

Community Engagement Outcomes Report

Proposed Early Works

17-24 Loftus Crescent, Homebush

SSD - 99910476

**Prepared for:
Homebush Developments No.1 Pty Ltd**

MARCH 2026

Sarah George Consulting
Social Planning Consultants

Table of Contents

<i>Executive Summary</i>	i
1.0 INTRODUCTION.....	1
1.1 Project Site Description	2
1.2 Proposed development	5
2.0 COMMUNITY AND STAKEHOLDER ENGAGEMENT	6
2.1 Consultation and Engagement Objectives	6
2.2 Engagement Guidelines for State Significant Projects	6
2.3 Stakeholder Identification	7
2.4 Consultation and Engagement Snapshot	8
3.0 CONSULTATION OUTCOMES	9
3.1 Letterbox Drop.....	9
3.2 Statutory groups/agencies	9
4.0 FEEDBACK AND OTHER MATTERS RAISED	11
4.1 Summary of Direct feedback.....	11
4.2 Statutory bodies and other Community groups.....	12
5.0 OUTCOMES & NEXT STEPS	16

APPENDICES

Appendix A – Community Notice & Responses

Appendix B – Agency Responses/Communication

Executive Summary

This Engagement Report has been prepared by Sarah George Consulting on behalf of Homebush Developments No.1 Pty Ltd (the Applicant) in support of a State Significant Development Application (SSD-99910476) for early works on the site at 17-24 Loftus Crescent, Homebush (the site).

This SSDA seeks approval for:

- Site establishment works including:
 - Erection of site hoarding, fencing and signage;
 - Installation of site office and amenities.
- The demolition of all existing structures at the site including:
 - Seven (7) existing dwelling houses and associated outbuildings/structures
- Removal of trees on the site;
- Site remediation associated with remediation work;
- Shoring and bulk excavation works to enable the excavation of the basement levels; and
- Extension and augmentation of services and infrastructure as required.

If approved, the early works are anticipated to take approximately 6 months.

For a further detailed project description, please refer to the Environmental Impact Statement prepared by Colliers Urban Planning.

This report should be read in conjunction with the Environmental Impact Statement prepared by Colliers Urban Planning, the Architectural Plans prepared by DKO Architects, and the other accompanying technical documents that form part of the State Significant Development Application.

Community engagement activities were undertaken as part of the SEARs requirements for the preparation of an Environmental Impact Statement (EIS) to accompany an application to the Department for a State Significant Development. This report details the consultation undertaken with surrounding landowners and occupiers and other groups, as required under the 'Consultation' section of the SEARs.

This report also draws on the relevant consultation outcomes identified in the consultation process undertaken for the main works SSDA (SSD – 81767963) currently under assessment by DPHI.

The following engagement strategies were undertaken for the subject application, based on advice from DPHI:

- letterbox drop to properties in the immediate vicinity of the subject site inviting recipients to contact the report author for additional information and inviting initial comments

- letters/emails to key stakeholders (Council, Ausgrid, Transport for NSW, Sydney Trains, Sydney Water, Metropolitan Local Aboriginal Land Council, & NSW Police).

One response was received from an immediate neighbour.

Responses were received from:

- TfNSW
- Ausgrid
- Strathfield Council.

The issues raised by the local community and other stakeholders and how they have been addressed, or plan to be addressed are addressed in the suite of reports that accompany the application, including:

- Environmental Impact Statement prepared by Collier's Urban Planning
- Traffic Impact Assessment prepared by Genesis Traffic
- Noise and Vibration Impact Assessment prepared by PWNA
- Construction Management Plan and Construction Transport Management Plan
- Excavation plans prepared by DKO

1.0 INTRODUCTION

This report supports an Early works State Significant Development Application (SSDA) (SSD-99910476) being lodged with the Department of Planning, Housing and Infrastructure (DPHI) for the demolition of all existing buildings, excavation, ground works and remediation works at 17-24 Loftus Crescent, Homebush (the site) to enable the proposed redevelopment of the site for a mixed-use development sought separately under SSD-81767963. The proponent for the SSDA Homebush Developments No 1 Pty Ltd.

The proposal aims to:

- Facilitate the early works required for Ministerial declared HDA site under SSD-81767963, which will result in the construction of 318 dwellings, an activated retail ground plane and public domain upgrades to Loftus Lane.
- Enable the demolition and remediation of the site to ensure it is suitable for development of a residential mixed-use development.
- Ensure the expedient delivery of the HDA application at the site (SSD-81767963), as per the requirements of the HDA approval pathway.

On 17 March 2025, the HDA recommended the proposed development for the purpose of mixed-use development including the construction of circa 318 dwellings at 17-24 Loftus Crescent, Homebush be declared a State Significant Development (SSD) under s4.36(3) of the *Environmental Planning and Assessment Act 1979* (EP&A Act). On 15 December 2025, the main works SSD (Ref. SSD-81767963) was lodged with DPHI and is currently on exhibition.

This Early Works SSD is intended to facilitate the delivery of this mixed-use redevelopment through the following proposed works:

- Site establishment works including:
 - Erection of site hoarding, fencing and signage;
 - Installation of site office and amenities.
- The demolition of all existing structures at the site including:
 - Seven (7) existing dwelling houses and associated outbuildings/structures
- Removal of trees on the site;

- Site remediation associated with remediation work;
- Shoring and bulk excavation works to enable the excavation of the basement levels; and
- Extension and augmentation of services and infrastructure as required.

This Engagement Report has been prepared by Sarah George Consulting on behalf of Homebush Developments No.1 Pty Ltd (the Applicant) in support of a State Significant Development Application (SSD-99910476) for early works on the site at 17-24 Loftus Crescent, Homebush.

This report addresses the relevant Secretary's Environmental Assessment Requirements (SEARs) dated 2 December 2025 for SSD-99910476. Specifically, this report has been prepared to respond to those SEARs outlined in Table 1 below:

Table 1 – Summary of Relevant SEARs and Response			
SEAR	Requirement	Response	Report Section
4. Engagement	• Demonstrate that engagement and consultation activities have been undertaken in accordance with the <i>Undertaking Engagement Guidelines for State Significant Projects</i> and identify how issues raised, and feedback received have been considered in the design of the project. ○ If the development would have required an approval or authorisation under another Act but for the application of s4.41 of the EP&A Act or requires an approval or authorisation under another Act to be applied consistently by s4.42 of the EP&A Act, the agency relevant to that approval or authorisation.	This report has been prepared in accordance with the Guidelines.	This report.

1.1 Project Site Description

The site is situated at 17-24 Loftus Crescent, Homebush, approximately 14.6km west of the Sydney CBD and within the Stratfield Local Government Area (LGA). It is strategically located within the

Homebush Precinct being approximately 400m from Homebush Train Station which provides services to Parramatta, Penrith, Leppington and the Sydney CBD. It is within proximity to the local retail shopping strip along Parramatta Road Corridor, two (2) schools including Homebush Public School and Homebush Boys High School and multiple areas of public open space including Augustus Loftus Reserve, Ismay Reserve and Crane Street Park.

The site consists of the following parcels of land and is legally described in Table 2.

Table 2: Site description

Legal Description	Address
Lot A DP405742	17 Loftus Crescent
Lot 14 DP9154	18 Loftus Crescent
Lot 15 DP9154	19 Loftus Crescent
Lot 16 DP9154	20 Loftus Crescent
Lot 17 DP9154	21 Loftus Crescent
Lot 18 DP9154	22 Loftus Crescent
Lot 19 DP9154	23 Loftus Crescent
Lot 20 DP9154	24 Loftus Crescent

The land is wholly owned by Homebush Developments No.1 Pty Ltd. The site is irregularly shaped with an area of approximately 3,980m², with frontages to Loftus Crescent, Subway Lane and Loftus Lane. Additionally, the site is significantly underutilised being currently occupied by seven (7) detached dwellings and one empty lot.

An aerial of the site is provided in Figure 1 .

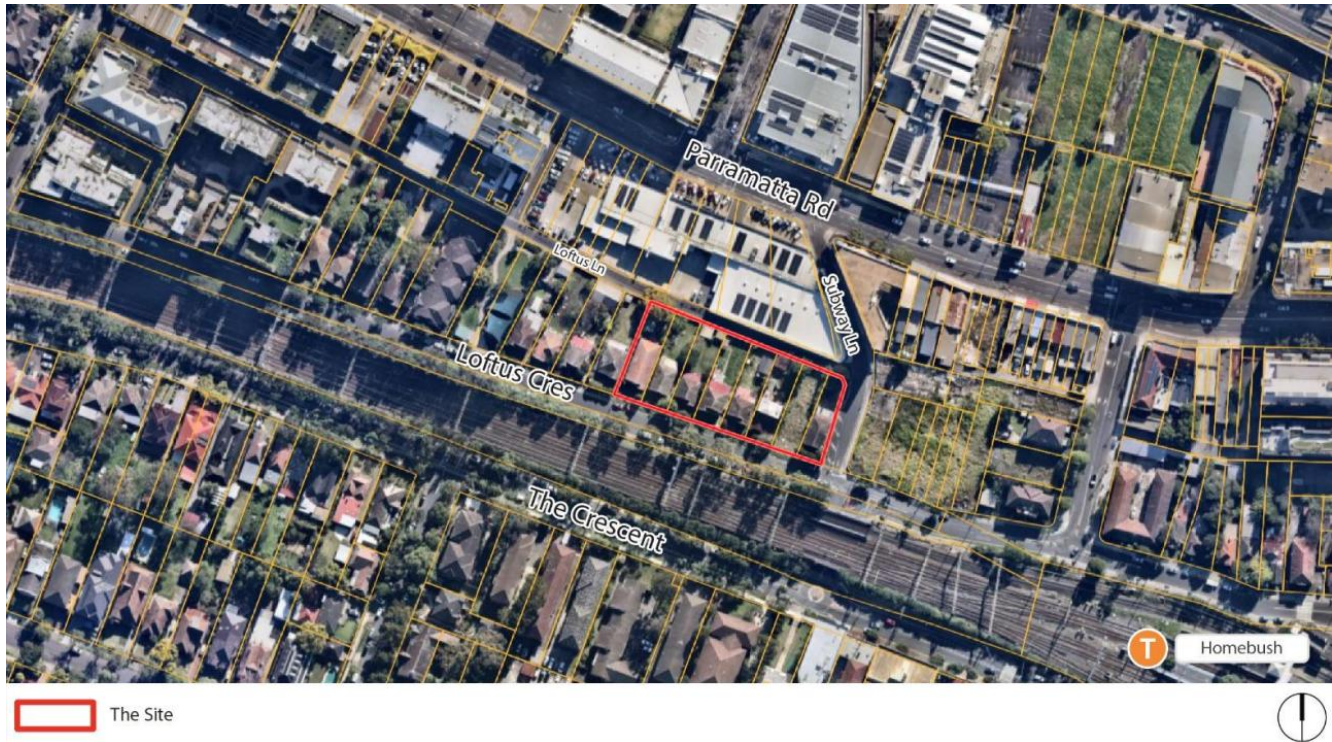


Figure 1 Site Aerial (highlighted in red)

Source: Nearmap and Colliers Urban Planning

Development surrounding the site is a mix of older style, single storey residential dwellings to the immediate west on Loftus Crescent, and more recent multi-storey residential flat buildings further west. Development to the north of the site fronts Parramatta Road and is a mix of car yards, and mixed use developments with ground floor retail and commercial uses. The main suburban rail line is located on the southern side of Loftus Crescent and Homebush Train Station is located approximately 270m walking distance from the site.

Buses are also available from the Train Station area, providing access to Routes: 408, N60 & N61), providing access to and from Burwood Westfield and the Sydney CBD. Buses are also available from Parramatta Road, approximately 300m from the subject site providing access to route 526 (Strathfield Station-Rhodes Shopping Centre).

1.2 Proposed development

This SSDA seeks approval for early works associated with the delivery of the ongoing mixed-use redevelopment of the site under SSD-81767963 at 17-24 Loftus Crescent, Homebush. This SSD comprises the following proposed development:

- Site establishment works including:
 - Erection of site hoarding, fencing and signage;
 - Installation of site office and amenities.
- The demolition of all existing structures at the site including:
 - Seven (7) existing dwelling houses and associated outbuildings/structures
- Removal of trees on the site;
- Site remediation associated with remediation work;
- Shoring and bulk excavation works to enable the excavation of the basement levels; and
- Extension and augmentation of services and infrastructure as required.

This report should be read in conjunction with the Environmental Impact Statement prepared by Colliers Urban Planning, excavation plans prepared by DKO, and the other accompanying technical documents that form part of the State Significant Development Application.

The site has been accepted by the Housing Delivery Authority as a site suitable for development for high density residential use and a separate SSDA for a mixed-use development on the site is currently under assessment.

The proposed early works are illustrated on the plans prepared by DKO accompanying the application.

This report outlines the community engagement strategies used, includes feedback provided by the community via email, phone or by post. Information provided to the community and written feedback received, is included in Appendix A to this report. Responses received from other stakeholders are included in Appendix B.

2.0 COMMUNITY AND STAKEHOLDER ENGAGEMENT

2.1 Consultation and Engagement Objectives

The purpose of the consultation and engagement activities undertaken was to consult with the local community and other stakeholders to:

- Provide an opportunity, early in the planning process, for interested stakeholders and the community to hear more about the plans and ask questions.
- Undertake engagement with key interest groups.
- Showcase the plans of the proposed development for the site.
- Provide opportunities for the proposal to be amended, where reasonable, based on community feedback.

2.2 Engagement Guidelines for State Significant Projects

The aim of the engagement process was to gain an accurate understanding of issues specific to the community and stakeholders, to identify strategies to respond, where possible, to areas of impact, to ensure the community and other stakeholders had accurate information about what is proposed and that there were clear avenues of communication between the community and the project team.

The engagement strategy considered the requirements of the Department of Planning and Environments *Undertaking Engagement Guidelines for State Significant Projects (March 2024)*, through:

- identification of people or groups who are interested in or likely to be affected by the project
- use appropriate engagement techniques
- ensure the community are provided with safe, respectful and inclusive opportunities to express their views
- involve the community, councils and government agencies early in the development of the proposal, to enable their views to be considered in project planning and design
- be innovative in their engagement approach and tailor engagement activities to suit the:
 - context
 - scale and nature of the project and its impacts
 - level of interest in the project

- provide clear and concise information about what is proposed and the likely impacts for the relevant people or group they are engaging with
- clearly outline how and when the community can be involved in the project
- make it easy for the community to access information and provide feedback
- seek to understand issues of concern for all affected people and groups and respond appropriately to those concerns
- provide feedback about how community and stakeholder views were used to shape the project or considered in making decisions
- be able to demonstrate how the demography of the area affected has been considered and how and what engagement activities have been undertaken.

2.3 Stakeholder Identification

Based on verbal advice from the DPHI relating to the required extent of engagement for the early works, given extensive consultation was undertaken for the main works, consultation regarding the early works was not as broad as that undertaken for the main works.

The following Stakeholders were identified:

Table 2: Stakeholder Matrix

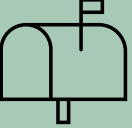
Stakeholder
Community
Neighbouring residents and businesses immediately adjacent to the subject site:
• To the east and west of the site on Loftus Crescent • To the north of the site including Loftus Lane
Wider/Broader Community
Government
Strathfield Council
Transport for NSW
Sydney Water
Ausgrid
NSW Police
Sydney Trains
First Nations

Metropolitan Local Aboriginal Land Council
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2.4 Consultation and Engagement Snapshot

The engagement tools utilised are included in the following:

Table 3 – Engagement Strategies

Tool/Technique	Description
Letterbox drops to neighbouring premises 	A notice including key information about the project and inviting the community to contact the report author for more information was distributed to households/businesses immediately adjacent to the subject site. In total, 14 notices were distributed. Those notified were requested to contact the report author within 7 days for additional information or to provide comment. One email response was received.
Letters/emails to Community Groups and Government Bodies 	Letters and emails were sent to a range of local community groups and government departments, including: • Strathfield Council • Metropolitan Local Aboriginal Land Council • NSW Police- Auburn Police Area Command • Transport for NSW • Sydney Trains • Sydney Water • Ausgrid Responses were received from: • Strathfield Council • Transport for NSW • Ausgrid

3.0 CONSULTATION OUTCOMES

The detail of each of the consultation strategies outlined in Chapter 2.2 is included in the following:

3.1 Letterbox Drop

To provide information about the proposal and invite the opportunity to discuss the proposal and provide feedback, notices were distributed to properties within the immediate vicinity of the site. The notice included an overview of the proposal and details on who to contact for more information.

The properties notified were those most likely to experience direct impacts associated with the proposed early works.

A copy of the notice is included at Appendix A.

In response to the letterbox drop, a total of 1 email was received. The matters raised by the local community in response to the letterbox drop are included and discussed in Chapter 4.1

3.2 Statutory groups/agencies

Responses to the notice were received from:

- Transport for NSW/ Sydney Trains
- Strathfield Council
- Ausgrid

4.0 FEEDBACK AND OTHER MATTERS RAISED

4.1 Summary of Direct feedback

There were a number of themes that emerged during the community engagement process:

Issues noted in the one response received, included:

Themes/Issues	Comments from community	Response
Impact on habitat 	- Excavation, demolition, tree removal, disruption of soil and drainage will destroy one of the last remaining pockets of habitat in the area. - Street supports native birds, possums, frogs, and pollinating insects with existing mature trees and private gardens. - Loss/impact on mature Jacaranda trees and other trees.	- Given the site's location within an urban context and the absence of vegetation on the site, the proposed development is not considered to result in any adverse impacts to biodiversity on the site or within the surrounding area. - This SSDA is accompanied by a BDAR Waiver Request prepared by Narla Environmental Pty Ltd, and a BDADR Waiver issued by DPHI on 10 March 2026. - The extent of tree removal proposed for the Early Works is discussed and trees identified in the Aboricultural Impact Assessment Report prepared by Seasoned Tree Consulting accompanying the application.
Flooding 	Street experiences seasonal flooding and loss of trees and soil will impact on stormwater absorption and result in increased flooding.	Potential flood impacts have been addressed in the Flood Report accompanying the application where it is noted that the proposed development has been designed to avoid adverse or cumulative impacts on flood behaviour and the environment and will not exacerbate the flood risk to life. The flood risk has been minimised through appropriate measures including

		the raising of the floor levels to meet the Flood Planning Levels (FPLs). Additionally, the proposal can be safely occupied and evacuated in the event of a flooding event via the high side of Loftus Crescent which is only impacted by Low Hazard.
Work-related impacts 	Noise, vibration, dust and destabilisation will impact on neighbouring homes.	Construction-related impacts and strategies to minimise these are detailed in the Construction Management Plan where recommendations for noise mitigation, dust reduction and protection of neighbouring properties are detailed.

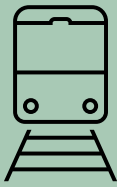
4.2 Statutory bodies and other Community groups

Letters and emails were sent to a range of local community groups and government departments, including:

- Strathfield Council
- Metropolitan Local Aboriginal Land Council
- NSW Police – Auburn Police Area Command
- Ausgrid
- Transport for NSW
- Sydney Trains

Who	Comments/overview	Response
Strathfield Council	Council were invited to comment on the proposed Early Works application through their online enquiries process.	Any matters raised by Council in response to the proposed Early Works

	In response to the online enquiry, an initial email was received from Council on 15 December 2025 referring to the proposed main works application and outlining how to make a submission on the proposed Main Works application through the NSW Planning Portal. An email in response was sent to Council, clarifying that Council's comment was sought on the proposed Early Works application and a response was received on 22 December 2025 from Council asking if the information to be relied on for comment was that included in the notice, and noting that Council anticipates receiving additional information to provide meaningful comment on items noted in the SEARs. An email response was sent on 23 December 2025 advising that the information in the notice was the information being relied on for initial comments from Council and providing an offer to seek out additional information if required. No response was received.	application can be addressed when received.
Transport for NSW	An email response from TfNSW was received on 12 December 2025 providing information relating to the	Transport Impact Assessment prepared to accompany Early



proposed main works application and the need for the preparation of a *Transport Impact Assessment* to accompany the application.

A follow up email was sent to TfNSW clarifying comment was being sought on the proposed Early Works on 12 December 2025 but no additional comment was received.

Works application and includes the following recommendations:

- During the course of construction, all trucks will approach and depart the site in a forward direction.
- Class A fencing will be erected along the construction site perimeter to cordon off the site from pedestrian movements along the site frontages and neighbouring properties where applicable.
- All materials must be loaded/off-loaded and stored within the boundary at all times.
- During the course of construction, pedestrian movements along the frontage footpath are to operate and be maintained as existing.

Ausgrid



Ausgrid responded to the invitation to comment by phone and a follow up email on 9 December 2025 seeking additional information on the proposal.

Ausgrid were provided with the submitted *Scoping Report, Request for SEARs* and *SEARs* for the Early Works on 9 December 2025.

Noted – comments to be provided on submission of the application.

	Ausgrid further advised that without architectural plans they would not be able to make an adequate assessment or provide comment, but noted Ausgrid would provide comment once the application was lodged on the NSW Planning Portal	
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Full correspondence received is included at Appendix B.

5.0 OUTCOMES & NEXT STEPS

This *Community Engagement Report* provides an overview of the community engagement strategies undertaken prior to the lodgement of the application for the proposed early works at 17-24 Loftus Crescent, Homebush.

In accordance with the requirements for engagement, a strategy to inform and engage with local residents, landowners, businesses and agencies about the proposal was applied. This has ensured the community has clear information about what is proposed and has provided the opportunity to gather feedback prior to the lodgement of the application.

The concerns raised by the community largely related to:

- Environmental impacts (habitat & flooding)
- Works related impacts (noise, vibration, dust, destabilisation)

The application will be placed on Public Exhibition providing an additional opportunity for interested stakeholders to provide further feedback through the formal submissions process. Any matters raised during that process will be addressed by the Applicant.

It is recommended that ongoing engagement with the local community is undertaken to ensure accurate information is provided about the proposal and so that any relevant matters or concerns from the community can be recorded and addressed.

APPENDIX A

COMMUNITY NOTICE & RESPONSES

Sarah George Consulting
Social Planning Consultants

8 December 2025

To Whom It May Concern,

**Community Engagement - Proposed Early Works SSDA, 17-24 Loftus Crescent,
Homebush**

Sarah George Consulting has been engaged by Level 33 to undertake Community Engagement and prepare a Community Engagement Report to accompany a State Significant Development Application to be submitted to the Department of Planning, Housing and Infrastructure (the Department) for proposed Early Works SSDA on the sites at 17-24 Loftus Crescent, Homebush.

Subject site:



The proposal seeks approval for:

- Demolition of the existing structures on the site and removal of trees
- Remediation of the land
- Shoring and bulk excavation works
- Augmentation of services infrastructure.

If approved, the early works are anticipated to take approximately 6 months.

The application seeks to undertake works on the site pending determination of a recently submitted SSDA for the construction of a mixed use development on the site (SSD – 81767963) the details of which can be found on the NSW Planning Portal Major Projects website.

The intent of the Community Engagement is to gather feedback on the proposal from the community. Feedback provided from the community will be used to inform the proposal and amendments made, where feasible. A Community Engagement Report will be prepared that describes the engagement activities and includes the feedback received from the community.

Sarah George Consulting
Social Planning Consultants

We would like to invite your comment on any matters you would like included in the Community Engagement Report relating to the proposed early works.

If you wish to comment on the proposed early works, or would like additional information, please respond within **7 days** of the date of this letter in writing to PO Box 319, Marrickville NSW, 1475; via email (sgeorgeconsulting@gmail.com) or by phone (0418 439 813 - between 9.00am and 5.00pm Monday - Friday).

Regards,

Sarah George
Social Planning Consultant

Email received 8 December 2025:

I am writing as a long-time resident of this street to express my strong and unequivocal opposition to the proposed ground works associated with the State Significant Development at 17-24 Loftus Cres. Although the broader project may already be progressing, the ground works alone will cause irreversible damage to the character, environmental health, and safety of this neighbourhood.

The planned excavation, demolition, tree removal, and disruption of soil and drainage will destroy one of the last remaining pockets of habitat in the area. My street still supports native birds, possums, frogs, and pollinating insects — wildlife that has persisted only because of the mature trees, private gardens, and permeable ground on the remaining properties. Removing this vegetation will eliminate their habitat entirely.

Our street also experiences seasonal flooding, and the existing trees and natural soil are the only things currently absorbing and slowing stormwater. Once these are removed or disturbed, the flooding will worsen significantly. This is based on years of living here and observing how the street behaves during heavy rain.

The noise, vibration, dust, and destabilisation from major ground works will also have serious impacts on neighbouring homes, including mine. This is a quiet residential street, not a suitable site for industrial-scale excavation.

I want to make it clear that I will be keeping a close eye on the impacts these ground works have on both the environment, the animals and the surrounding community.

As someone who has lived here for many years and witnessed the gradual destruction of my neighbourhood through overdevelopment, I want to clearly state that I do not support these ground works and I am firmly opposed to the damage they will cause.

Thank you for noting my objection.

Follow up email received 9 December 2025:

I would also like to know whether the mature Jacaranda and other trees that sit on the borders of the properties will be removed as I believe at the bare minimum the larger canopy trees should be retained.

APPENDIX B

AGENCY RESPONSES/COMMUNICATION

TfNSW:

TfNSW Response - SYD25/01143/02 Proposed Mixed-Use Development: 17-24 Loftus Crescent, Homebush

James Douglas <James.Douglas@transport.nsw.gov.au>

**Fri, 12
Dec
2025,
15:53**

to me, Pahee

Good Afternoon,

Thank you for reaching out to provide Transport for NSW the opportunity to review the pre-lodgement application for proposed mixed use development at 17-24 Loftus Crescent, Homebush. The application has been identified as a future application under the Secretary's Environmental Assessment Requirements (**SEARS**) for a State Significant Development (**SSD**). In review of the information provided TfNSW recommends that an Environmental Impact Statement should consider the following matters:

- a. A comprehensive transport impact assessment as per detailing the expected trips generation of the proposed development and the impact that this will have on the surrounding road network (trip generation inclusive of trips by pedestrians, cyclists, and vehicles). It is to detail the existing and proposed parking conditions and the suitability of parking and loading arrangements for the development as per [Guide to Transport Impact Assessment \(GTIA\)](#).
- b. A comprehensive traffic model of the proposed development including SIDRA files that demonstrate daily and peak traffic movements based on opening day and a ten-year future forecast. The SIDRA needs to be supported with the calibration of the base network model, and the methodology and difference between observed and calculated data tabulated in a supplementary report. This is to ensure that all intersections are being modelled accurately.
- c. Details of light and heavy vehicle movements during construction, including description of heavy vehicle types and haul route origins and destinations. TfNSW notes that the surrounding roads are local roads under the care and control of Council.
- d. Details of the impact of trips generated by the development to nearby intersections, with consideration of the cumulative impacts from other approved developments in the vicinity and the need/associated funding for upgrades or road improvement works.
- e. Daily inbound and outbound traffic profiles by time of day and day of week classified by vehicle type.
- f. Details of the proposed site access and the parking provisions associated with the proposed development, including compliance with Austroads and Australian Standards (i.e. turn paths, sight distance requirements, aisle widths, etc.). The proponent must demonstrate that the site plan, site access and surrounding road network can accommodate the largest vehicles entering, exiting, and manoeuvring throughout the site, with consideration to other development access points in the vicinity.
- g. A [Traffic Management Plan](#) also addressing/including?
 - a. the number of vehicles likely to be generated during construction and operation, awaiting loading, unloading, or servicing that can be accommodated on the site to avoid queuing in the surrounding road network. This is to demonstrate how internal and external traffic can be managed in conjunction with existing traffic on site.
 - b. Details of travel demand management measures to minimise the impact on general traffic, including details of a location-specific sustainable travel plan (Green Travel Plan and specific

Workplace travel Plan) and facilities to increase the non-car mode share for travel to and from the site.

- h. A detailed site layout plan to demonstrate that the site will sufficiently accommodate the most productive parking arrangement on site for the various vehicle types in accordance with the relevant Australian Standard and Council's Development Control Plan.
- i. Measures to integrate the development with the existing/future public transport network.
- j. The following information should form part of the EIS to ensure rail protection is adequately factored into the design to assist with a streamlined assessment and compliance process through Sydney Trains:
 - a. A Rail Impact Assessment (RIA) Report, endorsed by a TfNSW Asset Management Branch Technically Assured Organisation (TAO). This report must specifically address how the development will comply with the applicable rail specific TfNSW Standards and other applicable Standards, Codes and Guidelines, accompanied by associated supporting documents.
 - b. Craneage Plans
 - c. Detailed survey plans (by a registered surveyor) showing the proposed development in relation to the rail corridor, rail assets, TAM land/easements and relevant first and second reserve zones below and above ground.
 - d. Cross sectional drawings (by a registered surveyor) showing the proposed development in relation to the rail corridor, rail assets, TAM land/easements and relevant first and second reserve zones below and above ground.

Please note that the above information does not constitute a complete assessment that would be undertaken through the SSD formal process.

If you have any further questions regarding the above matter, please email development.sydney@transport.nsw.gov.au for the my attention or call (02) 9983 3987.

Kind regards,

James Douglas
Land Use Planner
Transport Planning
Planning, Integration and Passenger Division
Transport for NSW

M 0457242974 T (02)9983 3987 E james.douglas@transport.nsw.gov.au
transport.nsw.gov.au

**Level 4, 4 Parramatta Square
12 Darcy Street
Parramatta NSW 2150.**

I acknowledge the Aboriginal people of the country on which I work, their traditions, culture and a shared history and identity. I also pay my respects to Elders past and present and recognise the continued connection to country.

Please consider the environment before printing this email.

Sarah George <sgeorgeconsulting@gmail.com>

to James, Pahee ▾

Fri, 12 Dec 2025, 15:58 ☆ ☺ ↶ ⋮

Hi James,

Thank you for your email and for providing comments for inclusion in the early works application.

Regards,

Sarah

—
Sarah George
Social Planning Consultant
Ph: 0418 439 813

Ausgrid:

Hi Jim,

Thanks for your call this morning.

As discussed, please find attached the Scoping Report, Request for SEARs and SEARs for the early works on the site.

Please let me know if you need any other information.

Regards,

Sarah

3 attachment • Scanned by Gmail ⓘ ⬇️ ➦ Add all to Drive



Jim Danks <JDanks@ausgrid.com.au>

to Development, me ▾

Tue, 9 Dec 2025, 12:51 1

Sarah,

Unfortunately, without a set of architectural drawings at least, we can't make an adequate assessment nor provide comment on the proposal.

We will look out of this SSD in the portal and provide a response then.

Regards,

[Jim Danks | Engineering Officer | Asset Protection | Ausgrid](#)

Level 2, Building 2, 25-27 Pomeroy Street, [Homebush](#) NSW 2140 AUSTRALIA

0457 803 587 | [Paul@ausgrid.com.au](#)

Strathfield Council:

Strathfield Municipal Council <council@strathfield.nsw.gov.au>
to me

Mon, 15 Dec 2025, 15:34 ☆ ☺ ↶ ⋮

Good afternoon Sarah,

Thank you for your email! Please be advised, the current SSD-99910476 is for the Department of Planning, Housing & Infrastructure for assessment and responsibility. Please view the below guidelines and forward all correspondence to the Department of Planning for assessment/comments.

[How to make a submission on a state significant application](#)

[Early Works at 17-24 Loftus Cr, Homebush](#) | [Planning Portal - Department of Planning and Environment](#)

Please do not hesitate to contact us if you require any further information or have any concerns,

Kind regards,

Braedon



Braedon Pocock | *Administration Officer*
P +612 9748 9672
65 Homebush Rd, Strathfield NSW 2135
www.strathfield.nsw.gov.au



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Sarah George <sgeorgeconsulting@gmail.com>
to Strathfield

Tue, 16 Dec 2025, 08:14

Hi Braedon,

Thank you for your email.

Just to clarify - the email I sent was seeking Council's feedback on a different application for the same site. The application I was emailing about is for early works on the site (SSD - 99910476).

Please let me know if you need any further information about the proposed early works, or if Council would like any additional information about the proposed works.

Regards,

Sarah

Greg Dyson <greg.dyson@strathfield.nsw.gov.au>
to George, Rita, me

Mon, 22 Dec 2025, 12:05

Good morning Sarah,

Thank you for your letter and invitation to provide comments upfront as part of your SEARs (SSD-99910476) requirements for Engagement (Item 4).

Please clarify if additional information of the proposed early works will be provided to comment upon or if you are seeking ours, and the community's, comments based solely on the letter provided and the brief description of works.

Council anticipates we will receive additional information relating to the proposed early works to provide meaningful comment on e.g. in relation to Items 9, 10, 11, 12, 13, 14, 15, 17, 19, 21 and 22 of the SEARs.

Please advise if you would like to meet with us to discuss the project as part of your consultation and if you would like specific feedback on your proposed consultation strategy at any time.

Thanks and regards

Greg Dyson



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Sarah George <sgeorgeconsulting@gmail.com>
to Greg, George, Rita

Tue, 23 Dec 2025, 13:15 ☆ ☺ ↶ ⋮

Hi Greg,

Thanks for your email.

The letter provided includes an overview of the proposed early works and has been separately distributed to properties in the immediate vicinity of the subject sites. On advice from the DPHI, as the application for main works has been submitted and consultation undertaken for those works, the engagement and consultation process for the early works application is more focussed. The intent is to gather initial comments on the early works to inform the information that will be included in the reports that will accompany the application.

I'm happy to seek out additional information for you, however note that the office of the Applicant is closed for the Christmas/New Year Period so there will be a delay in providing any specific information you may require.

Regards,

Sarah