

From: [Joina Mathew](#)
To: [DPE Bankstown TOD Mailbox](#); [DPIE PA Systems Productivity Policy Mailbox](#)
Subject: FW: Webform submission from: Proposed pathway changes to support Transport Oriented Development
Date: Wednesday, 17 July 2024 10:19:12 AM
Attachments: [image001.png](#)
[image002.jpg](#)
[image003.jpg](#)
[image004.jpg](#)

Hello Bankstown TOD team,

Just forwarding a submission we've received in our mailbox re the Bankstown TOD precinct.

Kind regards



www.dpie.nsw.gov.au



Subscribe to our [newsletter](#)

I wish to acknowledge the Traditional Custodians of the land and pay respect to all Elders past and present.

From: Planning Portal - Department of Planning and Environment

<noreply@feedback.planningportal.nsw.gov.au>

Sent: Tuesday, 16 July 2024 10:59 PM

To: DPE PS ePlanning Exhibitions Mailbox <eplanning.exhibitions@planning.nsw.gov.au>

Cc: DPIE PA Systems Productivity Policy Mailbox

<SystemsProductivity.Policy@planning.nsw.gov.au>

Subject: Webform submission from: Proposed pathway changes to support Transport Oriented Development

Submitted on Tue, 16/07/2024 - 22:58

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

[REDACTED]

Suburb/Town & Postcode

2200

Please provide your view on the project

I support it

Submission

I support and believe this is a fantastic idea that will assist in Sydney's housing crisis.

I do however believe the bottom boundary should extend further down Oxford Ave and across to Shelton Avenue as well. A 15 minute walk to the station is still very reasonable, and will expand the scope of what this project is trying to achieve.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:44 PM

Submitted on Tue, 30/07/2024 - 12:16

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

2200

Please provide your view on the project

I object to it

Submission

I object to it!!!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:55 PM

Submitted on Tue, 30/07/2024 - 21:07

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

Greenacre

Please provide your view on the project

I object to it

Submission

This is too many dwellings for an already congested area and will further crowd already busy streets. This needs to be reduced in line with a reasonable increase of population for the area.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:15:00 PM

Submitted on Wed, 31/07/2024 - 09:29

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████████

Last name

██████████

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

Yes

Info

Email

██

Suburb/Town & Postcode

2137

Please provide your view on the project

I support it

Submission

The project is basically good. The economics of the density and affordable housing don't make financial sense for land owners as there is not enough uplift in land values in the current plans. Duplexes are worth more as a duplex than the land is worth for high rise.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:54 PM

Submitted on Tue, 30/07/2024 - 12:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Von

Last name

Nguyen

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

Dear Department of Planning,

I am writing to object to Bankstown TOD rezoning proposal, as the density proposed is simply not enough for Bankstown, when it is considered a strategic centre.

Our community has seen significant growth in recent years, and while this is a positive development, it has also highlighted the need for enhanced infrastructure and housing. The amount of new dwelling is increasingly inadequate and does not meet the needs of our growing population.

We especially need more highrises near the new Bankstown hospital, from Meredith Street to Jacobs Street. Most of the lots in this area already have walk up apartments built on top and cannot be re-developed further. So the remaining lots in here should have even higher

density to accomodate for this offset.

I urge you to prioritize this development and consider the positive impact it will have on our community. I would be happy to meet with you to discuss this matter further and to offer any support necessary to advance these goals.

Thank you for your attention to this important issue. I look forward to your positive response and to working together to make our community a better place for all its residents.

Sincerely,
Vo

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:44 PM

Submitted on Tue, 30/07/2024 - 12:16

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

2200

Please provide your view on the project

I object to it

Submission

I object to it!!!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:43 PM

Submitted on Tue, 30/07/2024 - 10:50

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Linda

Last name

Azzi

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Yagoona

Please provide your view on the project

I object to it

Submission

Dear DPHI,

I object to the Bankstown TOD rezoning proposal. We need GREATER density around the new hospital and university. What has been proposed is abysmal and certainly not enough to cater for future population growth.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:43 PM

Submitted on Tue, 30/07/2024 - 12:15

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

2200

Please provide your view on the project

I object to it

Submission

I object to it!!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:41 PM

Submitted on Mon, 29/07/2024 - 18:26

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Benjamin

Last name

Cullen

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Stanmore, 2048

Please provide your view on the project

I support it

Submission

To Whom It May Concern,

I am writing to express my support for the Bankstown Transport Oriented Development (TOD) rezoning proposal.

This proposal builds on the Bankstown City Centre Master Plan (2021), ensuring smart, connected growth.

Focusing new housing near the metro promotes public transport use, reduces traffic and emissions, and encourages a walkable community.

New homes will stimulate local businesses, create jobs, and attract a diverse population, fostering a vibrant, inclusive community.

Improvements in infrastructure and amenities will meet the needs of the growing population, maintaining a high quality of life.

Easy access to the metro station and improved pedestrian and cycling paths will enhance connectivity and make Bankstown more attractive.

The Bankstown TOD rezoning proposal promises sustainable, strategic growth and improved livability. I fully support its approval.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:55 PM

Submitted on Wed, 31/07/2024 - 00:19

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Lisa

Last name

Karwoski

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

Dear DPHI Team,

I am writing to express my objection for the Bankstown TOD rezoning proposal. As a resident deeply invested in the future of our community, I believe that not enough density is proposed for the proposed plan. And adding in further density on top will significantly benefit our area. Especially at the Northern side of Bankstown where all the new health and educational infrastructure is located.

Bankstown is strategically located with access to existing infrastructure, public transportation, and community amenities. By increasing density, we can make more effective use of these resources, reducing urban sprawl and preserving green spaces on the outskirts.

Higher density development can stimulate local economic growth. More residents and businesses will drive demand for retail and services, creating job opportunities and contributing to a thriving local economy.

I urge you to consider these factors in your deliberations regarding the Bankstown rezoning plan. By further increasing the allowable density from the current proposal, we can support the growth of a dynamic, sustainable, and economically robust community.

Thank you for your attention to this important matter. I am happy to provide further insights or participate in discussions that may help in shaping a more effective rezoning plan for Bankstown.

Yours sincerely,
Lisa

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:51 PM

Submitted on Tue, 30/07/2024 - 20:50

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

Bankstown 2200

Please provide your view on the project

I object to it

Submission

This will cause more problems to parking and to the social community

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:50 PM

Submitted on Tue, 30/07/2024 - 15:47

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2200

Please provide your view on the project

I support it

Submission

Planning NSW

Hope you're well. I will like to say thank you for the opportunity to have our say regarding subject above draft proposal brought forward to our attention.

In writing, I like to share my view which will affect my properties at 1,3 and 5 Resthaven Rd, Bankstown with this 46m high rise tower proposal near by. The affect will be with Rate Financial Cost, Views, traffic, and Shade Cover etc.

Being very close to this proposal and

that was to happen, it is only fair to also considering changing the Zoning R4 from Street level 6 Storey high at 21m on the other side of Stacey St, Properties joining to Resthaven, Paire Vale Rd and Wattle St ending down Hillcrest Ave, Bankstown as shown photo attachment. That will blend in with the proposal you are requesting being nearby with this height building.

Also adding to this proposal, showing on the attachments, there must be a cross bridge with an elavator for the area Corner of Paire Vale Rd Stacey St connecting to the other side to the shopping centre. That should have happened long time ago with that much traffic we have today. Its not very safe crossing on the lights you have there with this much kids,elderly with disability people crossing the road which I have seen many time they were nearly being hit by vechicals. Yagoona Hume Hyw has it, why Stacey St, doesn't have one. You really need to think about that. That should be considered to be done asap.

Finally, please take this feedback letter to your member department and response back to me by email with the update proposals council plan to do.

My Details

[REDACTED]

[REDACTED]

Thank you

[REDACTED]

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:36 PM

Submitted on Mon, 29/07/2024 - 16:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Daniel

Last name

Mendes

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Chatswood 2067

Please provide your view on the project

I support it

Submission

I completely support this proposal.

More housing around that area will be instrumental for bringing down the cost of housing in Sydney.

I would however like to see more affordable housing set aside in this proposal as well as housing reserved for nurses, police, paramedics, firefighters and teachers.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:33 PM

Submitted on Mon, 29/07/2024 - 15:52

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

Bankstown 2200

Please provide your view on the project

I object to it

Submission

With rezoning in the last 5 years we have seen a significant increase in the number of residents in Bankstown. Most dwellings that are sold are being replaced with duplexes and granny flats. Some lots have gone from having one dwelling to four. It is known that in Bankstown families with multiple generations live in the same household. 12,500 new homes will more likely equate to another 50,000 residents in Bankstown at a minimum. Streets are congested with cars and traffic is at a chokehold. Streets are busy with cars trying to cut down on their journey time as they try to avoid the main streets with traffic lights e.g. Marion St/Edgar Street and trying to get to the Hume Highway to leave Bankstown or exiting the Hume Highway to come to Bankstown. With a significant increase in residents there are more cars than car spots which has led to cars parking on the council portion of driveways, blocking the footpaths for pedestrians to pass and parking on the front council grass.

Additionally, with relaxed restrictions around retaining mature trees especially when dwellings are being demolished, a significant number of large and mature trees have been cut down to make space for new dwellings to occupy every square metre of land. This has had an impact on local bird life, pollution and privacy. Western Sydney is already several degrees warmer than Sydney and the destruction of these mature trees removes shade and adds to the already warmer temperatures. Other councils are trying to increase their green canopy whilst ours is being demolished at an alarming rate.

The government has committed to build the new metro and is using this to justify the TOD rezoning proposal. There is already an existing train line service and the metro is unlikely to attract people to the area. A large portion of the working demographic in Bankstown work in trade related jobs, construction, couriers, food delivery drivers etc. They are not public transport commuters. The only outcome of building up to 12,500 new homes is it will increase congestion on the already congested streets of Bankstown. The map in the proposal has Stacey st as the Eastern border. Stacey st is already known as one of the worst roads in Sydney in terms of congestion. Where are all the cars going to park? An assumption seems to have been made that these future residents will walk to the metro station which is highly unlikely. The Bankstown area is heavily dependent on cars. Residents drive to the shopping centre, doctors appointments etc. For the small portion that do commute on the train to the Sydney CBD etc, they will be driving their cars to the station.

It is mentioned that a report by the NSW Productivity and Equality Commissioner, quotes that between 2016 and 2021, Sydney lost twice as many people aged 30 to 40 as it gained, with a net loss of 35,000 young people from the city, these people haven't left Sydney because of a lack of housing. They have left because Sydney has become overcrowded and expensive. Building up to 12,500 new homes isn't going to change the cost of living in Sydney, decrease congestion and it isn't going to bring down property prices. Bankstown and Sydney more generally is a lot more congested with people, cars etc now than it was between 2016-2021.

A large portion of this new housing will be apartments up to 25 storeys high. Residents will be forced into strata managed schemes and will have to ultimately bear the exorbitant costs of building repairs and defects. How will this lead to an improved quality of life for people?

The new metro is being described as a savior and the primary reason to justify another 12,500 homes. There is no mention of any other infrastructure to accommodate 50,000 new residents. The hospital has been overdue for an upgrade for quite some time and that was before the significant number of new residents in the last 5 years let alone another 50,000.

There is reference to Memorial and Griffith park being updated, these parks along with other parks in the area haven't been updated for decades.

Lastly, if all these new homes are necessary to accommodate record levels of migration, they should be evenly spread around Sydney. A large portion seems to have been allocated to Bankstown all on the basis of the new metro which is largely irrelevant to the residents of Bankstown due to the dependency on cars for their jobs etc.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:32 PM

Submitted on Sun, 28/07/2024 - 10:02

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ghassan

Last name

Dandan

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I support it

Submission

I am in support of councils proposal.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:30 PM

Submitted on Mon, 29/07/2024 - 14:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2200

Please provide your view on the project

I object to it

Submission

I live in a high rise in Bankstown CBD. While I am all for redevelopment and affordable housing, I believe current zoning already adequate.

I am surrounded by residential blocks up to 10 storeys. There is not enough street parking as you are lucky to have one park per unit but most couples have two cars.

Traffic is already heavily congested- it has taken me 20 minutes to drive home from the shopping centre which is a five minute walk away.

Cycleways are not a priority- it is far too unsafe to bike as feeder roads into Bankstown are all multilane e.g. the A3. The local population do not use bikes as transport, and I fear it will create more congestion and accidents on the roads.

I believe housing development should be concentrated in other adjacent suburbs along the metro line- i.e. Punchbowl, Lakemba, Wiley Park which are filled with low density ageing

red brick apartments and could do with revitalisation.

I fear Bankstown CBD is going to become overdeveloped like Hurstville and Wolli Creek.
The affordable housing promises never eventuate.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:28 PM

Submitted on Mon, 29/07/2024 - 12:52

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

2200

Please provide your view on the project

I am just providing comments

Submission

We need more car parks to. Each unit you build will only have 1 car space bu he tennants moving in will have at least 2-3 cars.

Our employees have limited parking in meredith street and the rest park on the street where it is not timed.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:28 PM

Submitted on Sun, 28/07/2024 - 20:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Rachel

Last name

Albuquerque

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2213

Please provide your view on the project

I object to it

Submission

Canterbury bankstown council has already worn the brunt of meeting state housing quotas with more dwellings than any other LGA. What is far more concerning is the lack of infrastructure, the congestion that already exists and the fact that the developments are so poorly constructed, home owners are left to foot the remediation bills later down the track. These targets need to be met elsewhere in the state. We've had our fair share.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:27 PM

Submitted on Mon, 29/07/2024 - 10:33

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Salim

Last name

Khan

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown NSW 2200

Please provide your view on the project

I support it

Submission

Agree to TOD program

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:24 PM

Submitted on Mon, 29/07/2024 - 12:50

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

2200

Please provide your view on the project

I object to it

Submission

I object to any forced acquisition of land by any government.

My concern is the value offered may be less than what is affordable in the near term when a house of equal value (close proximity to shops and services) becomes available to purchase. The urban design framework has a focus on prioritising land value around the metro, it fails to take into consideration

The government has a history of low balling home owners into submitting to their will leaving people in destitute situations where they cannot afford anything in the area which they once called Home. examples of this can be noted on the west connex project and it is well played out in the media.

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:20 PM

Submitted on Sun, 28/07/2024 - 08:02

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

2200

Please provide your view on the project

I object to it

Submission

I am writing to strongly object to the proposed rezoning and increased housing density in Bankstown. As a senior resident who has lived in this beloved neighbourhood for over 50 years with my family, I am extremely concerned about the potential adverse effects this development could have on our community.

Our neighbourhood has always been a quiet, low-density residential area, providing a peaceful and safe environment for all residents. The proposed high-density housing threatens to disrupt this tranquillity and drastically change the character of our community. The increase in population density will put a tremendous strain on our already limited infrastructure, including roads, public transportation, schools, and healthcare services, which are vital for elderly residents like myself.

Traffic congestion is already a significant issue in our area, and this development will

undoubtedly make it worse. More traffic means longer commute times and reduced safety for pedestrians and cyclists, including many seniors who rely on walking for exercise and mobility. The additional burden on our roads will also likely result in higher maintenance costs, which could be passed on to residents through increased taxes or levies.

Additionally, the environmental impact of such a development is deeply concerning. The reduction of green spaces and the potential for increased pollution are serious issues that need to be addressed. Our community has always valued its natural surroundings, and the proposed rezoning threatens to diminish these precious resources.

The social cohesion of our community is also at risk. A sudden influx of many new residents can lead to social fragmentation and a loss of the tight-knit community spirit we have cultivated over the decades. For more than 50 years, my family and I have known our neighbours, participated in community events, and supported each other. This development does not consider the importance of maintaining a balanced and harmonious community.

The potential for increased noise pollution is another major concern. High-density housing typically brings a higher level of noise, disrupting the peace and quiet that we have enjoyed for so many years. This noise pollution can negatively impact mental health and overall quality of life, especially for elderly residents like myself.

Moreover, the proposed rezoning could result in higher crime rates. High-density housing areas often experience increased crime due to the larger population and greater anonymity. This rise in crime would put additional strain on our local law enforcement and make our community feel less safe and secure, a serious concern for elderly residents.

Emergency services are also likely to be overwhelmed by the increased population density. Our local fire, police, and medical services are already stretched thin, and an influx of new residents would further strain their resources, potentially leading to slower response times and reduced effectiveness in emergencies. This is particularly worrying for seniors who may require urgent medical attention.

Furthermore, the economic implications of this development must be carefully considered. While increased housing may bring short-term economic benefits, the long-term costs associated with expanding infrastructure, increasing demand for public services, and potential property devaluation must be taken into account. The proposed development may not provide the sustainable economic growth that our community needs.

The council must also consider the precedent this rezoning would set. Approving such a drastic change could open the door to further high-density developments, fundamentally altering the character of our neighbourhood beyond recognition. It is crucial that we maintain a clear vision for the future of our community, one that prioritises the well-being and interests of current residents.

I earnestly urge the council to reconsider this proposal and prioritise preserving our neighbourhood's character, infrastructure, and environment. It is essential that any development in our area be carefully planned and managed to ensure it aligns with the long-term interests and well-being of the existing community.

Thank you for considering my objection. I sincerely hope that the council will take these concerns seriously and act in the best interest of our community.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:18 PM

Submitted on Sun, 28/07/2024 - 07:57

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

2200

Please provide your view on the project

I object to it

Submission

I am writing to express my strong objection to the proposed rezoning and increased intensity of housing in Bankstown, as a long-term resident of this community, I am deeply concerned about the potential negative impacts this development will have on our neighbourhood.

The proposed rezoning threatens to alter the character and essence of our community. Our area has traditionally been a peaceful, low-density residential neighbourhood, and the introduction of high-density housing would drastically change this dynamic. The increase in population density will undoubtedly strain our already limited infrastructure and resources, including roads, public transportation, schools, and healthcare facilities.

Traffic congestion is already a significant issue in our area, and the proposed development would exacerbate this problem, leading to increased travel times and reduced safety for

pedestrians and cyclists. The additional burden on our roads will also likely result in higher maintenance costs, which could ultimately be passed on to the residents through increased taxes or levies.

Moreover, the environmental impact of such a development cannot be overlooked. The loss of green spaces and the potential for increased pollution are serious concerns that need to be addressed. Our community values its natural surroundings, and the proposed rezoning threatens to erode these precious assets.

The social fabric of our community is also at risk. The influx of a large number of new residents in a short period can lead to social fragmentation and a loss of community cohesion. The proposed development fails to consider the importance of maintaining a balanced and harmonious community.

The potential for increased noise pollution is another significant concern. High-density housing typically brings with it a higher level of noise, which can disrupt the peace and quiet that current residents cherish. This noise pollution can have detrimental effects on mental health and overall quality of life.

Additionally, the proposed rezoning could lead to an increase in crime rates. High-density housing areas often experience higher crime rates due to the larger population and greater anonymity. This increase in crime would strain our local law enforcement and could make our community feel less safe and secure.

Emergency services are also likely to be overburdened by the increased population density. Our local fire, police, and medical services are already operating at capacity, and an influx of new residents would exacerbate their workload, potentially leading to slower response times and reduced effectiveness in emergencies.

Furthermore, the economic implications of this development must be carefully considered. While increased housing may provide short-term economic benefits, the long-term costs associated with infrastructure expansion, increased public services demand, and potential property devaluation must be weighed. The proposed development may not provide the sustainable economic growth that our community needs.

The council must also consider the precedent this rezoning would set. Approving such a drastic change could open the door to further high-density developments, fundamentally altering the character of our neighbourhood beyond recognition. It is essential that we maintain a clear vision for the future of our community, one that prioritises the well-being and interests of current residents.

I urge the council to reconsider this proposal and to prioritise the preservation of our neighbourhood's character, infrastructure, and environment. It is crucial that any development in our area be carefully planned and managed to ensure it aligns with the long-term interests and well-being of the existing community.

Thank you for considering my objection. I hope that the council will take these concerns seriously and act in the best interest of our community.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:16 PM

Submitted on Sun, 28/07/2024 - 08:00

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

2200

Please provide your view on the project

I object to it

Submission

I am writing to vehemently oppose the proposed rezoning and increased housing density in Bankstown. As a long-time resident of this community, I am deeply troubled by the potential adverse effects this development could have on our neighbourhood.

This rezoning plan threatens to fundamentally alter the character of our community. Our area has long been a serene, low-density residential neighbourhood, and the introduction of high-density housing would significantly disrupt this tranquillity. The surge in population density will place immense strain on our already overburdened infrastructure, including roads, public transport, schools, and healthcare facilities.

Traffic congestion is already a major issue in our area, and this development will only exacerbate the problem, leading to longer commute times and decreased safety for pedestrians and cyclists. The added pressure on our roads will also likely result in

increased maintenance costs, which could ultimately be passed on to residents through higher taxes or levies.

Furthermore, the environmental impact of such a development cannot be ignored. The reduction of green spaces and the potential for increased pollution are serious concerns that must be addressed. Our community values its natural surroundings, and the proposed rezoning threatens to diminish these vital assets.

The social cohesion of our community is also at risk. A sudden influx of a large number of new residents can lead to social fragmentation and a loss of community spirit. The proposed development does not adequately consider the importance of maintaining a balanced and harmonious community.

The potential for increased noise pollution is another significant concern. High-density housing typically brings with it a higher level of noise, disrupting the peace and quiet that current residents cherish. This noise pollution can have negative effects on mental health and overall quality of life.

Additionally, the proposed rezoning could result in a rise in crime rates. High-density housing areas often experience higher crime rates due to the larger population and greater anonymity. This increase in crime would strain our local law enforcement and could make our community feel less safe and secure.

Emergency services are also likely to be overwhelmed by the increased population density. Our local fire, police, and medical services are already operating at capacity, and an influx of new residents would further strain their resources, potentially leading to slower response times and reduced effectiveness in emergencies.

Moreover, the economic implications of this development must be carefully evaluated. While increased housing may provide short-term economic benefits, the long-term costs associated with expanding infrastructure, increasing demand for public services, and potential property devaluation must be considered. The proposed development may not offer the sustainable economic growth that our community needs.

The council must also consider the precedent this rezoning would set. Approving such a drastic change could open the door to further high-density developments, fundamentally transforming the character of our neighbourhood beyond recognition. It is crucial that we maintain a clear vision for the future of our community, one that prioritizes the well-being and interests of current residents.

I urge the council to reconsider this proposal and prioritize the preservation of our neighbourhood's character, infrastructure, and environment. It is essential that any development in our area be carefully planned and managed to ensure it aligns with the long-term interests and well-being of the existing community.

Thank you for considering my opposition. I hope that the council will take these concerns seriously and act in the best interest of our community.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:15 PM

Submitted on Sat, 27/07/2024 - 16:37

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

Bankstown

Please provide your view on the project

I object to it

Submission

No, this place is already overly populated as it is, I strongly don't think we need more high rise buildings here. The traffic is bad as it is already.

Very bad idea. I object.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:13 PM

Submitted on Sat, 27/07/2024 - 19:59

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

Bankstown, 2200

Please provide your view on the project

I object to it

Submission

I do not support this due to the pressing issues that our community is already facing. The main issue is overpopulation which has affected other aspects such as overcrowding in hospitals, deteriorating road conditions, limited parking availabilities, poor maintenance of public recreational spaces and facilities. Please address and fix the existing issues instead of exacerbating the problems this community is facing.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:11 PM

Submitted on Sat, 27/07/2024 - 19:31

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

2200

Please provide your view on the project

I object to it

Submission

I object to this because Bankstown is overpopulated. Traffic is terrible and trying to find street or parking is a struggle. We don't need anymore apartments or houses. Please stop making this place worse than it already is.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:09 PM

Submitted on Fri, 26/07/2024 - 13:59

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

■

Last name

■

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

Yes

Info

Email

■

Suburb/Town & Postcode

2200

Please provide your view on the project

I object to it

Submission

I object increasing in building heights in Bankstown area.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:07 PM

Submitted on Sat, 27/07/2024 - 19:19

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

2200

Please provide your view on the project

I object to it

Submission

I object to this because Bankstown is very crowded and already has too many people. There's too much traffic and congestion. Public transport is always full. Emergency hospital waiting time is horrible. Have to wait over 6 hours to even see a doctor. Roads are covered in pot holes.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:07 PM

Submitted on Fri, 26/07/2024 - 13:57

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

2200

Please provide your view on the project

I object to it

Submission

I object increase in building heights in south of Bankstown city centre.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:05 PM

Submitted on Fri, 26/07/2024 - 18:32

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

██████

Last name

████

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

Yes

Info

Email

██

Suburb/Town & Postcode

2200

Please provide your view on the project

I object to it

Submission

I do not support this because Bankstown is already congested. There's too many people, cars, houses, apartments we don't need anymore. It's a struggle to use public transport or utilise any facilities such as hospitals, medical centres, shopping centres, daycare, schools, park, roads and etc that tax payer money goes to. Building more housing is just going to bring more people to an over crowded, over populated and over congested area. Please reconsider and make this better place to live for the residents that already live here. Focus on things we need to fix such as the roads and emergency hospital waiting times.

Emergency waiting time is honestly ridiculous, I myself even waited days to have an urgent but simple operation and I never even got a hospital bed even though I was supposed to and promised a bed. The roads are atrocious there's potholes everywhere. We deserve better.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:04 PM

Submitted on Fri, 26/07/2024 - 13:11

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

2200

Please provide your view on the project

I object to it

Submission

I object increase of building heights in Bankstown area.

I do support the extended operation hours.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:03 PM

Submitted on Fri, 26/07/2024 - 14:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown 2200

Please provide your view on the project

I object to it

Submission

This is not sustainable. The hospital is already over crowded, wait times to see a doctor in the emergency department can often be 8 hours + already. By massively increasing the amount of homes and population this will only get worse.

In addition, the roads here are awful and ill maintained. By increasing the amount of people driving on them they will get worse and the forever potholes will only get worse.

And additionally, there are already a lot of traffic bottle necks here, by increasing the population without plans to create improved roads this will make this issue worse.

Before any rezoning is done we need at the bare minimum.

#1. Minimum of doubling the emergency department size to cater for the CURRENT population, any further planned increases need a further scaling up of the hospital capability.

#2: serious rework of how the roads here are managed / maintained. Existing contracts need to be re-evaluated because the current management is clearly ineffectual.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:14:00 PM

Submitted on Fri, 26/07/2024 - 11:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Natalia

Last name

Gabbar

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

Dear Assessing Officer,

I really wished to support this masterplan but I simply cannot. Bankstown has been one of the fastest growing suburbs with all the transport, healthcare and education facilities from state government funding. It also have two large regional shopping centres which people frequently visit.

Yet despite all this, the density uplift provided only adds minimum amount of housing required by the community. We NEED more housing compared to what's proposed in the TOD masterplan, especially near where all these new facilities are!

Please increase the density even further for Bankstown, to make it a true mini city that can rival Chatswood and make it a great place to live and work.

Regards,
Natalia

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:59 PM

Submitted on Wed, 24/07/2024 - 21:42

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

2200

Please provide your view on the project

I object to it

Submission

I'm sorry, I don't see capacity in Bankstown for a nest of mice let alone 12,500 more homes (which would likely be quadruple that if you consider the average family of 4 residing in those homes?)

Who in their right mind had this vision? Have you even seen our streets. You can't even park a car in any suburban street- they are fully congested.

Have you tried to enter the Bankstown shopping centre? Well on a Saturday at least, forget it! It's chocka block!

I think we all recall what we went through during covid suffering the worst lock downs based on and structured around our high density housing and the most congested LGA. It's evident we don't have this capacity.

Obviously an idea from someone who hasn't even stepped foot in this area.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:59 PM

Submitted on Fri, 26/07/2024 - 10:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jannet

Last name

Nguyen

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

Disappointed with the new masterplan. We need more housing in Bankstown as it's currently the most popular suburb for Vietnamese immigration. Not enough density has been proposed in the new plan

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:56 PM

Submitted on Wed, 24/07/2024 - 17:48

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

Bankstown 2200

Please provide your view on the project

I am just providing comments

Submission

It is interesting to note affordable housing for working people but how about including some social housing for single women on aged pensions who have the capacity to be priced out of units in the area and are vulnerable to becoming homeless?

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:54 PM

Submitted on Wed, 24/07/2024 - 21:05

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

Bankstown

Please provide your view on the project

I object to it

Submission

Dear DPHI,

Since 2008, I've resided in Bankstown, initially on Meredith Street and more recently on Jacobs Street. While I support the state government's initiative to expand housing in our area through the TOD program, I'm deeply concerned by the apparent oversight in capacity planning. Bankstown has undergone significant development over the past five years, yet essential services such as schools, medical centers, and hospitals are struggling with prolonged wait times and limited availability. Adjacent suburbs like Punchbowl, Wiley Park, and Belmore have not experienced comparable growth and as such should be considered as an alternative. Therefore, I strongly oppose and object to implementing this project in Bankstown.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:52 PM

Submitted on Fri, 26/07/2024 - 12:33

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

Bankstown

Please provide your view on the project

I am just providing comments

Submission

Due to the introduction of new homes and the metro there needs to be adequate parking available for the use of the trains and the metro. New homes means more traffic and more car spaces. Businesses in the chosen space have selected to target are already suffering from the lack of parking available. The opening of the university has affected the parking available for consumers that are serviced by the businesses. There has been an increase of businesses that are relocating and closing due to the lack of access. On average a consumer is looking for parking for over 30mins and only have 1 hour parking available. This will heavily affect the current businesses and staff.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:50 PM

Submitted on Mon, 22/07/2024 - 19:11

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

2196

Please provide your view on the project

I am just providing comments

Submission

Bankstown is overpopulated as it is. It's impossible to get anywhere efficiently due to constantly crowded Stacey street, Canterbury road and Hume Highway. Too many people and too many cars already, so can only imagine what it becomes when you add more residential area. Parking is impossible to find as is. We don't have enough parks, green areas and family areas already . Can you imagine how it would look like after more people moved here. We already have to waste unnecessary time to do a basic grocery shopping, doctors appointments and scans because it's impossible to find parking in the area where you're proposing reasoning!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:45 PM

Submitted on Fri, 26/07/2024 - 09:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Erica

Last name

Luu

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Yagoona

Please provide your view on the project

I object to it

Submission

Dear DPHI Assessing Officer,

I object to the new Bankstown TOD precinct, for the reason that it is simply NOT GOOD ENOUGH!

The amount of new housing proposed seems minimal compared to all the public infrastructure spending and investment spent on Bankstown as a strategic centre.

We need MORE housing in Bankstown, especially in the north near where the new hospital is built. As that's also where the new uni is located, as well as the commercial core of Bankstown.

Please give us more housing to what's proposed, we are in a housing crisis for god sake!

Erica

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:45 PM

Submitted on Mon, 22/07/2024 - 23:01

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

2197

Please provide your view on the project

I object to it

Submission

I agree to rezone but do not change a condition for duplex site requirement in Bankstown

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:44 PM

Submitted on Thu, 25/07/2024 - 18:12

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

2200

Please provide your view on the project

I object to it

Submission

Dear Bankstown Council Members,

I am writing to formally object to the Transit-Oriented Development (TOD) rezoning proposal currently under consideration. While I understand the intent behind such developments is to create more sustainable and connected communities, there are several significant concerns that I believe have not been adequately addressed in the current proposal.

1. Impact on Local Infrastructure

The increased density associated with TOD will place a considerable strain on existing infrastructure. Our current roads, and utilities are not equipped to handle the projected influx of residents and commuters. Without substantial and guaranteed improvements to

infrastructure, this development will lead to increased congestion, overburdened public services, and a general decline in the quality of life for current residents.

2. Environmental Concerns

The rezoning proposal does not sufficiently address the environmental impact of increased development. The loss of green spaces, increased pollution, and higher levels of waste are all significant concerns. The proposal needs a more detailed environmental impact assessment and a robust plan for mitigating these issues.

3. Community Character and Livability

Bankstown has a unique community character that could be compromised by the high-density nature of TOD. The proposed changes may lead to the displacement of long-standing residents and businesses, altering the social fabric of our community. Preserving the character and livability of Bankstown should be a priority, and any development should be sensitive to these aspects.

4. Economic Implications

While TODs can bring economic benefits, there is also the risk of negative impact of property values and rents,. The council should consider measures to ensure that economic growth benefits all residents, not just new ones moving into the area.

5. Insufficient Community Consultation

The consultation process for this rezoning proposal has been inadequate. Many residents feel they have not been given a proper platform to voice their concerns or contribute to the planning process. Meaningful community engagement is crucial for the success of any major development project.

Conclusion

In conclusion, while I recognize the potential benefits of transit-oriented development, the current proposal is flawed in several critical areas. I urge the council to reconsider or significantly revise the TOD rezoning proposal to address these concerns comprehensively.

Thank you for considering my objections. I look forward to participating in a more inclusive and transparent planning process that truly reflects the needs and desires of our community.

Sincerely,
Resident

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:43 PM

Submitted on Thu, 25/07/2024 - 23:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Kirraly

Last name

Northey

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

Not enough housing is proposed, we need MORE housing in Bankstown, especially the northern part where all the infrastructures are built

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:40 PM

Submitted on Thu, 25/07/2024 - 16:07

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Thomas

Last name

Bui

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

I completely object the new Bankstown TOD rezoning proposal, the amount of density uplift is disappointing compared to the original Bankstown Masterplan. We need MORE housing and building heights near the new Bankstown hospital, not less!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 31 July 2024 6:06:26 PM

Submitted on Wed, 31/07/2024 - 18:05

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Paolo

Last name

Polimeni

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I support it

Submission

I support the project

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:01 PM

Submitted on Wed, 17/07/2024 - 03:16

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

Wiley Park 2195

Please provide your view on the project

I support it

Submission

The development and re-zoning around a key transport link is sensible.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:28 PM

Submitted on Wed, 24/07/2024 - 02:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

David

Last name

Risteski

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2200

Please provide your view on the project

I am just providing comments

Submission

I believe if there is going to be re-zoning in Bankstown for housing it should also benefit people that already that are struggling with housing and not just used to gentrify this area. As Bankstown should be a community and people from here have a strong attachment to the area and by erasing this and not giving people the opportunity to stay it will just breed animosity as we can already see across the world the damage done to societies by destroying peoples sense of community and attachment to it.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:24 PM

Submitted on Mon, 22/07/2024 - 22:35

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2530

Please provide your view on the project

I object to it

Submission

Dear sir/madam,

In order to plan for developmental growth in Bankstown, we need proper and adequate infrastructure and transport networks including trains, buses and roads/parking to be able to handle the growth. Bankstown area is already congested and it will become more without such changes.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:15 PM

Submitted on Fri, 19/07/2024 - 19:21

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Andrew

Last name

Maunder

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown NSW 2200

Please provide your view on the project

I object to it

Submission

What plans have been made to solve the chronic traffic problem on Stacey Street - particularly around the Wattle St/Centro/Stacey Street intersection and to a marginally less extent the gridlock that is Rickard Road during peak times?

I have to endure ever increasing traffic jams on my daily commute to and from home (Bankstown) along Stacey St - with a massive proposed increase in residents the traffic congestion along Stacey St and Rickard Rd will only get worse.

Unless the Stacey St over the rail bridge is widened or cross street access permanently closed around Wattle St/Centro intersection plus at Greenacre Road, there will never be a solution the the traffic gridlock along Stacey St during peak times.

I agree to the above statement
Yes

We still get flash floods along the Hume Highway on Yagoona side near the station when there's heavy rainfall.

Congested roads aside, what is the plan for local parking when street parking is completely full and the shopping centre basically becomes a commercial hub?

Has anyone that actually lives in the area been consulted on just how bad the conditions will get?

Let's not forget that once the Metro gets commissioned, Bankstown becomes the starting point for an 'express line to the CBD'. What is the expected impact of increased commuter numbers from nearby suburbs?

If the masterplan gets completed, has a study been undertaken to determine what effects the population increase will have on neighbouring suburbs?

How are the schools going to manage increased student numbers without the facilities? Current primary and high schools are located on property with no viable expansion options except to become concrete jungles and build up. Like St Brendan's has. What is the point of having all the 'green' zones if your school's do not benefit.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:14 PM

Submitted on Sun, 21/07/2024 - 09:43

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

2200

Please provide your view on the project

I object to it

Submission

We are already overbuilt, overcrowded.

And where are the infrastructures to meet the demands of the new people. We need more hospitals schools etc before more highrise . I've lived in Bankstown for 30 years I can see Bankstown's livelihoods, the peaceful lifestyle of the old Bankstown are disappearing, replaced by overcrowded, bottleneck of many roads and security is a big concern.

How can you take more people with the high rise apartments when you don't build more schools, hospitals, green spaces, parkings, fixing the congestion on the roads? I totally object the plan and I think this plan will turn Bankstown into a stressful, messy place to live. Please do the Maths, the ratio of people to the ratio of school or the ratio of people to the ratio of parking or green space, hospital. It just doesn't work.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:09 PM

Submitted on Thu, 18/07/2024 - 08:29

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

2015

Please provide your view on the project

I support it

Submission

I support the uplift from the proposed CBC Masterplan. I just request that the State government look further into how it can support the increased density through changes to speed limits and traffic signals (TfNSW as a branch of the government) to prioritise pedestrian movements and cycling. Rickard Road is currently posted at 60kph which makes it hostile for walking and dangerous for cycling. The CBD's interface with Stacey Street and Hume Highway presents significant dangers to the increased population of the area proposed. The State should prioritise upgrades to these roadways to increase pedestrian safety and local amenity as part of this uplift in density. Improvements to the existing Bankstown Sydney Trains station (not the new metro station) should be provided. Excess land adjoining the rail corridors could be used to increase open space. The State may be able to assist in other areas as well, so that Council does not go it alone in this transformation of its primary hub which also serves greater Western Sydney.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:09 PM

Submitted on Thu, 18/07/2024 - 16:41

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

2200

Please provide your view on the project

I object to it

Submission

Dear Sirs,

We have no infra structure or streets or parking that can support this condensation in one area and will make it limited to those who are living in buildings in that surrounding.

We encourage you to invest in the streets and NBN lines that is in such bad condition that not only damaging our reputation as great country but effecting our style of life as well as Australian.

Regards,

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:13:04 PM

Submitted on Wed, 17/07/2024 - 15:54

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

2200

Please provide your view on the project

I object to it

Submission

This is a silly idea.

The past 5-10 years has seen way too many unit blocks and duplexes, along with granny flats being built in the area.

This has led to new traffic congestion issues in many streets in the area.

There are so many more cars now being parked out on the streets due to more and more people being crammed into higher density living,

If you cant fix the traffic issues you have created already, please don't add to it with this silly idea.

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 25 September 2024 12:12:57 PM

Submitted on Tue, 16/07/2024 - 11:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jessica

Last name

Hitchens

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2560

Please provide your view on the project

I support it

Submission

I would love to see some affordable housing in the heart of Bankstown, so I can live closer to my workplace

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 31 July 2024 11:37:10 PM

Submitted on Wed, 31/07/2024 - 23:36

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Charles

Last name

Hong

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

Dear Planning Team,

I hope this letter finds you well. I am writing to you as a resident that's concerned about the current plans for rezoning in Bankstown. I would like to respectfully request that the proposed density for this area be reconsidered and potentially increased. Especially near the new hospital and university between Jacobs Street and Chapel Road.

Bankstown is a vibrant and growing community with significant potential for development that can benefit the entire region. Increasing the density in the current rezoning plans would allow for Enhanced Economic Growth: Higher density can support local businesses by increasing foot traffic and attracting new enterprises. This, in turn, can create more jobs and foster a thriving local economy.

I understand that there are many factors to consider in rezoning decisions. However, I firmly believe that increasing density in Bankstown is a strategic move that aligns with broader regional planning goals and would provide long-term benefits for the community.

Charles

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Thursday, 1 August 2024 11:26:10 AM

Submitted on Thu, 01/08/2024 - 11:25

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jeanette

Last name

Bui

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

Dear Sir/Madam,

Re: Objection to Bankstown TOD rezoning proposal – Request for Increased Density Uplift

I am writing to formally object to the current Bankstown TOD rezoning proposal and to request a reassessment of the proposed density uplift. Especially around important infrastructures like the new hospital and university campus.

While I appreciate the DPHI's efforts to revitalize Bankstown and accommodate future growth, I am concerned that the current masterplan does not provide sufficient density to meet the long-term needs of our community. Bankstown is a key growth area, and the proposed density increases appear inadequate given the projected population growth.

Bankstown is expected to experience significant population growth over the coming decades. To accommodate this influx and avoid urban sprawl, a more substantial increase in density is necessary.

Higher density development supports more sustainable urban growth by promoting efficient land use and reducing the need for extensive transportation networks. It aligns with broader environmental and sustainability goals.

Given these factors, I believe that the proposed density uplift should be reassessed to allow for a greater increase. This will better align with the growth expectations and ensure that Bankstown develops as a vibrant, sustainable, and economically robust community.

Kind Regards,
Jeanette

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Thursday, 1 August 2024 11:36:38 AM

Submitted on Thu, 01/08/2024 - 11:36

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Lindsay

Last name

Chan

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

Dear DPHI Officer,

I am writing to express my concerns regarding the Bankstown TOD rezoning proposal and to formally request a reassessment of the density provisions, particularly in the areas surrounding the new hospital and university.

The current masterplan, while a step in the right direction, does not provide adequate density uplift in these critical zones. Considering the significant impact of the new hospital and university on the local area, a higher density uplift is essential to fully leverage the benefits these major institutions can bring to Bankstown.

The new hospital and university represent major investment in the Bankstown region, expected to drive economic growth and attract a significant influx of residents, students,

and healthcare professionals. Higher density development around these facilities will support the creation of vibrant, walkable communities and maximize the economic benefits of these institutions.

Increased density near the hospital and university will facilitate the development of more housing options, including affordable housing, which is crucial given the anticipated population growth. It will also create employment opportunities and support local businesses, contributing to a more dynamic and prosperous local economy.

In light of these considerations, I respectfully request that the Department of Planning and Environment review the current density provisions in the Bankstown TOD precinct and consider increasing the density specifically around the new hospital and university. This adjustment will help ensure that Bankstown's growth is aligned with the significant opportunities presented by these new developments.

Regards,
Lindsay Chan

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Thursday, 1 August 2024 12:38:10 PM

Submitted on Thu, 01/08/2024 - 12:37

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Beatrice

Last name

Azzi

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Punchbowl

Please provide your view on the project

I object to it

Submission

Attention DPHI Assessing Officer,

I am writing to object to the Bankstown TOD rezoning proposal as it stands and to request a reconsideration of the density provisions, particularly around the new hospital and university development sites.

While the masterplan is a commendable initiative for revitalizing Bankstown, it appears that the proposed density increases are insufficient, especially in the areas surrounding the new hospital and university. These significant developments represent pivotal growth opportunities for the region, and a higher density uplift is necessary to fully capitalize on their potential benefits.

Increased density in the vicinity of these institutions will support job creation and stimulate local businesses. By accommodating more residents and workers nearby, the area can experience enhanced economic activity and vitality, further boosting the benefits of these key developments.

The existing infrastructure surrounding these new developments is well-positioned to support higher density. By increasing density in these strategic locations, the masterplan will ensure that infrastructure investments are utilized efficiently and effectively, reducing the risk of future congestion and service shortfalls.

Thank you for your attention to this important matter. I look forward to your response and am available for any further discussion or clarification needed.

Beatrice Azzi

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Thursday, 1 August 2024 1:04:28 PM

Submitted on Thu, 01/08/2024 - 13:04

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Cheryl

Last name

Huong

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

Dear Sir/Madam,

I object to the new Bankstown rezoning proposal. I believe that the current density targets are inadequate, especially in the areas surrounding the newly planned hospital and university.

Increasing density around the hospital and university will stimulate local economic activity and create a more dynamic environment. It will also enhance the integration of these institutions into the community, improving the overall quality of life for residents and users of these facilities.

The development of the hospital and university is expected to drive substantial population growth. A higher density uplift around these facilities will help address the increasing

demand for housing. This is crucial for accommodating new residents and preventing housing shortages in the future.

The new hospital and university are pivotal to the future growth and economic development of Bankstown. However, the proposed density in their vicinity is too low to support the significant influx of people and activities that these institutions will generate. Increased density around these sites is essential to fully harness their potential and ensure that the surrounding areas can accommodate the anticipated growth.

Given these points, I respectfully request that the DPHI review the density provisions in the Bankstown precinct and consider a further density uplift around the new hospital and university. This adjustment will better align the masterplan with the growth expectations and maximize the benefits of these key developments.

Best Regards,
Cheryl H.

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Thursday, 1 August 2024 3:17:50 PM

Submitted on Thu, 01/08/2024 - 15:17

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Cindy

Last name

Watson

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Punchbowl

Please provide your view on the project

I object to it

Submission

Dear Assessing Staff,

I am writing to request an amendment to incorporate a significantly higher density uplift, particularly around the newly planned hospital and university sites. While I acknowledge the efforts made in developing the masterplan, I am concerned that the proposed density is insufficient to meet future needs and capitalize on the strategic advantages offered by these new institutions.

The surrounding area is predominantly characterized by existing walk-up apartments, which currently limit the scope for further redevelopment. These low-density structures, while providing some level of housing, restrict the potential for more intensive development that could better serve the increasing population and infrastructure demands associated with the new hospital and university. Therefore, the masterplan's current

density provisions fail to address the need for higher residential and commercial density in proximity to these key sites.

Higher density developments will stimulate local economic growth, create job opportunities, and support a diverse range of businesses. This aligns with broader strategic objectives for urban development and economic revitalization.

Increased density around key infrastructure reduces urban sprawl, promotes more efficient use of land, and supports sustainable transport solutions such as public transit and cycling, which are essential for a modern, eco-friendly city.

Given that the hospital will likely attract a high volume of healthcare professionals and visitors, it is imperative that the surrounding area is developed with higher-density residential and mixed-use buildings. This will not only provide much-needed housing but also support local businesses and services that cater to hospital staff and patients.

Universities typically generate significant student populations, faculty, and ancillary support staff. Higher-density developments in the vicinity of the university will facilitate convenient accommodation options for students and staff, reduce commute times, and foster a vibrant educational precinct. This could include a mix of high-rise residential apartments, student accommodation, and retail spaces that serve the academic community.

The current Bankstown TOD precinct does not adequately address the need for increased density around the new hospital and university. To fully capitalize on the potential benefits offered by these significant developments, I urge DPHI to reconsider the density provisions and incorporate a higher uplift around these key areas. This adjustment will ensure that Bankstown can accommodate future growth in a manner that is both sustainable and beneficial to the community.

Yours Sincerely,
Cindy

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Thursday, 1 August 2024 3:46:28 PM

Submitted on Thu, 01/08/2024 - 15:46

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Brodee

Last name

Lattouf

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

To Whom It May Concern:

I am writing to formally object to the current Bankstown TOD rezoning proposal, with particular concern regarding its inadequate provisions for density uplift in the areas surrounding the newly planned hospital and university. While the Masterplan provides a valuable framework for the development of Bankstown, it does not sufficiently capitalize on the potential benefits of increased density in these strategic locations. I urge DPHI to reconsider the zoning regulations with a view to accommodating higher density, especially around the new hospital and university precincts. The following points outline the rationale for this request and the issues with the current Masterplan.

1. Strategic Importance of Increased Density
 - 1.1. Alignment with Strategic Goals

The New South Wales Government's strategic planning documents emphasise the need to accommodate growing populations through increased urban density. The creation of a new hospital and university represents a significant investment in the region's infrastructure and knowledge economy. To fully leverage these investments, the Masterplan should align with broader strategic goals of densification around key amenities.

1.2. Maximizing Transit-Oriented Development

The new Bankstown hospital and university are to become focal points of transit-oriented development. Higher density around these hubs can reduce reliance on private vehicles, enhance the viability of public transport systems, and contribute to a more sustainable urban environment. The current Masterplan's density provisions appear insufficient to fully realize these benefits.

2. Existing Infrastructure and Community Needs

2.1. Addressing Housing Demand

The surrounding area already faces significant housing demand. The introduction of a new hospital and university will likely increase local population growth and, consequently, demand for nearby residential options. Higher density zoning would better accommodate this anticipated demand and provide a range of housing options for the growing population.

2.2. Enhancing Local Amenities

Increased density can support the development of additional local amenities, such as retail and recreational facilities, which would benefit both existing and future residents. By raising density allowances, the Masterplan could stimulate economic activity and enhance the vibrancy of the area.

3. Challenges with Existing Walk-Up Apartments

3.1. Constraints Imposed by Current Zoning

The existing walk-up apartments in the vicinity present significant challenges for redevelopment under the current zoning provisions. These low-density residential structures often restrict the potential for vertical expansion or increased density due to their design and the zoning constraints.

3.2. Planning for Future Development

To overcome these constraints, it is essential to re-evaluate the zoning around the new hospital and university. Higher density provisions in these areas would facilitate comprehensive redevelopment strategies that could incorporate modern, higher-density residential and mixed-use buildings, thereby optimizing land use.

4. Proposal for Density Uplift

4.1. Recommended Density Increases

I propose that the DPHI consider implementing higher building stories around the new hospital and university precincts. This could include provisions for taller buildings and greater floor space ratios, provided that they align with urban design principles and infrastructure capacities.

4.2. Integration with Urban Design

Any increase in density should be accompanied by careful urban design to ensure compatibility with the existing neighborhood character and infrastructure. This includes provisions for adequate green spaces, pedestrian pathways, and transportation infrastructure to support the increased population.

5. Conclusion

In conclusion, the current Bankstown TOD rezoning proposal does not fully address the opportunities for increased density around the new hospital and university. By revising the zoning regulations to allow for greater density in these key areas, the masterplan could better meet the needs of the community, support sustainable development, and enhance the benefits of significant public investments. I urge the DPHI to reconsider the masterplan in light of these concerns and recommendations.

Thank you for your attention to this matter. I look forward to your response and am available for further discussion if needed.

Sincerely,
Brodee

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Thursday, 1 August 2024 4:00:57 PM

Submitted on Thu, 01/08/2024 - 16:00

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

Bankstown

Please provide your view on the project

I object to it

Submission

Dear Sir/Madam,

I have thoroughly reviewed the Bankstown rezoning proposal and must express my strong objection. It is my understanding that many residents of Bankstown share these concerns.

Bankstown is already experiencing significant saturation. Traffic congestion is a daily issue, particularly around the shopping precinct. The existing high-density apartment blocks are poorly maintained, contributing to congestion, pollution, and security challenges.

Observing Bankstown firsthand reveals that it is overpopulated, with infrastructure that is already struggling to support the current density.

There are other suburbs with capacity for growth, making Bankstown unsuitable for further rezoning.

Please give this matter careful consideration, as the long-term impact on our community could be detrimental.

Sincerely,

■

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Thursday, 1 August 2024 11:10:41 PM

Submitted on Thu, 01/08/2024 - 23:10

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

2200

Please provide your view on the project

I am just providing comments

Submission

Density at the town centre is too high and risk for overcrowding.

To address the housing crisis, should spread the density out more, particularly along Hume Highway where there are already commercial establishments that generate employment and foot traffic.

While plan is for Bankstown CBD, a more holistic approach should be taken to consider key transport corridors like Hume Highway.

The heritage value of the shops at cnr Meredith and Hume should be re-evaluated.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Thursday, 1 August 2024 11:13:46 PM

Submitted on Thu, 01/08/2024 - 23:13

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Sharon

Last name

Chidiac

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

To Whom It May Concern,

I am writing to formally object to the proposed rezoning for the Bankstown Transit-Oriented Development (TOD) precinct as outlined in the recent planning documents. While I appreciate the intent behind the TOD initiative to enhance public transport access and promote sustainable development, I am concerned that the proposed density levels fall significantly short of meeting the long-term housing needs of the area. Specifically, I urge the department to consider an increased density uplift around the new hospital and university to ensure optimal use of available land and infrastructure.

The current rezoning proposal for the Bankstown TOD area emphasizes moderate density increases in proximity to transit nodes, which are commendable in their focus on improving connectivity. However, the density levels proposed are insufficient to address

the housing demands projected for the region.

The Sydney Greater Metropolitan Region is experiencing rapid population growth, and Bankstown, being a significant urban node, is expected to absorb a considerable portion of this growth. The proposed rezoning density does not align with these projections, risking inadequate housing supply.

While the proposal supports improved transport links, it underestimates the potential demand for residential development that such infrastructure improvements will generate. By not maximizing density, the proposal fails to fully capitalize on the enhanced transport and service provisions.

The current zoning proposal overlooks the constraints imposed by existing low-density walk-up apartments in the area, which limit potential redevelopment opportunities. The presence of walk-up apartments restricts the ability to redevelop and increase housing density on adjacent properties. The rezoning proposal does not sufficiently account for these limitations, leading to suboptimal utilization of available land.

The existing low-density residential structures create fragmented development patterns that can hinder cohesive and efficient urban growth. A more comprehensive approach to density uplift would help overcome these fragmentation issues and promote more integrated urban development.

Increase the permissible density around the new hospital and university sites to accommodate anticipated growth and demand. This uplift should consider both residential and mixed-use developments to create vibrant, functional communities.

The Bankstown TOD rezoning proposal represents a critical opportunity to shape the future of the area in alignment with emerging needs and infrastructure improvements. However, the proposed density levels are insufficient to fully leverage the benefits of the new hospital and university and address the broader housing demands.

Sincerely,
Sharon Chidiac

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Thursday, 1 August 2024 11:28:29 PM

Submitted on Thu, 01/08/2024 - 23:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Emma

Last name

Singh

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Yagoona

Please provide your view on the project

I object to it

Submission

Dear DPHI Assessment Officer,

I wish to object to Bankstown TOD rezoning proposal. While the proposal's objectives of enhancing transit access and fostering sustainable urban development are commendable, the proposed density is inadequate to meet the anticipated housing needs and leverage the full potential of key infrastructure developments, namely the new hospital and university.

The Bankstown TOD initiative represents a pivotal opportunity to enhance urban growth and connectivity in a rapidly expanding region. However, the density levels proposed within the current rezoning framework are insufficient to address the anticipated demands of the area. Given the planned construction of a major hospital and recently built university, as well as the existing constraints imposed by nearby walk-up apartments, it is imperative that the rezoning proposal includes a substantial density uplift. This adjustment

is crucial to meet future housing needs and optimise the development potential of the TOD precinct.

The rezoning proposal outlines a modest increase in density within the Bankstown TOD precinct, focused on areas directly adjacent to transit nodes. This approach aims to improve accessibility and reduce reliance on private vehicles. However, the extent of the proposed density increase is limited and fails to account for the larger context of regional growth and infrastructure development.

The introduction of a new hospital in Bankstown represents a significant development, likely to attract a substantial influx of residents, healthcare professionals, and patients. The hospital will serve as a major regional health hub, and its presence will likely increase demand for nearby housing. The current rezoning proposal does not provide sufficient density to accommodate this demand.

The area surrounding the TOD precinct includes several low-density walk-up apartment buildings. These existing structures impose constraints on redevelopment and limit the potential for higher-density housing in their vicinity. The current proposal does not sufficiently address these constraints or provide strategies to overcome them.

I strongly recommend increasing the permissible density around the new hospital and university sites. This uplift should be sufficient to accommodate the anticipated residential demand and support the vibrant, mixed-use communities that will be essential to the area's long-term success.

Thank you for considering my detailed objection and recommendations. I am confident that with these adjustments, the Bankstown TOD precinct can achieve its full potential and effectively meet the needs of the community.

Yours sincerely,
Emma Singh

A black rectangular redaction box covering the signature area.

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Friday, 2 August 2024 9:29:10 AM

Submitted on Fri, 02/08/2024 - 09:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

KRISTINA

Last name

PAMI

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2200

Please provide your view on the project

I object to it

Submission

Bankstown streets are clogged with traffic at the moment. If the council insists on providing high concentration housing in this area, it needs to widen existing roads and focus on parking and traffic into and out of the Bankstown zone area. The effect of increasing the number of people is not being considered here.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Friday, 2 August 2024 10:58:58 AM

Submitted on Fri, 02/08/2024 - 10:58

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Jules

Last name

West

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

bankstown

Please provide your view on the project

I object to it

Submission

Attention DPHI Assessing Officer,

Re: Bankstown TOD rezoning proposal

After careful analysis of the proposed plans, I believe that the density provisions are inadequate to address the region's future needs effectively. Furthermore, I urge the Department to consider increasing the density uplift around key infrastructure sites, specifically the new hospital and university, as well as to re-evaluate the impact of existing walk-up apartments on potential housing supply and redevelopment.

The Bankstown TOD area is poised to benefit from significant infrastructure investments, including a new hospital and a university. These developments are expected to be major catalysts for growth, creating a demand for a substantial increase in housing and services.

However, the proposed density levels in the current rezoning plan fall short of meeting these anticipated demands.

Current provisions suggest modest density increases, which, while beneficial, do not align with the scale of growth projected for Bankstown. The inadequacy of these provisions risks exacerbating existing housing shortages, increasing travel times, and straining infrastructure. To fully leverage the potential of the TOD strategy and support the expected population growth, a more ambitious density plan is required.

The current zoning proposal does not adequately address the constraints posed by existing walk-up apartments in the vicinity. These structures, while providing valuable housing stock, limit the potential for higher-density redevelopment due to their low-rise nature and established communities. As these walk-up apartments are located in strategic areas that could otherwise accommodate more intense development, their presence significantly constrains the ability to increase the housing supply.

The new hospital represents a critical piece of infrastructure that will undoubtedly draw significant foot traffic and foster economic activity. High-density development around the hospital site is essential to support its workforce, patients, and visitors. Increasing the density in this area would facilitate the creation of a vibrant, mixed-use environment, integrating residential, retail, and healthcare services. This integration would reduce travel distances, improve accessibility, and support the overall functionality of the hospital.

Revise the density provisions to allow for higher building heights and greater floor space ratios, particularly around the new hospital and university sites. This will ensure that the housing supply meets the needs of the growing population and supports the infrastructure investments made in the area.

The Bankstown TOD rezoning proposal is a significant opportunity to shape the future of the area, but the current density provisions are insufficient to meet the anticipated needs driven by new infrastructure investments. By increasing the density uplift around the new hospital and university and addressing the constraints posed by existing walk-up apartments, the proposal can better align with the region's growth objectives and ensure a more sustainable and vibrant urban environment.

Kind Regards,
Jules West



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Friday, 2 August 2024 11:43:54 AM

Submitted on Fri, 02/08/2024 - 11:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Tuong

Last name

Nguyen

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Yagoona

Please provide your view on the project

I object to it

Submission

Subject: Request for Amendment to Bankstown TOD Rezoning Proposal to Enhance Density

Dear Department of Planning and Housing Infrastructure (DPHI),

I am writing to request an amendment to the Bankstown Transit-Oriented Development (TOD) rezoning proposal. While the current proposal is a positive step towards the redevelopment of Bankstown, I believe it falls short in terms of density, which is crucial to meeting the future needs of the area. Specifically, I urge the Department to consider increasing the density uplift around the new hospital and university, and to address the limitations imposed by existing walk-up apartments in the vicinity, which constrain further redevelopment and limit the potential for housing supply.

The Bankstown TOD area is set to benefit from substantial infrastructure improvements, including the construction of a new hospital and a university. These projects are expected to be key drivers of population growth and economic activity in the region. However, the proposed density increases under the current rezoning plan are insufficient to accommodate this anticipated growth effectively.

A higher density framework is essential to achieve the goals of the TOD initiative. It would ensure that the area is capable of supporting the increased population and its associated needs for housing, services, and amenities. Without an adequate density uplift, the potential benefits of the new infrastructure investments may be undermined, resulting in ongoing housing shortages and a strain on existing facilities.

The current proposal does not adequately address the impact of existing walk-up apartments on the potential for higher-density redevelopment. These low-rise structures, while providing valuable housing, limit opportunities for more intensive development in key areas. As they occupy strategically important sites that could otherwise be redeveloped to higher densities, they pose a significant constraint on increasing the housing supply.

The new hospital will be a central hub for healthcare services, drawing patients, staff, and visitors from a wide catchment area. It is imperative that the surrounding area is developed with a high density to support these groups effectively. High-density development around the hospital can facilitate better integration of residential, commercial, and healthcare facilities, reducing travel distances and enhancing accessibility. This approach will not only improve the functionality of the hospital but also support the creation of a vibrant, mixed-use precinct that fosters a sense of community.

I suggest adopting a more comprehensive approach to density planning that considers the long-term needs of the TOD area. This includes evaluating the potential for higher-density development in areas constrained by existing walk-up apartments and developing strategies to overcome these limitations.

Thank you for considering my request for amendments to the Bankstown TOD rezoning proposal. I trust that the Department of Planning and Housing Infrastructure will give these recommendations due consideration to ensure the successful implementation of the TOD strategy.

Kind Regards,
Tuong Nguyen

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Friday, 2 August 2024 1:06:37 PM

Submitted on Fri, 02/08/2024 - 13:06

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First [REDACTED]

Last name [REDACTED]

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

Yes

Info

Email [REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I am just providing comments

Submission

Bankstown city itself is very congested with vehicles. Ensure there is a good flow of traffic.

Bad enough there is not enough parking area around the Hume Highway and Church St traffic junction. It takes me several minutes to turn into Meredith St from Hume Hwy and get to my home on Carmen St. during after school hours

Ensure there is smooth flow of traffic.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Friday, 2 August 2024 2:20:32 PM

Submitted on Fri, 02/08/2024 - 14:20

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Linda

Last name

Amin

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Yagoona

Please provide your view on the project

I am just providing comments

Submission

Dear DPHI,

I wish to comment on the Bankstown TOD rezoning proposal. While the proposal introduces several positive changes aimed at enhancing the urban landscape of Bankstown, it falls significantly short in terms of the density required to fully leverage the benefits of the forthcoming hospital and university developments. The current density provisions, though an improvement, do not meet the scale of growth and development needed to support these major infrastructure projects effectively. This detailed letter outlines the critical deficiencies of the proposal and provides a comprehensive set of recommendations for increasing the density uplift around these pivotal sites.

The Bankstown TOD rezoning proposal is a strategic effort to revitalize the area through enhanced land use around key transit nodes, aiming to foster a more sustainable and

connected urban environment. The proposal includes provisions for increased density and redevelopment, which are commendable steps forward. However, despite these improvements, the proposed density increases are insufficient to accommodate the expected growth driven by the new hospital and university. This inadequacy undermines the proposal's potential to achieve its intended objectives.

The introduction of a new hospital in Bankstown represents a landmark investment in the region's healthcare infrastructure. The hospital is anticipated to attract a significant number of patients, medical professionals, and administrative personnel, thereby necessitating a corresponding increase in the density of surrounding areas.

High-density development in the vicinity of the hospital will facilitate better access for patients, healthcare workers, and visitors. Increased density will ensure that residential and commercial spaces are within easy reach, reducing travel times and mitigating congestion on transportation networks. This will not only improve the efficiency of healthcare delivery but also enhance the overall accessibility of medical services.

The establishment of high-density residential and commercial spaces near the hospital will stimulate local economic activity. The creation of diverse businesses and services—ranging from retail shops and cafes to professional services—will support the economic needs of hospital staff and visitors. This economic integration will contribute to job creation, foster community engagement, and enhance the vibrancy of the area.

Increasing density around the hospital will optimize land use by making the most efficient use of available space. This approach will help prevent urban sprawl and preserve valuable green spaces. Furthermore, higher-density development supports sustainable urban growth by ensuring that land is used effectively to meet the needs of the hospital and its users while maintaining environmental balance.

The modest density increases do not fully support the integration of residential, commercial, and community facilities needed to complement the hospital and university. This lack of comprehensive integration can result in a fragmented urban fabric and diminish the overall effectiveness of the TOD strategy.

Increase the allowable density and building height limits around the new hospital site. This should encompass provisions for high-density residential, commercial, and mixed-use developments. Enhanced density will ensure that the area can effectively support the hospital's operations, integrate with surrounding services, and contribute to a vibrant, well-connected community.

Kind Regards,
Linda Amin

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Friday, 2 August 2024 4:32:44 PM

Submitted on Fri, 02/08/2024 - 16:32

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Tamara

Last name

Ahmad

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Mount Lewis

Please provide your view on the project

I am just providing comments

Submission

Dear DPHI Assessment Team,

I am writing to provide comments on Bankstown TOD rezoning proposal. While the proposal reflects a commendable vision for revitalizing the Bankstown area, the current density provisions are insufficient to support the anticipated growth and development associated with the new hospital and university. I'm hoping to provide a detailed examination of the proposal's limitations and offers comprehensive recommendations for increasing density around these key infrastructure projects to fully realize their potential benefits.

The Bankstown TOD rezoning proposal aims to enhance urban development through improved land use around key transit nodes. Although it includes provisions for increased density and redevelopment, these adjustments are not adequate to address the full impact

of the new hospital and university. The proposed density levels, while an improvement over current conditions, fall short in terms of meeting the future demands and opportunities presented by these significant infrastructure investments.

The new hospital is set to become a major healthcare facility, serving a substantial population and significantly influencing the local community. To ensure the hospital's effectiveness and seamless integration into its surroundings, the following aspects highlight the need for increased density.

Higher density development around the hospital will improve access for patients, healthcare workers, and visitors. By providing residential and commercial spaces closer to the hospital, the proposal will reduce travel distances, alleviate traffic congestion, and enhance overall accessibility to healthcare services.

The establishment of high-density residential and commercial spaces near the hospital will stimulate the local economy. This development will support various businesses and services, creating job opportunities and fostering community interaction. A vibrant economic environment will benefit both hospital staff and local residents.

Increasing density in the university area supports sustainable urban planning by promoting walkability and reducing reliance on private vehicles. A well-connected, pedestrian-friendly environment will contribute to a more sustainable and integrated community.

The current density provisions in the Bankstown TOD rezoning proposal have several limitations. The proposed density levels are insufficient to meet the housing demands resulting from the hospital and university developments. This shortfall could lead to housing shortages, increased competition, and additional strain on existing infrastructure.

Adjust the density and height limits around the new hospital site to allow for high-density residential, commercial, and mixed-use developments. This increase will ensure the area can effectively support the hospital's needs and integrate with surrounding services.

Conduct a thorough review of the proposed density levels to ensure they align with projected population growth, infrastructure needs, and land use efficiency. This analysis should ensure that the density provisions are sufficient to support the new hospital and university effectively.

Thank you for considering my objections and recommendations.

Regards,
Tamara

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Friday, 2 August 2024 5:13:37 PM
Attachments: [submission-for-bankstown-tod-rezoning---save-t3-bankstown-line-\(25-july-2024.pdf](#)

Submitted on Fri, 02/08/2024 - 17:09

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

Lidcombe NSW 2141

Please provide your view on the project

I am just providing comments

Submission file

[submission-for-bankstown-tod-rezoning---save-t3-bankstown-line-\(25-july-2024.pdf](#)

(452.03 KB)

Submission

Please see attached

I agree to the above statement

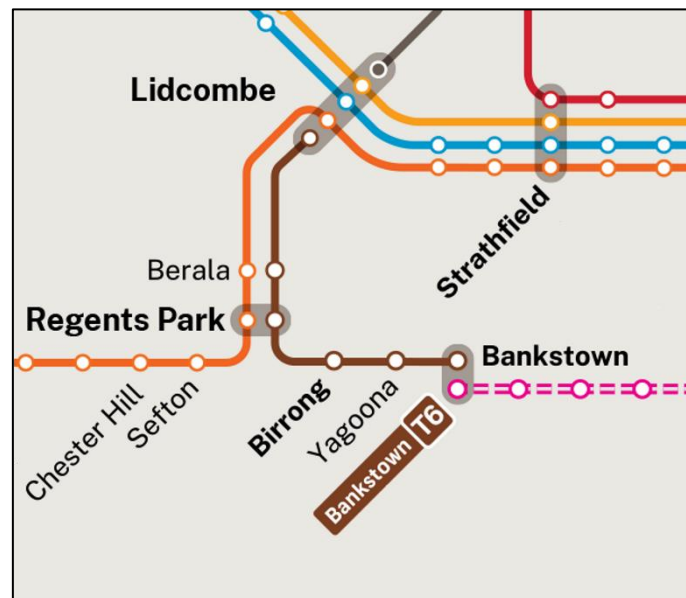
Yes

Submission for Bankstown TOD Rezoning

By [SAVE T3 BANKSTOWN LINE](#) (25 July 2024)

The Bankstown TOD Rezoning [Transport Statement](#) falsely claims that Bankstown has rail connection (in a westerly direction) to Liverpool. From October 2024, the new Sydney Trains Network and timetable will be reconfigured to only operate trains [west of Bankstown to Lidcombe](#).

The new T6 Lidcombe & Bankstown Line does not include stations between Sefton and Liverpool. The T3 Liverpool & Inner West Line is only a Liverpool to City Circle via Regents Park service without including Birrong – Yagoona – Bankstown.



Sydney Rail Network map for 2024 showing commuters travelling between Bankstown and Liverpool must interchange at Regents Park for a connecting train on the T3 or T6 Lines in the 2024 timetable (from October). Transport for NSW has confirmed in [Planning for Rail Services for West of Bankstown](#) that when Sydney Metro Southwest (Sydenham - Bankstown) opens that there will not be direct trains between Liverpool - Bankstown.

The existing T3 Line between Liverpool and Bankstown is being removed without justification as [all stations between Liverpool and Bankstown on the existing rail corridor have capacity in the 2024 timetable for an additional 4 trains per hour](#), hence Sydney Trains services between Liverpool and Bankstown should be retained.

The NSW Government has also cancelled the future extension of the Sydney Metro Southwest from Bankstown to Liverpool; hence the Transport Oriented Development Program cannot make reliance on any current or proposed rail link between Bankstown and Liverpool.

Bankstown also needs improved public transport connections other than investment in Sydney Metro Southwest. The West of Bankstown and surrounding area has been neglected by the NSW Government with the focus being on the Sydenham to Bankstown conversion into metro falsely seen as the solution to all traffic and transport issues.

The Inner West Line (pre-2013) must be restored also from Bankstown to City Circle via Regents Park in the 2024 timetable. There is existing capacity for at least 2 to 4 trains per hour from Bankstown to City Circle via Regents Park on the Sydney Trains Network in the 2024 timetable.

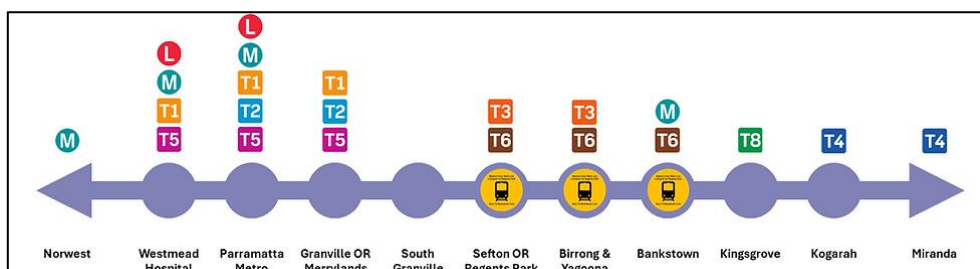
The T2 Inner West Line trains starting from Homebush should also be reallocated to start from Bankstown then all stations towards Lidcombe then continuing through Flemington, Homebush, Strathfield through the Inner West to Central.

Sydney Trains despite being subject to numerous GIPA requests since 2013 has not been able to produce any data supporting the 2013 timetable decision to terminate the T2 Inner West Line at Homebush and to the decision to terminate the T3 Bankstown Line at Lidcombe.

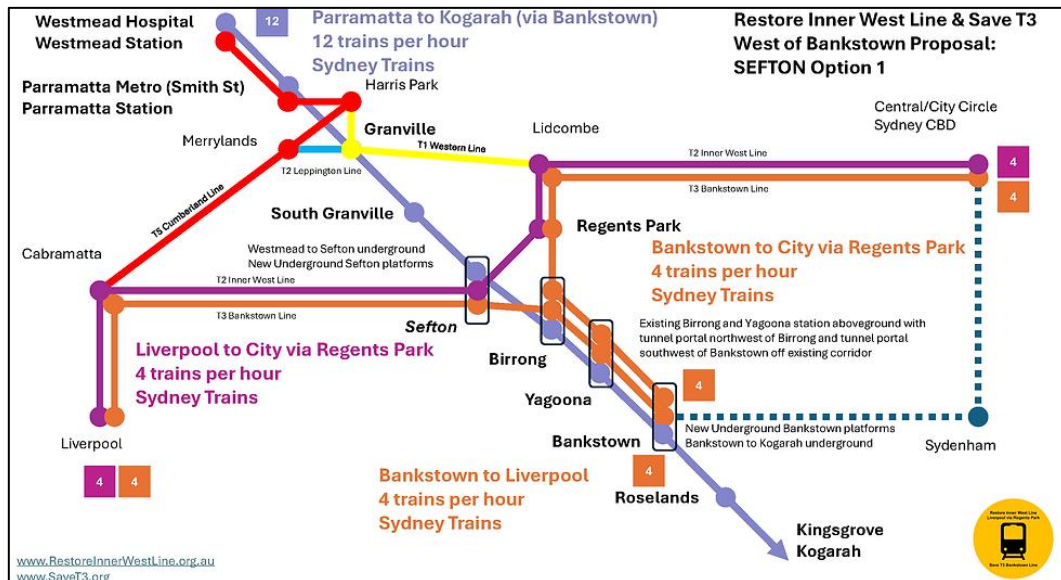
The NSW Government is urged to immediately implement the [recommendation made by the Parliament Inquiry into Sydenham – Bankstown line conversion \(2019-20\) to restore direct trains to City Circle via Lidcombe on the Inner West Line for ALL stations in the West of Bankstown area.](#)

The map illustrates the Merseyrail network, with the Inner West Line and Bankstown Line highlighted. The Inner West Line (purple/pink) runs from Liverpool through the city center to Birrong. The Bankstown Line (yellow/orange) runs from Liverpool through the city center to Bankstown. The map includes various station names and shows the surrounding urban landscape.

The **NSW Government should also prioritise funding to develop a business case for “RiverRail”** (a new Sydney Trains line initially from Parramatta to Bankstown to Kogarah, with future extension between Parramatta and Norwest, and Kogarah to Miranda).

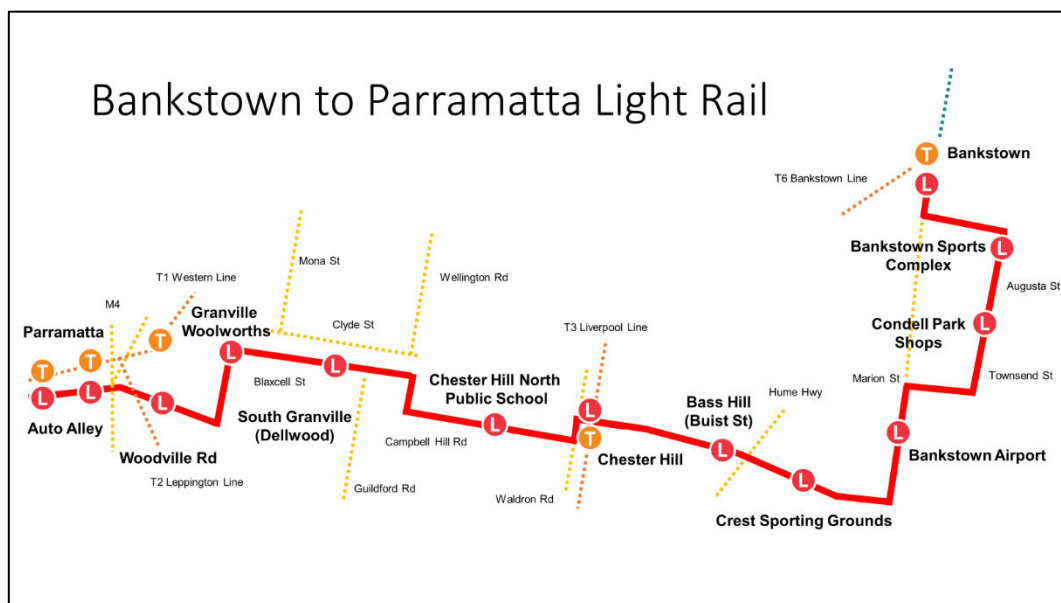


2



“RiverRail” (Norwest/Parramatta to Bankstown to Kogarah/Miranda) must be constructed as Sydney Trains (not Sydney Metro) to enable Birrong and Yagoona stations to remain open and integrated with existing services.

The T6 Lidcombe & Bankstown Line should be retained as Sydney Trains and extended as part of restoring the Inner West Line: Bankstown to City Circle via Regents Park service. The T3 Bankstown Line should be retained as Sydney Trains and have the Liverpool to Bankstown services retained in the 2024 timetable.



Proposed Light Rail from Bankstown to Parramatta via Bankstown Airport and South Granville...

To properly support Bankstown as a regional hub in South Western Sydney and reduce car dependency with the growing population living in the town centre, consideration should be given to new **light rail extension from Parramatta to Bankstown** via South Granville and Bankstown Airport (both areas currently are without any rail).

Bus services for Bankstown must also be increased with all routes operating at a minimum 15 minute frequency in peak and a minimum of every 30 minutes in off peak (including weekends and public holidays).

Operating hours for buses in Bankstown also need to be extended with minimum 30 minute frequencies until 12am for most routes, and NightRide buses need to extend from Bankstown along all stations on the T6 Line to Lidcombe.

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Saturday, 3 August 2024 10:24:25 AM

Submitted on Sat, 03/08/2024 - 10:24

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Parves

Last name

Ahmed

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

2200

Please provide your view on the project

I support it

Submission

From 60 Jacobs st , Bankstown to 100 Jacobs St Bankstown are continuing most of the undeveloped land . Most of the properties are 700sqm land with 20 frontage . Please consider those land in this rezoning . In this proposed redoing are most of the land already destroyed with 3-4 stories Bulding . So the future development will be limited . From heath street to hum hwy potential opportunities to built more unit , currently those are R2 zoning . Happy to discuss if you need more information . Please call [REDACTED]

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Saturday, 3 August 2024 11:33:33 AM

Submitted on Sat, 03/08/2024 - 11:33

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

Bankstown 2200

Please provide your view on the project

I support it

Submission

At Cnr Meredith and Hume Hwy, there are 2 heritage listed shops - given that the opposite end of Hume Hwy is already zoned for commercial use it would make a lot more sense if the area around these was rezoned to mixed/commercial use as opposed to being strictly residential. The businesses at these shops would likely be better reinforced and more sustainable in the presence of the area/network effects this would provide.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Saturday, 3 August 2024 11:33:47 AM

Submitted on Sat, 03/08/2024 - 11:33

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

2200

Please provide your view on the project

I am just providing comments

Submission

There are two heritage listed shops at the corner of Meredith and Hume Hwy which are very isolated among all the residential properties. A better way to preserve the heritage is to support their use as commercial property by rezoning the surrounding land to commercial or mixed use and increase the height and floor space ratio so there's more commercial activities also the heritage shops can be more viable.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Sunday, 4 August 2024 8:21:23 AM

Submitted on Sun, 04/08/2024 - 08:21

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

Bankstown 2200

Please provide your view on the project

I object to it

Submission

I object to this as we our area is already struggling to keep property values and we have an overly large population of undesirables. This will lower the value of our property and increase crime as we all know that the 10% of affordable homes will get snatched up by one trouble section of our community that is already over represented in this area. We need to be ensuring the area is represented with equal ethnicities and faiths.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Sunday, 4 August 2024 9:44:01 AM

Submitted on Sun, 04/08/2024 - 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

BANKSTOWN

Please provide your view on the project

I object to it

Submission

I object to the Bankstown TOD rezoning proposal! I believe this will cause more problems for the community. There's enough homes available for people who live and work in this area. This proposal will cause more overcrowding in the community which will lead to greater chaos!

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Monday, 5 August 2024 11:23:59 AM

Submitted on Mon, 05/08/2024 - 11:23

Submitted by: Anonymous

Submitted values are:

Submission Type

I am submitting on behalf of my organisation

Name

First name

Jessica

Last name

Lau

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I am just providing comments

Submission

Dear Sir/Madam,

I am writing to express my concerns regarding the proposed rezoning of the Bankstown TOD area. While I acknowledge the intent behind the rezoning to enhance urban development and improve accessibility, I believe the current proposal does not sufficiently address the pressing need for higher density and the broader goal of increasing housing supply.

The Bankstown TOD area is uniquely positioned to support a significant increase in density, given its proximity to public transport and existing amenities. However, the proposal as it stands appears to fall short in capitalizing on this potential. The density planned in the proposal does not reflect the growing demand for housing and the opportunity to create a more vibrant and sustainable community.

A major concern is the impact of existing walk-up apartments in the vicinity. These buildings, while valuable in their own right, effectively constrain further redevelopment and limit the potential housing supply. Their presence creates a significant barrier to achieving the level of density required to meet future housing needs. The current proposal does not adequately address these constraints or provide a framework for overcoming them, which could result in missed opportunities for creating a more robust and resilient urban environment.

To better align with the goals of increasing housing supply and enhancing the livability of the area, I urge the Department to reconsider the proposed density levels. A higher density plan would not only contribute to meeting housing demands but also foster a more dynamic and integrated community. Additionally, I recommend incorporating strategies to address the impact of existing walk-up apartments, such as incentives for redevelopment or adaptive reuse.

Thank you for considering my concerns. I hope the Department will take these points into account to ensure that the Bankstown TOD area can fully realize its potential and contribute effectively to the housing needs of our growing population.

Yours sincerely,
Jessica Lau

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Monday, 5 August 2024 11:35:38 AM

Submitted on Mon, 05/08/2024 - 11:35

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

Bankstown

Please provide your view on the project

I am just providing comments

Submission

Dear DPHI Team,

I am writing to comment on the Bankstown TOD rezoning proposal. While the intention behind the rezoning—to enhance urban development and improve accessibility—is commendable, I have significant concerns regarding the proposed density levels and their impact on the future housing supply.

The current proposal outlines density levels that, in my view, fall short of addressing the substantial and growing demand for housing in our region. Bankstown's TOD area is ideally situated to support higher-density development due to its proximity to major public transport nodes and essential services. Given the strategic location, there is a unique opportunity to create a more vibrant, well-integrated community by increasing density. The proposed levels, however, do not fully leverage this potential.

A critical issue that exacerbates the problem is the presence of existing walk-up apartments in the northern part of the TOD area. These structures, while valuable, impose significant constraints on further redevelopment. Their low-rise nature and established presence limit the scope for increasing density in the area, thereby curtailing the potential for new housing development.

The existing walk-up apartments occupy substantial land and create a physical and regulatory barrier to redevelopment. This effectively restricts the ability to increase density and meet future housing needs.

With these constraints, the ability to expand housing supply in the northern part of the TOD area is severely restricted. This limitation hampers efforts to address the broader housing affordability and supply challenges faced by our community.

To better align the rezoning proposal with the needs of our growing population and to maximize the potential of the TOD area, I recommend reassess and increase the proposed density levels to better reflect the site's capacity and the demand for housing. This adjustment would ensure that the TOD area can support a larger residential population and contribute to addressing housing shortages.

I trust that the Department will carefully review these concerns to ensure that the Bankstown TOD area can fulfill its potential as a dynamic and sustainable urban development.

Regards,



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Monday, 5 August 2024 12:11:30 PM

Submitted on Mon, 05/08/2024 - 12:11

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

Yagoona

Please provide your view on the project

I am just providing comments

Submission

The proposed density levels for the Bankstown TOD area are inadequate when considering the substantial and growing housing needs of our community. The TOD area, being strategically located near major public transport nodes and essential services, offers a unique opportunity to implement higher-density development. This approach is essential for several reasons:

Meeting Housing Demand: The region is experiencing significant population growth, which drives a pressing demand for additional housing. By not maximizing density, the proposal fails to adequately address this demand, potentially exacerbating existing housing shortages and affordability issues.

Supporting Sustainable Urban Growth: Higher density in transit-oriented areas promotes the efficient use of land, supports public transport, and reduces urban sprawl. The current

proposal's low-density approach misses the opportunity to foster a more sustainable and well-integrated urban environment.

Enhancing Economic and Social Vibrancy: Increased density can contribute to a more vibrant and economically active community. It supports local businesses, increases foot traffic, and creates a more dynamic urban environment. The proposed density levels do not fully harness these benefits.

The current proposal does not sufficiently account for the potential constraints posed by existing land use patterns and structures in the Bankstown TOD area. Specifically:

Underutilized Land Potential: The proposed density does not make full use of the land's potential. In areas well-served by public transport, such as the Bankstown TOD, higher density is crucial to ensure efficient land use and meet the needs of a growing population.

Missed Opportunity for Transit Integration: Higher density development around transit nodes enhances the effectiveness of public transport systems by increasing ridership and reducing reliance on private vehicles. The proposed levels fall short in leveraging this integration, limiting the benefits of the transit infrastructure.

I recommend DPHI to reassess and increase the proposed density to reflect the area's capacity and the pressing need for housing. This adjustment would better meet the current and future demands of the population and support sustainable urban growth.

Regards,



I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Monday, 5 August 2024 2:10:37 PM

Submitted on Mon, 05/08/2024 - 14:10

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Darren

Last name

Lazaar

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Punchbowl

Please provide your view on the project

I am just providing comments

Submission

Dear DPHI Team,

I am writing to provide feedback on Bankstown TOD precinct. While I support the objectives of improving urban development and transit access, the current proposal fails to provide sufficient density in the area surrounding the new hospital, which undermines the potential benefits of this key infrastructure.

The new hospital represents a significant investment in our community and should be a focal point for high-density development. However, the current proposal does not provide adequate density in its vicinity.

Higher density around the hospital is crucial to ensure that the facility can effectively serve the local population. Increased residential density will help the hospital maximize its

capacity and improve access for nearby residents.

Higher density development near the hospital can stimulate local economic activity. It will create a more vibrant area with increased foot traffic, benefiting local businesses and contributing to the economic vitality of the region.

The hospital's location should be leveraged to support higher-density development, thereby enhancing the benefits of the TOD plan. This alignment is essential for creating a well-integrated, accessible, and sustainable urban environment.

Kind Regards,
Darren

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Monday, 5 August 2024 3:39:16 PM

Submitted on Mon, 05/08/2024 - 15:39

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Anthony

Last name

Karam

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Punchbowl

Please provide your view on the project

I am just providing comments

Submission

Dear DPHI TOD Team,

I am writing to express my concern regarding the proposed rezoning for the Bankstown Transit-Oriented Development (TOD) plan. While I support the overall goals of the project, I believe the current proposal does not adequately address the need for higher density development near the new hospital.

The new hospital represents a significant investment in our community's health infrastructure, and it is crucial that we ensure sufficient density in its vicinity to support both its operations and the surrounding area. The current proposal appears to fall short in this regard, potentially limiting the potential benefits of the TOD and the hospital.

Increasing the density near the hospital would promote better accessibility for patients and

staff, support local businesses, and contribute to a more vibrant and sustainable community. I urge you to reconsider the density provisions in the plan to better align with these needs.

Thank you for your attention to this matter. I appreciate your consideration of my concerns and look forward to a revised proposal that addresses these important issues.

Yours sincerely,
Anthony Karam

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

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Monday, 5 August 2024 3:53:28 PM

Submitted on Mon, 05/08/2024 - 15:53

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Ross

Last name

Ayling

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I am just providing comments

Submission

I am writing regarding Bankstown TOD rezoning proposal. My primary concern is that the proposal does not include sufficient density near the newly built university.

To fully support the university and maximize its benefits for students and staff, it is crucial that the surrounding area is developed with higher density. This would improve accessibility and create a more vibrant and supportive environment.

I urge you to reconsider the density provisions in the current proposal to better align with the needs of the university community.

Thank you for your attention to this matter.

Yours sincerely,

Ross

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Monday, 5 August 2024 5:08:18 PM

Submitted on Mon, 05/08/2024 - 17:08

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Leo

Last name

Chang

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

I believe the current plan does not provide sufficient density and does not fully leverage the new hospital and university to accommodate future housing needs. Below are my detailed reasons for this objection:

The proposed density in the current TOD rezoning plan is inadequate. It does not sufficiently address the increasing demand for housing in the area. The plan is overly conservative and does not propose enough new housing, especially around the new hospital and university. Given Sydney's rapid population growth, a more ambitious approach to density is required to meet future housing needs effectively.

The new hospital and university are significant infrastructure investments that will likely attract a substantial number of residents, students, and healthcare professionals. To accommodate this anticipated growth, higher density development is essential. Focusing

higher density around these key facilities will better align with the expected increase in population and economic activity.

The presence of existing walk-up apartment buildings nearby limits the potential for further redevelopment. These low-rise buildings restrict the scope for new high-density development. The rezoning proposal should consider these constraints and allow for increased density in areas less affected by these limitations, particularly around the new hospital and university. Thank you for considering my feedback and suggestions.

Regards,
Leo

I agree to the above statement
Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Monday, 5 August 2024 11:29:08 PM

Submitted on Mon, 05/08/2024 - 23:28

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

[REDACTED]

Last name

[REDACTED]

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

Yes

Info

Email

[REDACTED]

Suburb/Town & Postcode

2133

Please provide your view on the project

I am just providing comments

Submission

I support the increase in housing supply.

I support in principle the idea of transport oriented development.

But in the midst of a housing crisis, decades in the making, we need govts (Fed and State) to build and maintain social and affordable housing, to guarantee that the housing that is built does not price out most people.

If the govt is incapable of that, then mandate that at least 15% of the dwellings are designated as affordable, where 'affordable' is not pegged to the market rate, but to average income. Yes, govt subsidies will be needed to make this happen. But if the NSW Govt is genuinely interested in tackling the housing crisis, it can't be left to private developers.

Please please take this seriously.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Monday, 5 August 2024 11:40:31 PM

Submitted on Mon, 05/08/2024 - 23:40

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

2133

Please provide your view on the project

I am just providing comments

Submission

I support the increase in housing supply in Bankstown.

I support in principle the idea of transport oriented development.

But in the midst of a housing crisis, decades in the making, we need govts - not private developers - to invest more in the TODs, building more social and affordable housing in these areas.

If the govt is incapable of that, then mandate that at least 15% of the dwellings are designated as affordable, where 'affordable' is not pegged to the market rate, but to average income. Yes, govt subsidies will be needed to make this happen. But if the NSW Govt is genuinely interested in tackling the housing crisis, it can't be left to private developers.

Please please listen to the people who are crying out for a basic place to live and build dwellings that people can afford to buy.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Tuesday, 6 August 2024 9:15:45 AM

Submitted on Tue, 06/08/2024 - 09:15

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Lekh

Last name

Narayan

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown 2200

Please provide your view on the project

I support it

Submission

I, the owner, of [REDACTED] Avenue Bankstown support the proposal for the TOD rezoning in my area. I agree that with the Bankstown Metro operating in the future, there will require residential and commercial development to accommodate the increased population.

I look forward to seeing the successful outcome that this proposal brings to our community and hope that other owners will support this proposal.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Tuesday, 6 August 2024 11:22:29 AM

Submitted on Tue, 06/08/2024 - 11:22

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Justin

Last name

Lee

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I am just providing comments

Submission

Dear Department of Planning,

I am writing to comment on Bankstown TOD rezoning proposal. I wish to request a revision of the density provisions, specifically in the northern part of the proposed development, with a focus on the area surrounding the Little Saigon Shopping Centre. My concerns center on the insufficient density allocation in this area, which I believe undermines the potential benefits for local businesses and the broader community.

The Bankstown TOD rezoning proposal aims to facilitate development around the Bankstown train station to support increased residential density and enhance accessibility. While the overarching goals of the plan are commendable, particularly in terms of improving public transport connectivity and housing affordability, the proposed density uplift in the northern part of the TOD, particularly around the Little Saigon Shopping

Centre, is inadequate.

The northern part of the Bankstown TOD, especially around Little Saigon, is critically underrepresented in terms of the proposed density increase. Little Saigon, an established commercial and future health hub, has the potential to act as a vibrant center of economic activity and community engagement if given adequate support through appropriate density and development incentives. However, the current proposal falls short in this regard.

Higher density would lead to a larger residential population in close proximity to the shopping centre, directly boosting local spending and supporting small businesses. Increased residential density can enhance the use of public transport facilities, aligning with the TOD principles and reducing reliance on private vehicles, thereby contributing to environmental sustainability.

Increase the density provisions in the northern part of the TOD, particularly around Little Saigon, to support a more robust commercial environment. This could include revising the allowable floor space ratio (FSR) and building heights in this area.

Thank you for considering my concerns.

Justin Lee

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Tuesday, 6 August 2024 12:48:38 PM

Submitted on Tue, 06/08/2024 - 12:48

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Craig

Last name

Corby

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Greenacre

Please provide your view on the project

I object to it

Submission

I have been a resident for over 3 years in Greenacre. I have lived previously in the suburbs of Rhodes, Homebush and Rockdale.

Given the significant investment made by local and state government and other organisations into the area I do not believe the proposal goes far enough in terms of providing housing and associated infrastructure in the area. It should be expanded for greater housing, density and especially affordable housing for all people especially key workers.

It does not make sense in continuing the sprawl in existing areas like Wentworthville and Blacktown or greenfield developments even further out that have no infrastructure and require ridiculous commutes when areas like the inner and outer west (like Bankstown) can already take greater housing as long as infrastructure is upgraded to accommodate it.

I would support the proposal for Bankstown if it included greater housing aspirations (in terms of density and including a greater area) as long as infrastructure was improved and greater levels of affordable housing - more like 15% of housing stock rather than 5%.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Tuesday, 6 August 2024 1:43:49 PM

Submitted on Tue, 06/08/2024 - 13:43

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Cara

Last name

Rogers

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Yagoona

Please provide your view on the project

I am just providing comments

Submission

Attention DPHI:

I'm writing to share my concerns about the Bankstown Transit-Oriented Development (TOD) rezoning proposal. I believe the plan doesn't provide enough density for the northern part of the area, especially around the Little Saigon shopping centre. Here's why this matters:

Support for Local Businesses: Little Saigon is a busy shopping centre with many small businesses. These businesses need more customers to thrive. Higher density in the area would bring more residents and visitors, which would help these businesses succeed.

Stronger Community: More people living near Little Saigon would create a lively community and increase local spending. This would benefit both the shopping centre and

the surrounding businesses, making the area more vibrant and cohesive.

Higher Density Zoning: Allow more residential and mixed-use buildings near Little Saigon to boost local business and create a livelier area. Transit-oriented development is about making the most of public transport. Increasing the density around transit hubs helps people rely less on cars and use public transport more. The current plan doesn't fully take advantage of this.

Thank you for considering these suggestions.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Tuesday, 6 August 2024 2:00:38 PM

Submitted on Tue, 06/08/2024 - 14:00

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Benjamin

Last name

Akram

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I object to it

Submission

Attention DPHI,

I am writing to comment on Bankstown TOD rezoning proposal. While I commend the initiative behind this ambitious redevelopment project, which promises to transform Bankstown into a modern, vibrant urban area, I am deeply troubled by the insufficient density allocations proposed for certain critical zones within the development area.

I believe that the current proposal, in its present form, inadequately addresses the potential for economic growth, community enhancement, and overall effectiveness of the project.

The Little Saigon Shopping Centre stands as a cornerstone of cultural and economic activity within Bankstown. This shopping centre is not only a commercial hub but also a vital cultural landmark that enriches the community's diversity and economic dynamism.

The proposal's current density allocation around this area is insufficient to support its continued prosperity and growth.

By increasing density in and around the Little Saigon precinct, we can significantly enhance foot traffic, stimulate local business activity, and foster a more vibrant, bustling urban environment. Higher density in this area would enable the development of mixed-use facilities, incorporating residential, commercial, and recreational elements that contribute to a more cohesive and engaging community atmosphere. This strategic increase in density is essential to preserving and enhancing the unique cultural and economic role of the Little Saigon Shopping Centre.

Bankstown Hospital is a crucial institution for the community, providing essential healthcare services that are indispensable for the well-being of local residents. The proximity of this facility presents a unique opportunity to integrate more residential units within close reach of critical healthcare services. Increasing the density near the hospital would address several important needs.

It would offer more convenient housing options for healthcare professionals who work at the hospital, facilitating their proximity to their workplace and reducing commuting burdens. Moreover, it would benefit local residents by providing greater accessibility to medical services, thereby improving overall quality of life. Enhancing residential density in this area would also help alleviate transportation and infrastructure pressures, making the hospital and surrounding services more accessible and efficient.

I appreciate your thoughtful consideration of these points and hope that these concerns will be addressed comprehensively in the review process.

Thank you,
Ben Akram

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Tuesday, 6 August 2024 4:40:15 PM

Submitted on Tue, 06/08/2024 - 16:40

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Asmaa

Last name

Chaibi

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I support it

Submission

I am writing to express my strong support for the proposed rezoning of the Bankstown Town Centre under the TOD framework. This initiative promises to deliver substantial benefits to the community, including improved public transport connectivity, enhanced urban vitality, and more sustainable growth patterns.

However, I would like to request that further consideration be given to increasing the density uplift specifically around the new hospital being established in the Bankstown area. The hospital represents a significant investment in our community's health infrastructure, and it is essential that the surrounding area is developed in a manner that maximizes the benefits of this new facility.

Higher density development near the hospital will provide a larger base of residents who can access medical services easily, thereby supporting the hospital's operational efficiency

and patient care.

Increased density will stimulate local businesses, provide opportunities for job creation, and foster a more dynamic local economy.

I urge DPHI to consider these factors in the planning and implementation stages of the TOD rezoning proposal. By focusing additional density uplift around the new hospital, we can ensure that the development is both supportive of the community's health needs and aligned with broader urban planning goals.

Best Regards,
Asmma Chaibi

A black rectangular redaction box covering the signature area.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 7 August 2024 9:50:52 AM

Submitted on Wed, 07/08/2024 - 09:50

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

Arncliffe 2205

Please provide your view on the project

I am just providing comments

Submission

New developments should deliver 15% affordable housing. People need affordable housing.

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 7 August 2024 11:02:22 AM

Submitted on Wed, 07/08/2024 - 11:01

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Tomas

Last name

Hadid

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I support it

Submission

I am writing to express my strong support for the proposed rezoning of the Bankstown area as part of the Transit-Oriented Development (TOD) initiative. I commend the Department of Planning and Environment (DPHI) for recognizing Bankstown's potential as a key transport node and for working towards enhancing its urban infrastructure to accommodate future growth.

Bankstown's strategic location at the intersection of major transport corridors makes it a pivotal point in the regional transport network, linking Parramatta, Liverpool, and Sydney CBD. As we look towards the future, it is clear that Bankstown will play a crucial role in connecting these key economic and population centers. To fully capitalize on this opportunity, I would like to propose an enhancement to the current rezoning plan.

Specifically, I recommend increasing the density uplift around Bankstown's commercial

core. The increased density will facilitate better utilization of Bankstown's transport links, encouraging more people to use public transport and reducing reliance on private vehicles.

Higher density around the commercial core will attract businesses and investment, leading to job creation and economic development. This, in turn, will foster a vibrant, bustling commercial area that serves the needs of both local residents and visitors.

I urge the Department to consider these factors in its decision-making process and to incorporate a higher density uplift in the rezoning plan for Bankstown. Doing so will not only enhance the area's role as a major transport hub but also contribute to the overall economic and social well-being of the region.

Thank you for considering my request.

Tomas Hadid

[REDACTED]

I agree to the above statement

Yes

From: [Planning Portal - Department of Planning and Environment](#)
To: [DPE Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 7 August 2024 1:43:16 PM

Submitted on Wed, 07/08/2024 - 13:43

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 only 3-8% 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 current requirement is likely not even half the original commitment. 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 Bankstown TOD Mailbox](#)
Cc: [DPE PS ePlanning Exhibitions Mailbox](#)
Subject: Webform submission from: Bankstown TOD rezoning proposal
Date: Wednesday, 7 August 2024 2:58:12 PM

Submitted on Wed, 07/08/2024 - 14:57

Submitted by: Anonymous

Submitted values are:

Submission Type

I am making a personal submission

Name

First name

Gerald

Last name

Woo

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

No

Info

Email

[REDACTED]

Suburb/Town & Postcode

Bankstown

Please provide your view on the project

I support it

Submission

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

Subject: Support for Bankstown TOD Rezoning and Proposal for Enhanced Density Uplift

Dear Sir/Madam,

I am writing to convey my support for Bankstown TOD and to advocate for a substantial increase in the proposed density uplift, particularly around the commercial core. This strategic enhancement is essential to fully realize Bankstown's potential as a critical transport hub and to foster its development into a dynamic, sustainable, and economically vibrant urban center.

As Bankstown evolves into a major transport node, it is crucial to align the zoning plan with the anticipated growth trajectory. Increased density around the commercial core will ensure that Bankstown can accommodate future population and economic growth while leveraging its enhanced transport connections to attract investment and development.

Higher density will attract diverse businesses and investments, creating a thriving commercial environment that will stimulate local economic activity. This development will foster a competitive business landscape, drawing both regional and international investors.

The increased commercial activity and development will generate numerous job opportunities, both directly through construction and indirectly through the establishment of new businesses and services. This job creation will enhance the region's economic resilience and contribute to reducing unemployment.

The increased density will facilitate the provision of a diverse range of housing types, including apartments, mixed-use developments. By expanding residential capacity within close proximity to transport and amenities, the density uplift will help alleviate housing shortages and reduce pressure on existing residential markets. This will contribute to a more balanced and equitable housing distribution.

Kind Regards,
Gerald Woo

I agree to the above statement
Yes