pleasant living environment.

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Given these points, I strongly urge the council to retain the current R3 Medium Density Residential zoning for this area. Maintaining the R3 zone will help preserve the community's character, manage traffic congestion, and prevent overdevelopment.

Thank you for considering my concerns. I hope the council will take these points into account to ensure that any future developments are in the best interest of the Homebush 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: Thursday, 8 August 2024 11:02:27 AM

Submitted on Thu, 08/08/2024 - 11:02

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 object to it

Submission

Subject: Opposition to the Proposed Rezoning of R3 Medium Density Residential to R4 High Density Residential in Homebush

I am writing to express my concerns regarding the proposed rezoning of R3 Medium Density Residential land to R4 High Density Residential in Homebush, specifically in the area south of Bellona Avenue, west of Powells Creek, and east and north of the Western Motorway, as outlined in your recent planning document.

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1. Traffic Congestion: Increasing the density of this area will exacerbate traffic congestion

issues, particularly around key areas such as DFO, Olympic Park, and local schools. The current infrastructure is already struggling to cope with the volume of traffic, and adding more high-density housing will only worsen the situation.

2. Urban Environment: Rezoning to high density will transform the area into a concrete jungle, detracting from the character and livability of the community. The existing medium-density zoning strikes a balance between providing housing and maintaining a pleasant living environment.

3. Existing High-Density Buildings: There are already numerous high-density buildings along Parramatta Road. Expanding high-density zoning into this area is unnecessary and redundant. It would be more beneficial to focus on improving and utilizing the existing high-density zones effectively rather than creating new ones.

Given these points, I strongly urge the council to retain the current R3 Medium Density Residential zoning for this area. Maintaining the R3 zone will help preserve the community's character, manage traffic congestion, and prevent overdevelopment.

Thank you for considering my concerns. I hope the council will take these points into account to ensure that any future developments are in the best interest of the Homebush 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: Thursday, 8 August 2024 11:12:49 AM

Submitted on Thu, 08/08/2024 - 11:12

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Eddie

Last name

Ma

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Dulwich Hill

Please provide your view on the project

I object to it

Submission

I am objecting to this rezoning proposal due to the lack of affordable housing included in the proposal.

Of the 16,100 total dwellings proposed in the TOD, only 805-1610 affordable housing dwellings are proposed, or 5-10%.

This is well short of the 15% affordable housing target that was previously promised.

Sydney is in the grips of a once in a generation housing crisis, the uplift that would result from the TOD rezoning should provide a public benefit through an ambitious affordable housing target of a minimum of 15% of total dwellings to ensure low & medium income households can afford to live & work close to amenities & public transport.

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, 8 August 2024 11:15:59 AM

Submitted on Thu, 08/08/2024 - 11:15

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

2142

Please provide your view on the project

I object to it

Submission

Thank you for the opportunity to submit to the Homebush TOD.

Homebush is a growing area, but the rising cost of housing is a significant barrier for many. I know a young family who had to move away due to unaffordable rents, losing access to local schools and services.

I don't believe a range is helpful for affordable housing. I want to see a higher percentage, so I object to this submission. It should be 15%, or at least the top of the range at 10%.

It's crucial that these homes remain affordable forever, not just for a short period of 10 years. This ensures long-term stability for residents. Additionally, I support greater disability access through gold and platinum standards and higher housing density to accommodate 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: Thursday, 8 August 2024 11:58:44 AM

Submitted on Thu, 08/08/2024 - 11:58

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

2135

Please provide your view on the project

I am just providing comments

Submission

Please make sure the new buildings are not built badly like the terrible looking ones that have gone up in the same area over recent years. They're cracking and falling apart and becoming an eyesore. Further more please greatly increase the amount of affordable housing these buildings provide 5-10% is way too low, considering the amount of people in need of housing at a affordable price. Also preserving as many older buildings as possible too many older beautiful apartment blocks have been lost to these ugly new developments rather than being incorporated into the 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: Thursday, 8 August 2024 12:05:08 PM

Submitted on Thu, 08/08/2024 - 12:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

anqi

Last name

liang

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Haymarket

Please provide your view on the project

I object to it

Submission

As a worker in a supermarket as a cashier, I feel the rising cost of living. This can lead to a lot of people not having the savings to buy a house.

I have noticed that the cost of renting and the cost of living in Sydney has been rising over the past few years, which has made me want to buy a house. Especially in these years, landlords are raising rents very high and there are a lot of things that come with living in a rented house. For example, whether you can have pets or not. But, house prices have also risen very quickly in the past few years, and they've become so expensive that I've had to seek financial support from my parents. Moreover, my salary was not enough to pay the high mortgage. At that time, I was happy and excited when I learnt that the NSW government had an affordable housing programme. I think everyone who settles in Sydney would like to have a home of their own here. Therefore, I support this programme.

However, when I read the report of this plan, I don't think a range is helpful for affordable housing. I would like to see a higher percentage of affordable housing, so I am against this proposal. It should be 15%, or at least a maximum of 10%.

I support the expansion of disabled access and would like to see gold and platinum disabled access standards included in the scheme. Ensuring that new development is accessible to all is essential to creating an inclusive community where everyone has the opportunity to thrive.

In addition, I support increasing the density of development projects in the city. This allows for more efficient use of land and resources, providing more green space and mixed-use developments that benefit the entire community. If properly managed, higher densities can improve accessibility to facilities, public transport and services, making urban living more sustainable and enjoyable.

In addition, affordable housing managed by not-for-profit organizations must be supported to ensure that they remain affordable in perpetuity. Affordable housing allocations must be consistent across all sites to avoid setting a bad precedent and to ensure that all new developments contribute equally to solving the housing crisis.

In summary, I would expect you to apply a consistent 15% affordable housing requirement across all new development. This approach, coupled with strong support for disabled access and higher densities, will help to create a more equitable and sustainable community in Hornsby. Thank you for considering my comments.

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, 8 August 2024 12:09:50 PM

Submitted on Thu, 08/08/2024 - 12:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Catherine

Last name

Coghlan

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

ALLAMBIE HEIGHTS

Please provide your view on the project

I object to it

Submission

Thank you for the opportunity to make a submission to the Homebush TOD rezoning proposal. I am a social worker and mother of three children. My husband is an engineer. We are struggling to find affordable housing in Sydney, though our families have lived here for generations and have always been hard-working, well-educated people who contribute to our local community and are involved in multiple community organisations like sporting clubs and our local church. I would like to make a submission to the NSW government's consultation process for the TOD accelerated developments. I am concerned that none of these developments will be affordable for families like mine, or they won't be built in a way that families like mine can thrive and experience the kind of liveability we should all be able to access in a city that is as wealthy as Sydney. If these developments proceed without 15% designated for affordable rental homes, the government will have failed to create a Sydney where all workers, both low paid or well paid, can belong.

I object to the Homebush TOD rezoning proposal in its current state because the mandatory affordable housing contribution of between 10-15 per cent is not enough for Homebush. There will be so many low paid workers who will be forced to leave Homebush if the mandatory affordable housing contribution is not at least 15%. I would like to see the Premier's promise of "up to 15%" honoured closer to 15% than the lowest goal of 10%.

I support the government's commitment to increase the density of housing in locations that are close to transport and amenities but it has to be in perpetuity, it needs to be accessible, it needs to be built to high building standards (including energy efficiency). In each development there also needs to be a range of unit sizes to accommodate single people and also families like mine.

Due to my husband's work, we currently live on the Northern Beaches but it is unaffordable for our family and we are considering where else in Sydney we could relocate to, but we fear the hours of travel that we would then face. My work takes me all over Sydney so I see the pain that too many people are experiencing because it is unaffordable to rent or buy a house in 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, 8 August 2024 1:46:48 PM

Submitted on Thu, 08/08/2024 - 13:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Tanya

Last name

Hardy

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2230

Please provide your view on the project

I object to it

Submission

To whom it may concern,

I wish to object to the housing development as proposed. Minister Scully has promised up to 15% of homes would be affordable.

I support density and I support affordable housing, not the current situation of profit being prioritised over people and quality of life.

Moving forward with proposals that are less than 15% affordable sets a terrible precedent.

My support for density is not unqualified support for developer profits!

Regards,

Tanya Hardy

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, 8 August 2024 2:47:35 PM

Submitted on Thu, 08/08/2024 - 14:47

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

hiu ming

Last name

wong

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Parramatta

Please provide your view on the project

I object to it

Submission

I appreciate the chance to contribute to the Homebush TOD.

I have worked as a casual waitress, earning minimum wage. I cannot afford to miss any work and must struggle to secure at least two full-day shifts each week just to cover my rent and bills. My rent has increased from \$310 to \$360 this year. I chose to rent a granny flat near the train station due to its affordability compared to apartments or studios, and because being close to the station is vital for my commute. However, the living conditions are unacceptable. The flat is uninsulated and infested with mould. In winter, it feels like a freezer; in summer, it becomes a sauna. These conditions have drastically harmed my health. I find it unbearable to endure the extreme temperatures and hazardous air quality. I wish I could have found another affordable option, but the fierce competition for affordable housing made it impossible.

Affordable housing is not just a necessity; it is the foundation of a thriving future for everyone. The proposed range of 5% to 10% falls short of delivering a secure future for those in need. Therefore, I object to this submission.

I call for a higher allocation of 15% affordable housing in perpetuity in Homebush, ensuring that 1 in 7 homes is affordable. Only a 15% allocation of affordable housing in perpetuity can dramatically increase my chances, as well as those of many others enduring similar hardships, of securing a safer and more suitable home.

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, 8 August 2024 2:53:54 PM

Submitted on Thu, 08/08/2024 - 14:53

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

parramatta

Please provide your view on the project

I object to it

Submission

My name is ██████████ and I am an process worker of Sunnyfield. I am passionate about working in the Parramatta community where I live, and I am also working for Parramatta Mission now.

The rising cost of living has significantly impacted my family, particularly through increased rent. Our rent for a 2-bedroom apartment in Parramatta went from \$600 to \$720 per week at the end of last year. To manage costs, we moved to a smaller unit this year, but moving costs a lot of money and energy. We spent a lot of money and time on packing and buying new furniture. Additionally, childcare fees have also risen. As a result, we have had to reduce the number of days my son attends childcare to save money. Since we are a low income family, the financial burden is significant for both of us. My husband has to work longer hours to earn enough money, while I have to spend more time taking care of our son due to reduced childcare availability. Physically, we are more exhausted than we used to

be. Psychologically, we are both experiencing increased anxiety compared to the past.

I am seeking a place with reliable transportation to facilitate sending my son to school, and we also need more affordable housing. For instance, it is proposed that all new residential developments within this area contribute 5-10 percent towards affordable housing. I believe the maximum contribution of 10 percent is necessary. Additionally, I support affordable housing being regulated by not-for-profit organizations and being held in perpetuity. Therefore, I object to the project as it currently stands.

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, 8 August 2024 3:02:12 PM

Submitted on Thu, 08/08/2024 - 15:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Mark

Last name

Benn

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 object to it

Submission

Attention: Department of Planning

Re: TOD Homebush... North Strathfield

The TOD for Homebush, more correctly, the bulldozing of North Strathfield, has a number of issues that should be addressed.

1. For those homes located north of Pomeroy St, George St is the only way in and out. The idea of the "New Street" has a number of flaws.

* Firstly it fronts onto Pomeroy St, just like George St. Currently, particularly during school pick up and drop off times, Pomeroy St becomes gridlocked. Adding 16,000 more residents to the school pick up "pile on" won't help Pomeroy St gridlock.

* Secondly, a large amount of congestion comes via the Australia St roundabout and at particular times of the year, from DFO. There are no plans on this plan to do the work

required to alleviate this inherent problem.

* Thirdly, there is approximately over 1,000 units already either being built or been approved to be built at the northern end of George St. The plan does not seem to consider the impact of these and other potential development sites in that vicinity as these are not shown on the "Plan". The impact of the changes in this area, close to Concord West train station must be part of the plan as any changes there will result in increased congestion nearer to Pomeroy St

* Fourthly, the plan does not address how "New Street" would be acquired. Staff at the WOTSO presentation were vague about this, one suggesting that it would be reliant on the developer of a whole street block acquiring the end street properties and then negotiating with the state government on how they would be "compensated" by adding more floor levels further up the block, and surrendering the land required for the street. This seems dystopian to me, as it would only take one resident to refuse to sell to throw this plan out and not happen.

* My suggested solution is to move DFO to the Olympic Centre near where its new Metro Station will be located. The DFO site could then be used for housing with new, correctly aligned accesses. DFO would then be served by a Metro station, removing the current bottleneck on Underwood St where the bus stop is. If this cannot be done the George St North Strathfield and Concord West zones should stay R3 and not R4

2. Considering the increased volume of traffic this densification would create, it appears there are no plans to upgrade access to the East. This is critical as the railway cuts North Strathfield into 2 areas particularly for access to schools and work.

3. On the subject of schools there is no indication on this plan of how an increased school population will be accommodated. Staff at the WOTSO presentation could only state that the Department of Planning was in discussions with the Department of Education. (One hopes they come to some sort of conclusion). In fact this plan has the MacDonald College and Our Lady of the Assumption primary school (a new school and already at capacity, 400 + students) targeted for 35 plus stories. How does this work?

4. Given the impact congestion will have in the area, Emergency Services should be consulted. Imagine what could happen if a fire truck or ambulance cannot get across to George St due to Pomeroy St gridlock? Ambulance and Fire are both located East of the railway.

5. Above all, this plan appears to be a retake of the old Parramatta Road Plan from 2016 with a few more coloured highlights. North Strathfield was taken off that plan, mainly because North Strathfield was not on Parramatta Road and the plan at the time was poorly put together, unworkable, much as this TOD plan is unworkable, this removal off the Parramatta Road Plan was legislated by the way. Today's plan feels as poorly considered as the Rozelle Interchange. R4 is unsuitable zoning for our small area, R3 would be less destructive to our local built form with R2 low density remaining north of Pomeroy St.

6. The only reason North Strathfield is getting a Metro station is due to the lobbying that was done for the non existent suburb of North Burwood. Rhodes or Concord West and Concord should have had the stations with stations in Drummoyne, Five Dock, Birkenhead Point and down along Victoria Road to the Bay Precinct.

Mark Benn
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: Thursday, 8 August 2024 3:10:05 PM

Submitted on Thu, 08/08/2024 - 15:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Bruce

Last name

Couch

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 support it

Submission

Thank you for the opportunity to provide feedback on the Homebush State-led Rezoning Draft Plan. As a resident of North Strathfield since 2006 it is great to see this clear plan. We have undergone over a decade of uncertainty since the original Urban Growth plan was released so it is very welcomed to finally see a plan with a definitive execution date.

I live at [REDACTED] Conway Ave North Strathfield which is part of the George, Rothwell and Conway Ave block. There are several neighbours on this block that have agreed to form a consortium and sell together. We were motivated to sell during the first phase back when Urban Growth were leading the rezoning and we are still very motivated.

As a group we would like to see that all the homes achieve an FSR of 2.8:1 instead of us being split into two blocks one being 2.2:1 and the other being 2.8:1. We feel this would create an even playing field for all the neighbours and reduce challenges. We also would encourage the entire block to have an increased FSR of 3.2:1 similar to adjacent blocks. We feel that as we are so close to both North Strathfield Train Station, North Strathfield

Metro and Concord West Station we would meet many of guiding principles for an increased FSR and height.

With the metro, rail, M4 access and cycleways our area is perfect to uplift along with it being equidistant from CBD to Parramatta. The fundamentals to support growth in the area have only strengthened over the last decade.

There has been so much uncertainty in the community for over a decade so we are very motivated to see this Draft plan be formalised into an approved plan in October/November so that we can start executing the plans vision and create certainty for our families.

Thank you and looking forward to hearing your 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: Thursday, 8 August 2024 3:11:50 PM
Attachments: [response-to-latest-theft-attempt.pdf](#)

Submitted on Thu, 08/08/2024 - 15:08

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Graham

Last name

Holley

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 file

[response-to-latest-theft-attempt.pdf](#) (1.04 MB)

Submission

Latest theft attempt in North Strathfield

I agree to the above statement

Yes

Homebush State-led Rezoning Urban Design Report

To whom it may concern

Here is my response to this report which was largely hidden from those most affected, and the curious "Information sessions".

I was born and raised in the Concord Municipality and have lived in only 2 addresses (both in 2137) in my 72 years. I am a Concord boy.

Unanswered Questions

The following are a list of questions either ignored or unanswered at your information sessions.

- Why the undue haste?
- Why are you using the massively flawed Parramatta Road Transformation nonsense as the basis for the Homebush precinct?
- Why do the higher density Floor Space Ratios only apply to existing commercial plots? Is there some hidden agenda?
- What about the services – water, sewerage, power, roads and parking?
- How are vehicles going to exit from the proposed laneway into Pomeroy St?
- Who owns Greenspace?
- Who can use Greenspace?
- Who pays for Greenspace upkeep?
- Why is Greenspace only on the homes adjacent to Powell's Creek?
- Why are the density and building heights different within each street – particularly the cul-de-sacs
- Why are you creating winners and losers? As per the flippant statement by your representative - "there will be winners and losers when we change the colours on the map".
- What impact upon the land rates as a consequence of "changing the colours on the map"?
- Why is viability not included as consideration? The calculated land values for developers on many of the existing home sites are less than most recent home sales. Homeowners will not be able afford to sell and buy similar properties in Concord North Strathfield area. These people will be left stranded in your ghetto. Therefore your plans are not viable.
- Most importantly – Why does every new dwelling in NSW need to be built in Sydney – apart from the decades of short sighted "planning" by all forms of Government.

Observations

This dispossession is starting to give some insight to the plight of our First Nations – thanks for the education.

I was taught as a boy at Concord Public School the former Municipality of Concord had the most parks in any council area in the southern hemisphere. The vision of sunless, soulless, windblown concrete kennels forming a ghetto in our community is heart breaking.

1. **Social engineering 1:** Turning North Strathfield & Concord into Burwood or Strathfield is a disgrace. I have lived in 2137 my entire life. Due to the overdevelopment carnage created by this putrid low quality "housing", I have not ventured to either of these suburbs for the past 10 years. Ghetto life is not for me.
2. **Social engineering 2:** Previous plans indicated that only 1 parking space would be provided for every 2 kennels. That has obvious impacts upon on street parking – but it precludes tradesmen from living in this area. Every Tradie needs his/her vehicle! Manipulating the makeup of a community is appalling and fraught with danger.
3. **Victimology:** Please investigate which Politicians are directly affected by these Stalin-like decrees. Odds are that there will be none.

4. **Sport:** Since there will be no backyards – no backyard sport. Where will the next Australia's cricket Captain come from? – certainly not from this future ghetto!!!
5. **Timeline:** Since this atrocity will take 10-15 years to reach finality the community will face an ever increasing impact of construction noise, traffic, lack of parking, crime and pollution of all types. Our life style will be in tatters. Is there any escape method available?

Requests

It is patently obvious you will ignore every submission.

However:

- Please increase the height and density uniformly so that there will be no losers – just a community of the dispossessed. Clearly there will be no winners. Whatever your desired outcome not one single family deserve to be stranded in this ghetto.
- Please consider the impact of Stamp Duty forced upon the dispossessed (expected to be >\$100k). None of the home owners want to sell. We live in this community because we love it here. Some home owners have been duped into thinking this is a chance make a dollar profit. Yet they will lose a great deal more.
- Please strictly limit (better yet exclude) the foreign ownership of these kennels.
- Please also consider how this madness will affect mental health, family violence and suicides for the dispossessed. Many of the dispossessed have lived here for 50 plus years and are now in their dotage.
- Please rename this parcel of North Strathfield as **Shadowland** so as not diminish the reputation of the community and properties not affected by this insanity.

Respectfully


Graham Holley

North Strathfield 2137

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, 8 August 2024 3:13:41 PM

Submitted on Thu, 08/08/2024 - 15:13

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Tammy

Last name

Bezjak

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 support it

Submission

Thank you for the opportunity to provide feedback on the Homebush State-led Rezoning Draft Plan. As a resident of North Strathfield since `1992 it is great to see this clear plan. We have undergone over a decade of uncertainty since the original Urban Growth plan was released so it is very welcomed to finally see a plan with a definitive execution date.

I live at [REDACTED] Conway Ave North Strathfield which is part of the George, Rothwell and Conway Ave block. There are several neighbours on this block that have agreed to form a consortium and sell together. We were motivated to sell during the first phase back when Urban Growth were leading the rezoning and we are still very motivated.

As a group we would like to see that all the homes achieve an FSR of 2.8:1 instead of us being split into two blocks one being 2.2:1 and the other being 2.8:1. We feel this would create an even playing field for all the neighbours and reduce challenges. We also would encourage the entire block to have an increased FSR of 3.2:1 similar to adjacent blocks. We feel that as we are so close to both North Strathfield Train Station, North Strathfield

Metro and Concord West Station we would meet many of guiding principles for an increased FSR and height.

With the metro, rail, M4 access and cycleways our area is perfect to uplift along with it being equidistant from CBD to Parramatta. The fundamentals to support growth in the area have only strengthened over the last decade.

There has been so much uncertainty in the community for over a decade so we are very motivated to see this Draft plan be formalised into an approved plan in October/November so that we can start executing the plans vision and create certainty for our families.

Thank you and looking forward to hearing your 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: Thursday, 8 August 2024 3:17:34 PM

Submitted on Thu, 08/08/2024 - 15:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Cathy

Last name

Callaghan

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Croydon

Please provide your view on the project

I object to it

Submission

I live in Croydon but have a long association with Homebush as the former P&C President of Homebush Boys High School. The Strathfield electorate is one of great diversity - cultural and socio-economic.

I support the upzoning of the area around Homebush Station but note there are a lot of low-cost RFBs in this area - currently home to low-income people. Unless the rezoning, which will enable extensive redevelopment (and profit), is required to deliver sufficient numbers of affordable rental dwellings, managed by not-for-profit community housing providers, low-income people will be displaced from the area.

My objections are:

1. that the 5-10% affordable housing rate is too low (substantially lower than the 15% announced by the NSW Government in Dec 2023)
2. as a matter of good practice, a range should not be proposed i.e if 10% is feasible

propose that (not 5%). 5% would deliver 805 units, 10% would be 1610. This difference would make a substantial difference to the local community. And of course, 2,415 would be even better (15%)

The Government's approach is creating uncertainty for developers - this flows onto local people. The published range is already sending mixed messages to property developers who will already be scoping land for purchase. It will be bad enough for local residents to have developers literally knocking on their doors without having vastly different offers being made for the land (because the Government has created uncertainty)

4. The proposal demonstrates no view to the future. Mandatory Inclusionary Zoning works best when authorities set clear expectations about affordable housing rates to apply in year 1, 2, 3 and well beyond. This is what cities like London do.

Whichever rate the Government settles on, it should accelerate over time to a published schedule. This will provide clear guidance to the property sector and to the community especially as the housing market inevitably swings back into a higher-growth mode.

5. The Department of Planning has failed to demonstrate how it has derived the proposed rates. This has left the way open to excessive lobbying by the property development sector - a force that is very difficult for community members to compete with

6. The proposal to require any affordable housing to be managed by registered Community Housing providers sounds good until you realise that property developers can themselves become registered. This is counter to the general public's understanding of what a community housing provider is. The property sector should focus on building defect-free buildings

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, 8 August 2024 3:24:14 PM
Attachments: [24080-keylan-tod-precinct-homebush-submission.pdf](#)

Submitted on Thu, 08/08/2024 - 15:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Lauren

Last name

Donohoe

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Manly

Please provide your view on the project

I am just providing comments

Submission file

[24080-keylan-tod-precinct-homebush-submission.pdf](#) (1021.71 KB)

Submission

Please find attached submission on behalf of the Sydney Markets Ltd.

I agree to the above statement

Yes

8 August 2024

Mr Andre Szczepanski
Director Assessment and Systems Policy
Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta NSW 2124

Dear Mr Szczepanski

Draft Homebush Transport Oriented Development precinct rezoning proposal

Introduction

This submission has been prepared by *Keylan Consulting* on behalf of *Sydney Markets Ltd* and its representative *mprojects Pty Ltd* in response to the Department of Planning, Housing and Infrastructure's (DPHI) exhibition of the Draft Homebush Transport Oriented Development (TOD) Rezoning Proposal.

We have reviewed the exhibited *Explanation of Intended Effects* (EIE) and supporting material in relation to the land under Sydney Markets ownership at 250 – 318 Parramatta Road, Homebush West, also known as the 'Sydney Markets' (Figure 1).

Our review has identified a number of outcomes we support and also a number of matters that we consider warrant further consideration.

Sydney Markets Ltd have a significant landholding of over 42 hectares (ha) within the Strathfield LGA. The site is bound by Parramatta Road to the north, high density residential to the east, the Olympic Park railway line to the south and Centenary Drive to the west of the site.

The Sydney Markets is a major local and regional attraction. It is the largest wholesale fruit, vegetable and flower markets in Australia and one of the largest food distribution centres in the Southern Hemisphere.

As recognised within the local strategic planning policies, the ongoing viability and success of the site is reliant on diversifying the land uses and developing place and attraction strategies.

The site is zoned SP1 Special Activities – Wholesale and Retail Markets under the *Strathfield Local Environmental Plan 2012* (SLEP 2012).

The draft TOD accelerated rezoning proposal identifies part of the site, fronting Parramatta Road (Figure 2). This portion of the site has a frontage of approximately 640m to Parramatta Road and an approximate site area of 4.3ha. The area currently comprises ancillary warehousing, office facilities and carparking.



Figure 1: Subject site (Source: Nearmap)

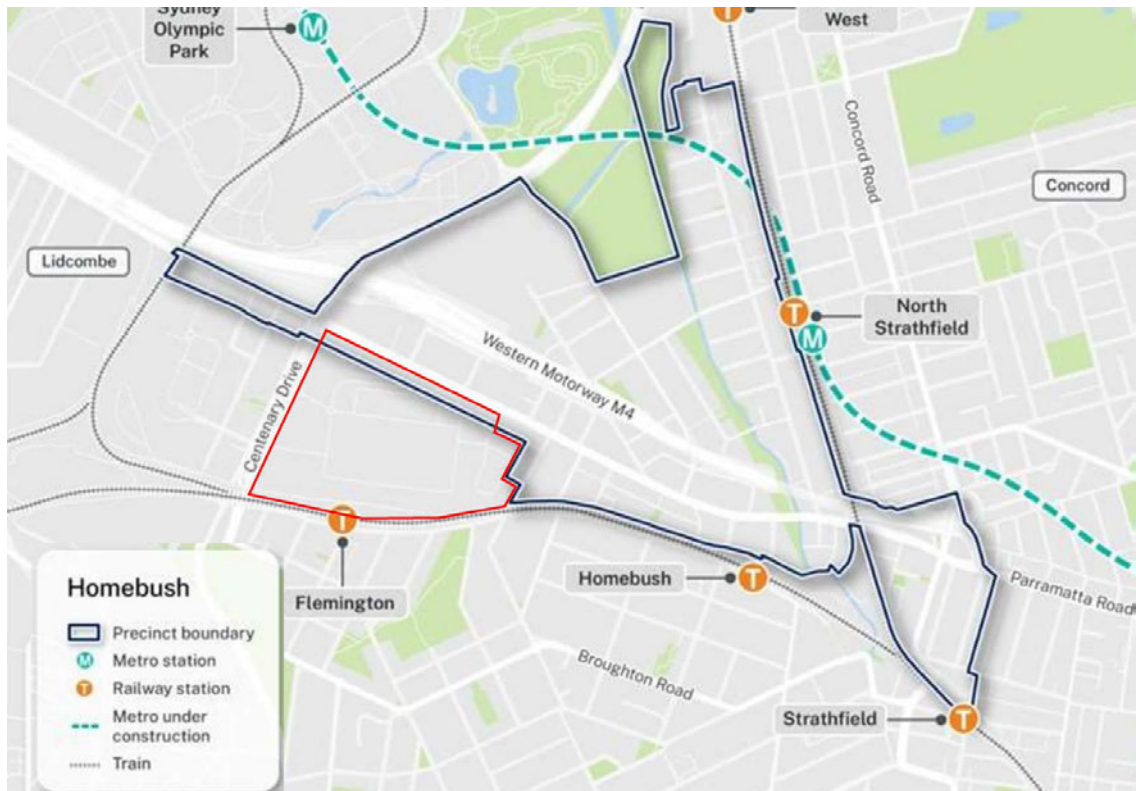


Figure 2: Precinct Boundary Map (Source: DPHI)

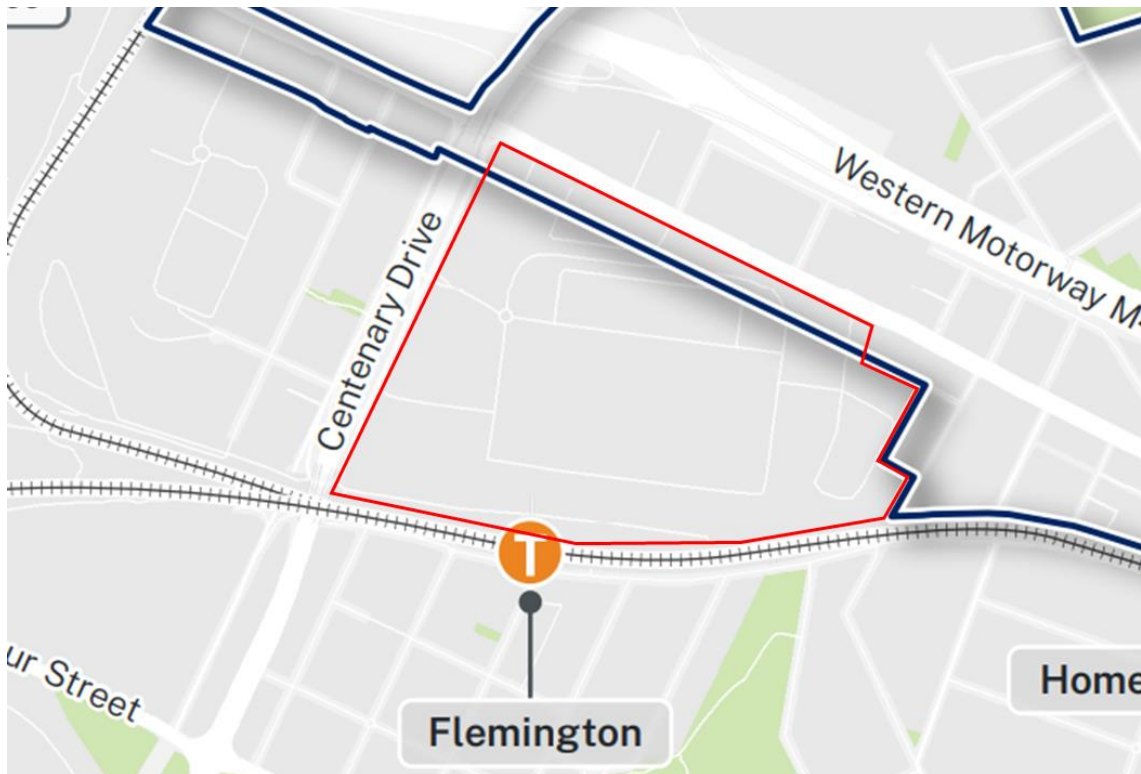


Figure 3: Precinct Boundary Map (Source: DPHI)

Existing strategic planning context

The Homebush TOD Precinct (including the site) has been the subject of previous planning through the *Parramatta Road Corridor Urban Transformation Strategy* (PRCUTS) prepared by then UrbanGrowth NSW and endorsed by the NSW Government in November 2016.

PRCUTS envisions the Homebush Precinct transforming into an active and varied hub, integrating higher-density housing with a variety of mixed uses. This transformation will be supported by a network of green links and open spaces, providing walking access to four train stations.

PRCUTS identifies part of the site enterprise & business zone to achieve the outcomes of the policy in this location by ensuring a continuous zoning along parramatta road.

Overall, the Homebush Precinct is envisioned to comprise an active and varied hub, blending higher density housing and a mix of different uses, delivering a high quality open space network and improving the areas around the train stations.

However, despite maintaining the PRCUTS precinct boundary, the draft rezoning proposal ignores the recommendations of the PRCUTS and disregards these requirements as envisioned by the strategy for the site.

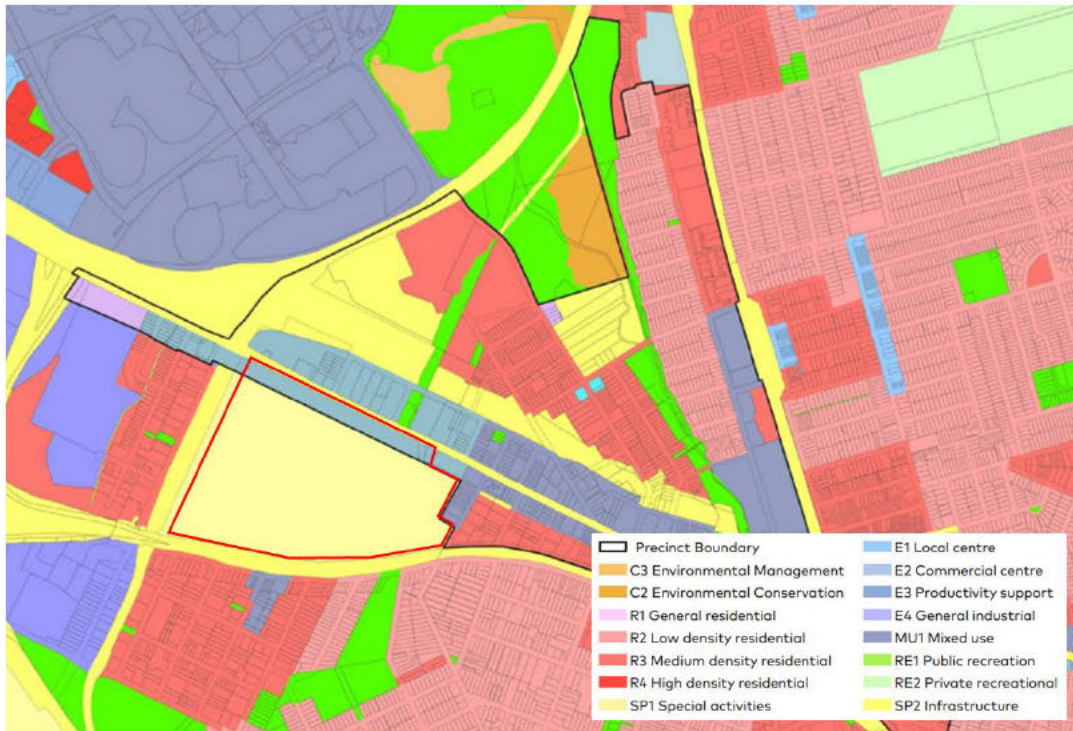


Figure 4: PRCUTS land zoning

Draft TOD Homebush Precinct rezoning proposal

Sydney Markets generally support the objectives of the State-led rezoning proposal, which include:

- *increase housing supply in the Precinct;*
- *enable a variety of land uses (residential, commercial, recreational) within walking distance of the train stations and future metro station;*
- *deliver housing that is supported by attractive public spaces, vibrancy, and community amenity;*
- *increase the amount of affordable housing in the Precinct; and*
- *review and implement the objectives and recommendations of the NSW Government endorsed Parramatta Road Corridor Urban Transformation Strategy including investigating opportunities for further residential growth.*

However, there are a few key missing pieces which should be considered by DPHI and addressed as part of the next iteration or finalised rezoning proposal, these include:

1. the rezoning proposals failure to consider the redevelopment potential of the site; and
2. the case for change

1. Rezoning proposal fails to consider the redevelopment potential of the site

The rezoning proposal fails to include the site. This is evident as there are limited proposed provisions which would apply to and/or benefit the Sydney Markets site.

Other than a portion of the site being identified within the draft Precinct boundary, the rezoning proposal does not rezone or incentivise any form of redevelopment for additional housing or jobs, in accordance with the abovementioned objectives (Figures 4 – 6).

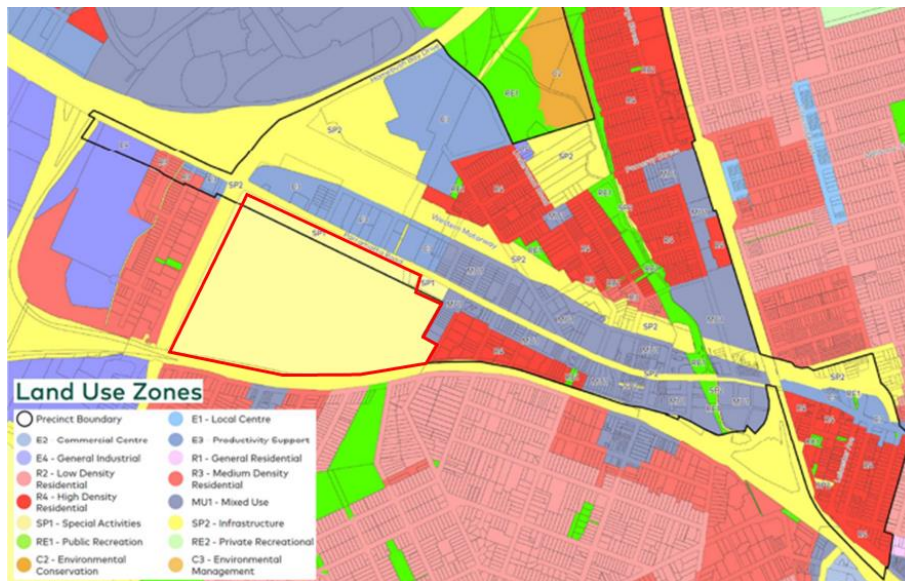


Figure 5: Exhibited TOD Precinct zoning

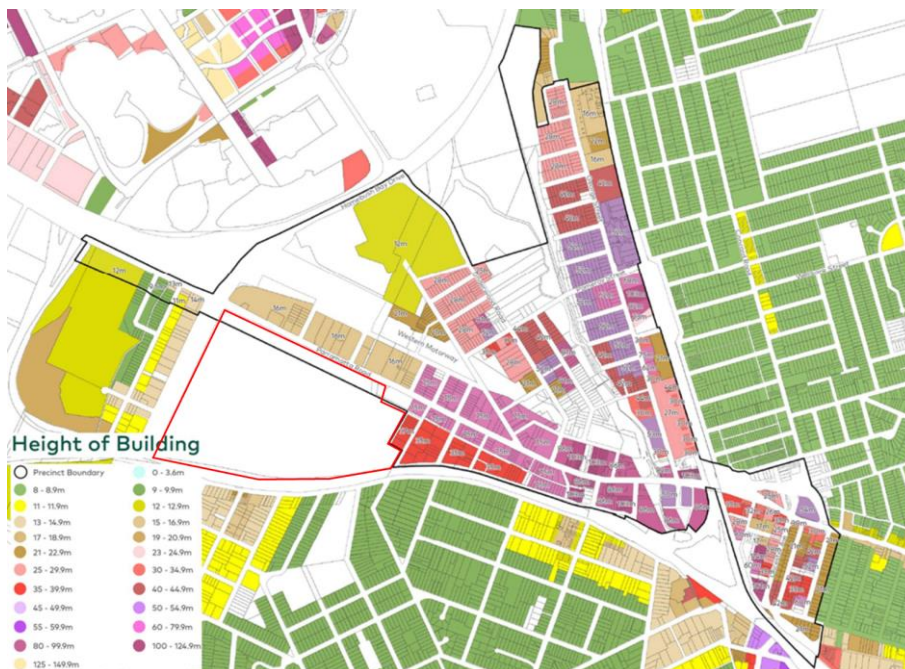


Figure 6: Exhibited TOD precinct height of buildings

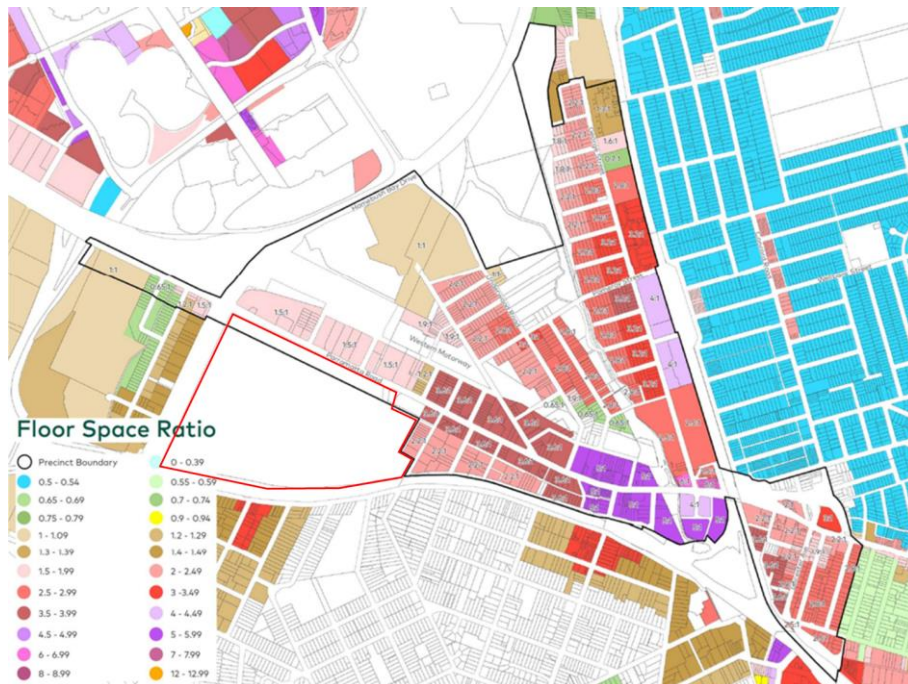


Figure 7: Exhibited TOD precinct floor space ratio

This portion of the site can readily accommodate and contribute to much needed housing. We believe there has been a significant oversight that this area has not been considered in the planning proposal.

Based on existing context and adjoining proposed uses, the rezoning of this portion of the site for mixed use would be the highest and best use, offering several benefits, which include:

- the provision of a much-needed supply of additional housing
- ensuring a cohesive and integrated built form along Parramatta Road, rather than leaving a significant gap, following by a large, isolated portion to the west (as exhibited)
- provide appropriate built form and building height transitions along the Parramatta Road frontage
- contribute to the activation of the street frontage along Parramatta Road
- preserve and strengthen the commercial and employment generating role of the site

By failing to consider the site, the resulting built form fronting Parramatta Road will be fragmented and will have negative visual and amenity impacts. The sites to the west of the Sydney Markets will also be isolated from the remainder of the accelerated precinct.

Additionally, the proposed height and density controls do not result in appropriate transitions from the high-density development to the east to the productivity support uses to the west, and it will be observed as an abrupt and harsh shift. The subject site can facilitate a built form transition; however, this cannot be achieved without uplift on the site.

As above, the rezoning proposal as exhibited, will have negative impacts on the ability to achieve a high level of street activation and hinder the experience of pedestrians and motorists travelling west along Parramatta Road.

There are undeniable benefits associated with the rezoning of the site, and it is recommended the draft rezoning proposal leverage the opportunity for this portion of the site to be identified for mixed use purposes.

2. Case for Change

Sydney Markets are a major local and regional attraction with approximately 140,000 customers visiting the community markets each week. The Markets contribute to the economy, with an estimated 2,500,000 tonnes of fresh fruit and vegetables, valued at \$3 billion, are sold through Sydney Produce Market and Sydney Growers Market annually.

The PRCUTS was finalised in 2016. Since that time, many of the sites identified within this strategy for change, have been subject to pending, approved and constructed developments. There have also been several changes in the State Government's drivers for NSW, particularly within this precinct, including:

- Transport-Oriented Development Program
 - providing jobs and homes in close proximity to public transport
- Housing and affordability
 - provide additional housing in high amenity areas
 - increasing housing supply and ensuring a diverse range of housing typologies including affordable options are deliverable within the precinct.
- Provision and retention of jobs
 - maintaining the precinct's status and role of productivity and employment uses, that ensures a substantial increase in jobs is available to support these uses
 - approximately 106 wholesalers, 260 produce growers, 180 flower growers-sellers, 60 providores, 6 exporters and over 130 supporting businesses are located on site at Flemington.

In addition to the abovementioned State Government drivers, Sydney Markets need to evolve to maintain and grow its operations to address economic, operational and social drivers. The ongoing viability and success of the site is heavily reliant on diversifying the land uses.

The above evidently demonstrates a 'Case for Change' within Homebush, and notably, the site. In particular, these represent the need to refine the approach taken in the PRCUTS to ensure that future development of the site and the precinct remain relevant in the current context and are future proofed for the evolving demographics and needs of the area over the coming years.

Conclusion

Our assessment concludes there has been a significant oversight that a portion of the Sydney Markets site, fronting Parramatta Road has not been considered in the TOD accelerated precinct rezoning. The non-inclusion of the site resulting in the following impacts:

- limit the Sydney Markets ability to expand and diversity their land uses, which is fundamental to their ongoing operation
- hinder the Sydney Markets role as an important local and regional provider
- limiting the delivery of homes and jobs, which is fundamentally inconsistent with DPHIs objectives of the rezoning proposal
- adversely impact the residents and visitors experience, contrary to the desired objectives of the rezoning proposal

This site could readily accommodate and contribute to additional, much needed housing as well as retain and promote employment opportunities. We recommend the draft rezoning proposal leverage off the opportunity for this portion of the site to be identified for mixed use purposes.

We request that the rezoning proposal be amended to incorporate the site for mixed use zoning in line with the adjoining corridor. A failure to include the site leads to a significant lost opportunity to deliver much needed housing but also secure the Markets role in to the future.

Given the importance of Sydney Markets to the local and regional economy and community, we request a meeting with DPHI to discuss our submission. Further, should there be any further amendments to the exhibited rezoning proposal, we request an opportunity to comment prior to its finalisation.

If you would like to discuss any of the above, please do not hesitate to contact Michael Woodland, Director at [REDACTED]

Yours sincerely

Michael Woodland

Michael Woodland BTP MPA
Director

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, 8 August 2024 3:42:36 PM

Submitted on Thu, 08/08/2024 - 15:42

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Nabina

Last name

Adhikari

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 live in Flemington and work in international Airport. It has been a struggle to find affordable houses, the rent is too expensive, which is why I am forced to live away from train station. Finishing work at midnight and coming home is hard and all the houses are too expensive. I want minimum 10% range of affordable housing, but 15% would be the best to have standard living.

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, 8 August 2024 3:55:07 PM

Submitted on Thu, 08/08/2024 - 15:54

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

Five Dock 2046

Please provide your view on the project

I object to it

Submission

I am against high density 1 and 2 bedroom apartments filling up the skyline. They are usually poorly built and don't suit families and will always have a high turn over rate of people moving in and out. The only way I would support building more high rise apartments is if they were 3 and 4 bedroom apartments. Anything less than 3 and 4 bedrooms will not support growing families and will do nothing for the community except make rich developers even more rich.

People need space and extreme high density 1 and 2 bedroom apartments will kill the area. We already need the transport for the current population that lives here, significantly increasing the population will only cause instant capacity issues on the infrastructure that is here and likely to be built.

Consider bettering the lives of the people that already live here. A good compromise in growth is to build 4 bedroom apartments with good common areas that families can use and stay for a long time, not just 2 years before they are to be moved out of the small 1

and 2 bedroom apartments. Even a 3 bedroom apartment only suits a family with 1 or maximum 2 kids. Cramming more and more people into smaller and smaller apartments is a short term solution that will only turn the area into a ghetto.

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, 8 August 2024 4:02:54 PM

Submitted on Thu, 08/08/2024 - 16:02

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 NSW 2137

Please provide your view on the project

I am just providing comments

Submission

There must be a new exit from the Northern end of George St North Strathfield onto Homebush Bay Drive and Concord Rd . This Rd is already clogged in peak hours

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, 8 August 2024 4:22:27 PM

Submitted on Thu, 08/08/2024 - 16:22

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

Revesby, NSW 2212

Please provide your view on the project

I object to it

Submission

I am a renter who currently lives in a house over 20 minutes walking distance from the train station and groceries. Due to rapidly increasing rents, I cannot afford to rent a room closer to the train station or the centre of the suburb. This situation has become very frustrating for me. My daily commute to work takes excessive time, and carrying bags of groceries for over 20 minutes is challenging. Alternatively, taking a bus between the train station and my home adds extra transportation costs.

Regarding the range of 5-10% of affordable housing in the TOD proposal, I believe it is not reasonable. I want to see a higher percentage, so I object to this proposal. It should be 15%, or at least the top of the range at 10%.

TOD projects often lead to significant investments in infrastructure and amenities, making these areas more attractive and increasing property values. Without a higher percentage of

affordable housing, renters like me would be priced out of these communities. By providing affordable housing near transit hubs, we can significantly reduce transportation costs. Proximity to reliable public transportation means we can save money, allowing us to allocate more of our income to other essential needs.

In addition, affordable housing in TOD areas can provide greater access to job opportunities, education, and other essential services. Proximity to transit can open up a wider range of employment options, potentially leading to better job matches and higher wages. This can significantly improve the quality of life for renters like me.

Given these compelling reasons, it is clear that a higher percentage of affordable housing in TOD projects is essential. A commitment to 15% affordable housing, or at least the upper limit of 10%, would better align with the goals of fostering inclusive, sustainable, and thriving communities.

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, 8 August 2024 4:24:38 PM

Submitted on Thu, 08/08/2024 - 16:24

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

Ryde 2112

Please provide your view on the project

I object to it

Submission

Can you advise how Concord Rd will cope with 16,100 houses with say 2 or 3 vehicles per house exiting and entering their driveways onto Concord Rd. It is already a bottle neck at peak times and impossible to get around up to Ryde Rd. State government is destroying the lovely grand brick homes in this area and replacing with ugly duplexes or high rises. You are ruining our state. I object most vehemently.

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, 8 August 2024 4:36:30 PM

Submitted on Thu, 08/08/2024 - 16:36

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

2137

Please provide your view on the project

I object to it

Submission

I believe the area is already heavily congested with traffic, which takes an extremely long time to clear during school zone times and peak hour traffic. Roads will not be changed to deal with the additional properties., and residents.

I don't believe this area is the correct area to rezone.

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, 8 August 2024 5:06:50 PM

Submitted on Thu, 08/08/2024 - 17:06

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

Five Dock

Please provide your view on the project

I object to it

Submission

There are significant consequences of development at this scale which are overlooked in the proposal - namely an increase in traffic in what already is a gridlocked area for the majority of the week, and schools and local medical facilities are already operating at over capacity. It takes longer to get from the inner west to the city, than from the western suburbs.

The inner west between Homebush and Haberfield is not a wasteland that can be claimed for high rises. It is a thriving community of people who have chosen the area for the suburban environment it provides.

To be rammed in, next to high rise buildings, will adversely impact the character of the area and the community. Furthermore, spreading pockets of dense high towers along the south of the Parramatta river is not the answer to our housing issues.

Surely, in-character medium to high development (i.e. lower rise, townhousing etc) would a better option?

If in London they can provide housing for a population much larger than Sydney in a smaller area without high rise vacant towers, then we can to.

Please don't erode the area, force people already living there to leave because of the need of developers to create buildings to sell at a profit.

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, 8 August 2024 5:44:55 PM

Submitted on Thu, 08/08/2024 - 17:44

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

Concord 2137

Please provide your view on the project

I object to it

Submission

Traffic around the north Strathfield and Homebush areas is already poor, with the Underwood Road roundabout and surrounding areas notorious for high levels of congestion and accidents. The proposed rezoning and future developments would significantly contribute to already congested roads (that exist due to previous poor planning with one major route into Sydney Olympic Park and Wentworth Point). How does council plan to accomodate the additional cars, parking requirements and traffic levels this would bring? It's unrealistic to point to close by public transport as the reality is cars will still be owned and driven

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, 8 August 2024 5:54:45 PM

Submitted on Thu, 08/08/2024 - 17:54

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Geoff

Last name

Lombardo

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Concord 2137

Please provide your view on the project

I object to it

Submission

The area does not have the infrastructure to support the proposed redevelopment . Traffic congestion is untenable on weekends and this will just make the issue worse with no regard for those that chose to buy in a quiet suburban 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, 8 August 2024 5:57:20 PM

Submitted on Thu, 08/08/2024 - 17:57

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

Burwood 2134

Please provide your view on the project

I object to it

Submission

I am concerned about the impact this would have on traffic. Homebush is already very congested especially with big events and this would make it worse. The station has limited connections and most people will drive to 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, 8 August 2024 6:29:58 PM

Submitted on Thu, 08/08/2024 - 18:29

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

North Parramatta

Please provide your view on the project

I object to it

Submission

I appreciate this opportunity to submit my thoughts on the Homebush rezoning proposal

I am a resident of North Parramatta, being born at Westmead hospital, I have lived in Australia my entire life and seen the opportunities this county can provide. I work in the portable air conditioning business. My role consists of maintaining, delivering and installing cooling systems for banks, police stations etc. As my skills are transferable to other companies, this allows me to work in different areas of greater Sydney. The only issue I encounter is that there is not enough affordable housing for these areas.

I believe that affordable housing set in perpetuity is an important thing to maintain. Another thing is that there should be no range for affordable housing, the highest percentage of 10% should be met.

Thanks for your considerations.

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, 8 August 2024 6:35:06 PM

Submitted on Thu, 08/08/2024 - 18:34

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

I do not support the TOD Homebush plan, as it destroys the North Strathfield community I have grown up in and the only family home I have known. I am 23 years old. This proposed rezoning is not the way to solve the housing crisis by displacing my community and destroying all our family homes.

TOD Homebush is a disastrous plan... where is the infrastructure to support such population growth: schools, hospitals, libraries, medical centres, community centres, sporting sites and more transport. More transports modes will be needed as the trains are already packed and the metro will be full by the time it is built.

Our local roads are congested and gridlocked during morning peak and from school pickup onwards until late in the evening. There is only one way in and out via George Street for car access to the cul de sacs north of Pomeroy St, North Strathfield.

We are surrounded by units so we have done the heavy lifting to add to existing housing stock, as the majority of old industrial sites have been replaced, with more units coming online along George Street within the next two years. There at least three building sites at present along George St which will add another 1000+ units to a street which has one entry and exit point. These new developments are not accounted for in the TOD Homebush plan.

Leave North Strathfield alone, it is the wrong place for this plan. R2 for North Strathfield from Pomeroy to Conway Ave, no to high rise R4, we need housing diversity not just wall to wall high rise. All this plan does is help developers, it will not help me access housing. Instead my family home disappears under high rise.

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, 8 August 2024 6:40:05 PM

Submitted on Thu, 08/08/2024 - 18:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

barbel

Last name

winter

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Newcastle

Please provide your view on the project

I object to it

Submission

the labor government promised up to 15% social/affordable housing in all Tier 1 ToDs
the allocation is way too low

I expect the Libs to be in the developers pockers

this is not worthy of a Labor Government..

how does this deliver to essential workers and deliver socially just outcomes??

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, 8 August 2024 7:38:09 PM
Attachments: [8-august-2024---minister-paul-scully---submission---tods---teresa-brierley.pdf](#)

Submitted on Thu, 08/08/2024 - 19:36

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Teresa

Last name

Brierley

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

SPEERS POINT 2284

Please provide your view on the project

I am just providing comments

Submission file

[8-august-2024---minister-paul-scully---submission---tods---teresa-brierley.pdf](#) (48.96 KB)

Submission

I have uploaded a file which outlines my wish for consideration to be given to increasing the percentage of affordable housing in TOD's.

I agree to the above statement

Yes

8 August 2024

Teresa Brierley

[REDACTED]

Speers Point. NSW 2284

[REDACTED]

[REDACTED]

The Hon. Paul Scully
Member for Wollongong
Minister for Planning and Public Spaces

Dear Mr. Scully,

Thank you for progressing the proposed Transport Oriented Developments (TOD) for NSW across the initial six influential sites in Sydney.

I have read and applaud the proposals for Hornsby, Macquarie Park, Bellavista and Kellyville, Bankstown, Crows Nest and Homebush. Having just spent time at a Conference in Brisbane City I was impressed by the number of apartment-living options, with good availability to the city precinct and modes of transport. As well as during the day, the city was a hub of activity in the mornings and evenings.

I note the total number of dwellings across these six locations is estimated to be 62,155. However, the proposed number of affordable housing at the lower end would only be 2,835 or 6,190 at the higher proposed end.

You will note that I live in the Hunter and am concerned that this lower end of providing affordable housing in the Sydney roll out of TOD's will also be applied to the nine "Tier 2" stations in the Hunter. We in the Hunter need at least 15% affordable housing options in our roll out.

I believe there needs to be an increase in the percentage of affordable housing provided in this much needed initiative. Could you and your department please consider raising the affordable housing allocation to 15% for these developments?

As a member of the Catholic Church and the Hunter Community Alliance, I am very aware of the cost-of-living pressures faced by many who live in the Hunter and the prohibitive cost of housing for many. Affordable Housing would allow many who provide essential services to those living in the Hunter and particularly those who work in the Newcastle and Lake Macquarie areas an affordable place to call home. As part of the Hunter Community Alliance, I have heard many stories from people who are unable to afford to rent and certainly are unable to buy a home. The situation is quite desperate.

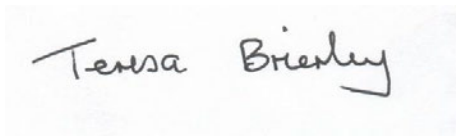
As you know, essential to these developments is the provision of green space, community facilities and services. While I was in Brisbane, I did not need to use my car once and could walk to the Brisbane Convention Centre, shops, Southbank, church and restaurants. This is good for our health, the environment and well-being.

I believe the intention is for people to be able to afford to live, work and socialize locally.

I ask that you please consider an increase in the proposed percentage provision of affordable housing in the "Tier 1" Transport Oriented Developments. I believe this outcome would then have a flow-on effect to the provision of the "Tier 2" TOD's in the Hunter. I also think that these affordable housing options need to be in perpetuity.

Having a village feel to these proposed developments is achievable with good planning. Increasing the affordable housing component of these developments would provide a greater diversity of people who would have access to these housing changes.

Thank you for considering my request.

A handwritten signature in black ink that reads "Teresa Brierley". The signature is written in a cursive style with a large, stylized 'T' and 'B'.

Teresa Brierley

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, 8 August 2024 8:06:37 PM

Submitted on Thu, 08/08/2024 - 20:06

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Alan

Last name

Chiswick

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

To the DPIE,

Thank you for the opportunity to provide feedback on the Homebush State-led Rezoning draft. As a resident at [REDACTED] Mena Street North Strathfield for over 50 years I am pleased we look like ending all the uncertainties of this past decade and it is great to finally see this clear plan. A decade of uncertainty since the original Urban Growth Plan was released so it is very welcomed to finally see a plan with a definitive execution date.

As a group in this block we would like to see the entire block have a FSR OF 3.2:1 similar to near by blocks.

We feel that as we are so close to both North Strathfield RailwayStation, North Strathfield Metro and Concord West Railway Station we would meet many of the guiding principles for an increased FAR and height.

There has been so much uncertainty over the past decade and I look forward to this being resolved.

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, 8 August 2024 10:05:15 PM

Submitted on Thu, 08/08/2024 - 22:04

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

██

████████████████████ & Postcode

2135

Please provide your view on the project

I am just providing comments

Submission

Hi,

I would like to provide some commentary on the proposed accelerated development precinct.

As a resident in the council area adjoining Homebush it is concerning at the significant number of units that are likely to be added into an already very densely populated community.

Building more housing is an excellent initiative and close to transport is quite favourable of course.

My local area has a number of issues that may need to be addressed or risk creating a poor

living environment.

Smoking/general smell

It is near impossible to walk down the street without being accosted by constant second hand smoke. It's beyond comical at this point with people lighting up in front of shops, bus stops and trains. Multiple times we had to leave Strathfield Park due to patrons smoking in areas clearly marked as non smoking.

Strata

The NSW state government is planing to directly approve unit blocks above 60mil in value (50-100 units approx). My experience with strata has been plagued by bankruptcy and fraud in just a few years. It seems these schemes, especially the bigger ones are prone to issues of corruption and are serviced by unprofessional and predatory industries.

Crime

This area is already known for drug deals and has lots of police sirens.

Failure to address these issues will result in a hellscape for locals and will cause residents to leave.

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, 8 August 2024 10:43:42 PM

Submitted on Thu, 08/08/2024 - 22:43

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

Wentworth Point, 2127

Please provide your view on the project

I support it

Submission

Thank you for the opportunity to make comments on the proposed Homebush TOD. I support the proposal generally. I particularly welcome the opportunity to extend and improve the cycling network within and through the precinct. Let's close the bike path gap between Strathfield and Olympic Park, creating a safer connection to the Cooks River cycleway network.

However, I would like to request one aspect of this TOD be improved: that land be reserved to expand the road space and priority for buses on Underwood Road.

I live at Wentworth Point and am a daily user of buses to get around. The 526 bus connects Burwood, Strathfield, Olympic Park, Newington, Wentworth Point and Rhodes via Underwood Road, Homebush. In peak hours this bus route is not too bad. In the off peak period the severe traffic congestion on Underwood Road from the DFO traffic can make

individual buses an hour late. Sometimes I've found it quicker to walk 40 minutes home from Newington rather than wait for a delayed 526 bus. Unreliability also makes it difficult to use the 526 bus as part of a multi leg trip, such as connecting to the 525 parramatta bus at Newington. It also impacts on outbound buses from Rhodes station, because the drivers still need their rest breaks before they can turn around and start the next service. In this way delays started on Underwood Road are propagated to passengers in the surrounding suburbs, impacting on the reliability of key connections.

Bus lanes on Underwood Road, combined with the intersection upgrades at Homebush Bay Drive and other bus priority measures (like traffic signal priority) could mitigate some of these problems. The DFO traffic problem is complex and I appreciate that the Homebush TOD isn't intended to solve it. I also recognise that this problem already exists, and that the new residents of the TOD precinct won't cause it. However, the redevelopment of property along Underwood Road creates an opportunity to make things better. The success of this precinct may be judged by how well it manages this challenge.

A wider road reservation could provide T way lanes that allow buses to skip traffic queues. Beyond regular neighbourhood buses and special event buses, this could also support future bus rapid transport lines that would connect to Olympic Park. This lane space could also support future extensions of the light rail from Olympic Park. Finally, even if the land is not used for roads or T-ways, it could support higher quality active transport infrastructure and tree canopy planting along the street. This is only possible if the space is reserved now, before it is intensively redeveloped and further fragmented.

I therefore recommend that DPHI include a road widening reservation along the frontages of properties to Underwood Road, combined with an FSR incentive to ensure that developers are encouraged to amalgamate these properties into their developments.

Kind Regards and all power to you in delivering this 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: Friday, 9 August 2024 12:59:14 AM

Submitted on Fri, 09/08/2024 - 00:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ryan

Last name

Nguyen

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

I am living in Rhodes now.

Submission

Thank you for the opportunity to submit to the Homebush TOD.

I'm on my last semester of Master Degree at Western Sydney University. I have moved out from my family for 3 years to live independently and also because I want to live in the Western Sydney area with a more diverse culture and and more accessible to dynamic environments, closer to work and Uni, compare to Northern suburbs where my family live. During this 3 years of living independently, I have moved 6 times, among which at least 4 times were due to the increase in rent and I was not be able to afford, even I always work maximum hours allowed during my study time and holiday time. I went from being able to afford my own space in a studio with the price \$300 to paying \$350 for a single room in a shared apartment and not even having my freedom to live because the landlord put the camera within the home for monitoring purposes.

I don't believe a range is helpful for affordable housing so I object to this submission. I believe 10% should be achieved, which makes a difference of 800 affordable homes for young people like me who are struggling a lot to settle. It would be ideal if we can have

15%.

I support gold and platinum quality buildings that should be accessible for people with disabilities and connections to the nature and community gathering spaces are not less important. I also want to see the displacement of existing low-cost households.

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, 9 August 2024 8:27:15 AM

Submitted on Fri, 09/08/2024 - 08:27

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

Please provide your view on the project

I object to it

Submission

North Strathfield should NOT be included in the Homebush TOD. It's Homebush for a reason and North Strathfield is not apart of Homebush nor in the same LGA as Homebush.

The infrastructure is not adequate enough in North Strathfield to cover all the extra homes and therefore cars planned for the area. The area defined in North Strathfield is a heavy traffic area with schools and college and a large entertainment precinct on George St and yet the roads are not adequate enough to sustain the extra population boom you intend.

The area highlighted in North Strathfield is along a river bank which is flood prone, which will also impact the natural environment and ecosystem and risk being flooded during excessive rain. Streets that back along the Cooks River are limited on what they can do and build there due to being in a flood zone. Therefore high density units and apartments are deemed too risky.

The TOD should focus on south of Parramatta Rd and focus on Homebush and Homebush West where there is more available land and vacant land residing along the Strathfield triangle as well - off Cooper St and Leicester Ave. That area should be the focus of the TOD and NOT 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: Friday, 9 August 2024 9:29:28 AM

Submitted on Fri, 09/08/2024 - 09:29

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

ANA

Last name

ZAMORA

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

CAMPBELLTOWN

Please provide your view on the project

I object to it

Submission

Hello my name is Ana Zamora

I have been in the childcare industry for over 10 years and resonate with the latin community and baptist organisations.

I wanted to take the time today to support those (including myself) who are looking for more affordable housing options in Sydney.

I strongly object to the proposed 5-10% and have a strong push for the government to provide a minimum of 10% but realistically need 15%. The difference would mean more than 800 affordable homes and much more if you commit to 15%.

The closeness to transport is essential for individuals who are needing to use transport options to get to and from their work, schools and those who need accessibility to resources. There is a large community of individuals in the Homebush area and they need options, people pay their taxes and contribute to our society and should be able to be in homes that are supported by regulated by non-for-profits.

I support the density for the area as I see there is a need.

Thank you for your time.

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, 9 August 2024 9:53:59 AM

Submitted on Fri, 09/08/2024 - 09:53

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

North Strathfield

Please provide your view on the project

I support it

Submission

Dear DPIE,

Thank you for the opportunity to provide feedback on the Homebush State-led Rezoning Draft Plan. As a resident of North Strathfield since 2005 it is great to see this clear plan. We have undergone over a decade of uncertainty since the original Urban Growth plan was released so it is very welcomed to finally see a plan with a definitive execution date.

I live George St North Strathfield which is part of the Conway Ave, George Street and Argonne Street block. There are several neighbours on this block that are keen to form a consortium and sell together. We were motivated to sell during the first phase back when Urban Growth were leading the rezoning and we are still very motivated.

As a group we would like to see that all the homes achieve an FSR of 2.8:1 instead of us being split into two blocks one being 2.2:1 and the other being 2.8:1. We feel this would

create an even playing field for all the neighbours and reduce challenges. We also fall into the category of our property falling in both FSR. We also would encourage the entire block to have an increased FSR of 3.2:1 similar to adjacent blocks. We feel that as we are so close to both North Strathfield Train Station, North Strathfield Metro and Concord West Station we would meet many of guiding principles for an increased FSR and height.

With the metro, rail, M4 access and cycleways our area is perfect to uplift along with it being equidistant from CBD to Parramatta. The fundamentals to support growth in the area have only strengthened over the last decade.

There has been so much uncertainty in the community for over a decade so we are very motivated to see this Draft plan be formalised into an approved plan in October/November so that we can start executing the plans vision and create certainty for our families.

Thank you and looking forward to hearing your feedback.



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: Friday, 9 August 2024 10:20:06 AM

Submitted on Fri, 09/08/2024 - 10:19

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

Hurstville

Please provide your view on the project

I object to it

Submission

Thank you for the opportunity to submit to the Homebush TOD.

My name is [REDACTED], and I work as a job coach for people with disabilities. I live in a shared apartment in Hurstville, where I pay \$400 weekly rent.

Recently, the property owner raised concerns about rising utility costs, particularly electricity. He requested that my roommates and I minimize our use of the air conditioning during the summer, especially in the evenings when temperatures are at their peak. The electricity bill for the last month exceeded \$280, which the landlord deemed unsustainable. He suggested that we limit our use of cooling appliances to cut down on costs.

As someone working to support individuals with disabilities in finding and maintaining employment, I understand the challenges of living on a limited income. The high cost of

living in Sydney is a significant burden, with rent consuming a large portion of my earnings. The restrictions on basic utilities only add to the difficulty of managing day-to-day expenses. The idea of finding affordable housing in the future feels more and more unattainable, especially with new developments likely to be priced out of reach for people like me.

I believe it is crucial that affordable housing be prioritized in these developments. I object to the proposed range for affordable housing percentages, as I don't believe it goes far enough. A minimum of 10% should be set aside for affordable housing, but ideally 15% would be better, ideally managed by not-for-profit organizations and kept affordable in perpetuity. This is necessary to prevent the displacement of existing low-cost housing and households and to ensure that those with modest incomes, like myself, can continue to live in areas close to essential services and public transport.

Additionally, I support greater density in these developments, as well as the inclusion of gold or platinum disability access standards. This will help create inclusive communities that are accessible to all residents, regardless of their physical abilities.

Thank you for considering my submission.

I agree to the above statement

Yes

Pomeroy and Allen Streets years ago. This is a necessary pre-condition of any redevelopment of the North Strathfield area between George Street and Underwood 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: Friday, 9 August 2024 11:21:17 AM

Submitted on Fri, 09/08/2024 - 11:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Truc

Last name

Nguyen

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

No

Info

Email

[REDACTED]

[REDACTED] & Postcode

2166

Please provide your view on the project

I object to it

Submission

Dear NSW Planning department,

Hope this message finds you well.

My name is Truc Nguyen, I am a youth worker at Mission Australia and an assistant organiser at Sydney Alliance. Due to the nature of my work, I have the opportunity to spend time with vulnerable individuals who are struggling with high rent, inconvenient housing location, and the constant increase of the price of groceries and other essential items. In several housing forums, I heard stories of renters/social housing dwellers having to walk for 20 minutes to get to the train station, which is not relatively convenient, especially when having the limited ability to walk (e.g. seniors, ect) and when walking with heavy groceries' bags and personal items. Besides, young people I have worked with have to walk the same distance or longer, taking around 20-30 minutes from the refuges to the

stations for school or university, which is not quite safe to walk back to the refuge, especially after finishing group meeting with classmates or a shift in the evening. Therefore, I believe more affordable housing near public transport is needed to ensure those who are already vulnerable are better supported, not further marginalised. I support for density, I support for more affordable housing being regulated by NGOs, and the guarantee of the consistency of 15% as promised by Minister Scully or at least 10% of affordable housing is delivered across different suburbs. Thank you for spending the time considering my submission.

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, 9 August 2024 11:23:03 AM

Submitted on Fri, 09/08/2024 - 11:22

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

North Strathfield 2137

Please provide your view on the project

I object to it

Submission

We have lived here for 44 years and we don't want to move we want to move and want this house to be passed on to the next generation. We say no to the proposed plan. No amount of money would compensate us.

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, 9 August 2024 1:03:12 PM

Submitted on Fri, 09/08/2024 - 13:02

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

I'm very concerned about the level of vehicular traffic along Pomeroy St. The proposal notes: "To reduce the demand on the Pomeroy and George Street intersection, a new local street has been proposed between Pomeroy Street and Conway Avenue."

This will not be anywhere near enough to deal with the increased traffic of this already very congested local road network. The proposed new street should successfully alleviate some traffic from George St, but still funnels all vehicles onto the already overly congested Pomeroy St, which the existing road network already leads to. If this proposal goes ahead, with the increase in density and traffic that it will bring, there definitely needs to be another road link to this area (north of Pomeroy St, west of the train line, east of Powells creek) that doesn't involve using Pomeroy St as the only way in or out.

Also, this new local street should be built as a priority, before any other density-increasing development takes place within 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: Friday, 9 August 2024 1:30:14 PM

Submitted on Fri, 09/08/2024 - 13:29

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Israt

Last name

Jahan

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Wiley Park

Please provide your view on the project

I object to it

Submission

Over the past 1.5 years, the relentless surge in rental housing costs has significantly affected our lives. Our rent has spiked three times, causing substantial strain on our finances. As a result, my partner has taken on additional work driving for Uber after their regular job, leaving us with minimal time to spend together. The unyielding pressure of managing the ever-increasing cost of living has taken a toll on our relationship and personal well-being, creating challenges in finding moments of relaxation and connection amidst the financial strain. It is imperative to see a tangible change towards more affordable housing options. we want 10% affordable housing.

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, 9 August 2024 2:00:01 PM
Attachments: [submission---15-17-cooper-st-strathfield.pdf](#)

Submitted on Fri, 09/08/2024 - 13:58

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

2067

Please provide your view on the project

I am just providing comments

Submission file

[submission---██████████-cooper-st-strathfield.pdf](#) (6.27 MB)

Submission

Hi

I am making the submission on be half of the owner of ██████████ cooper street Strathfield.

Please see attachment for the detail of the submission

Thanks

██████████

I agree to the above statement

Yes

Ms Kiersten Fishburn
Secretary
Department of Planning, Housing and Infrastructure
NSW State Government

Sent via: Online submission to ["Homebush TOD rezoning proposal"](#)

To Ms Fishburn,

RE: Landowner submission (██████████ Cooper St, Strathfield) in support for Homebush TOD Rezoning Proposal & Recommendations for Canada Bay LEP 2013

This submission on the Homebush TOD Rezoning Proposal (TOD proposal) is made on behalf of the landowners of No. ██████████ Cooper Street, Strathfield (Lots A & B in DP 945900). These sites are part of the 'Strathfield Triangle' area, and are currently zoned R3 Medium Density Residential under the *Canada Bay Local Environmental Plan 2013* (CBLEP 2013). Under the TOD proposal, the sites are proposed to be zoned R4 High Density Residential and supported by revised development standards.

The proposed amendments to the planning framework as detailed in the Explanation of Intended Effect (EIE) and Urban Design Report (July 2024) are greatly supported. The TOD proposal strongly aligns with the objectives of Sydney's Greater Sydney Region Plan 'A Metropolis of Three Cities' as well as the planning principles of the 'Eastern City District Plan', as it will provide housing supply in areas with access to jobs, services and public transport. The focus on integrated land use and transport planning will ensure future development results in the creation of sustainable urban communities.

The EIE, Urban Design Report, Draft Homebush Precinct Design Guide (Draft HPDG) and supporting documentation, have been reviewed, and the following issues and proposed recommendations are detailed in **Attachment 1**. The recommendations provided will ensure the vision and objectives of the TOD proposal succeeds in its implementation.

- **ISSUE #1: Inconsistencies between the Urban Design Report and proposed 'Site Amalgamation Map'**: The Urban Design Report's 'Illustrative Master Plan' creates building envelopes, which are subsequently used across various maps within the EIE, Draft HPDG, and supporting technical studies. The building envelope indicated for ██████████ Cooper Street varies from the proposed 'Site Amalgamation Map' in the EIE. This creates uncertainty regarding the required development pattern at this site.
Recommendation: Confirm that the 'Site Amalgamation Map' takes precedence over the indicative building envelopes within the Urban Design Report. Additionally, proceed with the 'Site Amalgamation Map' as exhibited.
- **ISSUE #2: Redevelopment is constrained by Lot Size Requirements of CBLEP 2013:** Clause 4.1A requires Residential Flat Buildings in the R4 High Density Residential zone to have a site area of 1,500sqm. This requirement was not noted in the EIE, Draft HPDG or the Urban Design Report, and is contradictory to the proposed development controls within the Draft HPDG. It will result in the isolation of sites which are <1,500sqm, meaning the vision of the exhibited controls will not be envisaged.
Recommendation: Remove the requirement for Residential Flat Buildings to have a minimum site area of 1,500sqm under Cl. 4.1A of the CBLEP 2013.

- **ISSUE #3: Homebush Precinct Structure Plan is inconsistent with proposed High Density Residential Development:** The Structure Plan shows the 'Strathfield Triangle' area as containing high density residential and medium density residential land. This is inconsistent with the proposed land use zoning, which applies the R4 High Density Residential zone, with applicable high density development standards in this area.
Recommendation: Amend the Homebush Precinct Structure Plan to reflect the proposed high density residential development within the 'Strathfield Triangle' area.
- **ISSUE #4: Clarity required on application of 5-10% Affordable Housing:** The EIE discussed an Affordable Housing rate of between 5-10% for all residential land, however limited information has been provided regarding the proposed affordable housing levy.
Recommendation: A sliding scale approach should be undertaken for the proposed levy, based on the Capital Investment Value of the project.

Thank you for your consideration of these matters raised. If you have any questions regarding this submission, please contact [REDACTED] or email me on [REDACTED]

Yours sincerely,

[REDACTED]

Attachments:

1. Detailed Submission from [REDACTED] Cooper Street, Strathfield

ATTACHMENT 1: Detailed Submission from [redacted] Cooper Street, Strathfield

Subject Site

The subject site for this submission is [redacted] Cooper Street, Strathfield. The site is located within the 'Strathfield Triangle' area of the Homebush TOD Precinct. Refer to Figures and Tables below for summary of the site information.

Table 1: Subject Site Details

SITE DETAILS	
Address	[redacted] Cooper Street, Strathfield
Legal Description	Lot A & B in DP945900
Area (combined)	Approximately 840sqm

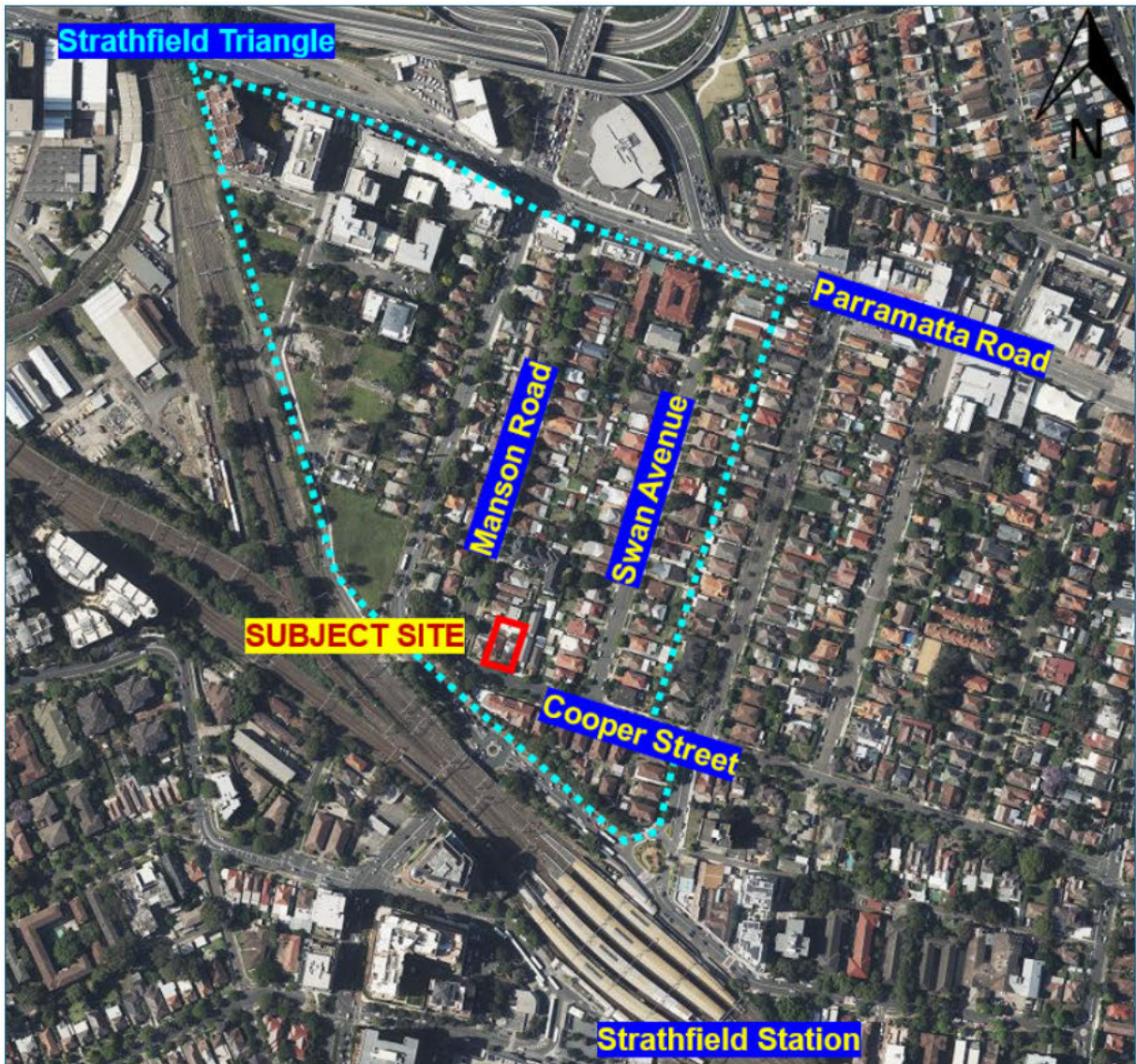


Figure 1: Subject Site Context (SIX Maps, 2024)



Figure 2: [Redacted] Cooper Street, Strathfield (SIX Maps, 2024)

Table 2: Existing and Proposed Planning Controls

CONTROLS	EXISTING	PROPOSED
EPI	<i>Canada Bay Local Environmental Plan 2013</i>	
Land Use Zone	R3 Medium Density Residential	R4 High Density Residential
Floor Space Ratio	0.5:1 mapped 0.7:1 under Cl. 4.42A	2.8:1
Height of Building	8.5m 9m under Cl. 4.3D	42m
Minimum Lot Size	450sqm	450sqm
Cl. 4.1A Lot Size Requirements	Medium Density uses (generally): 800sqm & 17-20m frontage	Residential Flat Buildings: 1,500sqm & 20m frontage
Heritage	Nil	Nil

The rezoning of the subject site from R3 Medium Density Residential to R4 High Density Residential, with supporting development standards is supported. The proposed planning controls on the site will enable the redevelopment of constraint free land, which will enable the supply of additional housing in well located areas.

ISSUE #1: Inconsistencies between Urban Design Report and proposed CBLEP 2013 amendment (including draft Homebush Precinct Design Guide)

The Urban Design Report proposed and tested planning controls, which were used to prepare the Explanation of Intended Effects (EIE) and the draft Homebush Precinct Design Guide (Draft HPDG). The EIE and Draft HPDG will form the new planning framework for this precinct.

The Urban Design Report includes an 'Illustrative Master Plan', which *"represents just one permutation of how built form and urban development within the Homebush Precinct may be realised"* (p36). This Illustrative Master Plan contains indicative building envelopes, which are subsequently used across various maps within the EIE, Draft HPDG, and supporting technical studies (e.g. Flood Impact Assessment and Public Domain reports).

In relation to [REDACTED] Cooper Street, the 'Proof of Concept' testing within the Urban Design Report, indicated that [REDACTED] Cooper Street would form part of the development site, along with 15-19 Cooper St, as indicated in Figure 3 below. This indicative building envelope was then replicated across various maps in the exhibited planning package.

However, the proposed 'Site Amalgamation Map' in the EIE and Draft HPDG, shows [REDACTED] Cooper Street as being required to form part of an amalgamated site to the east, along with other lots along Cooper Street and Swan Avenue. Refer to Figure 4 below.



Figure 3: Extract of 'Proof of Concept' (Urban Design Report, p101)

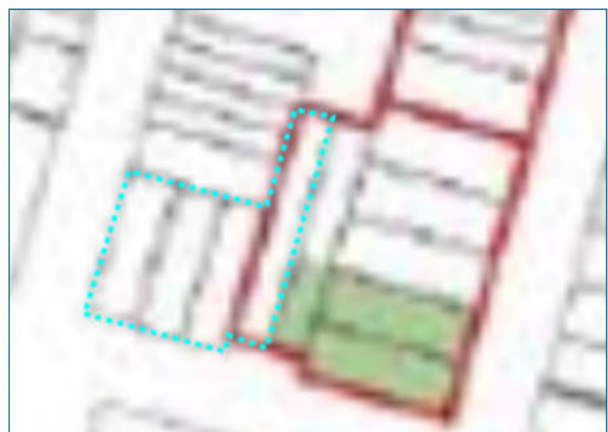


Figure 4: Extract of Site Amalgamation Map (EIE and Draft HPDG)

Recommendations for Issue #1:

- A. Confirm that the 'Site Amalgamation Map' in the EIE takes precedence over the indicative 'Proof of Concept' building layouts within the Urban Design Report. Certain basemaps of the exhibited material indicate the building layout from the Urban Design Report (i.e. showing redevelopment at [REDACTED] Cooper St as including part of [REDACTED] Cooper St). This does not provide consistency and clarity for how future development is to occur. As detailed in this submission, the area of [REDACTED] Cooper Street contains sufficient area for redevelopment.
- B. Proceed with the exhibited 'Site Amalgamation Map' which incorporates [REDACTED] Cooper Street into an amalgamated precinct. Constraints mapping indicated [REDACTED] Cooper Street is a recent development which is unlikely to undergo redevelopment (Urban Design Report, p28). Therefore, incorporating the site into the required amalgamated area will enable development standards from [REDACTED] Cooper Street to be applied elsewhere across the amalgamated area.

ISSUE #2: Redevelopment is constrained by Lot Size Requirements of CBLEP 2013

The realisation of the new planning controls for high density residential development will be greatly restricted by minimum lot size requirements under Clause 4.1A 'Minimum Lot Size for Certain Dwellings' of the *Canada Bay Local Environmental Plan 2013* (CBLEP 2013).

Section 2.11 of the EIE notes that the minimum lot size map for the 'Strathfield Triangle' area will remain at 450sqm, however does not detail the requirements of Cl 4.1A, which includes a minimum area of 1,500sqm and frontage of 20m for the development of Residential Flat Buildings. These requirements were not considered by the Urban Design Report, or the Draft HPDG. Rather, the Draft HPDG contains controls for apartments on sites <650sqm, 650-1,500sqm and >1,500sqm (p26), which is contrary to this restriction.

In relation to the area around [REDACTED] Cooper Street, the area of unconstrained land for redevelopment is approximately 2,700sqm. This area can be broken into two separate potential development sites, comprising of approximately 1,300sqm and 1,400sqm, as shown in Figure 5 and 6 below.

It is unreasonable to require the entire unconstrained area to undergo a single redevelopment. However, this area could accommodate two separate buildings, as envisioned in the Urban Design Report (p101). However, this is not possible due to the minimum 1,500sqm restriction of Clause 4.1A of CBLEP 2013. It is noted that both sites would achieve the required minimum site frontage of 20m.

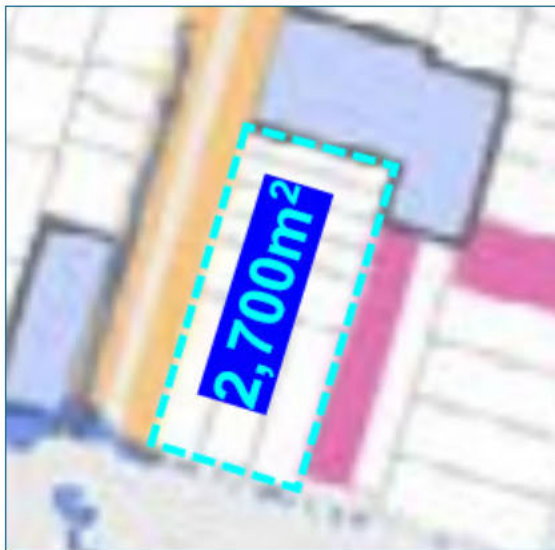


Figure 5: Extract of 'Constraints Map' (Urban Design Report, p28)



Figure 6: Indicative unconstrained development sites (SIX Maps, 2024)

Recommendation for Issue #2:

- A. Remove the requirement for Residential Flat Buildings to have a minimum site area of 1,500sqm under the CBLEP 2013. The EIE, Draft HPDG and the Urban Design Guide did not reference the 1,500sqm requirement as being essential to the development of the precinct.

Additionally, the removal of the 1,500sqm requirement prevents the inevitable issue of site isolation, which the Draft HPDG seeks to prevent (p36). Therefore, the reduced lot sizes will ensure the vision of the exhibited planning controls is achieved.

ISSUE #3: Homebush Precinct Structure Plan is inconsistent with proposed High Density Residential Development

The Homebush Precinct Structure Plan is identified within the EIE (p11), Draft HPDG (p11), Urban Design Report (p35) and throughout various supporting technical studies.

In relation to the 'Strathfield Triangle' area, the Structure Plan indicates a high density residential area and a medium density residential area. This is inconsistent with the proposed application of the R4 High Density Residential zone and applicable development standards across this precinct.

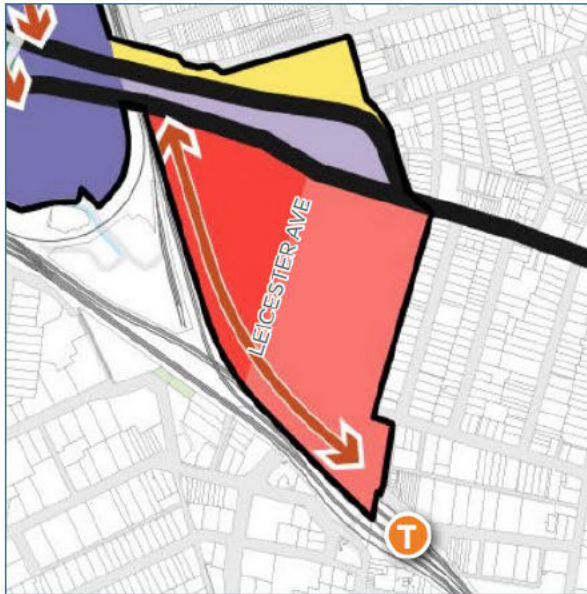


Figure 7: Extract of 'Structure Plan' (Urban Design Report, p11)

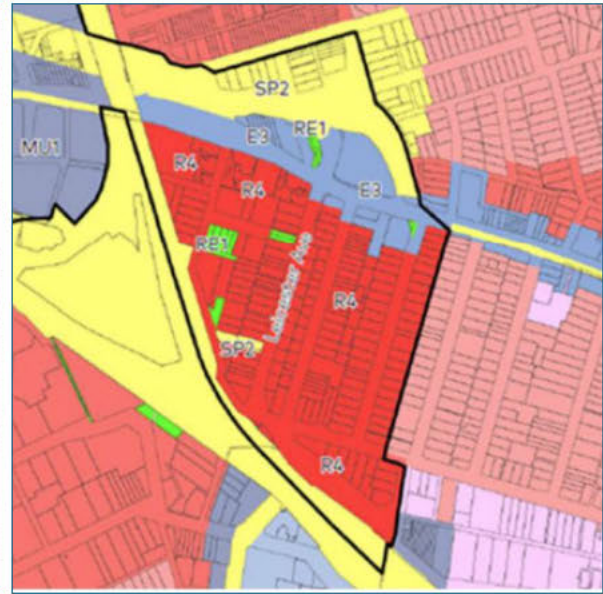


Figure 8: Extract of proposed Land Use Zone Map (EIE, p28)

Recommendation for Issue #3:

- A. Amend the Homebush Precinct Structure Plan to accurately reflect the proposed High Density Residential development across the 'Strathfield Triangle' area. This will ensure certainty regarding the future development in this area.

ISSUE #4: Clarity required on application of 5-10% Affordable Housing Requirements

Section 2.5 of the EIE discussed an Affordable Housing Contribution Rate of between 5-10% for all residential land, which will be introduced upon the rezoning of the precinct in November 2024. Limited information has been provided at this point in time regarding the proposed affordable housing levy.

Recommendation for Issue #4:

- A. A sliding scale approach should be undertaken based on the Capital Investment Value of the project, with small scale projects requiring contribution of 5% affordable housing, and State Significant Developments requiring a contribution of 10% affordable housing. This will ensure the application of 5-10% affordable housing as envisioned by the exhibition material is equitably distributed amongst development scales.

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, 9 August 2024 5:18:05 PM

Submitted on Fri, 09/08/2024 - 17:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Patricia

Last name

Miller

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

We have lived in Homebush proper for 23 years & have experienced the growth in apartment buildings over this time, with little growth in community spirit. We have a very transient population, made up of mostly students. It's all well & good to provide 'affordable housing', as there are people who truly need our help. But there are many who take advantage of hard working tax payers & stay in such housing for their whole lives. It can't be like the old 'housing commission' housing, where there were/are NO incentives for people to a. maintain the property & b. aspire to home ownership.

We would also not want to see our horizon view to change so that all we see are apartment blocks, as has already happened to our north-eastern view.

Adding another bureaucracy, to manage the affordable housing side of things, is also worrying.

The pedestrian access, for the apartments built between Parramatta Rd & the railway line is atrocious. Adding more apartments on the other side of the M4 will only exacerbate the

problem & the distance to any of those the railway stations mentioned, will be quite a walk.

Has anyone in the planning dept actually taken an actual walk around the proposed area?
And would they be prepared to live in the area themselves?

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, 9 August 2024 5:52:28 PM

Submitted on Fri, 09/08/2024 - 17:52

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

Thank you for the opportunity to provide feedback on the Homebush State-led Rezoning Draft Plan and finally agree to this clear plan. As a resident of Mena Street we have waited over a decade of uncertainty since the original Urban Growth Plan release to finally welcome a plan with a definitive execution date.

As a group of home owners who were very keen to sell during the first phase back when Urban Growth were leading the rezoning and are still very motivated to do so. I would also be keen to have from Mena Street through to Argonne Street be included in the same increased FSR of 3.2:1 which is similar to adjacent/nearby blocks. We are so very close to both North Strathfield Train Station, North Strathfield Metro and Concord West Train Station and would meet many of the guiding principles for an increased FSR and height. There has been so much uncertainty in the community for over a decade so we are very motivated to see this long awaited draft plan finally be formalised into an approved plan October/November this year so we can vision and create some certainty for our families

and neighbours.

Thank you and look forward to finally having this uncertainty resolved.

Cheers from

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: Friday, 9 August 2024 7:26:14 PM

Submitted on Fri, 09/08/2024 - 19:26

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

It is disappointing that this peaceful surb is going to be crowded, with worse traffic, problems with parking after the rezone. Rezone the suburb has negative impacts on local residents' quality of life. The surrounding local public schools, hospitals, and facilities need to be upgraded too in order to fulfill triple or more the number of residents' needs if the government forces to rezone in the end.

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, 9 August 2024 8:23:15 PM

Submitted on Fri, 09/08/2024 - 20:22

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

HOME BUSH (NSW)

Please provide your view on the project

I object to it

Submission

I object to building of high rises. They take away the sense of community. The area doesn't have infrastructure like roads, schools and shops to support this. The quality of high rises or even medium and low rises in Sydney is abysmal. Strata is good for nothing. These buildings are not built to accommodate families only single people. The families also need to live in 3+ bedrooms dwellings near the city to easily commute to and from work, pushing families out further west is not the answer. Please build transport infrastructure in areas further away rather than construction favoured money grab plans like these. This plans doesn't solve any problems. Quit listening to online vocal minority.

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, 9 August 2024 9:42:54 PM
Attachments: [homebus-rezoning.pdf](#)

Submitted on Fri, 09/08/2024 - 21:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Cong

Last name

deng

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

[homebus-rezoning.pdf](#) (52.51 KB)

Submission

We are very eager to see this Draft Homebush TOD Rezoning Proposal turning into an approved plan! ASAP.

I agree to the above statement

Yes

Dear Sir/Madam,

Thank you for the opportunity to provide feedback on the Homebush Rezoning Draft Plan. As a resident of North Strathfield since 2009 it is great to see this clear plan. We have undergone over a decade of uncertainty since the original Urban Growth plan was released so it is very welcomed to finally see a plan with a definitive execution date.

My family live in [REDACTED] NorthStrathfield, and we all strongly say “YES” to this plan.

As a group we would like to see that all the homes achieve an FSR of 2.8:1 instead of us being split into two blocks one being 2.2:1 and the other being 2.8:1. We feel this would create an even playing field for all the neighbours and reduce challenges. We also would encourage the entire block to have an increased FSR of 3.2:1 similar to adjacent blocks. We feel that as we are so close to both North Strathfield Train Station, North Strathfield Metro and Concord West Station we would meet many of guiding principles for an increased FSR and height.

With the metro, rail, M4 access, park, sport facilities and cycleways our area is perfect to uplift along with it being equidistant from CBD to Parramatta. The fundamentals to support growth in the area have only strengthened over the last decade.

There has been so much uncertainty in the community for over a decade so we are very motivated to see this Draft plan be formalised into an approved plan ASAP so that we can start executing the plans vision and create certainty for our families.

Thank you and looking forward to hearing your feedback.

Regards,
Cong

[REDACTED]
[REDACTED] North Strathfield#

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, 9 August 2024 10:28:40 PM

Submitted on Fri, 09/08/2024 - 22:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Thomas

Last name

Ye

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

Very good planning . Near train station.make more units more people living .thank you

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, 9 August 2024 10:36:15 PM

Submitted on Fri, 09/08/2024 - 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

Northstrathfield 2137

Please provide your view on the project

I support it

Submission

This is very good planning for this area. Make north stratified busy ,more jobs.

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, 9 August 2024 10:51:09 PM

Submitted on Fri, 09/08/2024 - 22:50

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

I am a resident and home owner in Concord West. I am strongly concerned that the government proposal will negatively impact livability and amenity of the area. Please note my following concerns:

- (1) Loss of greenery and open space - North Strathfield, Strathfield and Concord West will become concrete jungles. Even a junior high school Geography student could tell you that this does not facilitate water conservation.
- (2) Congestion of all sorts - increase in traffic, people, overcrowded schools, overcrowded trains to the city, etc.
- (3) No respect, no appreciation and insufficient priority allocated to heritage.
- (4) Increase in rubbish and waste - we have already seen how popular George St, North Strathfield is for illegal dumping.
- (5) Lack of parking - even R2 zoning areas are struggling with this. One block leads to 2 duplexes with 2 to 3 cars each resulting in 4-6 cars linked to one block that need to park

somewhere.

(6) Overdevelopment and congestion will inevitably create ghettos to some extent.

(7) Lack of infrastructure, eg. schools. I live in Concord West and don't even have access to a fresh fruit & veg shop.

(8) Overdevelopment and short cuts from developers will result in a cookie cutter approach to design resulting in ugly buildings.

(9) The proposed planning rules need improvement and more community consultation.

(10) The proposal might have good intentions but from a practical perspective good intentions are not enough.

(11) I fear that this proposal (if implemented) will be regarded as a major win by dodgy developers - so we end up with more Opal Towers, more major defects and disasters for those losing their lifetime savings.

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, 10 August 2024 6:49:59 AM

Submitted on Sat, 10/08/2024 - 06:49

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

North Strathfield

Please provide your view on the project

I support it

Submission

this is such a great thing your doing for our suburb thank you

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, 10 August 2024 8:16:09 AM

Submitted on Sat, 10/08/2024 - 08:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Alex

Last name

Taylor-Jackson

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

Well overdue, make sure there is zoning/zones for more shops/supermarkets to accommodate the new people

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, 10 August 2024 9:43:55 AM

Submitted on Sat, 10/08/2024 - 09:43

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 have lived in this area for all my life and it has always been a fairly busy area. The last 4 years it has gotten busier traffic wise. If there were 16000 homes added to the area it will turn into a parking lot on Parramatta road and surrounding suburban roads. I am aware the M4 is just there but I have noticed that traffic on Parramatta road is not much different. This change will also affect all the people who already live here as their streets will fill with cars from people going to train stations. I work in the construction industry and noticed that these type of apartments usually tend to be small and only able to accommodate 1 to 2 people, so makes it hard for people to develop a family community in the area. These developments will also tarnish the historic look of a lot the buildings around the homebush area. I think the government should look else where for something like this.

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, 10 August 2024 10:26:49 AM
Attachments: [240809-homebush-tod.docx](#)

Submitted on Sat, 10/08/2024 - 10:23

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

Croydon

Please provide your view on the project

I am just providing comments

Submission file

[240809-homebush-tod.docx](#) (14.61 KB)

Submission

I have attached a file with comments about the TOD at Homebush.

Could you please send a message to say this has been received. Am also wondering whether to expect a response to my comments.

Regards

[REDACTED]

I agree to the above statement

Yes

[REDACTED]
[REDACTED]
Croydon, NSW.

2132,

09/08/2024

Comments on:

The Proposed Pathway changes to support Transport Oriented Development

(Department of Planning and Development)

Comments Relate specifically to Homebush Precinct

1. My first comment relates to the difficulty of reading the Portal and getting to the area that you want to comment on. It is not straight forward and getting to the specific area you are interested in is difficult. I am sure there are many people who may like to express their concerns are turned off by the process.

2. I am a resident of Croydon but am in the same State electorate as Homebush, visit Homebush many times , have been involved in a Voluntary organisation in Homebush and have a general interest in our electorate,

3. My main concern (and confusion) relates to the heading “Key Features”, second dot point “Mandatory affordable housing contributions of between 5-10% for all new residential development in the precinct delivering between 805 and 1610 affordable homes in perpetuity and manages by a registered community housing provider”

It was only a very short time ago (not sure of exact date) that the NSW State Government announced that there would be a requirement of 15% Affordable Housing in these nominated areas. What happened to that promise?? I thought there was a commitment to providing Affordable Housing especially to assist people working in essential services (teachers, paramedics, nurses etc) to be able to purchase something closer to their workplaces. Can only think that Developers may have influenced this change.

4. Also why give a range of 5-10%. It is not hard to work out what a developer would opt for – 5% of course. Again this leads to me thinking that developers have influenced Government policy to the detriment of those that the Government should be providing services to ie the general population of NSW many of whom are struggling to get into the housing market at all. There should be a set percentage of Affordable housing and I would suggest this should be at the very least 15% as initially announced.

5. As the north of the railway is already very developed I am presuming that the focus will be on the south side of the railway, possibly west of the village where there are currently a lot of older style units that could be bought and demolished. The rents I believe are not as expensive as many other areas at present so what happens to the people that are displaced from reasonable rents? Pushed further west? Pushed into paying higher rents?

6. At no point in this part of the document is Social Housing mentioned. Affordable Housing is one thing but what of the thousands of homeless people and others on Housing waiting lists? The TOD seems to me to be the perfect opportunity of increasing Social Housing stock. Perhaps this is something for the State Government to take a stand on and truly assist the most marginal in our community.

7. I would hope that ultimately a reputable Community Housing group is nominated to manage this “Affordable Housing “ and that developers have no say in their work or that developers cannot become registered “ community housing providers” .

8. My limited experience with such developments has shown that there is often a lot of “smoke and mirrors” around the concept of Green space and other amenities. I hope this will not be the case in this precinct as it is already a very developed area and will ultimately house a large number of people needing more amenities.

Thank you for the opportunity to comment. I hope there will be an acknowledgement of receipt of these comments and is there any likelihood of a response to the issues raised?

Regards

[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: Saturday, 10 August 2024 1:06:02 PM

Submitted on Sat, 10/08/2024 - 13:05

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 am just providing comments

Submission

Subject: Opposition to the Proposed Rezoning of R3 Medium Density Residential to R4 High Density Residential in Homebush

Impact of High-Rise Developments on Crime:

- As a serving police officer, I have witnessed firsthand the correlation between the increase in high-rise developments and the emergence of higher levels of criminal activity. These dense urban environments can often attract organised crime syndicates, which see these areas as prime locations for their operations. This trend has the potential to lead to a significant rise in crime rates, placing local communities at risk and undermining the sense of safety and security that residents deserve.

Increased Demand on Police Resources:

- Furthermore, the inevitable increase in crime that accompanies such developments will necessitate additional police resources. Unfortunately, the state is already struggling to keep up with staffing and workload demands, making it increasingly difficult to provide the level of policing required to effectively combat this growing threat.

Contradiction Between Green Space Initiatives and Overdevelopment:

- It is commendable that efforts are being made to promote more green areas within our communities, yet this objective seems contradictory when high-rise developments are creating what is essentially a concrete jungle. These conflicting priorities not only impact the environment but also contribute to the social challenges that come with overdevelopment.

Challenges in Promoting Business and Job Growth:

- Additionally, while it's admirable that there are initiatives to improve business and promote job growth in the area, these efforts are undermined when visitors and locals alike are deterred by high traffic congestion and inadequate access. If people cannot easily reach or enjoy these spaces, the purpose of these economic improvements is defeated.

Extreme Traffic in the Area:

- The existing traffic congestion in the area is already at extreme levels, particularly around key locations such as Olympic Park, DFO, and George Street during school hours and weekends. The roads are narrow, and access to highways is nearly impossible due to heavy traffic. Introducing additional high-density developments will only exacerbate these issues, leading to even more gridlock and frustration for residents and visitors alike.

Conclusion:

- To preserve the character and liveability of Homebush, it is crucial to keep the area zoned as R3 medium density rather than rezoning to R4 high density.
- There are already sufficient high-density areas nearby, such as Sydney Olympic Park, Wentworth Point, Rhodes, and Parramatta Road. Turning Homebush into another concrete city would not only diminish the quality of life but also obstruct our view of the sky, erasing the last low-density area in the vicinity. Without careful consideration and proactive measures, there is a real danger that crime will increase, terrorising the community and diminishing the quality of life for all who live here.

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, 10 August 2024 3:36:53 PM

Submitted on Sat, 10/08/2024 - 15:36

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

North Strathfield 2137

Please provide your view on the project

I support it

Submission

Thank you for the opportunity to provide feedback on the Homebush State-led Rezoning Draft Plan, I fully support the proposal. As a resident of Mena Street we have waited over a decade of uncertainty since the original Urban Growth Plan release to finally welcome a plan with a definitive execution date. Now our lives will no longer be in limbo & we can plan for the future.

As a group of home owners we were very keen to sell during the first phase back when Urban Growth were leading the rezoning and are still very motivated to do so. I do however have some feedback regarding the design and FSR's. Having the storeys and FSR decrease as it goes down the street (Mena from George) 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.

It is also noted that Mena Street and Argonne Street blocks are within 700m to 800m of the new metro station and both heavy rail stations North Strathfield and Concord West Train Station. This would warrant a higher FSR and storeys to match that of Mena Street and Brussel street blocks as would meet many of the guiding principles to be a successful redevelopment of an area that is perfect to maximise the much needed additional housing this state requires.

I congratulate 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.

We're very motivated to see this long awaited draft plan finally be formalised into an approved plan October/November this year.

Thanks for your time.

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: Saturday, 10 August 2024 3:38:30 PM

Submitted on Sat, 10/08/2024 - 15:38

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 support it

Submission

Thank you for the opportunity to provide feedback on the Homebush State-led Rezoning Draft Plan, I fully support the proposal. As a resident of Mena Street we have waited over a decade of uncertainty since the original Urban Growth Plan release to finally welcome a plan with a definitive execution date. Now our lives will no longer be in limbo & we can plan for the future.

As a group of home owners we were very keen to sell during the first phase back when Urban Growth were leading the rezoning and are still very motivated to do so. I do however have some feedback regarding the design and FSR's. Having the storeys and FSR decrease as it goes down the street (Mena from George) 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.

It is also noted that Mena Street and Argonne Street blocks are within 700m to 800m of the new metro station and both heavy rail stations North Strathfield and Concord West Train Station. This would warrant a higher FSR and storeys to match that of Mena Street and Brussel street blocks as would meet many of the guiding principles to be a successful redevelopment of an area that is perfect to maximise the much needed additional housing this state requires.

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We're very motivated to see this long awaited draft plan finally be formalised into an approved plan October/November this year.

Thanks for your time.

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, 10 August 2024 3:40:56 PM

Submitted on Sat, 10/08/2024 - 15:40

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 support it

Submission

Thank you for the opportunity to provide feedback on the Homebush State-led Rezoning Draft Plan, I fully support the proposal. As a resident of Mena Street we have waited over a decade of uncertainty since the original Urban Growth Plan release to finally welcome a plan with a definitive execution date. Now our lives will no longer be in limbo & we can plan for the future.

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I congratulate 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.

We're very motivated to see this long awaited draft plan finally be formalised into an approved plan October/November this year.

Thanks for your time.

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, 10 August 2024 3:42:12 PM

Submitted on Sat, 10/08/2024 - 15:42

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 support it

Submission

Thank you for the opportunity to provide feedback on the Homebush State-led Rezoning Draft Plan, I fully support the proposal. As a resident of Mena Street we have waited over a decade of uncertainty since the original Urban Growth Plan release to finally welcome a plan with a definitive execution date. Now our lives will no longer be in limbo & we can plan for the future.

As a group of home owners we were very keen to sell during the first phase back when Urban Growth were leading the rezoning and are still very motivated to do so. I do however have some feedback regarding the design and FSR's. Having the storeys and FSR decrease as it goes down the street (Mena from George) 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.

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I congratulate 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.

We're very motivated to see this long awaited draft plan finally be formalised into an approved plan October/November this year.

Thanks for your time.

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, 10 August 2024 4:04:04 PM

Submitted on Sat, 10/08/2024 - 16:03

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

2135

Please provide your view on the project

I support it

Submission

Hi there,

I strongly support the Homebush rezoning proposal put forth by the Department of Planning, Housing, and Infrastructure. Addressing the housing shortage in well-located areas, particularly those within walking distance of train stations, is crucial. Strathfield train station, one of Sydney's largest with frequent train arrivals and departures every 3 to 5 minutes, is ideally positioned to accommodate increased residential development under the Transport Oriented Development Program. Many individuals and families would greatly benefit from living near the station and enjoying its convenience.

However, I have concerns regarding the proposed floor space ratio for the rezoning of land between the eastern side of Leicester Avenue, the eastern side of Swan Avenue, and north of Everton Road. The proposed ratio of 1.9:1 to 2.8:1 appears insufficient to achieve a

substantial increase in housing supply. I respectfully request that the Department reconsider this ratio to facilitate a greater number of housing units.

Thank you for your attention to this matter.

I agree to the above statement

Yes

2. Enhancing Local Economic Development

The proposed zoning changes will facilitate the development of new commercial spaces, which will stimulate local economic activity. By encouraging a mix of residential, retail, and office spaces, the rezoning will attract businesses and create job opportunities for residents. This economic boost will contribute to the prosperity of Homebush and its surrounding areas.

3. Improving Infrastructure and Connectivity

The plan includes enhancements to the local infrastructure, such as improved transport links and upgraded public amenities. These improvements will make the area more accessible and convenient for residents and visitors alike. The increased density will support more frequent and reliable public transport services, further promoting sustainable commuting options.

4. Fostering a Vibrant Community

The rezoning proposal aims to create a vibrant, mixed-use town center where people can live, work, and socialize. The development of parks, public spaces, and community facilities will foster a sense of community and enhance the quality of life for residents. Creating spaces where people can gather and interact will strengthen community ties and contribute to a more cohesive and engaged neighborhood.

5. Addressing Environmental Considerations

The proposal includes provisions for green spaces and sustainable building practices. These elements are essential for maintaining environmental balance and improving urban living standards. By integrating eco-friendly designs and practices, the development will minimize its environmental footprint and contribute to a healthier, more sustainable urban environment.

6. Aligning with Broader Planning Goals

The Homebush TOD Rezoning Proposal aligns with broader state and regional planning goals for growth and development. It supports the vision of creating well-connected, dynamic urban centers that can accommodate future population increases while enhancing livability and economic vitality.

In conclusion, I believe that the Homebush Town Centre Rezoning Proposal is a well-considered plan that will bring numerous benefits to the area. It will support sustainable growth, economic development, improved infrastructure, and a stronger community. I urge you to support this proposal and help ensure a prosperous and vibrant future for Homebush.

Thank you for considering my submission.

Sincerely,



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: Saturday, 10 August 2024 9:23:38 PM
Attachments: [submission-for-support-of-tod-program.pdf](#)

Submitted on Sat, 10/08/2024 - 21:22

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 file

[submission-for-support-of-tod-program.pdf](#) (39.07 KB)

Submission

I am writing to express my support for the Transport-Oriented Development (TOD) proposal for the Homebush area, where our home is located. This initiative represents a significant opportunity to improve our community and address the pressing need for more housing close to transport, services, and jobs. Please see my letter attached.

I agree to the above statement

Yes

10/09/2024

NSW Department of Planning and Environment
GPO Box 39
Sydney NSW 2001

Subject: Support for Homebush TOD Proposal with Recommendations for Effective Implementation

Dear Sir/Madam,

I am writing to express my support for the Transport-Oriented Development (TOD) proposal for the Homebush area, where our home is located. This initiative represents a significant opportunity to improve our community and address the pressing need for more housing close to transport, services, and jobs.

The Value of the TOD Proposal:

The TOD proposal is a step forward for Sydney, aiming to create well-connected, high-density communities around key transport hubs like North Strathfield. By focusing development in these areas, the plan helps to reduce urban sprawl, improve public transport usage, and foster vibrant, walkable neighbourhoods. This approach is not only practical but also essential for accommodating Sydney's growing population.

Big cities worldwide, including New York, London, Tokyo, and Paris, have successfully embraced higher density living around transport hubs. These cities demonstrate that with the right infrastructure, people can live conveniently without the need for private cars, leading to reduced traffic congestion, lower emissions, and a better quality of life. The TOD proposal for Homebush can help Sydney achieve similar outcomes.

Key Considerations for Successful Implementation:

While I fully support the TOD proposal, there are a few areas where careful consideration is needed to ensure its success:

Facilitating Property Amalgamation:

One of the challenges in implementing the TOD proposal is the need for property amalgamation, especially in areas currently occupied by duplexes. These properties may not attract significant offers from developers under the proposed zoning, making it difficult for owners to sell and relocate. To address this, I recommend increasing the Floor Space Ratio (FSR) for these areas. A higher FSR would make redevelopment more attractive to developers, ensuring that property owners receive fair compensation and encouraging a more consistent redevelopment pattern.

Building for a Sustainable Future:

The TOD proposal offers a chance to build for the future by promoting sustainable urban living. Higher density around transport hubs reduces the need for car ownership, which is not only beneficial for the environment but also aligns with global trends. Encouraging this shift towards a more sustainable lifestyle will help reduce our carbon footprint and make our community more resilient to the challenges of climate change.

Conclusion:

The Homebush TOD proposal is a forward-thinking plan that can significantly improve our community. By addressing the challenges of property amalgamation and focusing on sustainable urban growth, we can ensure that the proposal delivers on its promise to create a better, more connected, and more sustainable Homebush.

Thank you for considering my submission. I look forward to seeing the positive changes that this proposal will bring to our area.

Yours sincerely,

A solid black rectangular box used to redact the signature of the sender.

North Strathfield Resident

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, 10 August 2024 11:07:26 PM

Submitted on Sat, 10/08/2024 - 23:07

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

Abbotsford, 2046

Please provide your view on the project

I object to it

Submission

I object to this proposal. The current roads around the area can not support the extra housing. Roads and infrastructure must be in place and upgraded first.

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, 11 August 2024 7:50:41 AM

Submitted on Sun, 11/08/2024 - 07:50

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 Homebush

Please provide your view on the project

I object to it

Submission

Until the train line is improved and traffic on Parramatta road and Underwood road is improved it is ridiculous to allow an increase of potentially 16 thousand homes in this area. Traffic in this area is already horrendous of a morning and afternoon and allowing this increase would only make it worst.

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, 11 August 2024 9:02:26 AM

Submitted on Sun, 11/08/2024 - 09:01

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

2137

Please provide your view on the project

I object to it

Submission

The area does NOT have the infrastructure to support rezoning. Wait times for the local Concord Hospital have never been longer. Commutes to work or school have never been worse. The roads are already choked and congested most daylight hours. Build more schools (or expand the current schools capacities), hospitals, widened roads, enhanced carparks, bigger shopping centres, etc FIRST and BEFORE you try and deviate from low density.

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, 11 August 2024 11:35:15 AM

Submitted on Sun, 11/08/2024 - 11:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Leona

Last name

Zhu

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2144

Please provide your view on the project

I object to it

Submission

i just bought a property at homebush west near parramatta road. It is not fair that the government wants to develop more housing. There will be more drug addicts roaming the street and pulling down the house value. It will impact all of us.

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, 11 August 2024 2:07:52 PM

Submitted on Sun, 11/08/2024 - 14:07

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ardeshir

Last name

Bozorgmehr

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

This project would worsen the traffic in an already congested suburb - go and build your buildings in a less crowded suburb.

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, 11 August 2024 4:50:42 PM

Submitted on Sun, 11/08/2024 - 16:50

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 wholeheartedly support the Homebush TOD rezoning proposal. Increased density along well-serviced transport corridors is essential for Sydney to function effectively now and into the future.

I particularly support the proposal for the positive impact it will bring to future residents between Pomeroy St and Allen St. These residents will be just a few minutes walk from North Strathfield station, enabling them to access some of the best public transport in Sydney, through both the existing T9 heavy rail line and the new metro service. Furthermore, these residents will have equally convenient access to the commercial/retail precinct in the Bakehouse Quarter and the proposed commercial/retail precinct between Pomeroy St and Malta Street. Finally, these residents will be located within easy walking distance of the ample green space in Pomeroy Reserve, Ismay Reserve, Allen Street Reserve, Mason Park, Bressington Park & Bicentennial Park respectively, in addition to

the newly-created open spaces marked in the TOD proposal.

The rezoning between Pomeroy St and Allen St alone promised to enhance the lives of thousands of people. The rezoning in other parts of the Homebush TOD promises to bring similar benefits to other future residents, such as the proximity of the Strathfield Triangle to Strathfield station and shopping 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: Sunday, 11 August 2024 6:14:22 PM

Submitted on Sun, 11/08/2024 - 18:14

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

Whilst I support increasing affordability of living - the absence of addressing the inadequacy of the current roads / traffic congestion is alarming. At present Parramatta Road, Underwood Road/Australia Avenue, and Concord Road, are already facing extensive traffic congestion and challenges with backlogs and frequent accidents.

A significant undertaking of addressing the roads and infrastructure (outside of simply assuming the Metro will solve it all) needs to occur. Only once has this been addressed should investments in housing (which will no doubt be high density living arrangements) commence. Simply suggesting that bus services will be reviewed is not acceptable. I encourage anyone on the planning committee to spend 6 months living and commuting in the LEP. They will see that it is in significant need to improvement with the current housing footprint.

Connectivity being listed as the 3rd priority for urban design principles is tone deaf. It needs to be priority 1.

In addition - The reduction of minimum lot sizes also increases housing in the area (clearly as intended) which will significantly drive the price up of properties currently compliant with the previous minimum lot sizes. This will have the opposing intended impact of the affordability of property in the area. Developers will pursue these properties at a premium knowing they can build several on the same land, and this will continue inflating prices. The LEPs are already highly priced and this will do nothing to correct that.

I will also commend the plan for the delivery of an increased number of green spaces in the area. This is perhaps the shining light of positivity in an otherwise flawed 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: Sunday, 11 August 2024 11:37:54 PM

Submitted on Sun, 11/08/2024 - 23:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Matthew

Last name

Lane

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

Our opinion is Homebush has done its part in providing high density housing to NSW. Everywhere you look we have apartments. This has led to rubbish all over the streets, terrible traffic (round about at DFO, Bridge St, one lane going along parramatta road at the M4, bad build up near George St)...so even though we have the M4 tunnel, traffic is still really bad, this has reduced some traffic flow to the city but take a look around peak hour and you'll see things are bad.

Parking is also getting harder in Rochester St and surrounding suburbs like Majors Bay Road Concord.

Homebush station also gets no express trains.

It's time for suburbs in the east & lower north shore contribute to high density living. This is where most the decisions makers live right?

As residents we would support this plan if there were upgrades to train, LOCAL traffic conditions and more amenities. Show us a clear plan of development, saying we have the M4 tunnel and 3 train stations isn't enough.

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, 12 August 2024 12:01:42 AM

Submitted on Mon, 12/08/2024 - 00:01

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

2147

Please provide your view on the project

I object to it

Submission

I OBJECT to 5-10%

I want 10% (15% better)

Difference of 800 affordable homes. (much more if 15%)

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, 12 August 2024 6:51:29 AM

Submitted on Mon, 12/08/2024 - 06:51

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

mark

Last name

woodbury

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 feel the area of North Strathfield does not have the structure to support the increased number of people living in the area. George St, Pomeroy St or underwood rd. can not take any more traffic - at times the roads around the area are clogged especially around school drop offs and weekends and when events are being held at the Sydney Stadium.

The schools in the area are at near capacity - the trains now from North Strathfield and Concord West are already at capacity.

On top of this Units have already been approved in Conway ave and George st for multi story unit blocks which I feel will already stretch the capacity of the area.

The suggestion to run another road along the canal parallel to George st is ridiculous and will not solve any problem at all.

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, 12 August 2024 8:04:00 AM

Submitted on Mon, 12/08/2024 - 08:03

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 west

Please provide your view on the project

I object to it

Submission

I am not against the increase in housing in the local area, but do not believe that the height and size of buildings is either sympathetic to the area nor sustainable from the perspective of local roads etc.

From a personal perspective, apart from impact on amenities, I live in a heritage listed home, and have had significant restrictions placed on what I can do on my property. I would expect that surrounding construction would also be affected by such heritage orders, but these plans ride roughshod over those.

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, 12 August 2024 9:12:25 AM

Submitted on Mon, 12/08/2024 - 09:12

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

2135

Please provide your view on the project

I object to it

Submission

While i support the need to address housing issues, the zoning and planning around the North Strathfield region is illogical, and particularly concerning due to the heavy flood zone risk in that area.

The current layout of George Street and all the cul-de-sac streets that feed off this main road is challenging enough to navigate traffic and safety... and that's on a good day with no flooding. Adding surplus of apartment's to the cul-de-sac streets is of grave concern to the density, traffic, and safety of the area.

Digging up infrastructure near the river will further increase flood zones (no flood mitigation excuses will work here either, as we have seen with Parramatta Council and the construction occurring there, that it only WORSENS the problem)

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, 12 August 2024 10:08:48 AM

Submitted on Mon, 12/08/2024 - 10:08

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

I object to the proposal.

The Department of Planning, Housing and Infrastructure should not be allowed to rezone any suburban area without a majority approval by the existing property owners and residents.

Many people, including me, have invested a very large amount of money to purchase property in this area based on what they saw at time of purchase with the existing zoning. To make these changes without that approval means that the government is totally ignoring my rights as a citizen.

Secondly, it is a mistake to just develop more and more high-density housing for the increasing number of residents in the Sydney area. Making more and more high-density areas just diminishes the quality of life for all the existing residents as it just means

everything is then overcrowded.

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, 12 August 2024 10:45:02 AM

Submitted on Mon, 12/08/2024 - 10:44

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

2140

Please provide your view on the project

I support it

Submission

I support this project. I am a young person struggle with affordable housing in Homebush. The rent increased and I can't save money after paying my rent. I hope 10% of the housing to be used as afford housing.

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, 12 August 2024 11:23:29 AM

Submitted on Mon, 12/08/2024 - 11:23

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

2230

Please provide your view on the project

I object to it

Submission

Australia for the White man, the rest must go! Mass deportations now.

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, 12 August 2024 2:03:31 PM

Submitted on Mon, 12/08/2024 - 14:03

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Clifford

Last name

Apps

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 support it

Submission

Finally we have a State-led Rezoning Draft plan for the Homebush/North Strathfield area. Over the last decade we have undergone a period of uncertainty since the original Urban Growth plan was released. This plan builds on that.

I lived at [REDACTED] Brussels Street North Strathfield which is part of the Mena-George-Brussels block. We considered selling when Urban Growth was leading the rezoning. As a group, we would like to see the houses achieve a FSR of 2.8:1 instead of being split into two two blocks with conflicting FSR's. We would really like the entire block to have an increased FSR of 3.2:1, similar to adjacent blocks. Given our proximity to a number of railway stations and the upcoming North Strathfield Metro, we would meet many of the guiding principles for such an increase.

As I have said before, we have had to bear much uncertainty over the last ten years or so

and we would like to see this plan formalised and approved as soon as possible.

I agree to the above statement

Yes