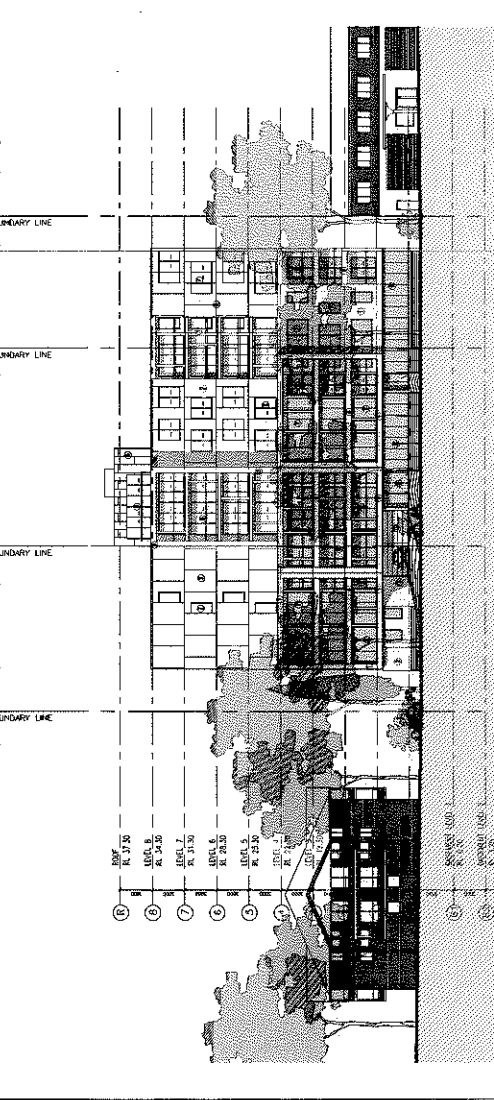
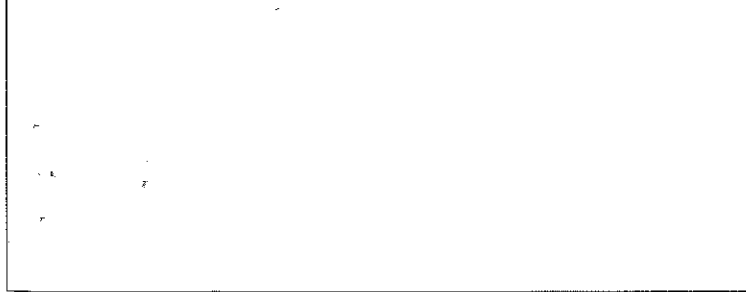
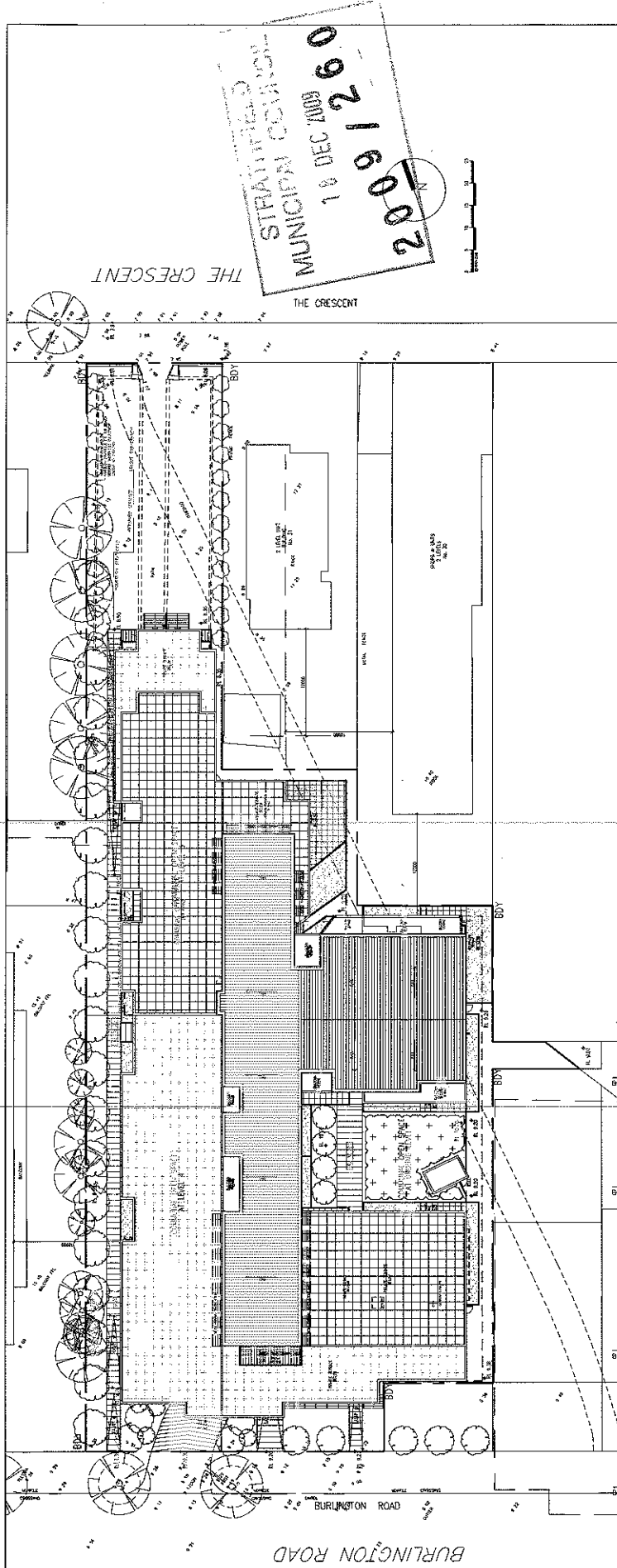

ATTACHMENT 1



ATTACHMENT 2



29-35 Burlington Road, HOMEBUSH

DEVELOPMENT APPLICATION

STRATFIELD
MUNICIPAL COUNCIL
18 DEC 2009
2009/260

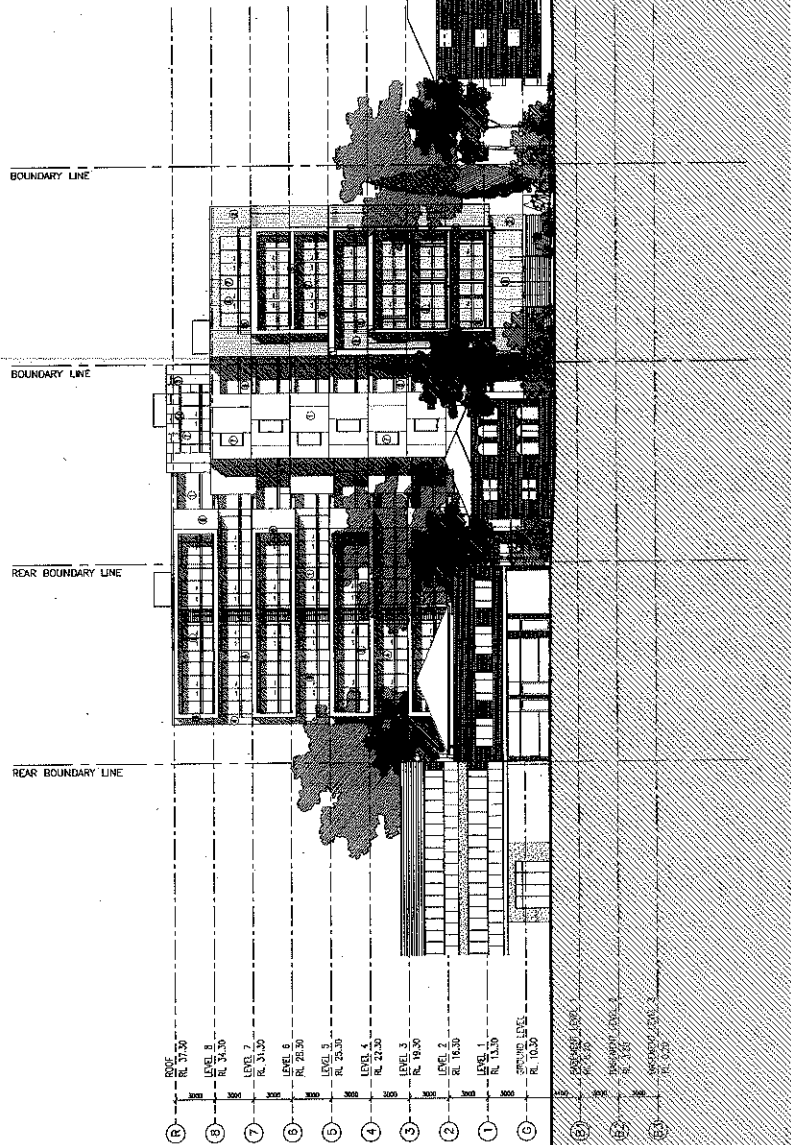
DATE: 18 DEC 2009
TIME: 10:00 AM
BY: [Signature]
FOR: [Signature]

NOTES

- * ALL DIMENSIONS, SECTS, ETC. ARE IN MILLIMETRES.
- * FIGURED DIMENSIONS TO BE USED IN REFERENCE TO SCALING OF DRAWING.
- * THIS DRAWING TO BE USED IN CONSULTATION WITH EXISTING ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, HEATING, VENTILATION AND AIR CONDITIONING, AND CONSTRUCTION STANDARDS.
- * EXISTING ARCHITECTURE, STRUCTURE, AND CONSTRUCTION SHALL BE NOTIFIED AND APPROVED BY THE CITY OF VICTORIA.

EXTERNAL FINISHES LEGEND

1. PRECAST CONCRETE PANEL - CREAM COLOUR WITH GRAPHTON
2. PRECAST CONCRETE PANEL - TERRAZZOTA COLOUR.
3. CORNER WALL CLADDING.
4. FACE BRICK - CREAM COLOUR.
5. FACE BRICK - WHITE COLOUR.
6. BRICKER AND PAINT - WHITE COLOUR.
7. ALUMINUM FRAMED GLAZING.
8. ALUMINUM FRAMED GLAZING.
9. ALUMINUM FRAMED GLAZING.
10. METAL BOLAR SCREEN.
11. METAL BOLAR SCREEN.
12. PAINTED METAL BOLAR.
13. PAINTED METAL BOLAR.
14. PAINTED METAL BOLAR.
15. ZINC CLADDING.
16. ALUMINUM FRAMED OPAL GLASS.



STRATHFIELD
MUNICIPAL COUNCIL
18 DEC 2008
2009/260

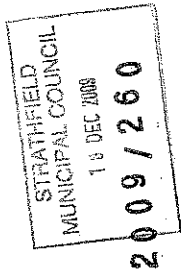
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- * ALL OVERSIZING, FITS, ETC., ARE IN MILLIMETERS.
- * FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SIZING OF DRINKING
- * THE REMAINS TO BE USED IN CONJUNCTION WITH TELEPHON, MECHANICAL,
- * ACOUSTIC, OPTIC, STANDARD REMAINS AND CONSTRUCTION QUALITY.
- * INTERNAL MOUNTING SECURED AS CHANGERS SHALL BE NOT OPIED
- * CHANGERS TO CONTAIN TO AUSTRIAN STANDARD.

PRECAST CONCRETE PANEL - CREAM COLOUR WITH GRAFTED

1. PRECAST CONCRETE PANEL - TRANSPARENT COLOUR
2. CONCRETE WALL CLADDING
3. FACE BRICK - CREAM COLOUR
4. FRAMED GLASS BALUSTRADE
5. BRICKER AND PAINT - WHITE COLOUR
6. ALUMINIUM FRAMED GLAZING
7. ALUMINIUM FRAMED SLIDING DOORS
8. GRANITE METALLIC WALL
9. METAL ROLLER DOOR
10. METAL WALL SCREEN
11. METAL LOUIRE SCREEN
12. PAINTED METAL LOUIRE
13. PAINTED METAL FACIA
14. PAINTED METAL SUN SCREEN
15. ZINC CLADDING
16. ALUMINIUM FRAMED OPACQUE GLASS



16
ABS
Accession # 20854 pg 13 of 16
Date 11/12/07

[illegible]

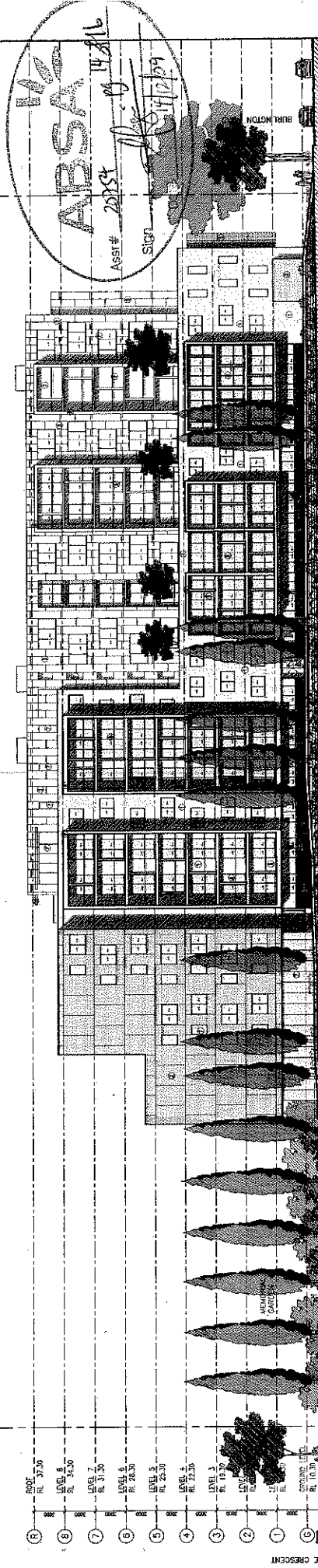
NOTES

- * ALL DIMENSIONS, STEEL, ETC. ARE IN MILLIMETRES.
- * SECRET ENCLOSURES TO BE USED IN ASSISTANCE TO DRAWING OF DRAWING.
- * THIS DRAWING TO BE READ IN CONJUNCTION WITH ELECTRICAL, MECHANICAL, PLUMBING, HEATING, VENTILATION, SANITARY AND CONSTRUCTION SUBMITTALS.
- * MATERIALS, WORKMANSHIP AND CONSTRUCTION SHALL BE NOT DIPPED.
- * DRAWINGS TO BE REVIEWED BY ARCHITECT, ENGINEER, CONTRACTOR.

EXTERNAL FINISHES LEGEND

1. PRECAST CONCRETE PANEL - CREAM COLOUR WITH GRAPHTH
2. PRECAST CONCRETE PANEL - TERRAZZOTA COLOUR
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STRATHFIELD
MUNICIPAL COUNCIL
18 DEC 2009
2009/260



ABS
Assist # 20094
Sign 14/12/09

REVISIONS	DATE	BY	REASON
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ATTACHMENT 3

2 February 2010.

Stathfield Council

VIA FAX: 9764 1034

ATTENTION: SILVIO FALATO

RE: BURNINGTON RD, HAMELBUSH.

ATTACHED IS A COPY OF A PETITION SIGNED
BY ALL OF THE LOCAL SHOPS, SCHOOL &
BUSINESSES IN THE AREA.

TRUSTING THIS WOULD HELP.

REGARDS.

RENZO NIGRO.

P.S APPROX 40 MORE WILL SIGN TO
SUBMIT BY FRI THIS WEEK.

2 FEBRUARY 2010

PETITION

BY SIGNING THIS PETITION I UNDERSTAND THE DEVELOPER OF 29-33 BURLINGTON ROAD, HOMEBUSH HAS LODGED A NEW DA FOR 148 UNITS AND 2 SMALL OFFICES. THE DEVELOPER ONCE THE NEW DA HAS BEEN APPROVED WILL NOT PROCEED WITH EXISTING DA FOR A THE COLES/WOOLWORTHS AND 79 UNITS ALREADY APPROVED BY THE LAND AND ENVIRONMENT COURT.

THE EXISTING SITE HAS BEEN BURNT AND IS CAUSING PROBLEMS TO THE CHILDREN AND LOCAL RESIDENTS IN THE AREA.

WE URGE COUNCIL TO APPROVE THE NEW DA AS SOON AS POSSIBLE.

NAME ADDRESS SIGNATURE

	Anne Tashch	59 Hilly Road	<i>[Signature]</i>
FRUITSKOP	<i>[Signature]</i>	25 BURLINGTON RD HOMEBUSH	<i>[Signature]</i>
RETNA	<i>[Signature]</i>	25 BURLINGTON RD	<i>[Signature]</i>
RETNA LANNON	HONG DUAN NGUYEN	46 Burlington Rd	<i>[Signature]</i>
RETNA	Shamula Prasad	40 Burlington Road	<i>[Signature]</i>
Bach	Prabakaran	40 Burlington Rd.	<i>[Signature]</i>
Deshi	Jothi	38 ..	<i>[Signature]</i>
	K. Pat	41 Rochester ST HOMEBUSH	<i>[Signature]</i>

	Kobigha Moorthy	45 Rochester Street	Kobigha
	S. Khaja	47 Rochester St.	K. Khaja
	A. Koh	1 Rochester St	<i>[Signature]</i>

Bank

Butcher

LEA

RUTHERFORD

School
Teacher

CLASTIC KERAS

[illegible]

2009/260

From: David Backhouse [david.backhouse@strathfield.nsw.gov.au]
Sent: Tuesday, 2 March 2010 12:17:30 PM
To: Linda Seeto
Subject: FW: DA2009/260 29-35 Burlington Road Homebush

From: David Backhouse
Sent: Monday, 1 March 2010 6:21 PM
To: 'lynnemckee@hotmail.com'
Subject: RE: DA2009/260 29-35 Burlington Road Homebush

Council has become aware of the distribution of a flyer entitled "Save Homebush Village-No high Rise". There are no, and never has been, any plan for the DA referred to above, to go before the March Council meeting.

The DA is currently being assessed, with a decision on the application yet to be made on matter. Before final decision on the DA is made Council will further inform the community of the application and seek feedback.

The DA is not for a 12 storey development and traffic issues will be assessed by the Council and the Regional State Assessment Body.

From: lynnemckee@hotmail.com
To: council@strathfield.nsw.gov.au
CC: strathfield@parliament.nsw.gov.au; sansulpice@optusnet.com.au;
pbarrfamily@optusnet.com.au; billcarney@henryparks.com.au; smarty4mayor@gmail.com;
keithkwon@kplawyers.com.au; hopebrettbowen@hotmail.com
Subject: DA2009/260 29-35 Burlington Road Homebush
Date: Mon, 1 Mar 2010 16:12:56 +1030

Dear Sir/Madam,

I would like to lodge my objection to this development application. A 12 level development is out of character with the local area and does not fit the street scape of either Burlington Road or the Crescent.

My home is in Burlington Road and I would find the additional traffic that would be brought to the area by an additional 148 units unacceptable. Travel to and from Parramatta Road is already extremely difficult at times because of the traffic generated by the coaching colleges.

Lynnie McKee
63 Burlington Road
Homebush

Get straight to the Point Find a great deal on your next car.

Get straight to the Point Find a great deal on your next car.

REGISTERED IN DATAWORKS
DOCUMENT NUMBER 366224

REGISTERED IN DATAWORKS
DOCUMENT NUMBER 365755

From: SRI GANESHAN VISWANATHAN [sri_rasa@yahoo.com.au]
Sent: Monday, 1 March 2010 9:44:59 PM
To: Strathfield Municipal Council
Subject: New development site - 29-35 Burlington Rd Homebush (DA2009/260)

To Strathfield Council

My name is Sri Ganeshan and I have lived with my wife Shanthy and 3 children at 23/10 Burlington Rd Homebush, the apartment i own, since the year 2001. Since moving to Burlington Rd in 1999, we have witnessed many different forms of inconvenience.

For example, there are huge traffic problems on Fridays, Saturdays and Sundays around Homebush Primary School due to special religious events, various training classes, outside visitors for the local eateries and home parties during the day and up to midnight.

As a resident we have had numerous problems finding parking on these occasions and must resort to parking our vehicles along Abbotsford Rd or along Homebush road. Severe inconvenience is experienced especially when Pre-Uni New College holds weekend classes causing blockages from Bridge Rd down to Homebush Rd.

These inconveniences have caused our vehicles to be broken into on occasion incurring the theft of a car radio and damage to the interior of the car. One time my 2 new tyres were vandalized as the cars are being parked away from Burlington road.

On weekdays the Rochester St/Burlington Rd intersection is unavoidably busy with school drop offs and pickups, which is hazardous for pedestrians and children.

Having explained to you the currently dire situation concerning parking, you must understand that the development of a new residential block, especially one that is as large as the proposed site will be an unbelievable convenience that will put enormous and unnecessary pressure on the local streets as competition for parking spaces will increase tenfold. The increase in motorists will create nightmare congestion during prime hours of the day such as 8-10am and 4-6pm. Consequently, there will be more opportunities for accidents to occur placing the safety of pedestrians in a vulnerable position, especially considering that Homebush village is in a school zone 5 days of the week.

Developing such a site will definitely create an unnecessary blot on our village skyline that blocks the pleasant views we currently have. As an owner, I am genuinely concerned that such a development will bring down the value of the surrounding area and thus, reduce the value of my own property. I am proud to be a resident of such a respected and upcoming suburb and would be extremely disappointed to have such a development destroy that view of Homebush. As well as this, it cannot be overlooked that this high rise building will allow its residents opportunity to peer into neighbouring areas thus depriving many of us of our right to privacy.

We have also noted over the years, that with an increase in residents in Homebush, comes an unfortunate but evident increase in the amount of rubbish that is dumped along the streets, creating a highly unattractive look. Such a situation will only worsen with more residents and this new development.

As well as this, congestion concerning the public transport (rail & bus) will increase, causing inconvenience to all those involved.

We strongly object to the development of the proposed 12 level, 148 unit block for the above reasons concerning parking, traffic, property value and privacy loss. It will UNDENIABLY destroy the village area and inconvenience its residents in a massive way. Therefore, as a family we do not support this development at all and would greatly appreciate it if you did make the grave mistake of

allowing such a development to go forth.

Thankyou for taking note of my concerns and requests.

Yours faithfully

Mr Sri Ganeshan & family

From: John Gillies [john.gillies@bigpond.com]
Sent: Monday, 1 March 2010 5:13:09 PM
To: Strathfield Municipal Council
Subject: DA2009/260

Dear Cr. Eswaran,

I wish to register my objection to the proposed 12 level development at 29-35 Burlington Road, Homebush.
DA2009/260.

I am convinced that such development will only add to the already somewhat depressed atmosphere of this street, as well as lowering property values.

John Gillies
1/8 Burlington Road,
HOMEBUSH NSW 2140

REGISTERED IN DATAWORKS
DOCUMENT NUMBER 365750

From: Nick Noronov [nvoronov@tpg.com.au]
Sent: Tuesday, 2 March 2010 10:23:05 AM
To: Strathfield Municipal Council
Subject: Objection to DA2009/260

Attention to: Council's Development Assessment Team.

I would like to lodge an objection to Development Application DA2009/260 for 12 level high-rise building at 29-35 Burlington Rd, Homebush.

By approving such application Council will completely change face and character of Homebush Village and create traffic and parking nightmare for local residents. Having to offices of Newcolledge and Saturday and Sunday events booked by different communities in Homebush public school, large congregation gatherings at Jehovah Witness Hall have already created enormous problem with street parking for local residents of Burlington Rd and The Crescent in vicinity of Homebush Rd during weekends. Traffic congestion in this area on Saturdays is getting worse from year to year and adding additional residence for 148 units will definitely make the situation much worse. Another concern for me as a local resident that, if approved, it will be the first such high-rise in this area and will pave a road for more to come.

I hope Council's Development Assessment Team would listen to opinion of local residents and reject DA2009/260.

Sincerely yours,

Nick Voronov.

12/10-14 Burlington Rd
Homebush 2140 NSW

REGISTERED IN DATAWORKS

DOCUMENT NUMBER 365632

A C & S J RUMORE
19 MEREDITH STREET, HOMEBUSH, NSW 2140
TEL 8281 4555 (BUS) OR 9746 8150 (H)

STRATHFIELD MUNICIPAL COUNCIL	
REGISTERED BY RECORDS	
- 4 MAR 2010	
DOCUMENT NUMBER	36656A
RESPONSIBLE OFFICER	Brooke

2 March 2010

General Manager
Strathfield Municipal Council
PO Box 120
STRATHFIELD NSW 2135

Dear Sir/Madam

Proposed development DA 2009/260-29, 33-35 Burlington Road and 32 The Crescent, Homebush

We refer to the public notice advertised last week with regards to this development application for 148 units on this site, with parking for 226 vehicles, community centre and memorial gardens.

This development is proposed for what was the prior Paraquade Centre and the development is objected to by us on the following bases:

1. Such a large scale development would significantly and adversely affect the amenity of the immediate neighbourhood as well as the availability of and access to the Homebush community shopping centre in Rochester Street.
2. The major concern is traffic congestion.

We have written previously to council about the horrendous traffic situation in the vicinity of this site, particularly on Saturdays, with the two campuses of the New College. You only have to walk along Homebush Road, Rochester Street or The Crescent on a Saturday around about 8.45am to see the absolute traffic chaos that exists.

During the week, when these colleges are operating and the Homebush Public School located in Rochester Street has students being dismissed or other activities going on at the school after hours, again the traffic is horrendous for those living in the area.

To add a development which is acknowledged will attract at any one time at least a further 226 vehicles to the immediate vicinity (and even more if you allow for visitors) means that the existing choked capacity of Rochester Street, The Crescent, Burlington Road and Meredith Street as well as other adjoining streets will be further exacerbated.

There is no capacity for these streets to be extended or expanded to take additional traffic. The extra traffic generated by this development would only lead to an even greater choking of the current road infrastructure in Homebush to the substantial detriment of the existing residents.

3. A further significant issue is parking. Over many years, the owners of the Paraquade site have allowed the open car park area at rear of the disused building to be used by members of the public for parking. Even with this, parking in Homebush is difficult at the best of times.


With this facility being lost and more traffic being added to the area by virtue of visitors coming to the units or the community centre, the lack of parking will be further exacerbated to the detriment of residents.

4. Again we have raised with Council the issue of rubbish in the area particularly around the units in Burlington Road and The Crescent. Adding further units would inevitably lead to more rubbish which not only brings vermin, but which creates health risks and makes the area aesthetically unattractive. One only has to look at the fact that this very site is used as a virtual rubbish tip with rubbish being illegally dumped on it to see that the attitude of many in the area to proper rubbish disposal is totally unacceptable and will continue to be so the more development the area attracts.
5. We do not believe that the infrastructure in the area can cope with the continual building of large scale unit developments. Much of the infrastructure is of a great age and is already straining to breaking point.

One only has to have regards to the unit developments on the northern side of the railway line at Homebush to see how much the infrastructure in the area has been strained whereby small use areas (for example the former Army Reserve site) have been converted to large scale residential unit developments.

By virtue of these legitimate concerns and the inability of the streets upon which the development is proposed to be built and in the vicinity of the proposed development being totally incapable of handling a significant increase in traffic volume which this development would bring about, we request that Council rejects the application.

Yours faithfully



A C RUMORE

E. M. KEDDIE,
90, ABBOTSFORD RD.,
HOMEBUSH, N.S.W.
2140.

H - 3 - 2010.

THE GENERAL MANAGER,
STRATHFIELD COUNCIL,
STRATHFIELD.

STRATHFIELD MUNICIPAL COUNCIL	
REGISTERED BY RECORDS	
- 4 MAR 2010	
DOCUMENT NUMBER	366812
RESPONSIBLE OFFICER	Brooke

DEAR MR BACKHOUSE,

RE:- 29-35 BURLINGTON ROAD, HOMEBUSH, N.S.W.

I OBJECT TO THIS APPLICATION, WHICH IS NO MORE THAN A REHASHED VERSION OF THE ONE LODGED BY COLES.

THE PROPOSED BUILDING IS "TOO BIG" FOR THE SITE LOCATED IN THE CENTRE OF THE HOMEBUSH VILLAGE. IT WILL SMOTHER THE VILLAGE AND DESTROY ITS CHARM. IT NEEDS TO BE DRASTICALLY SCALED DOWN.

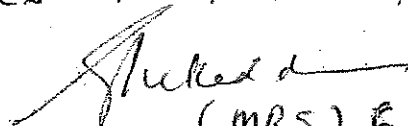
THE AMOUNT OF EXTRA TRAFFIC MOVEMENT CREATED BY SUCH A HUGE COMPLEX WILL PLACE ENORMOUS PRESSURE UPON AN AREA ALREADY PLAQUED BY SERIOUS TRAFFIC PROBLEMS, SUCH AS THE BRIDGE ROAD NIGHTMARE.

PRESENTLY, THE SHOP CENTRE AND SCHOOL VEHICLES FILL ROCHESTER STREET TO OVERFLOWING AND SPILL OVER ONTO NEIGHBOURHOOD STREETS. A MASSIVE INFILUX OF TRAFFIC WILL BE DISASTEROUS.

I OPPOSE ANY DEVELOPMENT THAT WILL ADVERSELY EFFECT THE HOMEBUSH PRECINCT.

YOURS FAITHFULLY

DA2009/260



(MRS) E.M. KEDDIE.

From: <Patricia Miller [patricia_miller@optusnet.com.au]>
To: <Strathfield Municipal Council>
Sent: Monday, 8 March 2010 2:33 PM
Subject: Objection to DA2009/260

Dear Sir/madam,

We would like to express our total objection to the afore mentioned DA. It is difficult to see how this too large a proposal can possibly fit in to the Homebush Village and to which market/demographics this proposal is aiming at. It doesn't appear to be aimed at families as the proposal has mainly one bedroom units!

From the proposed drawings, it will totally overwhelm the adjoining properties and take away most of the natural light from the western side property.

The traffic situation in Homebush is already at near gridlock at various times of the day, including weekends. This development would only serve to worsen it.

Again, we are totally opposed to this development.

Greg & Patricia Miller
4 Abbotsford Rd, Homebush NSW 2140
0297465462

REGISTERED IN DATAWORKS
DOCUMENT NUMBER 367459

8/03/2010

From: Gelda [gelda@inet.com.au]
Sent: Saturday, 6 March 2010 4:18:18 PM
To: Strathfield Municipal Council
CC: strathfield@parliament.nsw.gov.au; sansulpice@optusnet.com.au
Subject: RE: DA 2009/260 - 29-35 Burlington Road -Homebush

RE: DA 2009/260 - 29-35 Burlington Road -Homebush

Dear Sir/Madam,

We are long-time residents of Strathfield council, and we are writing to express our concern about recent discussion and the pending decision to initiate the construction of a multi level apartment complex at 29-35 Burlington Road Homebush. We understand that the decision is being considered to construct a multilevel apartment complex to accommodate the ever increasing residents wishing to live in Homebush.

It would seem that initiating the multi-storey apartment project would provide necessary accommodation for residents and a better economy for the council. However, we do not believe that the benefits of constructing this multi-storey apartment accommodating extra residents compare favourably to the benefits of denying the project.

Consider- congestion already has taken this old suburb by storm; for example a public school well over capacity, a train station which already has a less than the adequate train frequency and a beautiful shopping strip being tortured with an ever growing number of cars. With the addition of almost 600 new residents and about 200 cars, these problems will only escalate and may have safety implications on residents and school children.

Further, the surrounding apartment complexes are low rise 2-3 storey buildings. Allowing a 12 storey apartment complex to be constructed will stand out as an eye sore and set a precedent for similar applications. Considering that the suburb of Homebush is renowned for its spectacular heritage and community atmosphere, this will undoubtedly damage the village atmosphere which as a responsible community we all stand strongly for.

Are these tradeoffs that we really want to make? We look forward to your response.

Yours sincerely,

Dinesh Gelda

Azad Gelda

Archana Gelda

Nirvan Gelda

12 Rochester St

Homebush NSW 2140

REGISTERED IN DATAWORKS

DOCUMENT NUMBER 361457

STRATHFIELD MUNICIPAL COUNCIL	
REGISTERED BY RECORDS	
11 MAR 2010	
DOCUMENT NUMBER	369229
RESPONSIBLE OFFICER	Brooke

6.3.2010
10/48 Burlington Rd
Homebush.
2140

General Manager
Strathfield Council.

Re Development Application No 2009/260
29, 33-35 Burlington Rd and 32 The Crescent
Homebush.

I wish to express my concern and my objection to the above development application. This is a 9 storey building which will dwarf completely any building in the nearby vicinity and destroy the village atmosphere which is currently the case. It is completely out of character to the area.

As well the erection of 148 new dwellings and the potential extra traffic that 226 vehicles will produce will have a disastrous effect on the road traffic usage that is current in the area. The extra noise levels that will occur can only lead to a very uncomfortable situation. Also parking is already a problem in Burlington Rd and Rochester street.

I trust that Council will recognise these problems and reject this over the top application.

Yours faithfully,

M/s Emiliana Fischer

From: Alice Bhasale [abhasale@nps.org.au]
Sent: Sunday, 14 March 2010 11:52:48 PM
To: Strathfield Municipal Council
Subject: Objection to DA2009/260

Dear Cr Sundar Eswaran

Re: Objection to DA2009/260

I have just become aware of a proposed development at Homebush Shopping Centre.

I strongly protest against the development of a multi-storey (12 level) multi-purpose development. Homebush has a beautiful federation village atmosphere which is part of its charm.

Many of the houses in the area are probably worthy of heritage listing, if they are not already. Homebush shopping centre retains an olde-world feel and many people shop there because of this character.

Strathfield Council is already suffering from poor reputation because of corruption, internal fighting and so on. I do not think it needs to add to this by approving ill-thought out developments for the sake of a few development dollars.

Many people have no faith in the Council whatsoever and I even wonder if due process is being followed or there are other reasons for the development of such an out of character development, that will spoil the whole area. Already Strathfield has lost so much of its Federation Heritage and become full of gaudy McMansions.

We were hoping to buy in this area soon...I think we would rethink our decision to do so if multistorey developments occur in the heart of Homebush- it would just change the atmosphere of a family-friendly neighbourhood too much.

I seek your help in reconsidering this development application. If it goes ahead I would not hesitate to seek help from higher authorities.

thank you for considering this letter

Alice Bhasale
2 Melrose St Homebush 2140

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REGISTERED IN DATAWORKS
DOCUMENT NUMBER 37026

acknowledgement
letter sent

Page 1 of 2

BL 18-3-10

From: keithkwon [keithkwon@kplawyers.com.au]
Sent: Monday, 15 March 2010 9:38:29 AM
To: Councillor Request
Subject: FW: Objection to DA2009/260

Dear Sir/Madam,

Please refer to the concerns of a resident in relation to DA2009/260.

Regards,

Councillor Keith Kwon

Keith Kwon
K P Lawyers

Tel: (02) 9715 2500 Fax: (02) 9715 2400
Suite 4, 1st Floor, 58 The Boulevard Strathfield NSW 2135
PO BOX 54 STRATHFIELD NSW 2135
DX 23820 STRATHFIELD

From: Alice Bhasale [mailto:abhasale@nps.org.au]
Sent: Sunday, March 14, 2010 11:48 PM
To: keithkwon@kplawyers.com.au
Subject: Objection to DA2009/260

Dear Mr Kwon

Re: Objection to DA2009/260

I have just become aware of a proposed development at Homebush Shopping Centre.

I strongly protest against the development of a multi-storey (12 level) multi-purpose development. Homebush has a beautiful federation village atmosphere which is part of its charm.

Many of the houses in the area are probably worthy of heritage listing, if they are not already. Homebush shopping centre retains an olde-world feel and many people shop there because of this character.

Strathfield Council is already suffering from poor reputation because of corruption, internal fighting and so on. I do not think it needs to add to this by approving ill-thought out developments for the sake of a few development dollars.

Many people have no faith in the Council whatsoever and I even wonder if due process is being followed or there are other reasons for the development of such an out of character development, that will spoil the whole area. Already Strathfield has lost so much of its Federation Heritage and become full of gaudy McMansions.

We were hoping to buy in this area soon...I think we would rethink our decision to do so if multistorey developments occur in the heart of Homebush- it would just change the atmosphere of a family-friendly neighbourhood too much.

I seek your help in reconsidering this development application. If it goes ahead I would not hesitate to seek help from higher authorities.

thank you for considering this letter

Alice Bhasale

2 Melrose St Homebush 2140

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From: Barbara Davis [Davis85@iprimus.com.au]
Sent: Tuesday, 30 March 2010 8:06:33 AM
To: Strathfield Municipal Council
Subject: Development 29 Burlington Rd DA 2009/260

Ref DA 2009/260
 29 Burlington Rd, Homebush

We object to the erection of a nine storey high-rise block of units on this site for the following reasons:

1. Your description in the DA Notification is unclear. You state: " The development comprises of 148 units (35 x 1 bedroom units, 11 x 2 bedroom units, 1 x 3 bedroom units and 2 x SoHo apartments with living and working spaces)." The number of the units detailed in parenthesis is 49 not the 148 stated.
2. A nine storey development will overshadow, overwhelm and destroy the amenity this small village shopping village. A development of this size is best suited to a city or a busy town centre, not to a small shopping village which still retains some character.
3. Provision is being made for the garaging of 226 vehicles. The extra traffic this number of vehicles will cause will be far in excess of what the area is able to handle.
 There are already major traffic problems in Homebush at certain times and the last thing Homebush needs is another 200+ cars adding to the slow-moving line of traffic trying to access or leave the suburb in peak periods. Is Council concerned that it can already take up to 18 minutes to travel by car from Parramatta Rd via Knight, Station or Bridge Rds to the south side of the railway line (The Crescent) on Saturdays? Twenty (? – so long ago it is hard to remember exactly) years ago Council circulated a proposal for traffic lights at Bridge Rd/The Crescent, and, if memory serves correctly, at Subway Lane/The Crescent but absolutely nothing has been done in that time to assist traffic flow and presumably the plan for lights has long since been abandoned.
4. A nine-storey block of flats will set a precedent for nine storey development in the rest of Burlington Rd. Even the State Government in its push to resume private land for urban consolidation has said that it envisages only 4 or 5 storey developments not high-rise.
5. This development is in the interests only of people who stand to make a profit from it. It is not in the interests of the majority of the residents.
6. Any push or need for urban consolidation and new housing stock to cope with increased population is one thing. To inflict high-rise, Hong Kong style units in suburbs like Homebush is of a totally different order.

We ask you to please consider the interest and amenity of the majority of Homebush residents and reject this development.

Geoff Davis
 Barbara Davis

85 Abbotsford Rd
 Homebush.

REGISTERED IN DATAWORKS
 DOCUMENT NUMBER 374800

From: Annette Malicki [annettemalicki4@hotmail.com]
Sent: Tuesday, 30 March 2010 12:05:42 AM
To: Strathfield Municipal Council
Subject: DA 2009/260 29 Burlington & 32 The Crescent Objection

To The Assessing Officer and Councillors,

Please confirm receipt via email of my written objection to the above proposed development application.

I am the owner and resident in Unit 15 58-60 Burlington Road, Homebush and have just become aware of the proposed development application for 29 Burlington & 32 The Crescent after walking past the property and seeing the development notification advertisement late last week.

On seeing this notification I contacted council via email and today received more information. Due to the lack of notice I was not able to fully review the development application and have had to use what information is available via the internet to raise my objections to this property to meet the advertised closing date of 30 March. Being a resident who lives a few doors up from the proposed development I would have expected all residents would have been notified to this significant development not just the immediate neighbours.

I wish to voice my strong objection to this development application for the following reasons:

- lack of consultation and advice to surrounding neighbours who are not opposite or adjoining to the proposed development - a complex this large has a major impact on the areas village feel, the street scape, character etc
- the proposed height of the development - 9 stories is out of character of the Homebush village feel and the surrounding flats
- surrounding flats are no more than 5 stories and 9 stories would tower over all other dwellings impacting on privacy and street scape
- overshadowing of a 9 story development will have a negative impact on the street and neighbours particularly in Burlington Road
- the setback from Burlington Road has been significantly reduced from the current building line
- 149 units with 226 parking spaces will cripple the traffic flow in Burlington Road and The Crescent - currently the traffic, double parking etc is dangerous increasing this by another 226 cars will cause gridlock
- the current building usage has never been for commercial use thus once again changing the impact of Burlington Rd
- the plans indicate 149 units but there are only 49 units being 1, 2, 3 bedroom etc what is the composition of the other 100 units
- a complex this large would require ducted air conditioning with detrimental impact and increase in noise
- Burlington Rd cant cope with the current rubbish bins on Sunday night an additional 149 bins x 2 for recycling would reduce the area to a ghetto look on rubbish nights
- 226 extra cars change Burlington Road from a low traffic street to a high traffic zone
- with local schools close by the additional traffic would cause increased risk of pedestrian accidents in particular school age children
- the lack of open space being proposed for this development
- the number of one bedroom units being proposed is extremely high and would attract a lower income earner which would have a negative impact on the Homebush village feel
- with the high number of one bedroom units owners would use their car parking space for storage and result in more cars parking on Burlington Rd which is difficult enough to park on as existing unit complexes don't have visitor parking
- a unit complex of 9 stories would open the gate for future high rise development. High rise development should remain on the Parramatta Rd side of Homebush and not be allowed to encroach over the railway line

REGISTERED IN DATAWORKS

DOCUMENT NUMBER 374794

- a development this large would have a negative impact on the property prices of surrounding properties.

I ask that all the neighbours in Burlington Road and The Crescent be informed of this development application and it be re-advertised. I also ask that all residents in Burlington Road and The Crescent be advised in writing of when this development is to be presented to Council for consideration.

I ask that the Council Officers in their official capacity seriously consider the negative impact this application is going to have on street scape, amenity, traffic, community feel, waste, parking, pedestrian safety, open space, residential property prices, noise, shadowing etc and refuse this application. A development this large is not in the best interests of Homebush.

Yours sincerely
Annette Malicki
owner
15/58-60 Burlington Road
Homebush NSW 2140

Subject: reply to e-mail regarding DA 2009/260 29 Burlington & 32 The crescent
Date: Mon, 29 Mar 2010 17:18:30 +1100
From: brad.atkins@strathfield.nsw.gov.au
To: annettemalicki4@hotmail.com

Good Afternoon Annette

Please find attached the Councillors details for any correspondence for them personally.

In terms of getting a submission in for the DA itself with Council you can send one via e-mail to the Council address at council@strathfield.nsw.gov.au and your submission will be placed on file and considered as part of the assessment.

Any concerns that you may have should be noted in this letter / e-mail correspondence.

Alternately if you wish you can reply directly to the e-mail address below and I will ensure it reaches its intended target.

Kind Regards

Brad Atkins
Customer Liaison Officer
Development Assessment / Strathfield Council
Ph; 9748 9650
F; 9764 1034
E; brad.atkins@strathfield.nsw.gov.au

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From: Anatoly Venglinsky [lveglinsky@bigpond.com]
Sent: Tuesday, 30 March 2010 9:33:28 AM
To: Strathfield Municipal Council
Subject: Objection re the Development DA No. 2009/260

We would like to make an objection to the above development.

The development of 148 units and a 3 level basement carpark for 226 vehicles and being nine (9) storeys is terribly excessive in what is called Homebush Village. The surrounding units are no higher than 3 or 4 storeys high. It would be terribly unwise to "plonk" a 9 storey building in the middle of medium density.

There is a school nearby and couple of pre-uni colleges which causes gridlock in the mornings and afternoons and Saturday mornings in The Crescent. Burlington Road is a very narrow street already.

This will be an overdevelopment in a quiet suburban street and suburb.

Anatoly and Lana Venglinsky
31 The Crescent Homebush

REGISTERED IN DATAWORKS
DOCUMENT NUMBER 374804

To: Ms Rachael Snape
Development Assessment Co-ordinator
Strathfield Municipal Council

From: Mr William Tulip
Owner and resident of
3/48 Burlington Rd, Homebush NSW 2140

Regarding:
File No: DA2009/260/rs
Proposed development at 29, 33-35 Burlington Rd & 32 The Crescent, Homebush

Dear Ms Snape

As a resident across the road from the proposed development I object to its large size (9 storeys and 148 units) on the grounds of parking/congestion and height.

Burlington Rd (outside our block near Rochester St) is already very busy & crowded at times and there is a shortage of parking. In fact it is getting dangerous since the new supermarket/deli "Davids" opened because there is a constant criss-cross of vehicles turning for parking reasons, and the consequence of other vehicles dodging them. The two pedestrian crossings at the corner add to the congestion. If the only or main vehicular access to the development is by Burlington Rd, this will make a bad situation much worse because there will be many more cars on the street. Also we often have cars using our front drive to park illegally, and there is nothing we can do except politely wait and ask the driver to move when he/she returns - this will also get worse.

On subjective & aesthetic grounds, because it is so close to my own apartment block and others in Burlington Rd, the height will substantially change the view and the general experience of living as the new block dominates the skyline and blocks out sunlight across Burlington Rd.

I have made no donations or gifts that require disclosure.

Yours faithfully
William Tulip
8746 0206 (0416 464 193)

From: Robin Craig [abergeld@bigpond.net.au]
Sent: Tuesday, 30 March 2010 1:53:02 PM
To: Strathfield Municipal Council
Subject: DA2009/260/rs - 29, 33-35 Burlington Rd & 32 The Crescent

ATTENTION: General Manager - Strathfield Council

Dear Sir

I am writing to object to the proposed development at the address as above - **DA No 2009/260**. I am both a resident of Homebush, and a director of the company - Jaramas Pty Ltd - that owns the five shops 38 - 46 Burlington Road - opposite the proposed development.

I am not anti-development in Homebush, however I do believe there can be development that is sympathetic to the heritage of the area. In my opinion, this development fails to take into consideration the surroundings in which it is being built.

I object to the development for the following reasons:

1 It is too high. The height is not in keeping with that of the local area. I believe any developments in this area should be capped at 6 storeys above the ground so as not to overshadow or impose on the other properties. It is appropriate for higher buildings to be built on the Parramatta Road side of the railway line (as is being done) because that area is largely development of previous industrial sites. The site of this development is in a largely low rise housing/retail and 4 storey apartments area. It will tower over every building in the area and spoil the overall appearance of the suburb. It's height is completely out of keeping with the surrounding area.

2 Not enough parking. The development does not allow for adequate parking for the number of units and proposed community centre. This will result in on street parking by the residents/visitors and therefore less parking for the retail outlets on Rochester St, Burlington Rd and the Crescent.

3 It will severely worsen traffic congestion. At the moment the Homebush area gets grid-locked with traffic, in particular on Saturdays. It can take up to 3/4 hour to get from the north side of the railway line to the south via either Subway Lane or Bridge Road. This development has the potential to severely exacerbate this problem by substantially increasing the number of local residents and disrupting traffic flow by residents entering and exiting the car park.

Please consider the negative impact of a development of this size on the local community.

Yours faithfully,

Robin Craig
Director
Jaramas Pty Ltd
30 Abbotsford Road
Homebush NSW 2140

From: Davis, Tim [TDavis@novorail.com.au]
Sent: Tuesday, 30 March 2010 4:12:58 PM
To: Strathfield Municipal Council
Subject: Submission Regarding DA Number:2009/260

Dear Sir/Madam,

I am writing in regards to the development application lodged by Remolo Nigro for 29 BURLINGTON ROAD, HOMEBUSH, Councils DA number: 2009/260.

I believe that the development is not in the best interest of the community of Strathfield and will significantly reduce the amenity of the Homebush shopping village. While the financial benefit the council will receive in application fees and inspections in the short term and through rates is appreciated, the demand that the sudden influx of residents will have on the local community and infrastructure will overwhelm it.

It is already evident on any weekend that the local roads, in particular the access between Burlington Rd and Parramatta Rd, cannot handle the present volume of vehicles, yet alone the increase that this single building will contribute. Construction traffic will increase heavy vehicle use on local streets which at present see very little movements. The amount of spoil to be removed plus all of the deliveries will have significant impact on the local roads. With 4 possible routes into the development, Arthur St, Homebush Rd, Bridge Rd and Subway Lane, I trust that council has prepared for repairs during and after construction is complete.

Further under the Draft Strathfield Local Environmental Plan 2003 the land is Zoned residential 2B two of the objectives of this zone is to *To ensure that all development, is designed to maintain and enhance the residential amenity and complies with the standards and development principles relating to scale, density, form, height and landscape provisions contained in this Plan and associated policies and To provide opportunities for non-residential activities and development which is of a type and scale that is compatible with the surrounding environment and does not detract from residential amenity.* I am not sure how council could agree that a nine story building among three-four story buildings will not adversely affect the density, form, height and be compatible with the surrounding environment. This is further supported by the general considerations for development within residential zones where consent would be granted only if it would be compatible with the character and amenity of existing and likely future buildings on adjoining land in terms of:

- (a) its scale, bulk, design, height, siting and landscaping; and
- (b) traffic generation and carparking; and
- (c) noise and light; and
- (d) privacy; and
- (e) stormwater drainage; and
- (f) overshadowing; and
- (g) impacts on heritage items or heritage conservation areas.

I would be interested to see how council has considered the scale of the development with regards to the immediate surrounds and the amenity of the Homebush shopping village as well as the Strathfield LGA as a whole.

Regards

Tim Davis

85 Abbotsford Rd
Homebush, NSW, 2140

To The Assessing Officer and Councillors,

Please confirm receipt via email of my written objection to the above proposed development application.

I am the owner and resident in Unit 15 58-60 Burlington Road, Homebush and have just become aware of the proposed development application for 29 Burlington & 32 The Crescent after walking past the property and seeing the development notification advertisement late last week.

On seeing this notification I contacted council via email and today received more information. Due to the lack of notice I was not able to fully review the development application and have had to use what information is available via the internet to raise my objections to this property to meet the advertised closing date of 30 March. Being a resident who lives a few doors up from the proposed development I would have expected all residents would have been notified to this significant development not just the immediate neighbours.

I wish to voice my strong objection to this development application for the following reasons:

- lack of consultation and advice to surrounding neighbours who are not opposite or adjoining to the proposed development - a complex this large has a major impact on the areas village feel, the street scape, character etc
- the proposed height of the development - 9 stories is out of character of the Homebush village feel and the surrounding flats
- surrounding flats are no more than 5 stories and 9 stories would tower over all other dwellings impacting on privacy and street scape
- overshadowing of a 9 story development will have a negative impact on the street and neighbours particularly in Burlington Road
- the setback from Burlington Road has been significantly reduced from the current building line
- 149 units with 226 parking spaces will cripple the traffic flow in Burlington Road and The Crescent - currently the traffic, double parking etc is dangerous increasing this by another 226 car will cause gridlock
- the current building usage has never been for commercial use thus once again changing the impact of Burlington Rd
- the plans indicate 149 units but there are only 49 units being 1, 2, 3 bedroom etc what is the composition of the other 100 unit
- a complex this large would require ducted air conditioning with detrimental impact and increase in noise
- Burlington Rd cant cope with the current rubbish bins on Sunday night an additional 149 bins x 2 for recycling would reduce the area to a ghetto look on rubbish nights
- 226 extra cars change Burlington Road from a low traffic street to a high traffic zone
- with local schools close by the additional traffic would cause increased risk of pedestrian accidents in particular school age children
- the lack of open space being proposed for this development
- the number of one bedroom units being proposed is extremely high and would attract a lower income earner which would have a negative impact on the Homebush village feel

- with the high number of one bedroom units owners would use their car parking space for storage and result in more cars parking on Burlington Rd which is difficult enough to park on as existing unit complexes don't have visitor parking
- a unit complex of 9 stories would open the gate for future high rise development. High rise development should remain on the Parramatta Rd side of Homebush and not be allowed to encroach over the railway line
- a development this large would have a negative impact on the property prices of surrounding properties.

I ask that all the neighbours in Burlington Road and The Crescent be informed of this development application and it be re-advertised. I also ask that all residents in Burlington Road and The Crescent be advised in writing of when this development is to be presented to Council for consideration.

I ask that the Council Officers in their official capacity seriously consider the negative impact this application is going to have on street scape, amenity, traffic, community feel, waste, parking, pedestrian safety, open space, residential property prices, noise, shadowing etc and refuse this application. A development this large is not in the best interests of Homebush.

Yours sincerely

Annette Malicki

owner

15/58-60 Burlington Road
Homebush NSW 2140

STRATHFIELD MUNICIPAL COUNCIL	
REGISTERED BY T. L. ORDS	
30 MAR 2010	
DOCUMENT NUMBER	375067
RESPONSIBLE OFFICER	B LAMPARD

47 Loftus Crescent
Homebush, 2140
New South Wales

25 March 2010

General Manager
Strathfield Council
PO Box 120
Strathfield NSW 2135

Dear Sir/Madam

Property: 32 The Crescent & 29, 33-35 Burlington Street
Development Application No. 2009/260

I wish to express my objection to the proposed development of 9 storeys (148 units) at the above address.

I object to this for the following reasons:

- **Previous DA Approval:** The Land and Environment Court only approved a 7 storey step-back development (86 units) (DA2007/252) for the same area, despite the local environment plan for the area being less.
- **Local Zoning Area:** The zoning area for this area is 2-3 stories. Therefore the application does not meet your Local Environment Plan.
- **Appearance:** The development does not meet the character, appearance and compatibility with those buildings which are within the heritage conservation area (Homebush Village – Rochester Street).
- **Integration:** The local residential buildings are of 2-3 storey 1960-1970's units. A 9 storey development is not compatible with the height, scale, sitting and character of existing buildings within the residential zone.
- **Traffic and Parking: Lack of sufficient information in relation to traffic:**
The proposed development will detrimentally affect vehicle movements in Burlington Street and the surrounding streets. There will be a reduction in on-street parking for customers of the local businesses. This therefore could have a detrimental effect on the viability of any the businesses in Rochester Street and/or Burlington Street.

Currently, there are only 226 parking spaces for 148 units. How many of these are available for visitors???? How many of the unit owners have 2+ cars???

In my local residential area, I have witnessed the construction of 3 (three) multi-storey developments in Bridge Road and Crane Street. Since completion, the local traffic congestion has increased dramatically and the increase in illegal parking or dangerous traffic movements. The residents of the units park their cars on the streets. They do not use their parking spaces. Why??? I have asked...

1. Convenience and Speed, it is easier to walk down to the car parked on the street.
2. Their space is used for storage of household goods.
3. Safety, there have been instances of cars being broken into when parked in the underground residential parking.

Therefore, I can see similar problems with this development.

- **Community Reaction:** With the previous DA application in 2006, there was a major backlash from the local residents about the scale, traffic implications, impacts on heritage items which include the Memorial Gardens, Stormwater drainage and location of the development.

Homebush Village is unique in character. Everyone at those community forums in 2006 did not want Homebush to become as ugly as Strathfield. We did not want another development similar to that same scale of those located in Strathfield and to the north of Homebush Station. The Councillors of that time and Virginia Judge (Local State MP) agreed whole heartedly with the community.

In conclusion, I strongly object to the above DA application. It does not comply with your Local Environment Plan; it is not compatible with the surrounding residential buildings, it is ugly, but more importantly we already have enough high-rise developments in the local area of Strathfield and Homebush. The development will destroy the village ambience of Homebush.

Your time and effort in dealing with my submission is much appreciated.

Yours Faithfully,

A handwritten signature in dark ink, appearing to read 'Paul Feely', with a stylized, flowing script.

Paul Feely



HOMEBUSH MAINSTREET Inc.

STRATHFIELD MUNICIPAL COUNCIL
REGISTERED PYLORPDS

30 MAR 2010

DOCUMENT NUMBER 314 998
RESPONSIBLE OFFICER Brooke

RE : DA 2009 /260 29 & 33-35 Burlington Road

As the President and Public Officer of Homebush Mainstreet Committee, we forward this letter of acceptance for and agreement with the proposed integrated development of the 'old Paraquad site' as per DA 2009 / 260 / rs .

This Committee has been crying out for some far-sighted organisation, or private person, to develop this sight as it has become 'a tip' and a haven for 'squatters and vandals' for a number of years and is a blight on and in the Strathfield Municipality. The Committee does not have a problem with the proposed 9 storey height as others, including Strathfield Municipal Council, should remember that "Burlington Towers"—3 to 5 Burlington Road—is 8 stories in height (ground floor garages included) and was built 37 years ago.

Council should also issue a variation to their newspaper 'Public Notice', as the component structure of one, two and three bedroom units do not total the proposed number of units within this development. (Inner West Courier 25 February). Strathfield Council staff have been advised of this discrepancy.

We have been advised that the NSW Office of Water has given approval to this development as it conforms to the Water Management Act & the EP&A Act.

We believe this development is of a 'win win' nature as the strong possibility of a Community Hall has been mentioned, and more importantly, the re-furbishment of the Returned & Services League memorial garden and the re-installation of the plaques commemorating those service personnel no longer with us. This would appease many family members and relatives.

Yours sincerely

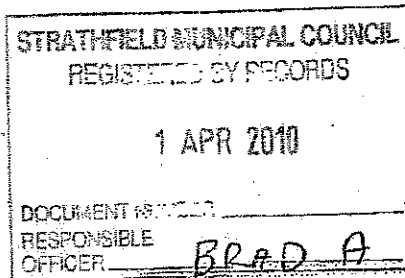

Rick Webb
President

30/03/2010


Marlene Doran OAM, JP
Public Officer



The General Manager
Strathfield Council
Council Chambers
Homebush Road
STRATHFIELD 2135



Karen Nagle &
Colin Pursehouse
Holywood
42 The Crescent
HOMEBUSH 2140

30th March, 2010

Dear Sir,

29, 33-35 Burlington Rd & 32 The Crescent
Homebush: DA 2009/260

Reference is made to subject Development Application. We herewith lodge our objection to the proposal set out in the subject DA.

We note that the closing date for objections is today, and having lodged our formal Objection, advise we will provide detailed reasons within seven (7) days to be considered as part of our Objection.

Yours faithfully

For K. Nagle &
C. Pursehouse

To: whom it may concern
Strathfield Council
Council@strathfield.nsw.gov.au

22/03/2010

Re: Proposed Development
29 Burlington Road
7 32 The Crescent
Homebush 2140

Dear Sir/Madam

I am writing to express my concerns regarding the proposed development. 148 new units in this area, which already sees a large number of traffic and congestion, will make traffic conditions worse. There are 2 bottlenecks for traffic to Parramatta road from Homebush village one being Bridge Road, the other being the connection between The Crescent and Loftus Crescent under the railroad, which is directly adjacent to the proposed development. On weekdays commuter traffic and school traffic regularly becomes congested and on weekends there tends to be a lot of traffic with congestion arising from various activities at the local school in Rochester Street.

I feel that the village atmosphere would be threatened by a 9-storey building. Multi storey buildings have completely changed the atmosphere of neighbouring suburbs like Strathfield and Burwood and I believe a majority of Homebush residents would like to see the special village character of their suburb preserved.

Parking in Homebush is not always easy and I doubt that consideration has been given to parking arising from visiting traffic to the proposed development.

Likewise has the need for additional infrastructure, especially the capacity of local schools been taken into consideration?

On the basis of the above points I strongly oppose the proposed development.

With kind regards,

Chris Vorbach
7/38 The Crescent
Homebush

31-03-2010

Strathfield Council

PO Box 120

Strathfield NSW 2135

STRATHFIELD MUNICIPAL COUNCIL	
REGISTERED BY RECORDS	
06 APR 2010	
DOCUMENT NUMBER	376151
RESPONSIBLE OFFICER	Brooke

Re: Development Application at 33 & 35 Burlington Road Homebush

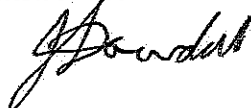
We would like to object to the above development application on the following grounds.

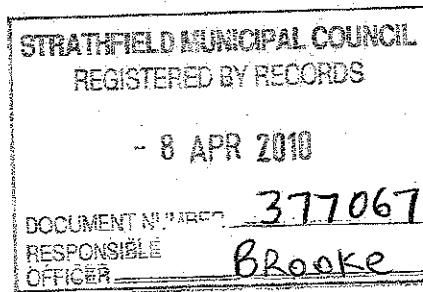
- The facade and bulk of the proposed development is not sympathetic or compatible with the built form of the locality. Also it is out of context with the "village character" especially when viewed from the eastern side of Rochester Street. The proposed development will tower above the existing shops, residential units and overlook the backyards of existing residential properties.
- The development will have a detrimental visual impact on the streetscape and the existing "village character" and the heritage character of the area. It will encourage other developments of a similar height which are out of context in the area.
- Loss of privacy to the backyards of the existing dwellings on the northern side of Abbotsford Road due to the excessive height of the development.
- Overshadowing of apartments on the southern side of Burlington Road in the morning mid Winter and the adjacent apartments to the west of the proposed development in the morning all year round.
- Traffic congestion would increase substantially in the area. The intersection of Burlington Road and Rochester Street is already often congested and dangerous for people, especially school children using the pedestrian crossing. Often cars do not stop at the crossing. The additional traffic will cause more congestion at this intersection and increase the risk to the many school children who use the crossing on a daily basis.
- Parking in the area is also at a premium with people currently experiencing difficulty trying to get parking adjacent to the shopping area and the parking extending up Rochester Street and Burlington Road. It is already very congested in Abbotsford Road and Rochester Street from traffic to the library during library hours. If the proposed development proceeds parking in the area will even be more difficult to find.
- The shopping strip in Rochester and Burlington streets are often congested with traffic especially cars double parked. The additional traffic from the proposed development will only increase this problem and increase traffic in the surrounding streets especially Meredith street, Abbotsford Road and the Crescent.
- A proposal of the scale proposed if approved will only encourage further large scale residential developments in the area which are totally out of character with the area. The height of the proposed development is much higher than the existing 3 – 4 storey high residential developments in the area and totally inappropriate in the area.

The above development application is not in the interest of the public and the local residents and should not be approved by council.

Yours sincerely

Vicki Rushton and John Dowdall 43 Abbotsford Road Homebush

A handwritten signature in black ink, appearing to read 'J Dowdall', written in a cursive style.



Karen Nagle &
Colin Pursehouse
Holywood
42 The Crescent
HOMEBUSH 2140

The General Manager
Strathfield Council
Council Chambers
Redmyre Street
STRATHFIELD 2135

7th April, 2010

Dear Sir,

**Property 29 & 33-35 Burlington Rd & 32 The Crescent
Homebush; DA 2009/260**

Reference is made to our Objection to the subject Development Application which we lodged by letter dated 30 March 2010. We write to provide further detail in support of our objection as follows.

- The proposal exhibits excessive height, bulk and scale and should be rejected as an overdevelopment and inconsistent with the character of its locality.
- The impact of traffic associated with the proposal is unreasonable, will exacerbate existing congestion and cause increased hazards for vehicular and pedestrian traffic.
- The development will lead to unreasonable loss of sunlight to public spaces and adjoining dwellings.
- The Application is lacking in material particulars.

By reference to the documentation comprising the material displayed at Council's offices, we note there has been an error in the notification of the proposal by Council. The error is contained in the description of the development as to the number of dwellings.

The subject site is located within the Homebush village precinct and could be said to comprise its northwestern edge, but does not acknowledge this nor respect the character of the locality generally in the design. One of the defining characteristics of the locality is the low scale of buildings with heights of two to three storeys predominating. This Application proposes a building which at up to nine storeys (in fact at some points the proposed building would have eleven levels partly or wholly above ground level, including any Plant Room) is monumental by comparison and unique as to its size within the relevant locale, there being no other building above four storeys.

Although there are larger than average setbacks incorporated to the northern and southern boundaries with additional stepping of the building façade, these do not sufficiently ameliorate the impact of the building with regard to its surrounds. The building will be in excess of 6-7 storeys or 18-21m higher than its immediate neighbours, that is 3-4 times higher than the highest point of these existing structures.

We believe the photo montages provided in support of the DA are misleading and unhelpful. They purport to show the proposed building as invisible from selected vantage points. The method used to demonstrate this impact does not clearly prove the claims of the Applicant insofar as there is no outline of the proposal shown at all. To be of any practical use, the building outline ought to have been included so that an objective assessment could be made by the viewer. If the claim of the Applicant is indeed true and from the limited positions selected, the building is obscured by street trees and other existing features, this does not establish the case that the building is

unobtrusive from all relevant views nor that it fits with its locality. Other relevant vantage points not included by the Applicant include the railway pedestrian overbridge (surely a significant 'gateway' to Homebush), the railway line itself and the view that would be had by passengers of passing trains, the road and pedestrian underpass almost opposite the site and along The Crescent and Burlington Street closer to the subject property. We suggest that from these other positions which are just as or even more relevant than those selected by the Applicant, the impact (of the proposed building) upon passers-by would be immediate and significant.

The applicant concedes the scale to be vastly different to its surroundings and describes the proposal as "a landmark development within the Homebush Town Centre" (DMPS Report, p20). We cannot disagree with this observation but suggest that it is not a "landmark" of a type that ought be regarded as desirable in the context of its location. The proposed building will be so out of keeping with this context that it will destroy the character of what is otherwise a cohesive and well integrated village locality. There is no way this proposal could be made to fit with its surroundings, it does not represent any form of acceptable transition and will dominate the precinct as an obtrusive and totally overbearing structure. The proposed building attempts to set the future character of the locality in complete subjugation of any existing values.

Homebush to the north of the railway line is physically and visually separate from the precinct in which the subject property is located. Its position wedged between Parramatta Road and the railway has a major bearing on its presentation and character. Whilst it shares some common features in its character with the subject locality, it is less cohesive and also very different. The recent introduction of some considerably larger buildings has begun a process of change in that area which may see its character irrevocably altered. That process has not occurred south of the railway and nor should it.

In the report by DMPS in support of the Application and more particularly with regard to the State Environmental Planning Policy No.1, Objection, reference is made to a decision of Assessor Roseth of the Land & Environment Court. The claim is made that this decision justifies an approval in the case of this DA and supports a building which would otherwise be regarded as out of character with its surroundings. This is not so and in fact, we submit that the decision of Roseth militates against this proposal and identifies as unacceptable some of the key elements of the design which form part of our Objection. It is our view that following the rationale of the Court in the case cited, this Application must fail.

It is our opinion that the relevant Planning Controls do not envisage any significant change in the character of the locality, in fact we would say it is quite the opposite and there is a clear intention to maintain current scales and the general character of the locality. New development is required to respect and reflect its surroundings in new forms but without any dramatic impacts or new directions. We believe that it is proposed in the scheme of Council's controls for this precinct that its history and essential flavour be preserved or maintained or otherwise reflected in sympathetic redevelopment. The controls in place reflect that the existing character is valued and considered desirable.

The Roseth decision as cited by the Applicant, adopts the principle that existing character cannot of itself be relied upon to defeat a proposal where the applicable local controls envisage some change to the character of a locality and where the proposal is consistent with that direction if not strictly the actual controls. The Court also noted that some localities exhibit a character or form "so unattractive that it is best not to reproduce them"; clearly this does not apply to the area in question. As we have noted and is blatantly obvious even to the casual observer, there is a consistency of height and scale present in the Homebush Village precinct which contributes in a major way to establishing the heritage context and desirable essential elements of the locality. Consistency of the sort exhibited at Homebush in the existing forms of development is another key test in the reference to the decision of Roseth, this proposal does not even come close to meeting these tests.

In the SEPP1 Objection, the Applicant asserts that compliance with the Floor Space Ratio is unnecessary as it would hinder the Objectives of the Environmental Planning & Assessment Act, 1979. We reject this contention as

unsupported by any objective facts. The Objection seems predicated upon the principle that maximisation of profit equates with the orderly and economic use of land. However, in this case, the orderly use of land is best achieved by development which respects its surrounds and blends with the character of its locality through, amongst other things, compliance with controls designed to achieve this. The subject DA fails in this respect. This is a classic case of a proposal designed with one standard as the principal guide and aim, that of maximising financial return at the expense of all else and treating Development Standards as unnecessary hindrances to the attainment of the financial objective.

In the same objection the Applicant states that deletion of the so called "community centre" would achieve the applicable standard. If this is so, then why not do so or, can the standard be met by an appropriate reduction otherwise?

Any proposal must stand or fall according to its own merits so that precedents such as that in the Roseth decision may be of some use as a guide but cannot be relied upon in isolation to excuse the excesses of a proposal like the one at issue. Similarly, the Applicant appears to place some considerable value upon a previous approval for redevelopment of the property as a residential flat building. We are aware only of the limited details as to this prior Approval as cited by the Applicant and note that, without commenting as to its desirability or otherwise, it seems to be of considerably lesser scale than is now proposed. We do not know for instance how the Approval was obtained nor what processes were accessed. We assume though that the Consent has now lapsed. If the previous Consent has indeed lapsed, it is gone and cannot be revived. The development previously approved would require a fresh DA in its own right and be subject to the same complete and rigorous assessment process mandated for this or any other proposal. Approval cannot be regarded as a foregone conclusion and whilst we do not say as a certainty that it would, there would be no reason why a fresh assessment might not produce a different result. Therefore, the existence of a previously approved development is of marginal or no relevance to the current scheme.

However, for whatever reason, the prior proposal has not proceeded and the Application at issue is significantly larger and with much greater impact. It seems the proponents of this DA see the previous Consent as just a prelude to this far grander scheme and a springboard to excess, that to a very large degree all they need to justify is what is additional to the prior scheme which they take as a given. This should not be the case and this proposal must be assessed in its entirety, on its own.

The proposal will lead to a reduction in solar access to dwellings on the property adjoining the southwestern corner of the subject site in the morning. Additionally, properties on the southern side of Burlington Road may lose some solar access also in the morning. More significantly, the public footpath in Burlington Road in the vicinity of the subject property will be overshadowed at all times.

Off-street parking is provided for 226 vehicles and we reject any assertion that these spaces will not be fully utilised. Based on observation of the existing on-street parking in the locality, it appears that there is considerable demand for on-street parking generated by the existing small residential flat buildings in the area, and impacting The Crescent, Meredith Street and Burlington Road, despite the fact that all of the existing multiple dwelling developments provide at least some off-street parking for their residents and despite also the proximity to public transport. We believe this is not a locality where a large proportion of residents of the proposed dwellings would not be car owners.

The shopping precinct is fairly viable and attracts traffic from customers and delivery vehicles through most of the business day, including parts of the weekend. Traffic peaks are experienced around the beginning and end of the school day associated with Homebush Public School and on weekends and other times, the intersections of Subway Lane and The Crescent and of The Crescent and Rochester Street suffer significant congestion. By degrees, Rochester Street's intersection with Burlington Road is less busy but still problematic. Meredith Street will

form part of the access and egress routes to and from the development and currently carries an acceptable level of traffic with no real adverse consequence to the residential amenity of dwellings along its length.

Contrary to the optimistic projections of the Applicant's Traffic Report, we submit that a development of this scale will cause unreasonable additional traffic with increased hazards to vehicular and pedestrian traffic and a consequent reduction in residential amenity. The pattern of useage that the proposed development will exhibit as to traffic and routes utilised can be expected to be little different to that of existing residents and visitors and the introduction of significant added traffic volumes can only worsen a situation which in some cases is already approaching saturation at significant and frequent intervals.

The impact on Meredith Street is of particular concern to us and we expect that this proposal will lead to significant additional traffic using Meredith Street with consequent increases in hazards and reduction of amenity and pedestrian and vehicular traffic safety. There will be added conflicts and congestion at the intersections of Burlington Road and Meredith Street and Meredith Street and The Crescent where we already daily observe frequent near misses and occasional collisions. The incidence of these, we fear, will increase with the added strains imposed by this development.

When considering the traffic impacts of this proposal and the matter of pedestrian safety in particular, it ought be noted well that a significant component of pedestrian traffic in the locality is comprised of school students from Homebush Public School, Homebush Boys High and the Pre Uni New College. Students of the last mentioned of these also tend to congregate on The Crescent near the building entrance and adjacent to the subject property. This only adds to the probability of traffic hazards which will be exacerbated by additional vehicular traffic generated by the proposal. There are already hazards associated with the vehicular access and egress from the Council Car Park serving the shopping precinct at the driveway from The Crescent, this can only worsen with the extra traffic that the proposal will cause.

We did not note any illuminating detail as to what is actually proposed in the so called "community centre". There appears to be no explanation of how this aspect of the proposal would operate nor whether it has any particular operating characteristics of concern. This sort of information should have been included as essential in the DA and its omission is serious as it does not allow a full and proper consideration of the impact of this part of the proposal nor indeed the development in its entirety. This goes particularly to the matter of the traffic impact of the proposal and we cannot see how that impact can be properly considered without this vital information.

The claim by the traffic consultant (Traffic Report, p10) that traffic impact of the proposed "community centre" is acceptable because it is a case of an "existing" larger "community centre" (the defunct Homebush RSL) being replaced by a new smaller "community centre" is unhelpful, misleading and naive. By the Applicant's own admission the RSL has not operated since 1981 (see Heritage Report, p28) so any reference to its impact is so out of date as to be plainly irrelevant but also, any comparison could only be credible if it actually relied upon detailed assessment of the respective operating characteristics, but this it does not do. This casually ridiculous assertion on behalf of the Applicant goes to the credibility of the entire Traffic Report and leaves open to question the rigour with which any of it was compiled and whether it can be relied upon at all.

In the supporting information, the proposal is described as a mixed use development and the inclusion of the so-called "community centre" and "So Ho apartments" are the basis for this, whereas on the DA form, the Applicant more accurately describes the proposal as a "Residential Flat Building". Just as we found no detailed description of what was intended for the "community centre", we are none the wiser as to what is described by the term "So Ho apartments". This information should have been included and its omission prevents a proper assessment being made.

Unsurprisingly, the submissions made on the Applicant's behalf are unfailingly positive, even glowing. Many of these we would characterise as baseless hyperbole. It is not necessary for us to deal with each of these

individually, we believe that the negative aspects of the proposal speak for themselves and easily highlight the misleading hype. However, we feel it is illustrative of the nonsense that has been paraded as objectivity to single out a quote from the Architect where he says (DMPS, p26), describing the design:

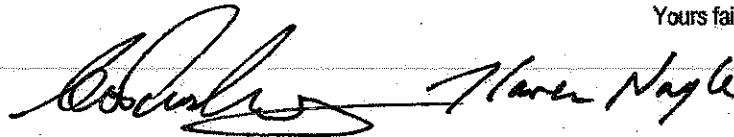
It is ".....a modern interpretation based on heritage principles.....and the articulation of detail and domestic scale proportion"

One expects Architects to engage in extravagant and esoteric reasoning in praise of their own work but this surely is breathtakingly devoid of any basis in the real world. It is pure nonsense!

The proposal is simply too big and arrogant for its context. It is out of character and unacceptable in this location. It should be rejected and the Applicant advised to look to a more moderate proposal consistent with the scheme of the planning controls and in keeping with the character of the Homebush village precinct.

We urge Council to reject the Application accordingly.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Karen Nagle', written over a horizontal line.

Karen Nagle &
Colin Pursehouse