

Mrs Lucy Turnbull
Chief Commissioner
Greater Sydney Commission
PO Box 257
PARRAMATTA NSW 2124

Attention: Professor Edward Blakely

Dear Professor Edward Blakely,

We submit our response to the Greater Parramatta Interim Land Use and Infrastructure Implementation Plan, July 2017. We also attach the North Strathfield residents' submission previously submitted in response to the GSC's Draft Central District Plan, dated 6th March 2017, to be considered along side this submission. The submission covers the area bounded by Allen Street, Conway Avenue, George Street, and Powells Creek (the site), within the Homebush Priority Precinct, and part of the Greater Parramatta to Olympic Peninsula vision.

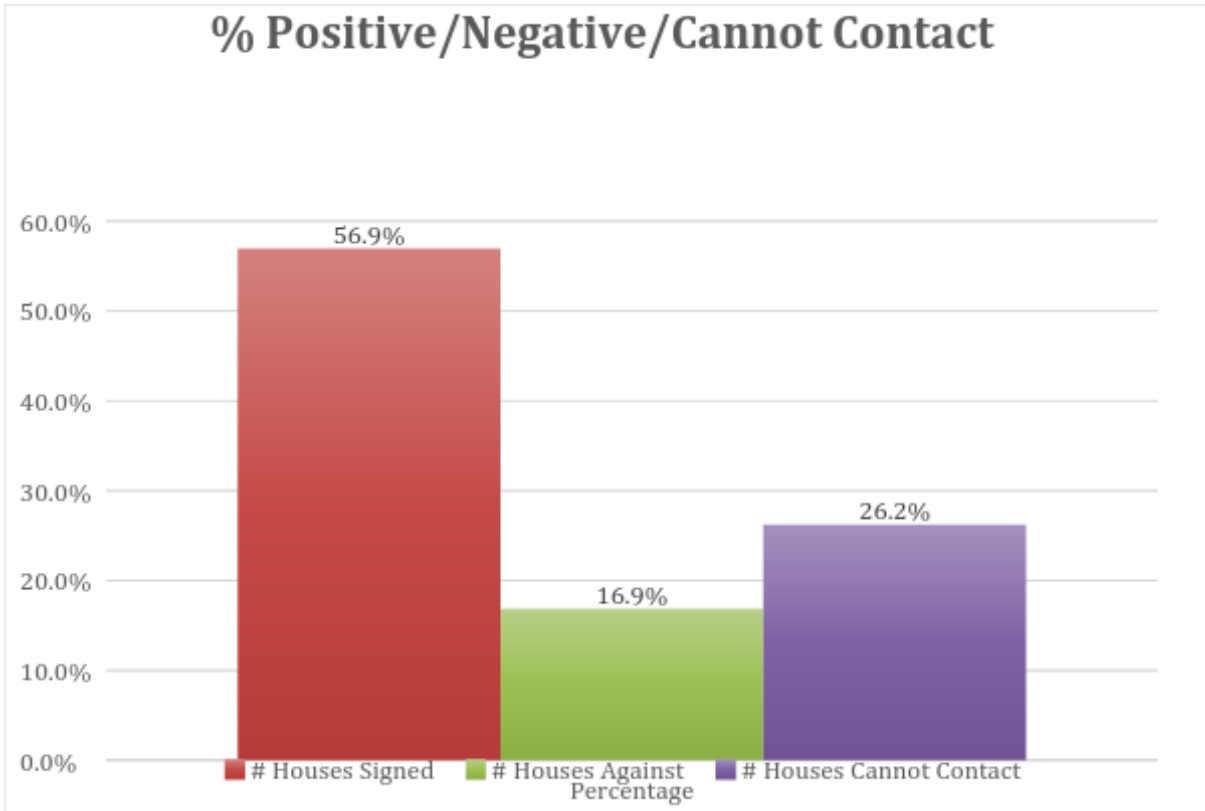
We ask that the updated interim plan explicitly include the site for urban renewal through rezoning and to direct the planning investigation for the Homebush Priority Precinct to specifically include the site. Feedback given by NSW State Planning from the Homebush, Strathfield, Burwood Priority Precinct Drop-in Session (24th June 2017) is that North Strathfield is excluded from the immediate investigation of the Homebush Priority Precinct.

Community 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 and in 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 (ie the area excluded from rezone) in relation to their views as follows:

Number of Houses in Affected Area	In Favour of Rezone	Against Rezone	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 contacted 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 of Rezone	177	64%
Number of Properties Contactable	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%

This represents an opportunity to easily meet government housing targets due to the willingness of the local community to embrace rezoning.

Connections

The site is well serviced by four heavy rail stations (North Strathfield, Concord West, Homebush and Strathfield) and the potential additional of any light rail or metro in the future would only enhance the existing significant levels of public transport. The site has easy access to east and west centres via its direct access to WestConnex / M4 and Parramatta Road, and access to north and south centres via the A3 / Homebush Bay Drive. This diversity in transport options and close proximity to job centres of Westmead, Parramatta CBD, Sydney CBD, Sydney Olympic Park, and Rhodes makes it ideal for development uplift and urban revitalisation which will support Homebush Priority Precinct's target of 9,450 new homes and 12,853 jobs by 2050, whilst aligning to the goals of the GSC and the state planning objectives.

Liveability

The site is within the catchment of two relatively new schools, not yet at capacity, Victoria Avenue Public School (K-6) and Our Lady of Assumption Catholic Primary School (K-6), as well as two established schools, St. Ambrose Catholic Primary School (K-6), and The McDonald College (3-12) all of which are within walking distance for residents. There's also four child care centres spread along George Street, making it ideal to support a growing population.

The Bakehouse Quarter hosts offices, three grocery stores, and amenities such as long-stay parking, health care services, specialty stores and other services, as well as an entertainment, cafe and dining hub. Planned pedestrian bridges over Powells Creek and cycleways will further enhance the liveability of the area giving residents easier access to more open space and adding to the transport option for commuting short to medium distances.

Opportunities

The site is characterised by low density housing encompassed by planned or existing high density zoning of Ismay St, Underwood Road, and Parramatta Road, as well as community and commercial centres of Concord West, Sydney Olympic Park and the Bakehouse Quarter. All of which are targeted for major investments due to infrastructure upgrades such as the Parramatta Light Rail, WestConnex, Sydney Olympic Park Master Plan, Concord West Master Plan, and the recent sale of the Bakehouse Quarter. The site's uplift will bring continuity to the area and have an advantage over sites already undergoing revitalisation and development to realise greater potential for value capture through mechanisms such as the Special Infrastructure Contribution (SIC) levy, further supporting infrastructure investments. The rezoning will present an opportunity to boost the target of having 5-10% affordable rental housing in the area, which does not currently exist.

We respectfully invite Mrs Lucy Turnbull, Professor Edward Blakely and representatives of the GOP and the West Central District for a meeting with representatives from the site to further explain our submission and present copies of the 382 signed submissions in favour or rezoning.