

SUBMISSION: SYDENHAM STATION EIS

Modification 4: Sydney Metro

Danias Holdings are the proponents of the Victoria Road Precinct Planning Proposal in Marrickville. The Planning Proposal has received a Gateway Determination. The Planning Proposal is supported by the Inner West Council and is identified as part of the NSW Government's Sydenham- Bankstown Urban Renewal Corridor strategy. Specifically the Sydenham Precinct part of the Strategy. The planning proposal is with the Department of Planning and Environment for final determination.

The Planning Proposal is to create a vibrant mixed use Precinct along the Victoria Road corridor. While it is predominately an employment generating proposal, the plan, when developed over time, will create around 1100 dwellings. A proportion of those dwellings will be provided as Affordable Housing. The Precinct is in the catchment area of Sydenham Station. The start of the precinct is 400m from Sydenham Station and most of the proposed housing development will be located within 400-800m of Sydenham Station. See attached walking map.

Danias Holdings have read Sydney Metro's EIS for the Sydenham Station upgrade and Sydney Metro Trains Facility South. We are SUPPORTIVE of the Plans.

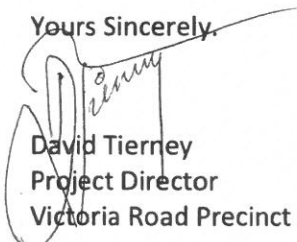
In particular we support the proposal to build a new northern entrance to Sydenham Station and to create a new active pedestrian plaza on the corner of Sydenham Road and Burrows Road.

The proposed new entrance and plaza will help activate the Sydenham Precinct as it transitions from an old industrial area into a modern enterprise zone that attracts new businesses particularly creative industries. It will also be of great assistance to the new residents moving into Marrickville.

Our market research indicates that the homebuyers and renters coming into the local area are less reliant on cars. They are looking for easy access and transport options like upgraded public transport services and improved cycleways. The new entrance will make accessing the new Metro service much easier for the residents living on the west side of Sydenham Station. This has the mutually beneficial outcome of increasing patronage for the Metro and encouraging investment in the area. It will also enable customers to readily access the local businesses.

On behalf of the proponent of the largest redevelopment of the area around Sydenham Station we support the design of the new Metro Station as contained in the EIS.

Yours Sincerely,



David Tierney
Project Director
Victoria Road Precinct

8th August 2017.



Legend

-  Proposed Area for Rezoning (All within Precinct 47)
-  Complete Precinct 47 Boundary