

Sydney Metro West Station Precincts -  
Local Character Statements

# Engagement Summary Report

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City of Canada Bay

08 June 2021



**Local character is the identity of place and what makes a neighbourhood distinctive. It is a combination of land, people, the built environment, history and culture and looks at how these factors interact to make the character of an area.**

- NSW Department of Planning



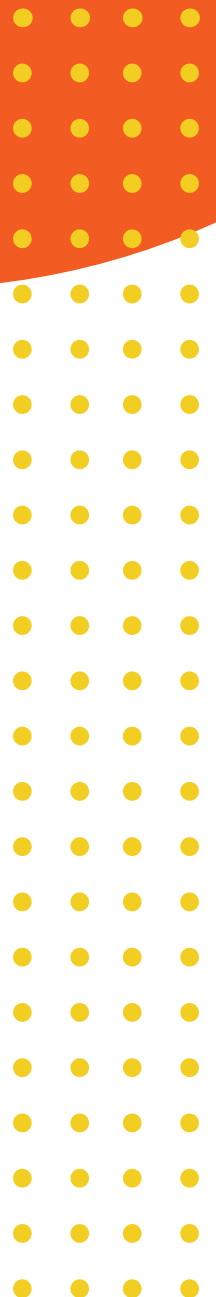
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- Sydney Metro West Station Precincts -  
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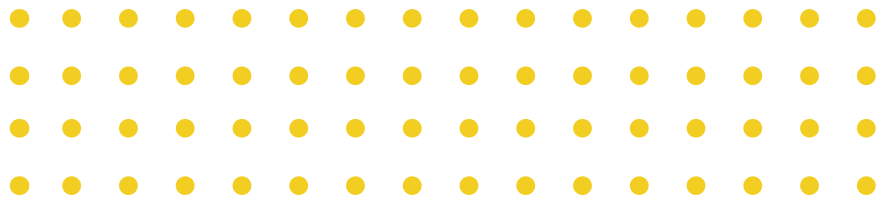
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# 1. Introduction

**This report provides a summary of findings from community engagement undertaken by Cred Consulting on behalf of the City of Canada Bay to inform the Sydney Metro West Station Precincts - Local Character Statements.**

## 1.1. Background and purpose

Three of the seven Sydney Metro West stations proposed by the NSW Government are located within the City of Canada Bay Local Government Area (LGA). These will be located in North Strathfield, Five Dock and Concord/Burwood North.

The areas immediately surrounding the Sydney Metro West stations are intended to become focal points for people to live, work, shop and play.

The City of Canada Bay (Council) engaged Cred Consulting to seek community input to determine the desired future character for the localities surrounding each of the three Metro West stations in the Canada Bay LGA.

The objective of community and stakeholder engagement was to:

- Understand the unique elements in each of the localities surrounding each Metro station
- Identify ideas for improvements in each of the three precincts such as open space, public space, walking and cycling infrastructure and traffic movements
- Understand how the types of activities, businesses, employment and 'things to do' within and around the new Metro West stations could be enhanced, and
- Test the types of housing and other buildings that the community believe is acceptable around the metro stations in the future.

The outcomes from this community consultation will help to inform the development of a Local Character Statement for each of the three precincts which will describe how the areas could change in the future.

The Local Character Statements may also be used to inform potential changes to planning controls that apply to land around Metro stations.

### **About Sydney Metro West**

In March 2018, the NSW Government released a high level project overview of the Sydney Metro West (Metro) for the purpose of public consultation. The Metro is planned to connect Sydney Central Business District with Greater Parramatta.

The locations of seven proposed metro stations have now been confirmed at Westmead, Parramatta, Sydney Olympic Park, North Strathfield, Concord/Burwood North, Five Dock and The Bays.

It is assumed that the significant investment represented by the new railway stations is likely to coincide with demands for increased density, housing, jobs and general activity in proximity to such infrastructure. It is important that the community be given an opportunity to have their say on the future planning and development of their area.

### **About Local Character Statements**

A Local Character Statement is a stand-alone document that comprises a description of an area's existing character and that details its desired future character. The Local Character Statement would focus on trying to balance community expectations for the study areas with the need to focus future growth around public transport infrastructure.

It is expected that the Local Character Statement will be used to feed into and update an ongoing draft Sydney Metro West Planning Study for the Metro precincts.

The outcomes of this engagement report will inform the development of the three Metro precinct's Local Character Statements.

## 1.2. Overview of engagement activities

Cred Consulting, on behalf of the Council, undertook a range of consultations with the community about the local character of the three Metro precincts. Due to Covid-19 restrictions, all consultation activities were conducted online or via telephone.

The table below provides an overview of the community engagement program.

Overview of community engagement activities and information			
Type	Dates	Details / Location	Participation
<b>Online community survey - Five Dock</b>	16 November - 16 December 2020	Via Council's Collaborate page	165 respondents
<b>Online community survey - Concord/Burwood North</b>	16 November - 16 December 2020	Via Council's Collaborate page	84 respondents
<b>Online community survey - North Strathfield</b>	16 November - 16 December 2020	Via Council's Collaborate page	112 respondents
<b>Collaborative map - Five Dock</b>	16 November - 16 December 2020	Via Council's Collaborate page	20 contributions
<b>Collaborative map - Concord/Burwood North</b>	16 November - 16 December 2020	Via Council's Collaborate page	33 contributions
<b>Collaborative map - North Strathfield</b>	16 November - 16 December 2020	Via Council's Collaborate page	28 contributions
<b>Stakeholder interviews</b>	16 November - 16 December 2020	Zoom, telephone, email	3
<b>Written submissions</b>	16 November - 16 December 2020	Received via email	2
<b>Footpath decals</b>	16 November - 16 December 2020	Installed in the three precinct locations	30 decals
<b>Post cards (sent to residents who live within the three precinct areas)</b>	5 - 11 November 2020	Distributed by Council	approx. 9,000
<b>Social media posts</b>	16 November - 16 December 2020	3x Facebook posts 1x Twitter post 1x Instagram posts	3,148 link clicks
<b>CCB News email</b>	November 2020	Email distribution	28 link clicks
<b>Posters</b>	November 2020	Distributed to local businesses in the three precincts	approx. 12

The online survey and stakeholder interviews questions were consistent. As such, the results of the stakeholder interviews have been reported collectively with the survey results, under each topic.

## 2. Precinct Comparisons

The following pages provide a comparison of survey results between the three proposed metro station precincts.

### 2.3.1. Desired future character comparison

Survey participants were asked to select up to five words that represent their desired future character for the respective metro station precincts. The desired future character for each precinct could be interpreted as building on existing strengths. Five Dock's most desired future characteristics are as a safe and welcome local village - characteristics that the community already love about this place. Concord/Burwood North's most desired future characteristics were a green and sustainable precinct that is easy to get around - potentially reflecting the presence of parks, sporting facilities and a choice of public transport. North Strathfield's most desired future characteristics are pedestrian friendly/easy to get around and high quality buildings, streets and public spaces - potentially building on the precinct's connectivity to creek corridors, Sydney Olympic Park, shopping precincts, night time destinations and the presence of significant heritage precincts. For North Strathfield, these desired future characteristics could also reflect some community concerns about worsening traffic congestion and fear of poor quality development. Stakeholder interviews generally reflected survey results, however a common theme for a number of North Strathfield stakeholders was that the precinct is and should continue to be family friendly.

#### Five Dock Precinct

- A local village feel (48%)
- Safe and welcoming for everyone (38%)
- High quality buildings, streets and public spaces (35%)
- Green and sustainable (35%); and
- Lively and buzzing (33%)



#### Concord/Burwood North Precinct

- Green and sustainable (52%)
- Pedestrian friendly/easy to get around (43%)
- A local village feel (40%)
- Safe and welcoming for everyone (39%), and
- High quality buildings, streets and public spaces (30%).



#### North Strathfield Precinct

- Pedestrian friendly/easy to get around (49%)
- High quality buildings, streets and public spaces (33%)
- A local village feel (33%)
- Green and sustainable (28%), and
- Safe and welcoming for everyone (27%).



## 2.3.2. Appropriate locations for height comparison

Survey participants were asked to select the housing types that they think are acceptable within different distances from the proposed future metro station.

Overall, survey participants indicated a desire to see a mix of housing options immediately surrounding the metro station, and more likely to be supportive of high-rise apartments immediately surrounding metro stations, rather than within a 5 or 10 minute walk from the station. However, the majority of Five Dock survey participants are not supportive of high-rise apartments anywhere in the precinct. In North Strathfield, 40% of survey participants were supportive of high-rise apartments immediately surrounding the station. However stakeholder interviews and open ended survey questions suggest that large parts of the North Strathfield community are strongly opposed to increased heights, while others are supportive.

Across the three precincts, within a 5 or 10 minute walk from the metro station, the top two preferred housing types by survey participants are houses and terraces/town houses, with approximately a third of participants also supporting 3-4 storey low rise apartments. Unlike the other precincts, approximately a third of North Strathfield survey participants were supportive of 6-8 storey mid-rise apartments and high rises within a 5 or 10 minute walk from the metro station.

Additionally, stakeholder interviews provided insights into the types of low rise and mid-rise apartments that have been successful in the respective precincts, including urban design principles such as green edges, green walls, courtyard gardens, set back height, large balconies, retaining heritage facades, and strategies for hiding 'height' from the street experience.

Table 1 - Appropriate locations for height comparison

		Five Dock	Concord/ Burwood North	North Strathfield
What do you think are the acceptable types of housing that you would like to see <b>immediately surrounding the station?</b>	Houses	46%	35%	39%
	Terraces/town houses	<b>62%</b>	<b>45%</b>	<b>44%</b>
	3-4 storey low-rise apartments	<b>56%</b>	<b>46%</b>	38%
	6-8 storey mid-rise apartments	30%	24%	<b>42%</b>
	High-rise apartments	8%	27%	40%
What do you think are the acceptable types of housing that you would like to see <b>within a 5 minute walk from the metro station?</b>	Houses	<b>57%</b>	<b>52%</b>	<b>46%</b>
	Terraces/town houses	<b>55%</b>	<b>49%</b>	<b>46%</b>
	3-4 storey low-rise apartments	39%	27%	33%
	6-8 storey mid-rise apartments	10%	13%	30%
	High-rise apartments	2%	15%	27%
What do you think are the acceptable types of housing that you would like to see <b>within a 5-10 minute walk from the metro station?</b>	Houses	<b>79%</b>	<b>62%</b>	<b>54%</b>
	Terraces/town houses	<b>67%</b>	<b>49%</b>	<b>48%</b>
	3-4 storey low-rise apartments	39%	29%	30%
	6-8 storey mid-rise apartments	11%	14%	37%
	High-rise apartments	5%	20%	29%

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.

Bold percentages represent the top two responses.

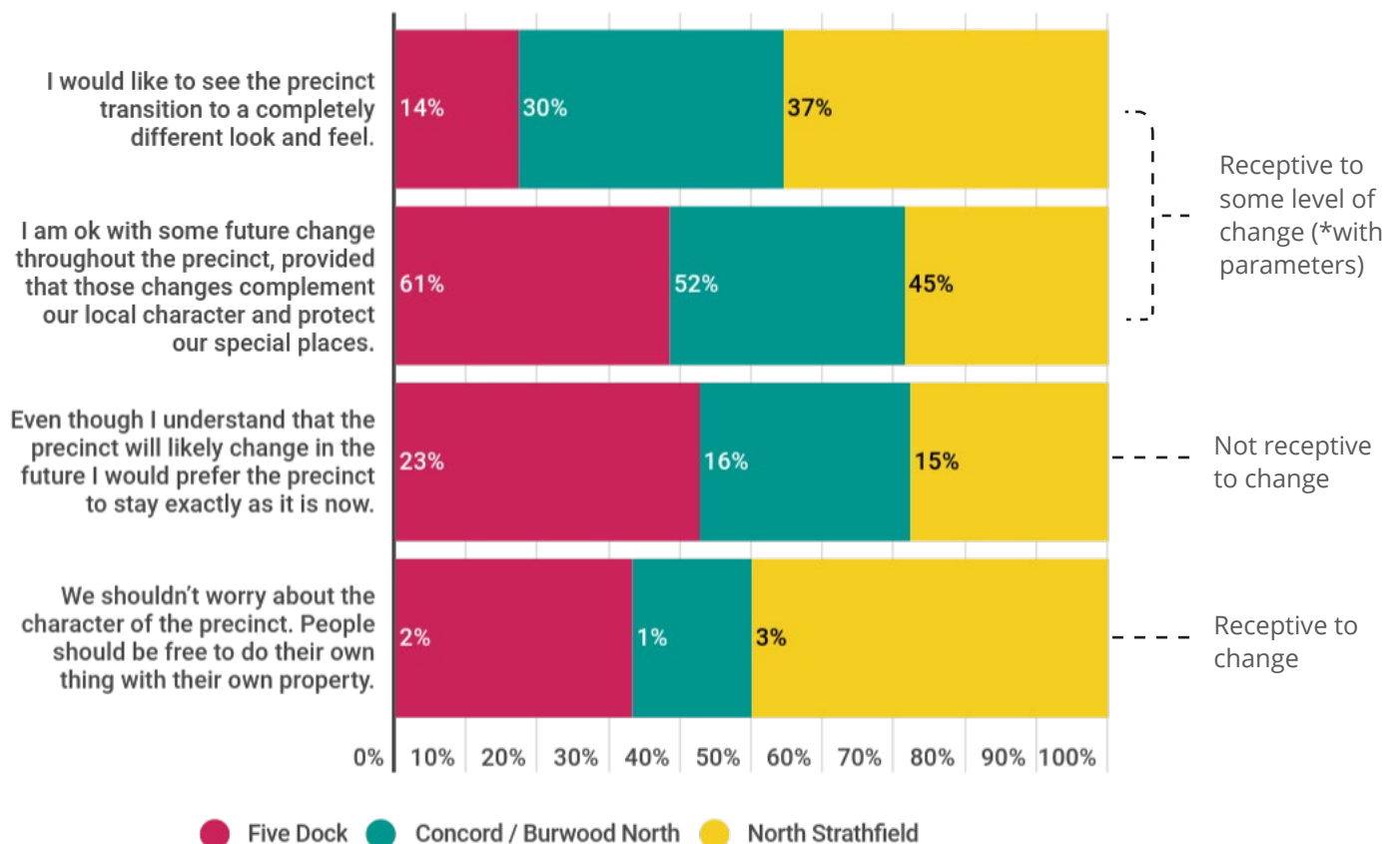
### 2.3.3. Appetite for change comparison

Survey participants were asked a multiple choice survey question that aimed to test the participant’s appetite for change. Figure 1 below provides a comparison of survey participant answers across the three precincts. The ‘acceptance of change, provided that it complements existing character and protects special places’ was the top answer across all precincts. Overall, Five Dock survey respondents indicated the strongest attachment to the existing precinct’s character-while at the same time still having 75% of respondents having some level of appetite for change.

Concord/Burwood North and North Strathfield had comparable results, with 82% of respondents having some level of appetite for change respectively. North Strathfield had the highest proportion of respondents saying that they would like to see the precinct transition to a completely different look and feel (37%).

Stakeholder interviews relating to North Strathfield precinct highlighted opposing views on the future direction of the precinct, with one group of stakeholders passionate about maintaining the current character and scale, and the other supportive of increased density and population growth.

Figure 1 - Survey responses - appetite for change







Illustrative render of the proposed Five Dock Metro Station (source: Sydney Metro)



# 3. Five Dock

This chapter provides a summary of the online survey, online interactive map and stakeholder interview results for the Five Dock Precinct.

## 3.1. About the precinct

The Five Dock Metro Station is proposed to be located in the heart of the Five Dock local centre, which is off Great North Road and has an entrance on Fred Kelly Place. Great North Road is the primary north-south spine through the locality leading from Parramatta Road to the peninsula suburbs of Abbotsford and Drummoyne.

For the purposes of this community engagement, a 'soft' radius of 800m from the proposed Metro Station has been used as the precinct boundary to guide community feedback about future local character.

## 3.2. Summary of participation



**165** people completed the online survey



**20** pins were dropped on the protect & celebrate map



**1** stakeholder interview

### Five Dock Precinct



### 3.3. Respondent profile

The following provides a profile of respondents. Please note 'N' indicates the total number of survey respondents.

#### Relationship to the precinct

Respondents were asked what best describes their relationship to the Canada Bay local government area (LGA). Respondents were able to select more than one option listed.

Out of a total of 165 responses:

- 90% (N=148) live in the LGA
- 42% (N=69) own a property or land in the LGA
- 10% (N=17) work in the LGA, and
- 5% (N=9) own a business in the LGA.

Respondents were also asked to indicate which suburb they live in. A total of 84 respondents (51%) answered this question.

Of the 84 respondents that completed the question, the top suburbs that respondents lived in include:

- Five Dock suburb (57%; N=48)
- Abbotsford (11%; N=9)
- Wareemba (5%; N=4), and
- Rodds Point (2%; N= 2).

#### Age

The largest age groups who completed the survey were:

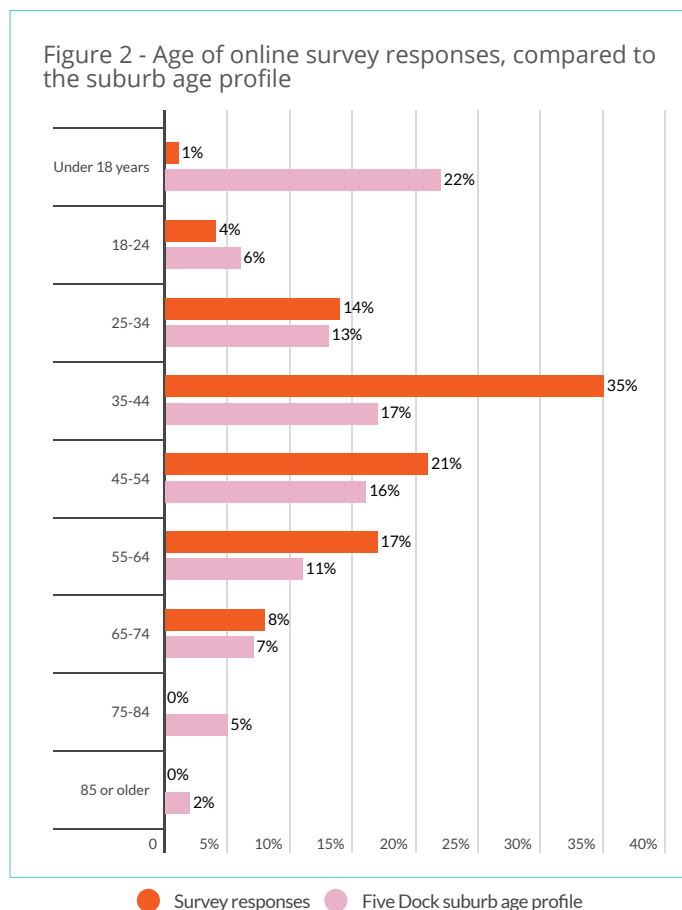
- 35% were 35-44 year olds
- 21% were 45-54 year olds, and
- 17% were 55-64 year olds.

A comparison between age profile of survey respondents and suburb age profile indicates that:

- Overall, the age profile of the survey respondents proportionally matches the age profile of Five Dock suburb with the exception of:
  - Under representation of under 18's who are usually comprised of students and young adults, and
  - A significantly higher proportion of 35-44 year olds.

	%	#
I live in the LGA	90	148
I work in the LGA	10	17
I own a property/land in the LGA	42	69
I own a business in the LGA	5	9

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.



### Time as a resident

Survey respondents were asked how long they have lived in the LGA. The majority of respondents have lived in the area for over 10 years (65%, N=54).

This was followed by 11% who have lived in the area for 2-3 years, and another 11% who have lived in the area for 4-5 years.

Table 3 - How long have you lived in the LGA?

	%	#
less than 1 year	6%	5
1 year	0%	0
2-3 years	11%	9
4-5 years	11%	9
6-10 years	7%	6
over 10 years	65%	54
TOTAL	100	83

### 3.4. Main reason for visiting the precinct

Respondents were asked what are the main reasons they visit the Five Dock precinct. Respondents were able to select more than one option listed.

Respondents indicated that the top 5 reasons for visiting this precinct were:

- I live here (79%)
- To go to the shops/retail (72%)
- To access services e.g. post office, medical (59%)
- For the restaurants, cafes and bars (58%), and
- For the parks/public spaces (49%).

Other reasons that people go here included:

- Go to church here (N=1)
- Family (N=1), and
- Coles (N=1).

Table 4 - What is the main reason you visit this precinct?

	%	#
I live here	79	131
To go to the shops/retail	72	118
To access services e.g. post office, medical	59	97
For the restaurants, cafes and bars	58	96
For the parks/public spaces	49	81
To use community facilities e.g. Five Dock Library, community rooms	42	70
To catch the bus/public transport	39	65
To go to sports and recreation spaces and facilities	21	34
To go or drop off to school	19	32
For business/work	14	23
I don't go here	0	0
Other	2	3

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.

### 3.5. Existing place character

Respondents were asked to tell us which, if any, of the following attributes do they think best represent the Five Dock precinct’s character (look and feel) today.

The top five attributes that respondents selected to describe the current character of Five Dock precinct were:

- The local parks, creeks and foreshore areas (47%)
- A local village feel (35%)
- Family friendly (28%)
- Its social and cultural history (22%), and
- Walkable/easy to get around (walk, car, public transport) (22%).



Five Dock Park (Source: City of Canada Bay)



Great North Road (Source: Google Maps)

Table 5 - Which, if any, of the following attributes do you think best represent the precinct’s character (look and feel) today?		
	%	#
The local parks, creeks and foreshore areas	47	78
A local village feel	35	58
Family friendly	28	47
Its social and cultural history	22	37
Walkable/easy to get around (walk, car, public transport)	22	37
The presence of heritage buildings and spaces	19	31
Great North Road shopping precinct	16	26
The community spirit / sense of community	15	24
The look/feel of the buildings and houses	12	20
Events such as Ferragosto	9	15
The connection to the foreshore	8	13
Street trees and roadside verges and gardens in front of people’s homes	7	12
Interesting things to see and do in the day and night (shops, cafes, leisure centres)	6	10
Recently improved walkway in front of shops along Great North Road	6	10
Nothing. The area is not special or unique	4	2
Other	0	0

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.

“We want Five Dock to remain as a beautiful suburb with great parks, walks around the foreshore and some good shops/options for day and night dining.”  
- survey participant

### 3.6. Desired future place character

Respondents were asked which, if any, of the following words/phrases they would want to use to describe their ideal precinct in the FUTURE. Respondents were able to select more than one option listed.

The top five words that people selected to describe the future character of the Five Dock precinct were:

- A local village feel (48%)
- Safe and welcoming for everyone (38%)
- High quality buildings, streets and public spaces (35%)
- Green and sustainable (35%); and
- Lively and buzzing (33%)

One respondent indicated ‘easily accessible with public transport’ to best represent the Five Dock’s precinct’s character in the future.

Table 6 - Which, if any, of the following attributes do you think best represent the precinct’s character (look and feel) in the FUTURE?

	%	#
A local village feel	48	79
Safe and welcoming for everyone	38	63
High quality buildings, streets and public spaces	35	58
Green and sustainable	35	57
Lively and buzzing	33	54
Pedestrian friendly/easy to get around	32	52
Vibrant night life	16	26
Creative and cultural	12	19
Historic	10	17
Visible community identity	10	17
Affordable	8	14
Diverse community	7	12
Comfortable	5	9
Healthy	5	8
Local	0	0
Other	1	1

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.



Figure 4 - Five Dock Future Character - word cloud summary

### 3.7. Five Dock's Special Places

#### About the special places map

Contributors to the online collaborative map were asked to provide place-based feedback on specific places within the Five Dock Precinct by dropping a virtual pin on a map. They could choose to comment on places to protect / celebrate or places to improve. Due to the similar nature of the responses, the pins have been reported together as things people care about and value in the precinct. In total, 20 pins were placed on the online collaborative map.

Respondents to the online survey were asked to describe three of the most special places in the precinct. In total, 193 entries were recorded through the online survey.

Figure 5 provides the combined results of the online collaborative map and the online survey results. It illustrates a strong cluster of special places along Great North Road, between Barnstaple Road and Queens Road.

#### Most special places in Five Dock

The places that people most value in this precinct include:

##### Great North Road (38 comments)

Great North Road received 38 mentions/ comments in total. Respondents said some of the things they love about the Road are its old glory and the shopping strip being full of life in the 90s, presence of Italian delis and cafes, classic old federation buildings, pedestrian oriented nature and events held in it such as Ferrogosto street festival.

Main Street also received comments, with respondents indicating some of the things they love about the Street are village feel, history and heritage and specialty stores.

##### Five Dock Park (28 comments)

Five Dock Park received 28 mentions/ comments in total. Respondents said some of the things they love about the Park are the green space, open space for all members of the community to use, and central area of the neighbourhood where the local community can gather.

##### Fred Kelly Place (20 comments)

Fred Kelly Place received 20 mentions/ comments in total. Respondents said some of the things they love about it are the meeting areas, shade, outdoor social piazza, play areas for children, outdoor restaurants and fosters general social and incidental interaction especially among the older members of the community.

##### Parks in general (10 comments)

Parks and open spaces in Five Dock received 10 comments. Respondents said some of the things they love about the parks are the diversity of programming including kids play areas, sports areas and places to walk your pets. Respondents highlighted the need to increase the amount of green and open spaces in the area.

More details and other things people love about Five Dock are described on the following pages. See Figure 5, Table 7 and Table 8 for a the list of pins that are on this map.

Figure 5 - Five Dock Precinct valued locations social map (social pinpoint map and survey)

### Five Dock Precinct

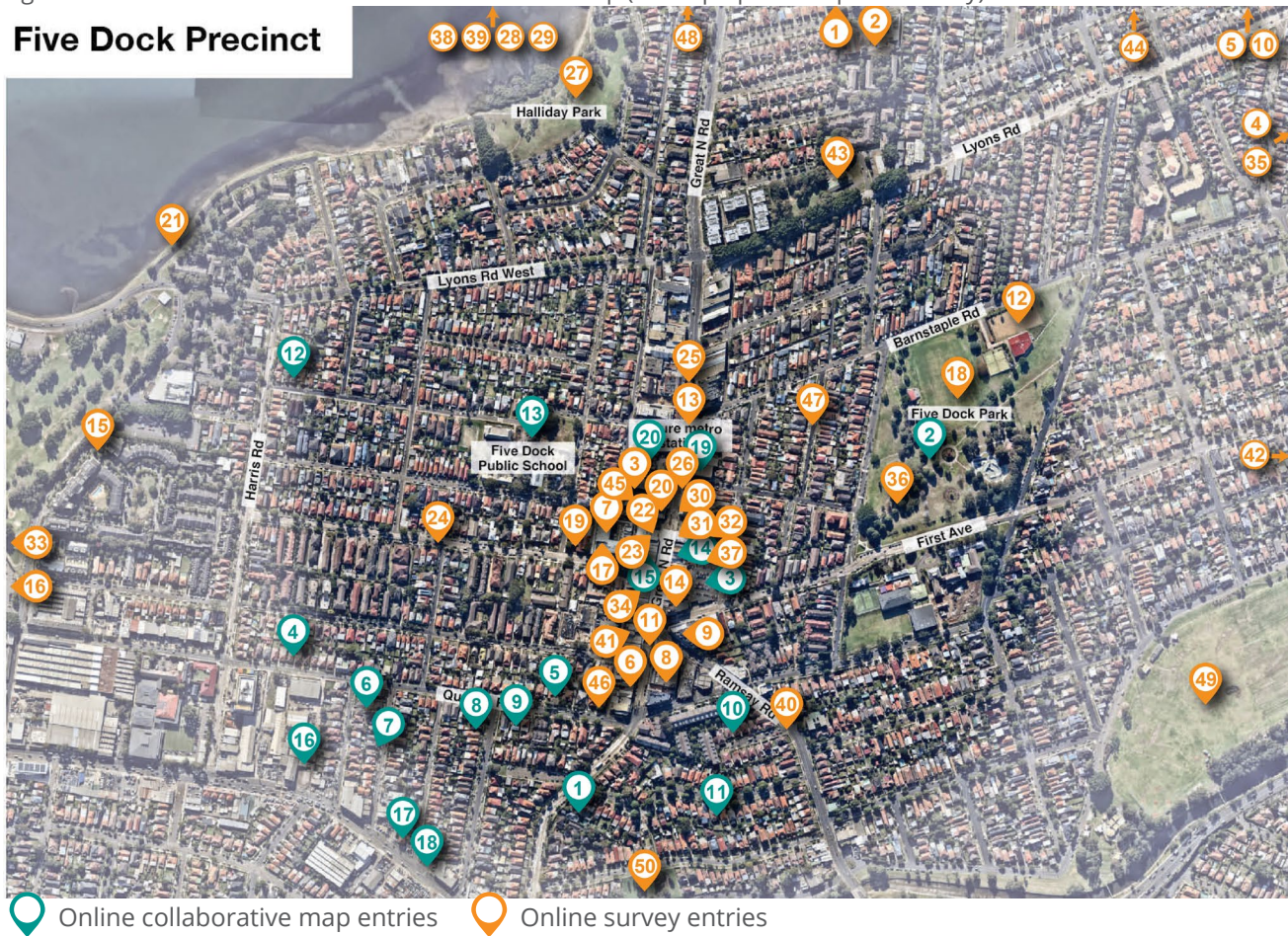



Table 7 - Five Dock online survey response locations

Map ref	Location of interest	# of responses
1	All Hallows Church	1
2	All Hallows Primary School	1
3	Anglican church	2
4	Bay Run	5
5	Campbell park	1
6	Cashmans Corner	1
7	Coles	3
8	Corner pub	1
9	Cremeria De Luca	1
10	Drummoyne Pool	1
11	Ferragosto	2
12	Five Dock Bowling Club	1
13	Five Dock General	1
14	Five Dock hotel	1
15	Five Dock Kings Bay	1
16	Five Dock leisure centre	6
17	Five Dock Library	3
18	Five Dock Park	28
19	Five Dock Police station	1
20	Five Dock shops	1
21	Foreshore	9
22	Fred Kelly place	20
23	Fred Kelly Reserve	1
24	Garfield St	1
25	Great North Road	20

Map ref	Location of interest	# of responses
26	Great North Road shopping	9
27	Halliday Park	8
28	Hen & Chicken Bay	2
29	Henry Lawson park	1
30	Main street	9
31	NAB bank	5
32	Old bank	1
33	Old RMS Centre	1
34	Old theatre	1
35	Old water tower (Lyons Road)	1
36	Parks General	10
37	Post office	5
38	Quarantine Park	1
39	Quarantine Station	3
40	Ramsay Road	1
41	Ranieri's	1
42	Rodd Park	6
43	Senior Citizens Centre	1
44	Sibbick Park	1
45	St Alban Church	4
46	Sth buildings	1
47	Sutton Place	1
48	The Cove Café	1
49	Timbrell Park	4
50	Wadim Jegorow Reserve	1



Table 8 - Five Dock online collaborative map entries

Map ref	 Location of interest	What is special? (verbatim comments)
1	30 Great North Road, Five Dock	To maintain the character of Five Dock no new buildings above 2 storeys should be permitted North of Parramatta Road.
2	Five Dock Park, Barnstaple Road,	Protect this space and maintain sight lines to Canada Bay, Iron Cove and the CBD.
3	9 Waterview Street, Five Dock	Parking in Five Dock needs to be improved. In anticipation greater demand for long term parking may be generated. Parking already difficult and impacting local residential streets. Any thoughts on a Bus interchange location?
4	78 Queens Road, Five Dock	Row of 1930s-40s Art Deco-style homes.
5	20 Queens Road, Five Dock	Properties on large allotments, suggestive of early subdivisions.
6	23 Lavender Street, Five Dock	Property occupies two street frontages, suggestive of early subdivision.
7	13 Lavender Street, Five Dock	Grouping of homes in Courland, York and Lavender street, land was likely subdivided during the 19th century as the street widths do not conform to other comparable streets in the Northern end of the LGA. House groupings are close together.
8	37 Arlington Street, Five Dock	Grouping of rare homes in Arlington Street.
9	19 Queens Road, Five Dock	Significant home unusually placed on the block.
10	6 Kingsford Avenue, Five Dock	Homes in this street conform to the same size style and scale from the interwar period.
11	19 Murralong Avenue, Five Dock	A grouping of homes which keep with the unusual shape of the street curve.
12	60 Henry Street, Five Dock	A group of significant Fibro homes in the Five Dock area, all similar and rare for the type of structure as they conform to the same size and scale from the street.
13	33 Henry Street, Five Dock	Significant primary school site.
14	NAB, 94 Great North Road,	Historical Facade of the Bank building which when the Council Chambers/School of Arts building existed would form part of a cohesive grouping.
15	135 Great North Road, Five Dock	Significant former Newsagent Building.
16	55 Parramatta Road, Five Dock	Former Lannock Motors building, Volkswagen service and Training Centre.
17	27 Parramatta Road, Five Dock	Last remaining flat building on Parramatta Road at Five Dock.
18	9-11 Parramatta Road, Five Dock	Last remaining vestige of the filling station, reported to be the largest in the southern hemisphere.
19	Connect Hearing, 96 Great North Road,	Significant local structure formerly neighbour to the original and Former Five Dock Council Chambers before the Council Chambers and Council were dissolved. Currently used as a Cafe and Restaurant.
20	175-177 Great North Road, Five Dock	Protect and promote heritage.

### 3.8. Access and connectivity

#### Overview

Online survey respondents were asked: 'If I could improve access and connectivity in the precinct...these would be my priorities'.

The top 5 ways to improve connectivity in this precinct were:

- Traffic congestion (52%)
- Car parking (43%)
- Accessible by public transport (36%)
- Connections to the foreshore or creeks (30%), and
- Walking and cycling connections across train lines and/or major roads (25%).

The full list of multiple choice options and results for this question is provided in Table 9 below. After selecting their answer, respondents were asked to provide more detail to their answer. Key comments from this open ended question are summarised overpage.

	%	#
Traffic congestion	52	86
Car parking	43	71
Accessible by public transport	36	59
Connections to the foreshore or creek	30	50
Walking and cycling connections across train lines and/or major roads	25	42
Continuity of awnings along the high streets	19	31
Location, width of footpath in the precinct	15	25
Connections to landmarks and other suburbs	15	24
Safety at crossing at intersections	14	23
Cycle lanes and end of trip facilities	14	23
Safe travel routes for school students	12	19
Easy to get to and find where you need to go	10	17
Signage, information and wayfinding	4	7

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.



Bus route along Great North Road



Foreshore pathway

## Summary of key comments relating to priorities for improving access and connectivity

### Traffic congestion

- Traffic calming - to improve safety and atmosphere on Great North Road.
- Improved traffic flow - some respondents highlighted how challenging it is to drive around Five Dock Village, especially around Great North Road, Garfield Street and Ramsay Road. Others voiced frustrations about the timing of traffic lights at key intersections with Great North Road.
- Less cars - Some participants would like to see less cars on the road, and a few would like to see more areas pedestrianised completely, including Great North Road.

### Accessible by public transport and bikes

- More frequent bus services from Abbotsford, Russell Lea, Chiswick etc to the metro during peak times.
- More public transport to Concord hospital & shops.
- Integrated connections between public transport services.

### Car parking

- Amount of parking - a significant number of respondents called for more public parking, while a few others called for reduced parking.
- Timed parking - some respondents said that the timed parking in the area discourages them from shopping in the area. They would like to see the time limits increased. A few residents would like to see timed parking removed completely.
- Address parking for ferries.
- More disabled parking.

### Connections to the foreshore and creeks

- More trees (for shade) along footpaths.
- More greening and outdoor space in the main Five Dock shopping precinct.

### Walking, cycling and footpaths

- Improved cycle paths.
- Better footpaths (even surfaces) and signage (especially on Great North Road).
- Find traffic solutions for cars, bikes and pedestrians to share the precinct.
- Improved disabled access to and from and into all the shops etc.
- Create more of a village atmosphere with cafes spilling onto the pavement.

### The community said...

The water ways close to shore are important for people to extend their leisure activities, and they need good access to them.  
-survey respondent

There is inadequate parking already in Wareemba and Five Dock. This issue must be addressed (including shade cover and trees over parking areas).  
- survey respondent

Great North Road is currently dangerous to cross for all, regardless of crossings.  
-survey respondent

### 3.9. Public spaces and parks

#### Overview

Online survey respondents were asked: "If I could improve public spaces and parks in the precinct... these would be my priorities."

The top 5 ways to improve public spaces in this precinct were:

- Street trees for shade and comfort on the streets (69%)
- Access to quality public spaces and parks (51%)
- Feeling of safety (39%)
- Ability to use parks and public spaces at night (37%), and
- Activities and play for children and families (32%).

The full list of multiple choice options and results for this question is provided in the table below. After selecting their answer, respondents were asked to provide more detail to their answer. Key comments from this open ended question are summarised over page.

	%	#
Street trees for shade and comfort on the streets	69	114
Access to quality public spaces and parks	51	84
Feeling of safety	39	65
Ability to use parks and public spaces at night	37	61
Activities and play for children and families	32	53
Recognition of Aboriginal and Torres Strait Islander cultural connections to the area	28	47
Public art	23	38

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.

A number of survey respondents also cited places that they would like Five Dock precinct to be more like these were Majors Bay Road and Annandale Village.



Five Dock Public School



Liwi's Place Five Dock



Halliday Park

## Summary of key comments relating to priorities for improving public space

### Street trees for shade and comfort on the streets

- A greener place - more trees and foliage.
- More trees and tree lined streets for shade.
- Inclusion of more native species and information sessions about them.
- A 'green program' for every street.

### Access to quality public spaces and parks

- Toilet, Bbq's and undercover facilities at parks.
- Public spaces need to be cleaner and better maintained.
- Public spaces should be welcoming places to gather - not sterile, empty or over modified.
- Some people would like to see Piazza style public spaces, while others want to see less hard paved areas.
- Better quality street furniture and consistent materials used for paving.
- Toilets at Halliday Park.

### Feeling of safety

- Improved lighting in streets and parks.
- Make the area more attractive to walk around at night.
- Toilet facilities that are safe and clean.

### Ability to use parks and public spaces at night

- Open later more vibrant.
- More activities, events celebrations.
- More public spaces close to the precinct.
- More outdoor dining on both sides of Great North Road.

### Activities and play for children and families

- More sporting activities e.g. half court netball courts (like breakfast Point), indoor sports facilities.
- Something for teenagers.

### Recognition of Aboriginal and Torres Strait Islander cultural connections to the area

- Active recognition and respect of Indigenous culture.
- Involvement of community elders in the decision making process.

## The community said...

The parks are important for people to relax in, play sport, walk animals.

- survey participant

The parks. Green space needs to be increased not decreased!

- survey participant

Fred Kelly Place - rejuvenated into a more cultural area and to be made into a meeting place with tables chairs and landscaped gardens.

- survey participant

I spent a lot of my childhood playing in Five Dock Park and continue to go for walks in the park. It should be preserved at it is, as it is a central area of the neighbourhood where the local community can gather.

- survey participant

Fred Kelly Place. Expand available public spaces for the enjoyment of the community.

- survey participant

Maintain the general village character of the Five Dock streetscape maintaining a connection to the past with sensitive new vibrant developments, unfortunately much has been lost in past developments.

-survey participant

There is little recognition of Indigenous + migrant culture in the area - this needs to be greatly improved!

"Provision of shade, where there can be a cool place to sit, wide footpaths, connectivity and way finding. I love the gardens and the trees in Five Dock. As a person who has just moved to the area, I'm so pleased with the locality."

- survey respondent

### 3.10. Activities

#### Overview

Online survey respondents were asked: 'If I could improve activities and things to do in the precinct... these would be my priorities'.

The top 5 activities suggested for this precinct were:

- Outdoor dining and places to eat (55%)
- Options for nightlife e.g. restaurants and bars (42%)
- Places for exercise and relaxation (25%)
- Places for the arts and creativity (galleries, studios, live music venues, performance) (24%), and
- A number of things to do and see along the shopping street (22%).

The full list of multiple choice options and results for this question is provided in Table 11 below. After selecting their answer, respondents were asked to provide more detail to their answer. Key comments from this open ended question are summarised overpage.

Table 11 - Priorities for improving activities and things to do in the Five Dock precinct		
	%	#
Outdoor dining and places to eat	55	91
Options for nightlife e.g. restaurants and bars	42	70
Places for exercise and relaxation	25	41
Places for the arts and creativity (galleries, studios, live music venues, performance)	24	39
A number of things to do and see along the shopping street	22	37
Places to connect with my neighbours and for community gathering and celebrations	19	31
Opportunity for local business	16	26
Leisure - festivals and events	16	27
Celebrate heritage and culture	15	25
Community facilities and programs	13	22
Places to let my pet off leash	10	16
Safe places to play for infants and pre-school children	9	15
Employment opportunities	7	11
Places to play	5	9

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.



Tennis in Five Dock



Ferragosto at Five Dock

## Summary of key comments relating to priorities for improving activities and things to do

### Outdoor dining and places to eat

- More attractive pavements with wide areas for cafes to spill out onto.
- Improved amenity for outdoor dining: reduce traffic, level footpaths, bollards for safe street dining.
- More beautiful areas for locals to get a coffee or shop.

### Options for nightlife e.g. restaurants and bars

- Encourage night trading after 5, more restaurants, live music venues and more outdoor dining.
- Make the Five Dock Pub Family friendly and more of an entertainment venue.

### Places for exercise and relaxation

- Tai Chi/meditation classes at Five Dock Park.
- More pet friendly places.
- Indoor recreation facilities.
- Better connected walking tracks that go beyond the bay.

### Places for the arts and creativity (galleries, studios, live music venues, performance)

- More venues for cultural activities with moveable seats for audiences.
- More opportunities for local artists, musicians and the community to come together and gather/celebrate.

### A number of things to do and see along the shopping street

- More celebrations and events eg. food markets, concerts, art installations.
- More boutiques (fashion), galleries and an active shopping strip (like King St Newtown) and more bars and night venues (similar to Darling St Rozelle) for night activities.
- Farmers market, like Orange Grove Market.

### More diversity in the retail and shopping offer and support for local business

- A strong local economy - easier and affordable for small business to open and stay.
- Attract a variety of businesses other than hairdressers, chemists and butchers.
- Open air (growers) markets in the public parks and/or school grounds on weekends or a weekly evening.

### Places to connect with neighbours

- Start community gardens that are open to all / educational.
- Start a 'Five Dock Farm'.

## The community said...

We want Five Dock to remain as a beautiful suburb with great parks, walks around the foreshore and some good shops/options for day and night dining.

- survey respondent

Preserve all parkland around Five Dock and surrounding area.

- survey respondent

Activities that attract variety into the precinct, such as open air (growers) markets in the public parks and/or school grounds on weekends or a weekly evening.

- survey participant

Outdoor dining would be really beneficial to the character of Great North Road - but only if the traffic is improved. Diversion of through traffic is required.

-survey respondent

Great North Road is dying a slow death. The nail bars, cafes, barbers and chicken shops are all doing each other out of business. A proper retail plan is needed to bring it back to life.

- survey respondent

There are no wine bars for a more mature audience, it would be great to stay in Five Dock for good restaurants and bars. Better designed spots that attract visitors. Currently very limited options.

- survey respondent

### 3.1.1. Housing quality

#### Overview

Online survey participants were asked: 'If I could improve housing quality in the precinct...these would be my priorities'.

There were only 5 choices provided for this multiple choice survey question.

The results have been summarised in Table 12 below and key comments have been themed. The responses to this question have been themed under different headings to the multiple choice answer options.

	%	#
Refurbish/redevelop commercial properties to improve the quality of accommodation, retail and active centres	61	101
Focus any future development around the metro stations	44	72
Increase opportunities for younger generations to access housing in the area	42	69
Increase the variety of housing types for existing and future residents	38	62
Focus any future development close to retail and activity centres	34	56

#### Summary of key comments relating to housing priorities

##### Strong opposition to high rise apartments

- There is very strong opposition from the survey respondents about high rise in this area.
- A significant proportion of survey participants view high rise buildings as being detrimental to the village feel and appeal of the area and impacts on traffic congestion and parking. Respondents indicated a concern about Five Dock being over developed similar to Rhodes or Burwood.
- Some respondents expressed frustration with feeling like they are continuously surrounded by development activity.
- There is also opposition to medium rise development.
- A number of participants expressed their concern that Five Dock was already a dense area.

##### Concerns about over development and development impact on traffic congestion

- Respondents indicated a need to provide off-street parking with development similar to Breakfast Point and Mortlake.

##### Protection of Great North Road and the village feel

- Respondents indicated a need to retain the existing Great North Road shopping strip.

##### Protection of federation homes and character housing

- Respondents expressed a need to retain federation houses.
- Focus on retaining the character of the area by limiting approvals for enormous houses.

##### Some support for more density

A number of respondents were supportive of increased density in the area, however they are outnumbered by people who are opposed to higher densities.

Some comments from survey respondents included:

- "Higher densities are the key to ensuring that local businesses are vibrant and successful."
- "Rezone larger areas closer to the new metro stations to accommodate higher rise developments."
- "Increase density around the station."
- "Achieve density while retaining character of the area."



### Support for low rise solutions for future housing

- Respondents expressed the need to retain the character of place as a suburban low-rise area rather than a densely populated 'metro' area.
- "Increase densities within existing structure by allowing more dual occupancy."
- "Support for more low rise 3-4 storey developments, similar to Kitty Doyle in Kings Road."

### Affordable housing

- A number of participants highlighted the need for affordable housing in the area and the need to provide for low income, healthcare/ emergency service people.
- A few of people expressed a desire to see the social housing in the area improved or changed to affordable housing.

### Sustainable development

- Respondent indicated a need to incorporate sustainable features such as green walls, green roofs, shade structure, water sensitive design in future housing, retail and commercial developments.
- One respondent would like to see all new developments to include solar heating, shade covers, trees and mixed use suitable for over 50s.

### Impacts on visual amenity

- One respondent indicated a need to preserve sight lines from Five Dock Park to Canada Bay and Iron Cove.



Stakeholder feedback that the new development behind Jada's Cafe on Great North Road is palatable because it retained the original building facades and the height steps back from the high street.

### The community said...

Five Dock has a beautiful character and gorgeous homes. Please keep the heritage of the area and don't build big high rise blocks of units. We don't want to look like Burwood! It's so ugly and it impacts parking and the suburb feel.

- survey participant

The low density (mainly single-story buildings) and heritage character of Five Dock, Rodd Point and Russell Lea should be preserved. Recently, many lovely, old homes have been replaced with modern (ugly) homes that do not fit the neighbourhood's character.

- survey participant

Higher densities are the key in my mind to ensuring that local businesses are vibrant and successful.

- survey participant

This (Great North Road) should be a shopping and eating hub, not filled with high rise apartments.

- survey participant

The area needs to remain low rise - that's the most attractive thing about it.

- survey participant

Garfield street has 2 storey flat buildings along one side and they blend in with the houses on the other side as they are not too tall and overbearing in size.

- survey respondent

### 3.12. Appropriate housing types in proximity to metro

#### Overview

Online survey respondents were asked a three-part, multiple choice question:

- What do you think are the acceptable types of housing that you would like to see **immediately surrounding** the station?
- What do you think are the acceptable types of housing that you would like to see within a **5 minute walk** from the metro station?
- What do you think are the acceptable types of housing that you would like to see within a **5-10 minute walk** from the metro station?

See Figure 6 for approximate walking distances from the proposed future metro station location.

The results have been summarised in the Table 13, Table 14 and Table 15.

Respondents were able to select more than one option listed within the survey question.

Table 13 - Acceptable types of housing immediately surrounding the metro station (Five Dock) \*

	%	#
Terraces/town houses	62	102
3-4 storey low-rise apartments	56	92
Houses	46	76
6-8 storey mid-rise apartments	30	49
High-rise apartments	8	14

Table 14 - Acceptable types of housing within a 5 minute walk from the metro station (Five Dock) \*

	%	#
Houses	57	94
Terraces/town houses	55	91
3-4 storey low-rise apartments	39	64
6-8 storey mid-rise apartments	10	17
High-rise apartments	2	3

Table 15 - Acceptable types of housing within a 5-10 minute walk from the metro station (Five Dock) \*

	%	#
Houses	79	130
Terraces/town houses	67	111
3-4 storey low-rise apartments	39	65
6-8 storey mid-rise apartments	11	18
High-rise apartments	5	8

\*Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.

## Five Dock Precinct

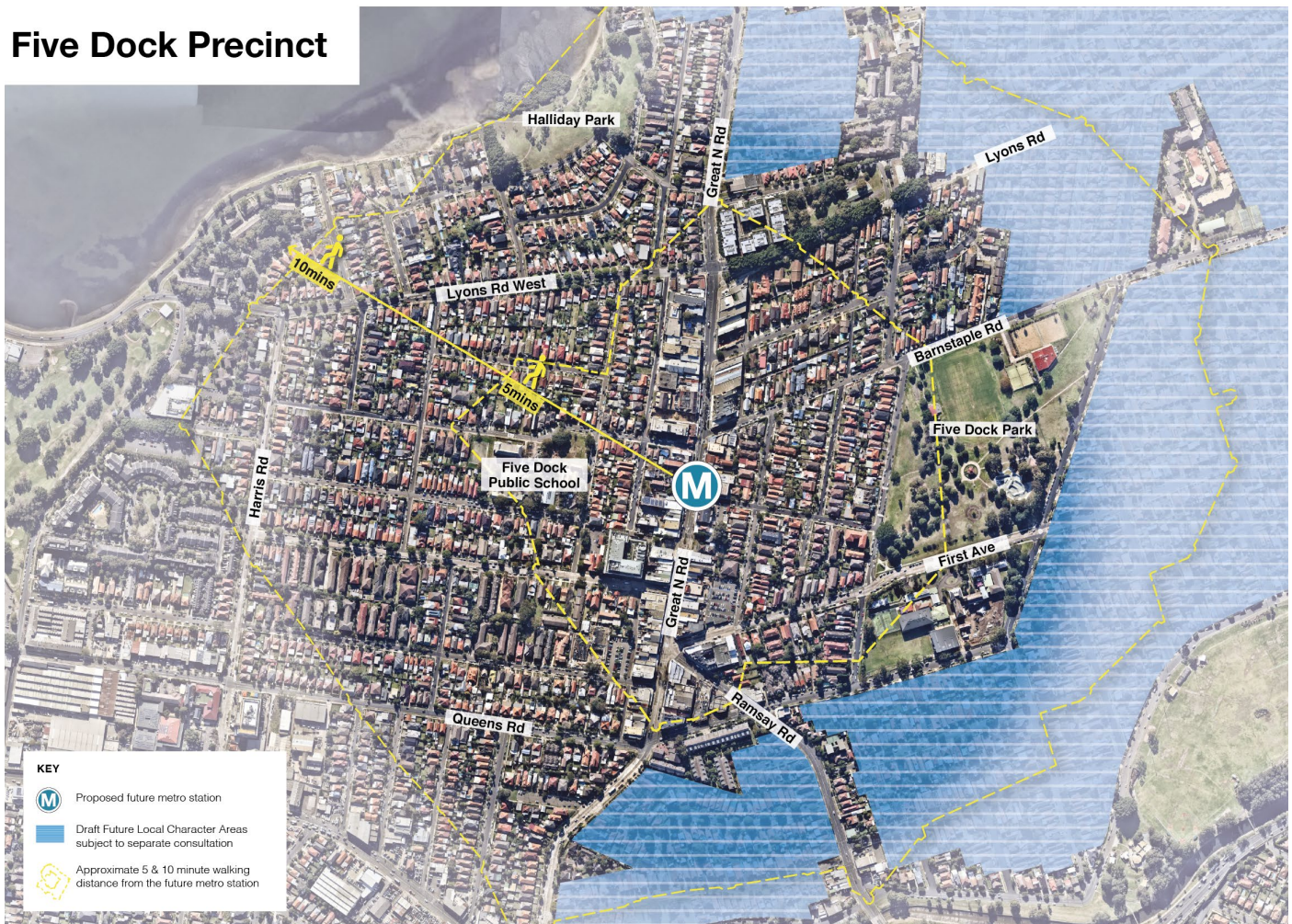


Figure 6 - Approximate walking distance (time based) from the potential future Five Dock metro station

### Key findings

Immediately around metro station:

- Terraces / town houses (62%) and 3-4 storey low rise apartments (56%) were the top two preferences for housing immediately surrounding the metro station.

5 min walk from metro station:

- Houses (57%) and terraces / town houses (55%) were the top two preferences for housing within a 5 minute walk from the metro station.

5-10 min walk from metro station:

- Very strong support (79%) for houses within a 5-10 minute walk of the metro station.
- Houses (79%) and terraces / town houses (67%) were the top two preferences for housing within a 5-10 minute walk from the metro station.
- A small proportion of survey participants think that 6-8 storey development is appropriate within a 5 or 5-10 minute walk from the metro station in the future.

The majority of survey participants don't want to see high rise apartments in the precinct at all.

### 3.13. Appetite for change

#### Overview

Online survey respondents were asked: 'Reflecting back on the questions that you have just answered, which response to the following statement about this Local Character Area do you most identify with?'

The diagram below provides a visual summary of the survey respondent's appetite for change in the future.

#### Key findings

- 61% of survey respondents are ok with small future changes, as long as it doesn't impact on the local character or Five Dock's special places. In previous questions in the survey, a significant proportion of respondents articulated that high rise development would negatively impact these things.
- Almost a quarter (23%) of respondents would like Five Dock to stay the same as it is today.

**I am ok with some future change throughout the precinct, provided that those changes complement our local character and protect our special places.**

**61%**

(=100 respondents)

**Even though I understand that the precinct will likely change in the future I would prefer the precinct to stay exactly as it is now.**

**23%**

(=38 respondents)

**I would like to see the precinct transition to a completely different look and feel.**

**14%**

(=23 respondents)

**We shouldn't worry about the character of the precinct. People should be free to do their own thing with their own property.**

**2%**

(=4 respondents)

# 4. Concord/Burwood North Precinct

This chapter provides a summary of the online survey, online interactive map and stakeholder interview results for the Concord/Burwood North Precinct.


## 4.1. About the precinct


The Concord/Burwood North Station is proposed to be located at the corner of Parramatta Road and Burwood Road with access from both the north and south sides of Parramatta Road. The site would be bound to the north by Burton Street and to the east by Loftus Street.

For the purposes of this community engagement, a 'soft' radius of 800m from the proposed metro station has been used as the precinct boundary to guide community feedback about future local character.

## Summary of participation

Number of people who commented on this precinct:

 **84** people completed the online survey

 **33** pins were dropped on the protect & celebrate map

### Concord/ Burwood North Precinct



## 4.2. Respondent profile

The following provides a profile of online survey respondents. Please note 'N' indicates the total number of survey respondents.

### Relationship to the precinct

Respondents were asked what best describes their relationship to the Canada Bay local government area (LGA). Respondents were able to select more than one option listed.

Out of a total of 84 responses:

- 88% (N=74) live in the LGA
- 39% (N=74) own a property/land in the LGA
- 12% (N=10) work in the LGA, and
- 8% (N=7) own a business in the LGA.

Respondents were also asked to indicate which suburb they live in. A total of 40 respondents (48%) answered this question.

Of the 40 respondents who answered this question, the top suburbs respondents live in include:

- Concord (76%; N=31)
- Canada Bay (8%; N=3)
- Burwood (8%; N=3), and
- Cabarita (5%; N=2).

### Age

Overall, the age profile of the survey respondents proportionally matches the age profile of Concord suburb:

The largest age groups who completed the survey were:

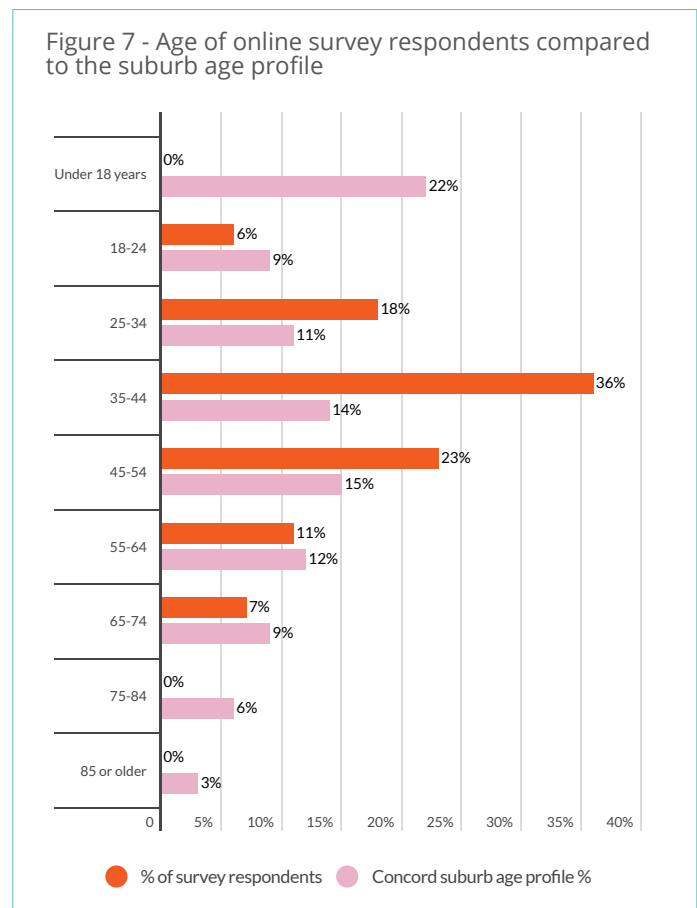
- 36% were 35-44 year olds
- 23% were 45-54 year olds, and
- 18% were 25-34 year olds.

A comparison between age profile of survey respondents and suburb age profile indicates that:

- Under 18's and elderly people (75yrs+) are under represented
- A significantly higher proportion of 35-44 year olds responded to this survey.

	%	#
I live in the LGA	88	74
I own a property/land in the LGA	39	33
I work in the LGA	12	10
I own a business in the LGA	8	7

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.



### 4.3. Main reason for visiting the precinct

#### Time as a resident

Survey respondents were asked how long they have lived in the LGA. A total of 40 respondents (48%) completed this question.

Of the 40 respondents that completed this question:

- 63% (N=25) have lived in the LGA for over 10 years
- 15% have lived in the LGA for 4-5 years or 6-10 years (N=6, respectively), and
- 8% (N=3) have lived in the LGA for 2-3 years.

	%	#
Over 10 years	63	25
6-10 years	15	6
4-5 years	15	6
2-3 years	8	3
1 year	0	0
Less than 1 year	0	0
TOTAL	100	40

Please note respondents were not required to answer this question, therefore percentages do not add up to 100%.

Survey respondents were asked what is the main reason they visit the Concord/Burwood North precinct. Respondents were able to select more than one option listed.

The top reasons for visiting this precinct were:

- I live here (82%)
- To go to the shops/retail (57%)
- For the parks/public spaces (45%)
- For the restaurants, cafes and bars (42%), and
- To catch the bus/public transport + to access services e.g. post office, medical (29%).

Other reasons that respondents visit here included were for churches.

	%	#
I live here	82	69
To go to the shops/retail	57	48
For the parks/public spaces	45	38
For the restaurants, cafes and bars	42	35
To catch the bus/public transport	29	24
To access services e.g. post office, medical	29	24
To go to sports and recreation spaces and facilities	20	17
To use community facilities e.g. Five Dock Library, community rooms	20	17
To go or drop off to school	14	12
For business/work	13	11
I don't go here	1	1
Other	2	2

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.

## 4.4. Existing place character

Survey respondents were asked which, if any, of the following attributes do they think best represent the precinct’s character (look and feel) today.

The top words selected to describe the current character of Concord/Burwood North precinct were:

- The local parks, creeks and foreshore areas (67%)
- Family friendly (33%)
- The look/feel of the buildings and houses (21%)
- The presence of heritage buildings and spaces (19%)
- A local village feel (19%), and
- Feels safe and welcoming for everyone (19%).



Goddard Park



St Luke's Church, Concord

Table 20 - Which, if any, of the following attributes do you think best represent the precinct’s character (look and feel) today? (Concord/Burwood North Precinct)

	%	#
The local parks, creeks and foreshore areas	67	56
Family friendly	33	28
The look/feel of the buildings and houses	21	18
The presence of heritage buildings and spaces	19	16
A local village feel	19	16
Feels safe and welcoming for everyone	19	16
Walkable/easy to get around (walk, car, public transport)	18	21
Street trees and roadside verges and gardens in front of people’s homes	15	13
Presence of regional sporting facilities	14	12
Its social and cultural history	12	10
Interesting things to see and do in the day and night (shops, cafes, leisure centres)	10	8
The community spirit / sense of community	8	7
Being able to see Burwood Shopping Centre and tall buildings in the skyline	7	6
Nothing. The area is not special or unique	5	4
The mix of businesses and local shopping streets (the ‘main street’)	4	3
The industrial and employment areas along Parramatta Road	1	1

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.



## 4.5. Desired future place character

Survey respondents were asked which, if any, of the following words/phrases would you want to use to describe your ideal precinct in the FUTURE.

The presence of the parks, sporting facilities and connection to the water were some of the top existing character attributes that were identified by the local community. Survey participants want to build on the existing character to become an even more green and sustainable precinct. They want a future precinct that is welcoming for everyone (family friendly, accessible, easy to get around). They would like see the village feel strengthened in the future, their heritage buildings and spaces maintained, as well as improved quality of streets and public spaces.

The top five words that people selected to describe the future character of Concord/Burwood North Precinct were:

- Green and sustainable (52%)
- Pedestrian friendly/easy to get around (43%)
- A local village feel (40%)
- Safe and welcoming for everyone (39%), and
- High quality buildings, streets and public spaces (30%).

Table 21 - And which, if any, of the following words/phrases would you want to use to describe your ideal precinct in the FUTURE? (Concord/Burwood North Precinct)

	%	#
Green and sustainable	52	43
Pedestrian friendly/easy to get around	43	36
A local village feel	40	33
Safe and welcoming for everyone	39	32
High quality buildings, streets and public spaces	30	25
Lively and buzzing	15	12
Historic	15	12
Creative and cultural	15	12
Affordable	15	12
Comfortable	11	9
Local	10	8
Vibrant night life	6	5
Diverse community	5	4
Visible community identity	4	3
Healthy	1	1

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.



Figure 8 - Concord/Burwood North Future Character - word cloud summary

## 4.6. Concord/Burwood North's Special Places

### About the special places map

Contributors to the online collaborative map were asked to provide place-based feedback on specific places within the Concord/Burwood North Precinct by dropping a virtual pin on a map. They could choose to comment on places to protect / celebrate or places to improve. Due to the similar nature of the responses, the pins have been reported together as things people care about and value in the precinct. In total, 33 pins were placed on the online collaborative map.

Respondents to the online survey were asked to describe three of the most special places in the precinct. In total, 126 entries were recorded through the online survey.

Figure 9 provides the combined results of the online collaborative map and the online survey results. It shows that most of the valued places can be found towards the western side of the precinct, between Parramatta Road and Gipps Street. An even split of valued locations are found across the Precinct.

Several responses noted the positives of parks and reserves to the look and feel of the Precinct, and others mentioned the importance of the future metro station to align with the local village character.

### Most special places in Concord/Burwood North

These four locations have been represented highly demonstrating their increased value among residents, they include:

#### Majors Bay Road (16 comments)

While Majors Bay Road is located outside of the precinct study area, it received the most comments. Respondents said the things they love most loved about the Road are the cafes, restaurants, local village feel, heritage and historical significance and multi-cultural nature.

#### Queen Elizabeth Park (15 comments)

Queen Elizabeth Park received a total of 15 mentions/ comments. Respondents said the things they most loved about the Park are open space, heritage value, nature and its walking trails. Respondents also spoke about the need to better maintain the Park.

#### Parks in general (15 comments)

Parks in Concord received a total of 15 comments. Respondents said the things they most loved about the open spaces and parks in the area are its outdoor places that allow people to gather together, green cover, flora and fauna and sporting opportunities.

A number of formal sporting facilities in and around the precinct were also highlighted by the community as being special places to them such as Cintra Park, Cintra Tennis Courts, Concord Oval and Five Dock Leisure Centre.

#### St Lukes Church (8 comments)

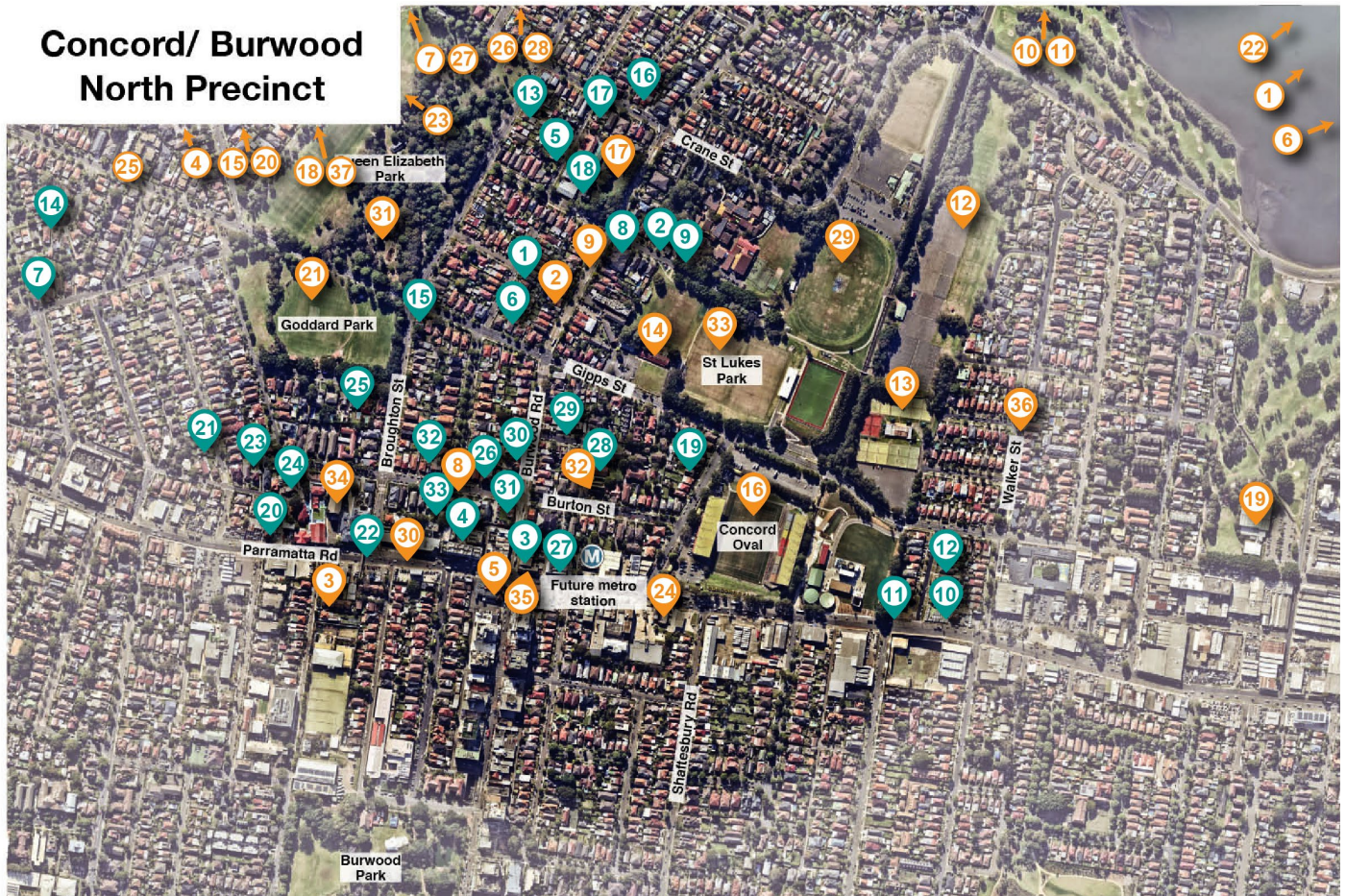
St Lukes Church received a total of 8 comments. Respondents said the things they love the most about the Church are heritage value, historical and cultural significance. Responses also highlight the importance of preserving this Church.

More details and other things people love about Concord/Burwood North are described on the following pages. See Figure 9, Table 23 and Table 24 for a the list of pins that are on this map.

Hi I have noted that the Station on Parramatta Rd in Concord East is to be called North Burwood> This is incorrect as the station is on the other side of the boundary line and will cause confusion. It must be called Concord East as per the actual location or Concord South but Concord East is an Actual known name and it is the location near Concord Oval and on the same side. It must be changed to ensure that people will know where they are and all maps and GPS will get the correct side of the road. As it is on the Concord side this will help promote Concord area and ad value to Concord. Burwood already has a Station. You should keep the names different to avoid confusion.

Figure 9 - Concord/Burwood North Precinct valued locations social map (social pinpoint map and survey)

### Concord/ Burwood North Precinct



Online collaborative map entries      Online survey entries


Note - one pin on the map can represent more than 1 entry about that place.


Table 23 - Concord/Burwood North Survey response locations

Map ref	Location of interest	# of responses	Map ref	Location of interest	# of responses
1	Abbotsford*	1	20	Florist	1
2	Animal quarantine station	1	21	Goddard Park	4
3	Art deco apartments*	1	22	Hen and Chicken Bay	1
4	Arthur Street	1	23	Henley Park	1
5	Bath Arms Hotel	2	24	Heritage	3
6	Parramatta Rd Station	1	25	KFC	1
7	Breakfast Point	2	26	Lansdowne House	1
8	Burton St	4	27	Majors Bay Road	16
9	Burwood Road	4	28	Nolans Corner	1
10	Bushell's Factory	2	29	Park's in general	15
11	Cabarita Foreshore/Park/Pool	4	30	Parramatta Road	1
12	Cintra Park	4	31	Queen Elizabeth Park	15
13	Cintra Tennis Courts	1	32	St Lukes Church	8
14	Concord Community Centre Men's Shed	1	33	St Lukes Park	5
15	Concord Library	2	34	St Marys Church	1
16	Concord Oval	4	35	Urban Flower	1
17	Concord Public School	1	36	Walker Street	1
18	Dame Eadith Walker Estate	1	37	Yaralla Estate	1
19	Five Dock Leisure Centre	1			

\*Comments with and asterisk were of a general nature and pins have been located on the map as a representation only

Table 24 - Concord/Burwood North social map points

Map ref	 Location of interest	What is special? (verbatim comments)
1	7 David Street, Concord	To maintain the architectural character of Concord buildings of more than 2 floors should not be permitted north of Gipps Street.
2	5 Stanley Street, Concord	A connecting cycleway should be created between the proposed Metro station and the new Concord to Five Dock/ City cycle route
3	3-5 Burwood Road, Concord	The area around the proposed station must include open space and free or low cost parking
4	29-45 Parramatta Road, Concord	The intersection of Parramatta Road and Burwood Road experiences major traffic delays in north south travel and improvement to traffic flow is required
5	2 Salisbury Street, Concord	Salisbury St Concord is a Heritage street and must be maintained
6	17 Gipps Street, Concord	I have noted that the Station on Parramatta Road in Concord East is to be called North Burwood. This is incorrect as the station is on the other side of the boundary line and will cause confusion. It must be called Concord East as per the actual location or Concord South but Concord East is an Actual known name and it is the location near Concord Oval and on the same side. It must be changed to ensure that people will know where they are and all maps and GPS will get the correct side of the road. As it is on the Concord side this will help promote Concord area and add value to Concord. Burwood already has a Station. You should keep the names different to avoid confusion.
7	13 Alexandra Street, Concord	late 19th or Early 20th century home, not conforming to the building line.
8	103 Burwood Road, Concord	Remnant and Extant shop and housing.
9	7 Stanley Street, Concord	Electricity substation, Spanish mission style.
10	259 Parramatta Road, Five Dock	Rare former Flat Building on Parramatta Road.
11	283 Parramatta Road, Five Dock	Rare two storey flat building in the LGA on Parramatta Road.
12	10 Taylor Street, Five Dock	Remaning Pocket of residential in Canada bay on the Parramatta Road corridor.
13	61 Broughton Street, Concord	Many Extant cottages on this block are from the 19th Century and are park of the original Concord town Centre.
14	22a Sydney Street, Concord	Electricity substation, Spanish mission style, matches many others dotted in the Concord area and in the Five Dock, Burwood and Croydon area.
15	52p Gipps Street, Concord	Concord Park/Queen Elizabeth Park regeneration area.
16	1 Crane Street, Concord	Late 19th century building on a non conforming block.
17	28-30 Crane Street, Concord	Rare 1883 building with a non sympathetic 1950's shop fronts below.
18	Cornerstone Youth, Sydney,	Concord Primary school.
19	6 Loftus Street, Concord	Long bottom stockade area.

Map ref	 Location of interest	What is special? (verbatim comments)
20	69 Parramatta Road, Concord	Rare flat building along Parramatta Road.
21	8 Melbourne Street, Concord	a very rare example of a very elaborate and ornate fibro home.
22	Westconnex, Concord	Two significant homes, both used as examples for a building technique developed by a former significant member the Concord area, Henry Goddard.
23	7 Ada Street, Concord	Significant and Rare double storey Victorian-Georgian Mansion.
24	1 Forster Street, Concord	Significant Sandstone Cottage, probably predates the suburb
25	4 Park Avenue, Concord	Park avenue, formerly Mermaid Street, Significant with the rare collection of Victorian Mansions and Villas.
26	25 Burton Street, Concord	Landsdowne House -linked to Emmanuel Niech and the Bath Arms hotel.
27	The Pine Inn, 19 Parramatta Road., Sydney,	The former Oriental Hotel.
28	19 Burton Street, Concord	St Lukes Anglican Parish Church.
29	7 Moreton Street, Concord	A collection of rare and unique homes on the eastern side of Burwood Road, many predating WW2.
30	22 Burwood Road, Concord	Former Post office of the Concord district, predates the post office in Majors Bay road. A Vernon building significant to the area and should also be significant to the state.
31	28 Burton Street, Concord	Historical Marker on the corner of Burwood Road and Burton Street. Makes part of a history Tour which has been forgotten in 1983. On the corner of the former Concord town hall and chambers.
32	31 Burton Street, Concord	Melaluca and Clewer - linked to Landsdowne House - Emmanuel Niech. Great Grandfather of Sir Donald Bradman and other notable people in the history of Australia.
33	44 Burton Street, Concord	Loretto - House - Heritage Register.

## 4.7. Access and connectivity

### Overview

Online survey respondents were asked: 'If I could improve access and connectivity in the precinct...these would be my priorities'.

The top five ways to improve connectivity in this precinct were:

- Accessible by public transport (51%)
- Traffic congestion (45%)
- Walking and cycling connections across train lines and/or major roads (32%)
- Car parking (29%), and
- Connections to the foreshore or creeks (27%).

The full list of multiple choice options and results for this question is provided in the table below. After selecting their answer, respondents were asked to provide more detail to their answer. Key comments from this open ended question are summarised overpage.

	%	#
Accessible by public transport	51	43
Traffic congestion	45	38
Walking and cycling connections across train lines and/or major roads	32	27
Car parking	29	24
Connections to the foreshore or creeks	27	23
Location, width of footpath in the precinct	18	15
Safe travel routes for school students	18	15
Cycle lanes and end of trip facilities	17	14
Connections to landmarks and other suburbs	14	12
Safety of crossing at intersections	13	11
Easy to get to and find where you need to go	12	10
Continuity of awnings along the high streets	7	6
Signage, information and wayfinding	4	3

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.



Concord/Burwood North proposed metro station



Proposed metro station interior



Concord foreshore walk

## Summary of key comments relating to priorities for improving access and connectivity

### Traffic congestion

- Traffic flow - A high number of people indicated frustrations with traffic flow. Some specifics included increased congestion due to truck traffic.
- Desire to see decreased rat runs and increased traffic calming.

### Accessible by public transport and bikes

- More public transport connections - A significant proportion of respondents said they would like more public transport connections such as buses, train and light rail. They also emphasised the need for more public transport in areas that are currently underserved.
- Improved access to existing public transport. Ideas include direct bus connections to Concord station for residents living in Concord and Cabarita, bus connections from Majors Bay Road to Burwood Station along Burwood Road.
- A number of respondents conveyed frustrations with the removal of the bus route 439.

### Car parking

- Amount of parking - a significant number of respondents called for more public parking with ideas including underground parking and parking at Majors Bay Road.

### Walking, cycling and footpaths

- Facilitate a slow environment (with traffic calming measures) and public domain with reduced road width for vehicular movement and encourage walking/ cycling. Respondents also said they would like a seamless walking experience that is universally accessible and with minimal pedestrian traffic lights/ intersections.
- Safer pedestrian connections with lighting at night.
- Improved walking and cycling connections with more footpath width and better amenities. Ideas for walking/cycling connections include walking path through Barnwell Park Golf Course to Five Dock, and Central Concord to the foreshore.
- Wayfinding along walking trails .

### The community said...

The area around Burwood road and Parramatta Road is in need of an upgrade so I consider the new metro line will be an opportunity to achieve this.

At the same time I enjoy having ready access to the green space in Concord and wouldn't want to see this spoiled by an increase in traffic congestion and car parking facilities. Access should be limited to pedestrians, cyclists and the metro.

- survey participant

Parks, Majors Bay Road shops - everything here feels local and for locals. I'd hate that to change and for our home to be a transit spot only.

- survey participant

"Better parking facilities at major public transport location.

- survey participant

It would be good if the traffic could somehow be kept local to minimise congestion. We get lots of trucks etc coming through which increases congestion as well as drivers wanting to avoid Parramatta Road.

- survey participant

## 4.8. Public Spaces and parks

### Overview

Online survey participants were asked: ‘If I could improve public spaces and parks in the precinct... these would be my priorities’

The top five ways to improve public spaces in this precinct were:

- Street trees for shade and comfort on the streets (60%)
- Feeling of safety (56%)
- Access to quality public spaces and parks (52%)
- Activities and play for children and families (42%), and
- Recognition of Aboriginal and Torres Strait Islander cultural connections to the area (25%).

The full list of multiple choice options and results for this question is provided in the table below. After selecting their answer, they were asked to provide more detail to their answer. Key comments from this open ended question are summarised overpage.

	%	#
Street trees for shade and comfort on the streets	60	50
Feeling of safety	56	47
Access to quality public spaces and parks	52	44
Activities and play for children and families	42	35
Recognition of Aboriginal and Torres Strait Islander cultural connections to the area	25	21
Ability to use parks and public spaces at night	23	19
Public art	12	10

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.



Concord Oval proposed upgrades



Bayview Park



Concord open spaces



## Summary of key comments relating to priorities for improving public space

### Street trees for shade and to make outdoor living rooms

- A high number of people expressed desire for more trees to provide shade.
- More trees to enable people to gather in groups.
- More plants and foliage to create visual interest.
- Include native trees and shrubs.
- Shaded play areas for children.

### Improved quality public spaces and parks

- Signage and wayfinding for landmarks within parks.
- Interesting spaces that include public art.
- Better maintenance of public spaces to ensure they are clean and free of rubbish.
- Parks with quality amenities such as seating, toilets, bubblers and lighting. Specific parks identified for improvements include Queen Elizabeth Park.
- Retain existing public spaces and heritage of the area.

### Access to public spaces and parks

- New and better connected walk and cycle ways.
- Wider footpaths to and within public spaces that are universally friendly.
- Ideas also included a separate path for pedestrians and cyclists.

### Maximise use of public space at day and night

- Improved lighting in public spaces to maximise its use at night for passive and active recreation including sporting activities after dark.
- Surveillance cameras to improve safety at night.

### Recognition of Aboriginal and Torres Strait Islander cultural connections to the area

- A number of people expressed the need for further representation of the Aboriginal and Torres Strait Islander heritage in the area.
- More visual presence and awareness of the Wangal People of the Eora Nation history in the precinct.
- Indigenous name of country in signage and wayfinding boards.

## The community said...

All parks and open spaces to provide places for all people to enjoy the outdoors, birdlife and green space. As well as the opportunity for use by organised sporting communities.  
- survey participant

Goddard Park provides open spaces for the community to be outdoor and active.  
- survey participant

Parks and foreshore - I love all the green and open spaces and foreshore area which means I don't need to drive anywhere to walk and exercise.  
- survey participant

Queen Elizabeth Park; beautiful Park that so far remains unobstructed by towering unit blocks.  
-survey participant

Burwood Road between Parramatta Road and Crane Street - A lot of character and history regarding the old Post Office, Council Chambers (historic marker), and other significant buildings including the primary school buildings and shops.  
- survey participant

This area has some lovely parks which should be maintained. The proposed site of the station is currently very run down and can only improve with good urban design.  
- survey participant

Shade from trees, gardens along street. High quality street furniture.  
- survey participant

## 4.9. Activities

### Overview

Online survey respondents were asked: 'If I could improve activities and things to do in the precinct... these would be my priorities'.

The top five activities suggested for this precinct were:

- Places for exercise and relaxation (48%)
- Outdoor dining and places to eat (44%)
- Leisure - festivals and events (24%)
- Options for nightlife e.g. restaurants and bars (23%), and
- Places for the arts and creativity (galleries, studios, live music venues, performance) (19%).

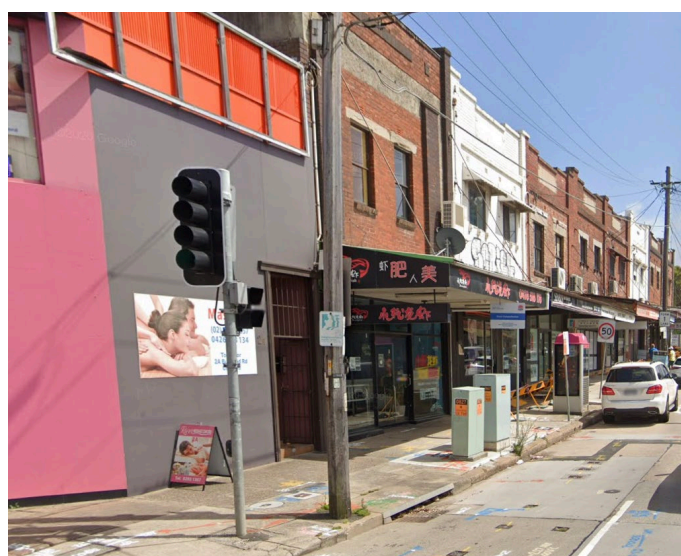
The full list of multiple choice options and results for this question is provided in the table below. After selecting their answer, respondents were asked to provide more detail to their answer. Key comments from this open ended question are summarised in the following the table.

	%	#
Places for exercise and relaxation	48	40
Outdoor dining and places to eat	44	37
Leisure - festivals and events	24	20
Options for nightlife e.g. restaurants and bars	23	19
Places for the arts and creativity (galleries, studios, live music venues, performance)	19	16
Safe places to play for infants and pre-school children	18	15
Community facilities and programs	17	14
Places to let my pet off leash	15	13
A number of things to do and see along the shopping street	15	13
Places to connect with my neighbours and for community gathering and celebrations	15	13
Celebrate heritage and culture	14	12
Opportunity for local business	12	10
Places to play	10	8
Employment opportunities	8	7
Public library	5	4

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.



Rothwell Park, Concord



Burwood Road shops



Queen Elizabeth Park playground

## Summary of key comments relating to priorities for improving activities and things to do

### Outdoor dining and places to eat at day and night

- More bars, cocktail lounges and cafes for people to gather outdoors. Ideas included more eateries on the northern end of Burwood Road.
- Improved night life with cafe and shops operating at night time.

### Places that promote healthy living

- Community gardens to celebrate local food cultivation and healthy eating.
- There is an opportunity to create a focus around sports and leisure.

### More cultural activities, arts and creativity

- Bringing more arts and creativity to the area to provide an identity and elevate the attractiveness of the district.
- Activated districts with live music. Cultural activities to attract more people, to boost local businesses and give residents a more vibrant environment.

### Upgraded retail and shopping offer and support for local business

- Support for more cafes and local small business.
- Upgrade retail areas such as intersection of Burwood Road and Parramatta Road.

### A shared backyard with activities for all

- Social connectedness and inclusion of all age groups and abilities .
- Varied and easy access playgrounds for children of different abilities.
- Enclosed areas for toddlers in parks such as Goddard park.
- Picnic areas with outdoor views.
- More outdoor gyms and cycling paths to make public spaces areas for active recreation . Examples of outdoor exercise equipment included Sydney Olympic Park outdoor gym.
- More water activities such as swimming.
- More dog-friendly fenced and off-leash areas.

## The community said...

Incorporating ways that people can gather/utilise community gardens to celebrate local food cultivation and healthy eating.

-survey participant

More open spaces and connectivity to social/village/amenity.

- survey participant

I would love to see more creative spaces and opportunity for artists to collaborate and/or show work, would also love more live music.

-survey participant

The corner of Burwood Road and Parramatta Road shops are derelict, there is no character or life there anymore. In the 70's and 80s there were quality shops, but these have gone along with the maintenance and quality of footpaths.

-survey participant

## 4.10. Housing quality

### Overview

Online survey respondents were asked: 'If I could improve housing quality in the precinct...these would be my priorities'.

Respondents were asked to choose their top priorities from a list of five answer choices provided in the survey.

The results have been summarised in the table below with key themes of responses following overpage.

Table 28 - Housing priorities (Concord/Burwood North Precinct)		
	%	#
Focus any future development around the metro stations	54	45
Refurbish/redevelop commercial properties to improve the quality of accommodation, retail and active centres	49	41
Increase opportunities for younger generations to access housing in the area	46	39
Focus any future development close to retail and activity centres	40	34
Increase the variety of housing types for existing and future residents	37	31

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.



Low rise apartments, Burton Street, Concord



Landsdowne House, Concord

### Support for future housing development to be focused around the future metro station

- More than half of the survey participants supported the idea that any potential apartment development could be focussed around the future metro station.
- Some respondents indicated a need for the increased housing to be appropriate for the infrastructure in place - schools, roads, parking etc. as well as being high quality.
- Respondents indicated a need for housing development around the metro station to be mixed used with cafes, restaurant and shops at ground level to foster a vibrant environment.

### Support for density around public transport and open spaces

- Some respondents also expressed a desire for high rise housing developments around open spaces with good access to public transport and parks. Others also highlighted the opportunities for high rise developments to deliver more open spaces for the community i.e more storeys in turn for dedicating more open spaces for public use.

### Concerns with over development/ high rise apartments

- A common concern was the loss of what makes this precinct special if tall apartment blocks are introduced. People want to avoid levels of development that Burwood, Rhodes and Epping have experienced.
- Other concerns surrounding increased development included potential traffic congestion due to the increased number of people living in the area.

### Quality housing developments that complement the character of the Precinct

- A number of respondents reiterated the importance of not losing the qualities that make this precinct a great place to live in now.
- One respondent expressed a need for a long-term plan that conserves the residential and suburb feel of the area while providing high density housing development.
- A number of respondents want to ensure character, quality and design of buildings adds to the aesthetic quality of the area, rather than detracts.

### Support for affordable housing

- Respondents indicated a support for more affordable housing in the area. There was increased support for affordable housing around public spaces and parks.
- There was support for making housing more affordable to attract more young people into the Precinct.

### The community said...

I would like to see tighter restrictions on what people can build - like in Haberfield.  
- survey participant

The houses in Concord and the lack of high density housing in the area. This adds to the village feel of Concord.  
- survey participant

Lansdown House - historical building which I love.  
- survey participant

As a resident, the metro fills me with fear that the Concord district will become overrun with units / apartments, replicating surrounding Burwood, Ashfield and Strathfield.  
-survey participant

St Lukes Church is the only historic building. The old post office, on Burwood road, which is marked on the map has no significance, and nobody knows about this was a post office, there is not even a plaque outside the building noting the significance.  
- survey participant

## 4.11. Appropriate housing types in proximity to metro

### Overview

Online survey participants were asked a three part, multiple choice question:

- What do you think are the acceptable types of housing that you would like to see **immediately surrounding** the station?
- What do you think are the acceptable types of housing that you would like to see within a **5 minute walk** from the metro station?
- What do you think are the acceptable types of housing that you would like to see within a **5-10 minute walk** from the metro station?

See Figure 10 for approximate walking distances from the proposed future metro station location.

The results have been summarised in the Table 29, Table 30 and Table 31.

Respondents were able to select more than one option listed within the survey question.

Table 29 - Acceptable types of housing immediately surrounding the metro station (Concord/Burwood North Precinct)\*

	%	#
3-4 storey low-rise apartments	46	39
Terraces/town houses	45	38
Houses	35	29
6-8 storey mid-rise apartments	24	20
High-rise apartments	27	23

Table 30 - Acceptable types of housing within a 5 minute walk from the metro station (Concord/Burwood North Precinct)\*

	%	#
Houses	52	44
Terraces/town houses	49	41
3-4 storey low-rise apartments	27	23
6-8 storey mid-rise apartments	13	11
High-rise apartments	15	0

Table 31 - Acceptable types of housing within a 5-10 minute walk from the metro station (Concord/Burwood North Precinct)\*

	%	#
Houses	62	52
Terraces/town houses	49	41
3-4 storey low-rise apartments	29	24
6-8 storey mid-rise apartments	14	12
High-rise apartments	20	17

\*Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.

## Concord/ Burwood North Precinct



Figure 10 - Approximate walking distance (time based) from the potential future Concord/Burwood North metro station

### Key findings

While participants are open to change (see the following section), they are less open to the idea of buildings taller than 3-4 storeys in the precinct. Only a quarter of survey respondents were supportive of buildings higher than 6 storeys. When asked about appropriate housing types immediately surrounding the station, 46% of participants selected 3-4 storey low rise apartments and 45% selected terraces/town houses. When asked the same question about areas within a 5 or 10 minute walk from the future metro station, the predominant responses were houses and terraces/town houses.

Immediately around metro station:

- 3-4 storey low-rise apartments (46%) and terraces / town houses (65%) were the top two preferences for housing immediately surrounding the metro station.
- 35% of survey participants think that houses would be appropriate for housing immediately surrounding the metro station.
- 27% of survey participants think that high-rise apartments would be appropriate for housing immediately surrounding the metro station.

5 min walk from metro station:

- Houses (52%) and terraces / town houses (49%) were the top two preferences for housing within a 5 minute walk from the metro station.
- 27% of survey respondents said 3-4 storey low rise apartments would be appropriate within a 5 walk from the future metro.

5-10 min walk from metro station:

- Houses (62%) and terraces / town houses (49%) were the top two preferences for housing within a 5-10 minute walk from the metro station.
- 29% of survey respondents said 3-4 storey low rise apartments would be appropriate within a 5-10 walk from the future metro.
- 20% of survey participants think that high-rise apartments would be appropriate within a 5-10 walk from the future metro.

## 4.12. Appetite for change

### Overview

Online survey participants were asked: 'Reflecting back on the questions that you have just answered, which response to the following statement about this Local Character Area do you most identify with?'

The graphic below provides a visual summary of the survey respondent's appetite for change in the future.

### Key findings

- Over half of the survey participants are open to some change within the precinct, providing that places that are special to them are protected and the character that they value is maintained. A further 30% would like to see the precinct completely transform. Together, this represents 82% of the survey participants that have an appetite for change in the precinct.
- 52% of survey participants are ok with small future changes, as long as it doesn't impact on the local character or Concord's special places.
- 30% of participants would like Concord to transition to a completely different look and feel. In previous responses, a high number of participants indicated a desire for more housing near the metro station, need for more creative presence, need for quality and accessible public spaces for all and acknowledgment of Aboriginal and Torres Strait Islander heritage.

**I am ok with some future change throughout the precinct, provided that those changes complement our local character and protect our special places.**

**52%**

(=44 participants)

**I would like to see the precinct transition to a completely different look and feel.**

**30%**

(=25 participants)

**Even though I understand that the precinct will likely change in the future, I would prefer the precinct to stay exactly as it is now.**

**16%**

(=13 participants)

**We shouldn't worry about the character of the precinct. People should be free to do their own thing with their own property.**

**1%**

(=1 participants)





# 5. North Strathfield

This chapter provides a summary of the online survey, online interactive map and stakeholder interview results for the North Strathfield Precinct.

## 5.1. About the precinct


The North Strathfield Metro Station is proposed to be located adjacent to the existing North Strathfield Station and would provide a direct interchange between the metro and suburban rail networks. The station would be positioned with an entrance on the eastern side of the existing rail line fronting Queen Street.

For the purposes of this community engagement, a 'soft' radius of 800m from the proposed metro station location was used as the precinct boundary to guide community feedback about future local character.

## 5.2. Summary of participation

Number of people who commented on this precinct:

 **112** people completed the online survey

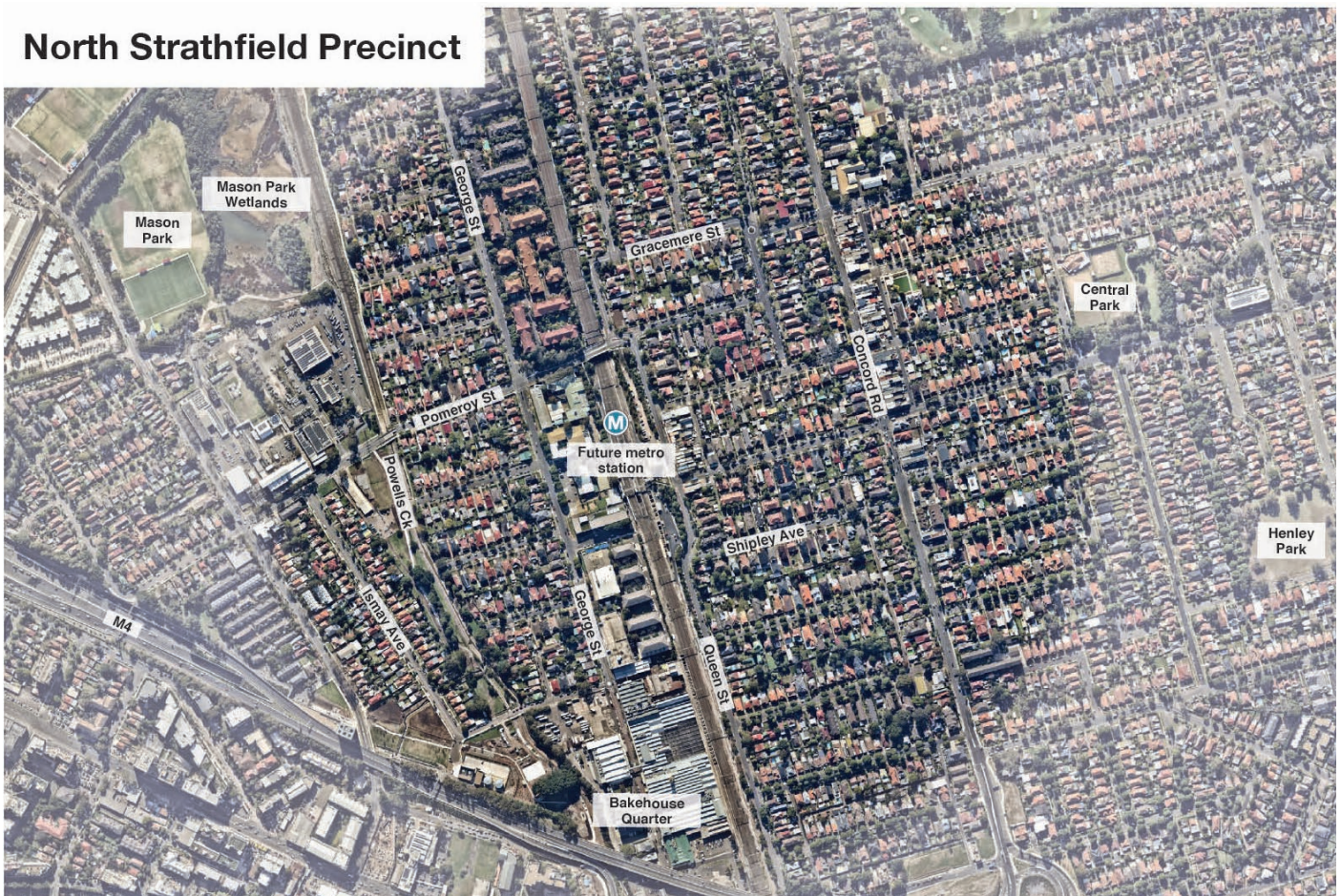
 **28** pins were dropped on the protect & celebrate map

2 stakeholder interviews

 **4** 1 written submission

1 submission via phone

### North Strathfield Precinct



### 5.3. Respondent profile

The following provides a demographic profile of online survey respondents.

#### Relationship to the precinct

Respondents were asked what best describes their relationship to the Canada Bay local government area (LGA). Respondents were able to select more than one option listed.

Of the 112 respondents:

- 86% (N=96) live in the LGA
- 54% (N=60) own a property/land in the LGA
- 13% (N=15) work in the LGA, and
- 5% (N=5) own a business in the LGA.

Respondents were also asked to indicate which suburb they live in. A total of 50 respondents (45%) answered this question.

Of the 50 respondents that completed the question, the top suburbs respondents live in include:

- North Strathfield (34%; N=38)
- Concord West (4%; N=4), and
- Concord (3%; N=3).

#### Age

The largest age groups who completed the survey were:

- 45-54 year olds (31%)
- 35-44 year olds (24%), and
- 55-64 year olds (21%).

A comparison between age profile of survey respondents and suburb age profile indicates that:

- 25-34 year olds who are likely to be a young working population are significantly underrepresented.
- Under 18's who are usually comprised of students and young adults (18-34yr olds) are also underrepresented.
- A significantly higher proportion of 45-54 year olds and 55-64 year olds responded to this survey compared to the suburb age profile.



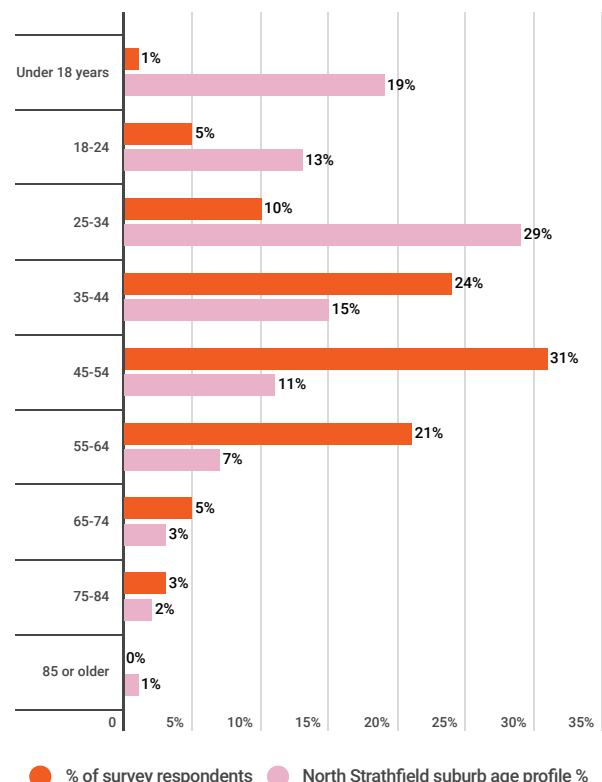
Local street in North Strathfield (Source: Google maps)

Table 32 - Summary of relationship to the precinct (North Strathfield Precinct)

	%	#
I live in the LGA	86	96
I own a property/land in the LGA	54	60
I work in the LGA	13	15
I own a business in the LGA	5	5

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.

Figure 11 - Age of online survey respondents compared to the suburb age profile



## 5.4. Main reason for visiting the precinct

### Time as a resident

Survey respondents were asked how long they have lived in the LGA. A total of 49 respondents (44%) completed this question.

Of the 49 respondents who completed this question:

- 71% (N=35) have lived in the LGA for over 10 years
- 12% (N=6) have lived in the LGA for 2-3 years, and
- 8% (N=4) have lived in the LGA for 4-5 years.

	%	#
Over 10 years	71	35
2-3 years	12	6
6-10 years	8	4
4-5 years	4	2
1 year	2	1
Less than 1 year	2	1
TOTAL	100%	49

Please note percentages have been rounded to whole numbers in this report, therefore total percentage does not add up to 100%.

The top five reasons for visiting this precinct were:

- I live here (88%)
- To go to the shops/retail (65%)
- For the restaurants, cafes and bars (62%)
- To catch the bus/public transport (57%), and
- To access services e.g. post office, medical (51%).

Some survey respondents comments included:

- "North Strathfield is an amazing place to live so don't ruin its character with canyons of crappy high rise or other .... low density only."
- "Great place to live, no unit blocks please, love our area the way it is."
- "North Strathfield is great place to live and raise a family. Don't flood it with high density high rise buildings. Don't destroy our neighbourhood under the guise of revitalising this area."
- "North Strathfield is a very well served area... all we need is a tidy up not more density or any high rise! Respect the character of our area please and existing locals who love living here!"
- "Very handy location which is probably why developers are after our beautiful NS area."

	%	#
I live here	88	99
To go to the shops/retail	65	73
For the restaurants, cafes and bars	62	69
To catch the bus/public transport	57	64
To access services e.g. post office, medical	51	57
For the parks/public spaces	49	55
To go or drop off to school	26	29
To go to sports and recreation spaces and facilities	26	29
To use community facilities e.g. Five Dock Library, community rooms	20	22
For business/work	14	16
I don't go here	0	0
Other	0	0

Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.

## 5.5. Existing place character

Survey respondents were asked which, if any, of the following attributes do they think best represent the precinct's character (look and feel) today.

The top attributes respondents selected to describe the current character of the North Strathfield precinct were:

- Presence of the Bakehouse Quarter heritage precinct (39%)
- Walkable/easy to get around (walk, car, public transport) (37%)
- The local parks, creeks and foreshore areas (27%)
- Powells Creek Canal and its walkway/cycleway (26%), and
- The connection to Sydney Olympic Park (25%).



The Bakehouse Quarter



Concord Fire Station

Table 36 - Which, if any, of the following attributes do you think best represent the precinct's character (look and feel) today?

	%	#
Presence of the Bakehouse Quarter heritage precinct	39	44
Walkable/easy to get around (walk, car, public transport)	37	41
The local parks, creeks and foreshore areas	27	30
Powells Creek Canal and its walkway/cycleway	26	29
The connection to Sydney Olympic Park	25	28
Family friendly	23	26
The presence of heritage buildings and spaces	18	20
Feels safe and welcoming for everyone	17	19
The look/feel of the buildings and houses	16	18
A local village feel	13	14
Street trees and roadside verges and gardens in front of people's homes	12	13
Interesting things to see and do in the day and night (shops, cafes, leisure centres)	8	9
A major employment hub and presence of workers	7	8
Its social and cultural history	4	4
Nothing. The area is not special or unique	3	3
The community spirit / sense of community	2	2



Allen Street Reserve (Source: Google maps)

## 5.6. Desired future character

Survey respondents were asked which, if any, of the following words/phrases would you want to use to describe your ideal precinct in the FUTURE.

The top words respondents selected to describe the future character of North Strathfield Precinct were:

- Pedestrian friendly/easy to get around (49%)
- High quality buildings, streets and public spaces (33%)
- A local village feel (33%)
- Green and sustainable (28%), and
- Safe and welcoming for everyone (27%).

Table 37 - Which, if any, of the following attributes do you think best represent the precinct's character in the FUTURE? (North Strathfield)

	Survey respondents	
	%	#
Pedestrian friendly/easy to get around	49	55
High quality buildings, streets and public spaces	33	37
A local village feel	33	37
Green and sustainable	28	31
Safe and welcoming for everyone	27	30
Lively and buzzing	21	24
Vibrant night life	13	15
Historic	12	13
Diverse community	12	13
Creative and cultural	11	12
Affordable	11	12
Comfortable	9	10
Healthy	8	9
Visible community identity	6	7
Local	1	1



Figure 12 - North Strathfield Future Character - word cloud summary

## 5.7. North Strathfield Special Places

### About the special places map

Contributors to the online collaborative map were asked to provide place-based feedback on specific places within the North Strathfield Precinct by dropping a virtual pin on a map. They could choose to comment on places to protect / celebrate or places to improve. Due to the similar nature of the responses, the pins have been reported together as things people care about and value in the precinct. In total, 28 pins were dropped on the online collaborative map.

Respondents to the online survey were asked to describe three of the most special places in the precinct. In total, 219 entries were recorded through the online survey.

Figure 13 overpage provides the combined results of the online collaborative map and the online survey results. It illustrates a relatively even distribution of special places across the precinct, with some indication of clusters around the Bakehouse Quarter Precinct and Concord Road.



North Strathfield Station (Source: Heritage NSW)



Arnott's Biscuits factory (Source: City of Canada Bay)

### Most special places in North Strathfield

The following four locations have been represented by over 20 responses each, demonstrating their high value among residents, they include:

#### The Bakehouse Quarter (38 comments)

The Bakehouse Quarter received a total of 38 comments. Respondents said the things they love the most about the Quarter are the hub of restaurants, well-repurposed old factory buildings to offer a good mix of shops, heritage, village feel, open air and accessible nature.

#### North Strathfield Station (27 comments)

North Strathfield Station received a total of 27 comments. Respondents said the things they most loved about the Station are the historical significance, active shopfronts, heritage gardens outside the Station, mature tree-lined streets and the presence of federation houses nearby.

#### Powell's Creek (27 comments)

Powell's Creek received a total of 27 comments. Respondents said the things they love the most about the Creek are the cycle path, link to Sydney Olympic Park, flora and fauna, open spaces, green cover and active environment for children and adults. Respondents highlighted the importance of retaining this space and improving its safety at night.

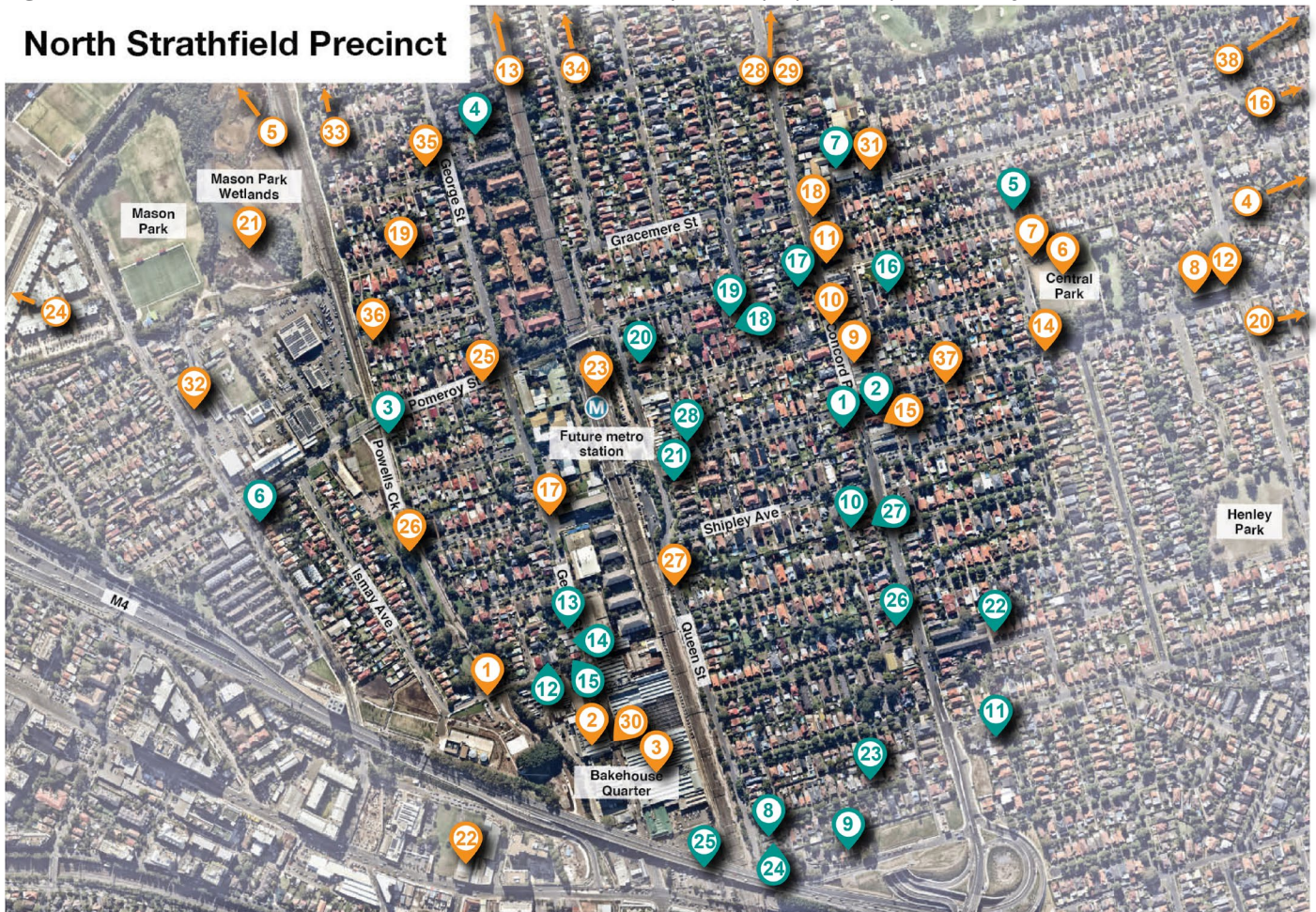
#### The Arnotts Biscuits Factory (21 comments)

The Arnotts Biscuits Factory received a total of 21 mentions/comments. Respondents said the things they most loved about the Factory are its heritage and historical significance. Respondents highlighted the need to retain this Factory and preserve it from being overshadowed by development.

More details and other things people love about North Strathfield are described on the following pages. See Figure 13, Table 38 and Table 39 for a the list of pins that are on this map.

Figure 13 - North Strathfield Precinct valued locations social map (social pinpoint map and survey)

### North Strathfield Precinct



Online collaborative map entries    Online survey entries

Note - one pin on the map can represent more than 1 entry about that place.

Table 38 - North Strathfield Survey response locations

Map ref	Location of interest	Number of responses
1	Allen Street	2
2	Arnotts Biscuits Factory	21
3	Bakehouse Quarter	36
4	Bayview Park	1
5	Bicentennial Park	7
6	Central Park	2
7	Concord Bowling Club	1
8	Concord Library	1
9	Concord Pub	1
10	Concord Road	1
11	Concord Road Shops	4
12	Concord West Library	1
13	Concord West Station	2
14	Drummoyne Art Gallery	1
15	Fire Station	1
16	Foreshore	1
17	George Street	7
18	Liu Rose	1
19	Lorraine St	1

Map ref	Location of interest	Number of responses
20	Majors Bay Road	4
21	Mason Park Wetlands	1
22	Midnight Star	1
23	North Strathfield Station	27
24	Olympic Park	2
25	Pomeroy Street	1
26	Powell's Creek	27
27	Queen St	2
28	Rhodes Park	1
29	Rivendell Estate	1
30	SAO Sign	1
31	Strathfield North Public School	1
32	Telstra training site	1
33	Victoria Avenue public school	1
34	Victoria Village	1
35	WA McInnes Reserve	1
36	Warsaw St	1
37	Wellbank St	3
38	Yaralla Estate	2

Table 39 - North Strathfield social map points

Map ref	Location of interest	What is special? (verbatim comments)
1	142 Concord Road, North Strathfield	Former home of Dr. F.C. Schwarz, North Strathfield.
2	153 Concord Road, North Strathfield	Concord Fire Station.
3	24a Pomeroy Street, North Strathfield	The Powell Creek connection to the foreshore and mangroves, bicentennial park.
4	23 George Street, North Strathfield	Former Westinghouse Brakes light industrial area.
5	Davidson Lane, Concord	Concord Golf Club - Club House and land, part of the Flavelle Holdings and donated by the family to the club.
6	32-36 Underwood Road, Homebush	This area west of the Powell creek is outside of City of Canada Bay LGA, part shared with Strathfield and Parramatta LGA. Should be included in the Plan with consultation to these two councils.
7	Prince Lane, North Strathfield	Night soil lanes for these properties indicate that when this area was developed, it was done so when sewerage was not available in this vicinity.
8	15 Queen Street, North Strathfield	19th century wooden home.
9	29 Sydney Street, North Strathfield	Significant extant Victorian 19th century homes.
10	Lewis Lane, North Strathfield	Pocket 19th Century houses, intermixed with Post WW1 houses.
11	10 Thornleigh Avenue, Concord	Significant double storey Georgian Mansion, rare for this area and Suburb
12	3 Allen Street, North Strathfield	Last remaining properties in Allen Street.
13	42 George Street, North Strathfield	Rare wooden home on a large allotment.
14	40a George Street, North Strathfield	Substation building.
15	34 George Street, North Strathfield	Former Arnotts Factory, White Rose Flour Mill, electrical substation.
16	31 Clermont Avenue, Concord	Ardill House and historic grounds, rare for this part of the Sydney region.
17	166b Concord Road, North Strathfield	The Yaralla Cottages as a feature from yesteryear and its connection to the Walkers of Concord.
18	6a Tenterfield Street, North Strathfield	Spanish Mission style electrical substation, in keeping with the Vogue and style of when this structure was built.
19	2 Beronga Street, North Strathfield	Significant 19th century building.
20	133 Queen Street, North Strathfield	Reuse of old Pomeroy bridge abutments as a new walking and cycle bridge.
21	73 Queen Street, North Strathfield	Station Planting significant to the station in this area.
22	21 Creewood Street, Concord	Creewood Street Conservation Area.
23	11 Carrington Street, North Strathfield	Residual Heritage Conservation Area.
24	13a Queen Street, North Strathfield	Significant underpass steps and rail for the community.
25	Westconnex, North Strathfield	Government owned land which Could be used for community use and rehabilitation with grass and low trees.
26	104 Concord Road, North Strathfield	"Row of three homes using a similar building technique and different art and craft style. Most likely from the same builder.
27	124 Concord Road, North Strathfield	Row of homes, significant as they all follow a similar style and character.
28	117 Wellbank Street, North Strathfield	Significant to the local area and low impact to the residential and railway station."



## 5.8. Access and connectivity

### Overview

Online survey participants were asked: ‘If I could improve access and connectivity in the precinct...these would be my priorities’.

The top 5 ways to improve connectivity in this precinct were:

- Traffic congestion (54%)
- Walking and cycling connections across train lines and/or major roads (42% )
- Accessible by public transport (30%)
- Car parking (29%), and
- Safety of crossings at intersections (25%).

The full list of multiple choice options and results for this question is provided in Table 40 below. After selecting their answer, participants were asked to provide more detail to their answer. Key comments from this open ended question are summarised following the table.

Table 40 - Priorities for improving access and connectivity (North Strathfield)

	Survey respondents	
	%	#
Traffic congestion	54	60
Walking and cycling connections across train lines and/or major roads	42	47
Accessible by public transport	30	34
Car parking	29	33
Safety at crossing at intersections	25	28
Connections to the foreshore or creeks	19	21
Location, width of footpath in the precinct	18	20
Connections to landmarks and other suburbs	16	18
Cycle lanes and end of trip facilities	13	15
Easy to get to and find where you need to go	13	15
Safe travel routes for school students	13	15
Continuity of awnings along the high streets	11	12
Signage, information and wayfinding	3	3

### Summary of key comments

#### Improved lighting

A number of survey participants expressed a desire to see improved lighting throughout the precinct’s streets, exercise trails and paths to improve feelings of safety.

#### Traffic congestion

- A number of participants are concerned that the metro and potential increased density will bring more traffic and further congestion into an already busy area.
- A number of traffic issues were identified including:
  - The precinct is used as a rat run to access Olympic Park, Rhodes and Wentworth Point.
  - Roads are already at capacity.
  - People will always drive to drop kids off to schools and day care.
  - The need for an alternative way across the train line.
  - Alleviating congestion on Pomeroy Street and Concord Road.
- George Street in particular attracted a number of comments and suggestions to improve parking and congestion issues including:
  - The need to widen George Street.
  - Connect George Street to Homebush Drive or to Victoria Avenue.
  - Connect George Street North to Concord West.
  - Connect the western side of the heavy rail line to the northern end of George Street (to reduce congestion into the Pomeroy/George Street intersection).
- A number of survey participants highlighted the need for another street in and out of the precinct.

#### Reduction in car dependency

- Some participants would like to see the car dependency in the area reduced.
- Innovative transport ideas included Embracing technology and transport trends such as electric car charging spaces, self-driving pods to get to the station.
- Another participant would like to see Hamilton Street East converted into a park/pedestrian pathway straight across George Street.
- “Slow down and restrict traffic. Create more areas to linger with shade and trees. Reduce and slow traffic along Concord Road.”

#### Accessible by public transport

- A few participants expressed the desire to see more frequent and more options for public transport, including public transport to & from rail & metro stations.
- Ease of connectivity and interchange between the Metro station and T9 heavy rail platforms will be central to success and patronage for this project.

### Car parking

- A number of participants have expressed the need to address parking problems that already exist (such as commuter parking in local streets), as well as deliver solutions for parking once metro arrives.
- Severely reduce street parking to say 2-3 hours and properly enforce parking rules. Parents of the schools, particularly on weekends have no regard for residents. Physical conflicts are becoming commonplace

### Commuter parking and pick up / drop off zones

- Participants identified that traffic congestion and parking is a major problem as many commuters drive into North Strathfield to catch the train.
- A number of participants have suggested the need for facilities in North Strathfield including park and ride facilities, timed/managed commuter parking, and pick up and drop off zones close to the future station.

### Walking, cycling and footpaths

- A number of participants identified the importance of good pedestrian and cycle connections and safety. They highlighted a number issues or improvements in the precinct:
  - Improved safety of cycle routes, including connections between cycling lanes and allowing cyclists on footpaths where traffic is dangerous
  - Repair and widen local footpaths to facilitate accessibility for strollers, wheelchairs, older people with mobility problems, walkers and cyclists.
  - Safer pedestrian access / links to the train station
  - Connect the two parts of Powell’s Creek at the side of Pomeroy Street to allow the community to walk/ cycle freely to both sides.
  - A need for end of trip facilities, bike racks at the future metro to make it easier to park bicycles when going to shops or station.
  - Footpath at the traffic bridge is also needed on Pomeroy Street for pedestrian safety.
- A number of participants identified the need for more or safer pedestrian crossings and connections, including at:
  - Crossing or footbridge at of Pomeroy Street at Powells Creek (2 comments)
  - Zebra crossings at schools
  - George Street
  - Queen Street (Beronga St)
  - Over the railway line (multiple locations)
  - Across Concord Road (Correys Ave), and
  - Easier access to the Bakehouse Quarter from North Strathfield station.

### Accessibility

- A number of participants highlighted the need for improved access and facilities for people with disability. Ideas included:
  - Complete accessibility of footpaths and public

- spaces i.e. No steps, elevators and ramps where needed.
- Less challenging grades (which would also help both pedestrians and cyclists).
- Uniform footpath widths throughout the suburb, and
- Kerb access for prams and wheelchairs/buggies.
- Street continuity, at the moment bits and pieces and un-integrated.
- Footpath is needed on Pomeroy Street, North Strathfield over Powell’s Creek bridge on the northern side as presently we locals have to walk on the road with the rest of the traffic, life threatening & appalling that this situation has not been addressed.

### The community said...

Pedestrian and cycling safety needs to be improved. Safer pedestrian access / links to the train station - there is only one pedestrian crossing but there are other access points to the station.

- survey participant

Less cars and more public transport...our area is very car dependent.

- survey participant

Connect George Street to Homebush Drive or to Victoria Avenue - we have only one way in and one way out north of Pomeroy Street - George Street.

- survey participant

“The precinct has potential to be a highly populated no/low motor vehicle area (George Street between Parra Road & Pomeroy Street). All street parking on George Street should be timed parking, bike parking or electric car spaces, including between Allen & Lemnos Streets.

- survey participant

Traffic congestion and parking is a major problem as many commuters drive into North Strathfield to catch the train. The Metro will bring more traffic and further congestion into our busy area. How will parking issues be addressed?

- survey participant

## 5.9. Public space and parks

### Overview

Online survey participants were asked: ‘If I could improve public spaces and parks in the precinct... these would be my priorities’

The top five ways to improve public spaces in this precinct were:

- Access to quality public spaces and parks (59%)
- Street trees for shade and comfort on the streets (53%)
- Feeling of safety (46%)
- Activities and play for children and families (43%), and
- Ability to use parks and public spaces at night (32%).

The full list of multiple choice options and results for this question is provided in the table below. After selecting their answer, respondents were asked to provide more detail to their answer. Key comments from this open ended question are summarised in the next subsection (partially overpage).

	%	#
Access to quality public spaces and parks	59	66
Street trees for shade and comfort on the streets	53	59
Feeling of safety	46	51
Activities and play for children and families	43	48
Ability to use parks and public spaces at night	32	36
Public art	27	30
Recognition of Aboriginal and Torres Strait Islander cultural connections to the area	16	18

A number of participants identified other areas in Sydney that they did not want to be like - including Epping, Parramatta Road developments that have no green setback.

Some participants highlighted Majors Bay Road, Concord as a good example of a high street with tree plantings and wide footpath and dining areas.

### Summary of key comments

#### Street trees for shade and comfort on the streets

- A significant number of survey participants would like to see more trees, tree lined streets and shade in the precinct, including:
  - More shaded areas for sitting and playing
  - More trees along George Street
  - Shade trees along Powells Creek pathway (currently no trees), and
  - Mature trees providing shade and oxygen.
- More continuity of tree planting.
- A number of participants would like to reduce heat island effect.

#### Access to quality public spaces and parks

- A number of residents would like to see more green spaces, plazas and parks in the precinct as well as improved access to existing spaces such as Powells Creek.
- They would also like to see increased access to public toilets in the precinct and for existing toilets in parks to be unlocked during the day (Queen Elizabeth Park), more seats and rubbish bins.
- Accessible for people with disabilities.

#### Feeling of safety

- A significant number of participants identified the need for improved lighting in streets, along Powell's Creek Canal and for people walking home from the train station generally.
- Better and safer cycling lanes with marking & signage, improved cleaning and maintenance of public areas and parks.

#### Ability to use parks and public spaces at night

- More retail and restaurants.

#### Activities and play for children and families

- Parks for activities, bbq for families.
- Just making them child friendly and safe.
- Great area for active families given the proximity of parks (Mason, Bressington, Bicentennial, Olympic). Rezone the Western side of the northern railway line to Powell's Creek to high density to allow access to facilities to more families.
- Celebration of local artists, more diverse shops and community spaces that are free to use, a public pool.
- Better play equipment for kids, BBQ areas.
- More access to local parks and playground equipment.

### Revitalisation of Queen Street

- A number of participants spoke about the need for the Queen Street shops to be 'revamped' noting that a few shops appear run down and the street is looking unattractive.
- Ideas for improvement included more outdoor dining and recreational activities, more attractive streetscapes/facades, more water-based street features.
- However, a few residents also highlighted the need to keep and restore the facades of the shops as they form part of the character of the area.

### Maintenance and management

- Regular maintenance of parks and public spaces including:
  - Improved maintenance of the under canopy of trees along footpaths.
  - A few participants would like to see trees under powerlines removed and replaced with bushes or shrubs that don't create a hazard.
  - Better mosquito controls for the stagnant water in Powells Creek / Mason Park Wetlands.
  - Maintaining the garden at the front of North Strathfield station but upgrade it with more annual plants.

### Public art & beautification

- There is strong support for public art in this precinct to help connect people and soften hard spaces. Participants would like to see:
  - More street and public space art information works including reference to Aboriginal heritage throughout the area.
  - Photos and art showing both Aboriginal and Arnott's history of area.
  - More public art along Powells Creek.
- Another participant would like to see more lighting, flowers, hanging baskets and gardens with Council gardeners to attend to them.
- Another participant would like to see the end of Queen street under M4 near improved with lighting, better stairs, a mural, plants and better maintenance.
- Another would like to see Henley Park to be planted as a shady memorial / place of reflection with trees and benches.

### Reimagining the precinct

- Two participants would like to see some imagination used in planning the future of this precinct including:
  - "Rethink the whole area west of the train line for increased density... Imagine having a similar park structure running along Powells creek on the Canada Bay side of the creek."
  - "A community garden on the site of the derelict lawn bowls on Pomeroy Street."

### The community said...

More green cover/trees in the area would be great.

- survey participant

Art connects communities/ families/ friends and opens dialogues. We are dreaming of a green sustainable, cultural, ethical diverse growing and vibrant neighbourhood.

- survey participant

North Strathfield already has fantastic public spaces on the western side of the rail lines, and the same around Central Concord, they just need to be maintained well and kept up to date with facilities.

- survey participant

Better lighting and safety at night for people walking home from the train station - currently all surrounding streets are dark, with poor footpath visibility.

- survey participant

The Concord Municipality has always been the icon of public parks - lets keep it that way.

- survey participant

The Queen Street Shops look unwelcoming - It has not changed since the 1970s. I would like to see it revamped with some new business.

- survey participant

## 5.10. Activities

### Overview

Online survey participants were asked: 'If I could improve activities and things to do in the precinct... these would be my priorities'

The top 5 activities suggested for this precinct were:

- Outdoor dining and places to eat (37%)
- A number of things to do and see along the shopping street (36%)
- Opportunity for local business (30%)
- Places for exercise and relaxation (27%), and
- Options for nightlife e.g. restaurants and bars (23%).

The full list of multiple choice options and results for this question is provided in Table 42 below. After selecting their answer, respondents were asked to provide more detail to their answer. Key comments from this open ended question are summarised in the following table. Overall, survey respondents have differing opinions on a number of topics.

Table 42 - Priorities for improving activities and things to do (North Strathfield)

	%	#
Outdoor dining and places to eat	37	41
A number of things to do and see along the shopping street	36	40
Opportunity for local business	30	34
Places for exercise and relaxation	27	30
Options for nightlife e.g. restaurants and bars	23	26
Places for the arts and creativity (galleries, studios, live music venues, performance)	21	24
Employment opportunities	21	24
Leisure - festivals and events	17	19
Community facilities and programs	13	14
Places to connect with my neighbours and for community gathering and celebrations	13	14
Safe places to play for infants and pre-school children	11	12
Public library	10	11
Places to let my pet off leash	9	10
Community facilities and programs	7	8
Places to play	6	7

### Summary of key comments

#### North Strathfield already has a great mix of activities and things to do

A number of survey participants shared the view that the area already has access to all of the activities and things to do that were listed in the survey question:

- "We are already spoilt for choice in our LGA... these activities already exist within our LGA."
- "I think it just about spot on now. High rise will ruin every aspect of our village."

Further, some survey participants would prefer North Strathfield to not become a hub or destination:

- "North Strathfield is a residential area, and simply a transit point for traveling. It is not suitable as a destination hub for non residents."
- "No nightlife options! This is not the character of the local area."

#### More diversity in the shops, restaurant and outdoor dining options

A number of participants highlighted the need for more outdoor dining and beautification in the precinct in both Concord Road and Queen Streets.

- "There is one tiny coffee shop on Queen Street by the station - would love an IGA or small grocer, some nice restaurants and places to meet, book shops etc. So don't always have to go to Majors Bay or Concord Road (which has no atmosphere at all)."
- "There are not enough good restaurants and amenities at the baker's quarters."
- "George Street North Strathfield could be a vibrant restaurant strip as a social meeting place before & after events at the Olympic Park or in its own right."
- "Concord Road could be improved for outdoor dining. Bakehouse Quarter could be improved for nightlife, everything seems to close earlier than in other areas."
- "North Strathfield in the western side of railway could be developed from Parramatta Road to Concord west with restaurants entertainment hub."
- "There should be an expanded restaurant/bar hub nearer the Metro stop only one stop away from Olympic Park."

#### A destination?

- Some residents would like to see North Strathfield be more of a hub and destination, while others would like it to remain a local village for residents and families, and not become a destination.
  - "North Strathfield should be seen as the meeting point for people to converge before and after events"

at the Olympic site. It will be one stop away from the Olympic site and less than 10 minutes by Metro.”

- “Queen Street side needs to be able to draw people in, and keep them around.”

### More employment opportunities

- A number of participants would like to a focus on creating more employment opportunities in the precinct (instead of housing)
- Improved commercial areas with parking and facilities so people will come to the area.
- North Strathfield needs less residential development and more employment opportunities.
- West side of the railway -- perfect for expanding already-existing hub for business, recreation, accommodation, employment -- especially with the new Metro.
- North Strathfield Queen Street is more commercial than retail. Support for businesses that stocked items that locals might purchase would encourage pedestrian activity and increase feelings of safety.

### Places for the arts and creativity (galleries, studios, live music venues, performance)

There is a desire to see more public art and more celebration of indigenous and multicultural cultures and art that have lived and worked in area, as well as more gallery spaces for exhibitions and musicians.

A couple of survey participants identified the opportunity to turn the area around the Midnight Star (on Parramatta Road) or George Street North (western side) into an arts, culture and retail hub.

### A welcoming neighbourhood

There is a desire for more spaces and activities that foster community interaction and create opportunities for neighbours to meet each other.

- Importance of everything being accessible for able bodied and people with all disabilities to enjoy the precinct
- A number of participants expressed a desire to see increased access to community facilities such as libraries, community hubs, recreational centres and safe spaces fro children to play
- More family friendly activities and spaces such as toddler classes

### Places for exercise and relaxation

There is a desire to see improvements to streets and paths for walking and jogging, outdoor exercise stations, fenced off-leash dog areas, a PCYC club for young people and youth in area, climbing gym, and areas for outdoor group exercise and events that help to build community.

### The community said...

Cater to diverse interests, make the precinct interesting and foster community interaction.

- survey participant

It a great place to live and raise a family... it's not Newtown!

- survey participant

I think the area has all it needs right now a great mix of house, unit, restaurants and parks.

- survey participant

We already have a lot of things to do in our area or that are easily accessible. North Strathfield is wonderfully positioned to access many activities.

- survey participant

## 5.11. Housing quality

### Overview

Online survey participants were asked: 'If I could improve housing quality in the precinct...these would be my priorities'.

There were five answer choices provided for this question.

The results have been summarised in Table 43 below. The responses to this question have been themed under different headings to the multiple choice answer options.

	%	#
Focus any future development around the metro stations	65	73
Focus any future development close to retail and activity centres	45	50
Increase opportunities for younger generations to access housing in the area	42	47
Refurbish/redevelop commercial properties to improve the quality of accommodation, retail and active centres	42	47
Increase the variety of housing types for existing and future residents	37	41

### Key findings

#### North Strathfield already caters for housing diversity

A significant number of participants highlighted that North Strathfield already caters for housing diversity with various housing types and densities existing already. Some comments from survey respondents included:

- "We have Federation, Art Deco, Art & Crafts traditional family homes along with low density town houses, duplexes and medium density apartment buildings."
- "We already have housing diversity in North Strathfield. Our area cannot cope with massive increased density due to well identified environmental constraints. This is a family area and is mainly low density. Infill is already occurring."
- "Many of our old industrial sites have already been turned into medium density residential so we are already over represented here... George Street, Flour Silos from the old Arnotts Factory. Maintain our existing local housing character and no high-rise."

#### Retain North Strathfield's existing zoning (no high rise buildings)

There is strong opposition to zoning changes, density and high rise apartment buildings from a significant proportion of survey participants.

A number of participants also provided examples of what not to do: Burwood Plaza, Olympic Park or Strathfield.

#### A need for high quality homes

Some comments from survey respondents included:

- "I expect will naturally rezone around the metro. This will also improve business to the Bakehouse Quarter. Please do this with aesthetics in mind. Don't build cheap dense ugly box apartments that will make the area a disheveled ghetto a decade from now."
- "Housing quality in general should be improved. Some of the buildings in the area are looking a bit outdated now."

#### Protection of the heritage value of the suburb

A number of participants expressed concerns about the loss of character homes and heritage value of the suburb to modern apartment buildings. Some comments from survey respondents included:

- "More heritage listing of existing war service and historic California Bungalow homes AND their gardens; increased funding for long term residents to maintain and protect their heritage homes."
- "We must preserve the heritage value of our suburb. No high rise buildings. "

- “Any change should be very sympathetic to current ambiance and style.”
- “Keep the existing character of the area.”

### Sustainable development

Some comments from survey respondents included:

- “Whatever housing is built should be sustainable and have sufficient site area to support substantial vegetation. Council should not have to provide open space and facilities without adequate developer contributions.”
- “Ensure that what housing is provided or allowed is innovative and focused on providing a good liveable neighbourhood for all ages rather than just allowing developers to maximise returns for minimum outlay. Building quality essential.”
- “Create a sustainable green energy sufficient neighbourhood! North Strathfield has so much to offer, however the houses are running down, create a sustainable green community. Great opportunity to create young families quality housing.”

### Match development with improved infrastructure

Some comments from survey respondents included:

- “Ensure that any development (preferably not high-rise) is matched with improved infrastructure and facilities in the area. Commercial areas could be improved with new commercial/residential developments.”
- “Please don’t just make it into a concrete jungle, a mix of housing density is essential to provide choice and balance in the area.”
- “There are too many units and no changes have been made to infrastructure to accommodate the population increase from the units.”

### A need for a mix of housing

Conversely, the range of housing types that other participants want to see is diverse including:

- “A mix of high rise and terrace style housing would be fantastic and address the “missing middle” in Sydney’s housing mix.”
- “Would love to see good variety of safe single storey housing types to cater for older residents downsizing from family homes.”
- “There need to be larger apartment buildings.”
- “More key worker housing.”

- “Affordable housing and social housing is needed now more than ever. All new developments should have 15% social housing.”
- “Less duplexes - results in on street parking.”

### Desire for development

North Strathfield has been the subject of planning investigations and re-zoning studies for many years. As such some of the community has expressed frustration with being left in limbo and ‘just wanting something to happen’. Some comments from survey respondents included:

- “Increase density to better use VPAs and public transport.”
- “Change the zoning from low density to medium and high density.”
- “The whole North Strathfield on the Western side of the railway line should be zoned high density increasing the use of the Metro with people being within a 10-15 min walk to the Metro. Leave eastern side of the rail line lower density leading into Concord.”
- “Rezone areas identified within the NSW Government Parramatta Road Strategy.”
- “The area has been in limbo for almost 10 years and properties are looking dilapidated. Having them rezoned for future projects will bring life to the area.”
- “We have a great area, but limited access due to the cost of housing in the area. Increasing development would increase the capacity to share this space.”
- “To change the density of the area to medium to high density. This will bring the housing price down to an affordable price.”
- “Finalise the rezoning to increase the density, in preparation for the Metro Station and better use of Concord west train station.”
- “If new developments are approved, they must include proportionate enhancement of infrastructure, public spaces, parks & recreation areas to cope with increased developments.”

### Development to the west of the railway

Some comments from survey respondents included:

- “Increase the density near North Strathfield station, especially on the western side.”
- “West side of the railway -- mixed bag of old, new, run-down and refurbished houses, no remaining heritage value -- perfect for redevelopment.”
- “More high density residential area in North Strathfield on the western side of the heavy rail line.”



### Support for density around the future metro station

There is strong support for development to be focused around the North Strathfield Metro Station and for the principle of density being located near high frequency transport.

Some participants only want to see density on the metro site itself and preserve the existing detached dwellings, while others would like to see it extend from the station down to Parramatta Road on the western side of the rail line.

A number of participants would like to see the Western side of the rail line developed, and the eastern side protected / left as is.

### Concerns about the impact of increased density on traffic and car parking

Some comments from survey respondents included:

- “We are overwhelmed with high rise surrounding North Strathfield and as a result feel the impact of traffic congestion.”
- “Increased timed parking around North Strathfield station, so residents and their visitors are able to find parking in the future.”
- “Concerns about narrow roads being able to cater for increased density.”
- “Increase the requirement for off-street parking in new developments. Majority of developments don't have sufficient car parking places. I'd prefer to keep unit heights at three storeys, as per George Street north of Pomeroy Street.”

### Benefits of density

However there are also a number of survey participants who argued the benefits of increased density. Some comments that seemed supportive of increased density included:

- “We need the area to be rezoned to a high density area so more people can enjoy the nearby park, cycling and other public facilities. At the same time, more businesses (shop / post offices) etc. are welcomed to this area.”
- “Increase the number of people to live in the area, to increased demand of local businesses and support for them.”
- “Increased density west of the railway line. Consider extending the commercial frontage of George street from Parramatta Road to Pomeroy Street. Integrate with the McDonald college for educational resources. Increased green space along the creek.”

### The community said...

As the area was planned for housing it would be best to leave it to this use. The Metro station is intended as a connection to the Northern Line, it is not a green light to make another disaster like Epping.

- survey participant

These are homes - not just buildings. Most of the home-owners in my street have been here for more than 30 years.

- survey participant

George Street between Pomeroy Street & Allen Street should be rezoned to build larger apartment buildings to make the metro station and local area more appealing to new residents wanting to use public transport and enjoy the family friendly facilities in the area.

- survey participant

We love the North Strathfield community and area the way it is.

- survey participant

It would make sense to increase the zoning for the immediate area around the station on the western side of the station to fulfil the demand for people wanting to live in the area. Particularly with the new metro, living close to the station is desirable.

- survey participant

## 5.12. Appropriate housing types in proximity to metro

### Overview

Online survey respondents were asked a three part, multiple choice question:

- What do you think are the acceptable types of housing that you would like to see **immediately surrounding** the station?
- What do you think are the acceptable types of housing that you would like to see within a **5 minute walk** from the metro station?
- What do you think are the acceptable types of housing that you would like to see within a **5-10 minute walk** from the metro station?

See Figure 14 for approximate walking distances from the proposed future metro station location.

The results have been summarised in the Table 44, Table 45 and Table 46.

Respondents were able to select more than one option listed within the survey question.

Table 44 - Acceptable types of housing immediately surrounding the metro station (North Strathfield Precinct)\*

	%	#
Terraces/town houses	44	49
6-8 storey mid-rise apartments	42	47
High-rise apartments	40	45
Houses	39	44
3-4 storey low-rise apartments	38	43

Table 45 - Acceptable types of housing within a 5 minute walk from the metro station (North Strathfield Precinct)\*

	%	#
Houses	46	51
Terraces/town houses	46	52
3-4 storey low-rise apartments	33	30
6-8 storey mid-rise apartments	30	34
High-rise apartments	27	30

Table 46 - Acceptable types of housing within a 5-10 minute walk from the metro station (North Strathfield Precinct)\*

	%	#
Houses	54	61
Terraces/town houses	48	54
6-8 storey mid-rise apartments	37	41
3-4 storey low-rise apartments	30	34
High-rise apartments	29	32

\*Please note respondents were able to select more than one option listed, therefore percentages do not add up to 100%.

## North Strathfield Precinct

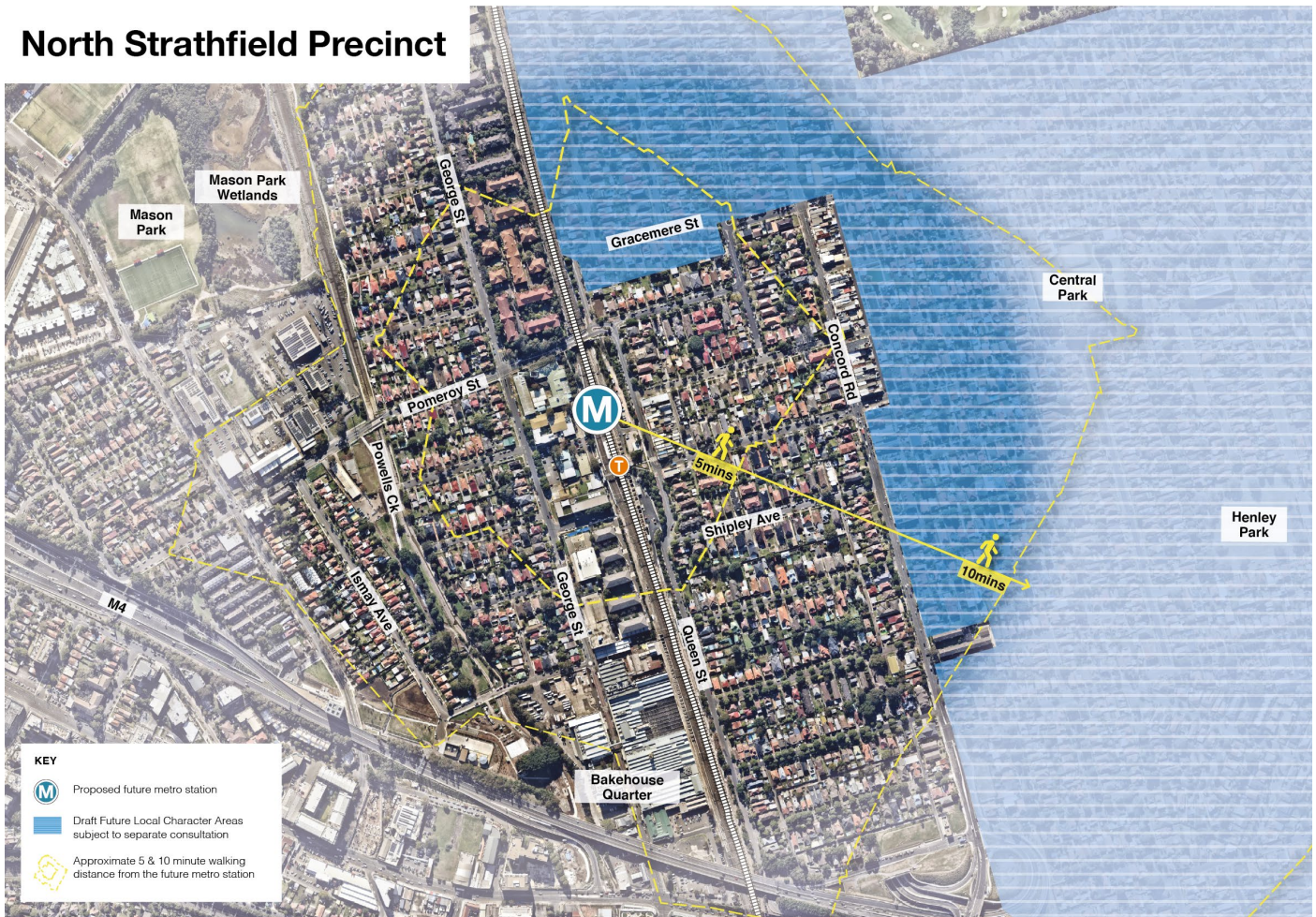


Figure 14 - Approximate walking distance (time based) from the potential future North Strathfield metro station

### Key findings

- Terraces / town houses (44%) and 6-8 storey mid-rise apartments (42%) were the top two preferences for housing immediately surrounding the metro station.
- Houses (46%) and terraces / town houses (46%) were the top two preferences for housing within a 5 minute walk from the metro station.
- Houses (54%) and terraces / town houses (48%) were the top two preferences for housing within a 5-10 minute walk from the metro station.
- A small proportion of survey respondents (37%) think that 6-8 storey development is appropriate within a 5 or 5-10 minute walk from the metro station in the future.
- 38% survey respondents think that 3-4 storey low rise apartments would be acceptable immediately surrounding the metro station, and 63% of survey respondents supported this type of housing within a 5 or 5-10 minute walk from the future metro.

## 5.13. Appetite for change

### Overview

Online survey participants were asked: 'Reflecting back on the questions that you have just answered, which response to the following statement about this Local Character Area do you most identify with?'

The graphic below provides a visual summary of the survey respondent's appetite for change in the future.

### Key findings

- 45% of survey participants are ok with small future changes, as long as it doesn't impact on the local character.
- 38% said they would like the precinct to transition into a completely different look and feel.

**I am ok with some future change throughout the precinct, provided that those changes complement our local character and protect our special places.**

**45%**

(=50 participants)

**I would like to see the precinct transition to a completely different look and feel.**

**38%**

(=42 participants)

**Even though I understand that the precinct will likely change in the future, I would prefer the precinct to stay exactly as it is now.**

**15%**

(=17 participants)

**We shouldn't worry about the character of the precinct. People should be free to do their own thing with their own property.**

**3%**

(=3 participants)

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