

# Greater Parramatta Interim Land Use and Infrastructure Implementation Plan

## Mr Leslie Ibrahim

We are residents of North Strathfield, in the area bounded by Conway Avenue to Allen Street and George Street to Powells Creek (collectively for this report "North Strathfield").

As you may not be aware our area was previously included in NSW State Government Plans for short term up-zone. The community came to terms with this and in the end the majority embraced it. After some three years of being in the plans, at the last minute we were excluded from short term rezone, which was a very unpopular decision for the residents of the area.

Significant planning decisions are currently being made about our area such as the Burwood Homebush Strathfield Priority Precinct Plan, and the Greater Parramatta Interim Land Use and Implementation Plan. As decisions are currently being made, and plans drafted we again wanted to highlight to you the overwhelming public support for North Strathfield's inclusion, the significant positive arguments for our rezone, and the detrimental effects it will have on North Strathfield if rezone does not occur in the short term.

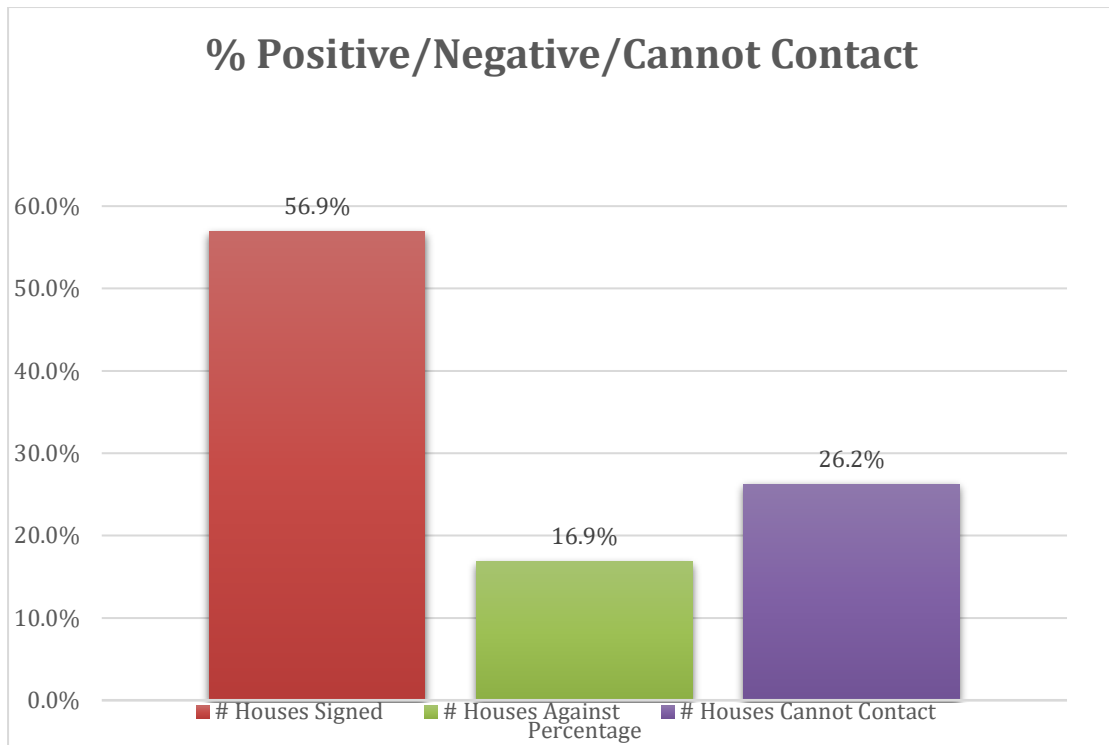
**The residents of North Strathfield want to be up-zoned in the short term. We request assistance from you in representing the views of the community, and ensuring a short term up-zone for North Strathfield.**

## OVERWHELMING POSITIVE SUPPORT

There is overwhelming positive support from the residents of North Strathfield for a short term rezone. We have collated responses from the public in two instances regarding the rezone in and both instances the overwhelming majority were in favour of a short term rezone. Results of the community consultations were as follows.

In May 2016 we collected signatures from people in the North Strathfield area (i.e. the excluded from rezone) in relation to their views as follows:

Number of Houses in Affected Area	Positive Responses	Negative Responses	Unable to Contact Owners
267	152	45	70



In late 2016 we again asked the residents to let us know their views about rezone. The results were as follows:

- ◆ 78% of contactable property owners signed the submission in favour of rezoning
- ◆ 391 owners/residents signed the submission
- ◆ Of the 277 properties in the affected area, 227 were contactable and 177 of these properties' owners are in favour of rezoning
- ◆ 14% of total property owners are against rezoning

	Total	% of Total
Total Number of Properties	277	100%
Number of Property Owners Signed in Favour	177	64%
Number of Contactable Property Owners	227	82%
Number of Contactable Property Owners Signed in Favour	177	78%
Number of Property Owners Uncontactable	50	18%
Number of Property Owners Against	38	14%
Number of Property Owners Undecided	12	4%

## **NEGATIVE EFFECTS IF NORTH STRATHFIELD IS NOT REZONED**

Over the years there have been a number of changes to the area directly surrounding the area of North Strathfield between Allen St and Conway Ave. These include:

- ◆ The re-urbanisation of Parramatta Rd adjacent to George St;
- ◆ The entrance to WestConnex;
- ◆ The sale of the Bakehouse Quarter and impending redevelopment;
- ◆ The up-zone of the streets to the west of the canal on Pomeroy Street by Strathfield council;
- ◆ The high rise development of McDonald College; and
- ◆ The opening of two new schools – Our Lady of the Assumption, and Victoria Avenue Public School.

All these developments have changed the face of North Strathfield. The area of North Strathfield bounded by Allen St to Conway Ave will be left as a small island of low density surrounded by high density. Given the results of surveys above this is clearly not what residents want.

## **SIGNIFICANT REASONS NORTH STRATHFIELD SHOULD BE REZONED**

There are significant reasons why North Strathfield is ideal for rezone. As a residents group we engaged JBA Consultants to summarise these (initially for a submission for the Greater Sydney Commission). A copy of this submission is included in Appendix 1 to this letter. Some of the key characteristics of our area that make it ideal for short term rezone are:

- ◆ Proximity to public transport options including four heavy rail train stations, being North Strathfield, Concord West, Strathfield and Homebush, and multiple bus routes;
- ◆ Proximity and connectivity to employment precincts including Parramatta CBD, Sydney CBD, Rhodes and Macquarie Park;
- ◆ Proximity to the metropolitan road network including WestConnex, Parramatta Road, and Homebush Bay Drive/A3;
- ◆ Proximity to cultural and recreation amenities and open space including Sydney Olympic Park (Millennial Park) and Bicentennial Park; and
- ◆ Proximity to local amenities including the schools, childcare centres and the 'Bakehouse Quarter' which features office space, restaurants, cafes, supermarkets and speciality shops.

As such, the area is strategically placed to benefit from changing land uses and density.

**As stated the residents of North Strathfield want to be up-zoned in the short term. We request assistance from you in representing the views of the community, and ensuring a short term up-zone for North Strathfield.**

Yours sincerely,

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18 Pomeroy St Street,  
North Strathfield, NSW 2137

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Representing the residents of North Strathfield