



Dear Neighbour

Strathfield Council is consulting on a proposed suburb boundary change affecting the area bounded by Airey Park, the railway, and the current suburb boundary between 'Homebush' and 'Strathfield'



For those who live in the pink area, the proposal is to change the suburb name from 'Homebush' to 'Strathfield'.

No other changes are proposed: names of the station, schools or other services are not proposed to change.

The area not shaded pink will not be affected.

If you live in the affected area: We've been copied on some submissions to Council, and while HRG will

formulate our final position and submission based on member feedback, the community's voice is loudest if it is supported by many individual submissions. So, by **12 September 2025** please complete the Council web form: <https://haveyoursay.strathfield.nsw.gov.au/proposed-suburb-boundary-change-homebush-south-railway>. Remember to clearly say whether you live in the affected area. You can also contact us if you have any questions (secretary@homebush.org).

Based on our engagement with stakeholders (including Council and Strathfield-Homebush District Historical Society), we set out '**Frequently Asked Questions**' below.

Was this a 'grassroots' proposal?

We understand that the current proposal was put forward by councillors based on resident feedback and Council's previous experience with re-naming Belfield (northern part) in 2023.

What's Council's rationale for the proposal?

- **"To reduce address confusion and improve navigation."** Feedback from residents is that service providers, e.g. taxi drivers, when asked to go to an address south of the railway (Homebush South) often incorrectly navigate to the part of Homebush north of the railway (Homebush North).
- **"To align suburb names with community identity and infrastructure."** The name "Homebush" is broadly perceived to be the area north of the railway, stretching to parts of Sydney Olympic Park and North Strathfield, and **not** the area south of the railway. The state government's "Homebush Transport Oriented Development (TOD)" strategy relates only to Homebush North and other suburbs further north.
- **"To follow clear, easily understood boundary lines."** The current boundary line between Strathfield and Homebush was drawn in 1993. It is a confusing boundary that follows individual property lines. Visitors are often confused by the way the suburb name changes unpredictably within the same street block or even along the same stretch of road. The 'new' Strathfield will be clearly defined by main roads, railways and natural features.

Could Homebush South be its own suburb?

HRG has learned that Homebush South would not meet the population guidelines of the Geographical Names Board.

How could 100s of years of settled suburban boundaries be disturbed?

Historically 'Homebush' was a large and ill-defined area. According to the Geographical Names Board, the modern boundaries of the current suburb of 'Homebush', combining Homebush South and Homebush North and separate from a suburb called 'Strathfield', was drawn *only in 1995*. Suburb boundaries have been adjusted many times in recent decades, including 'Strathfield' expanding south to take in the part of former 'Strathfield South' between Augusta/Hunter Street and the Hume Highway, the part of 'Homebush' between the A3 road and Boundary Creek being given over to 'Homebush Bay' (now 'Sydney Olympic Park'), the part of 'Homebush' east of Powells Creek becoming part of the new suburb of 'North Strathfield', and the re-naming of parts of 'Belfield' in 2023 to 'Strathfield South'.

Would it be odd for schools and facilities named 'Homebush' to be in the suburb of Strathfield?

Some members are concerned that this will take some getting used to. Others have pointed out that the mismatch between a name and a suburb is not uncommon in Sydney:

- In Homebush and Strathfield, many places have at different times been associated with either or both names. 'Strathfield Library', 'Strathfield Community Centre' and 'Strathfield One-Stop Child Care Service' are all in Homebush because of the association with the Council name. The 'Homebush War Memorial' is in Strathfield.
- 'Strathfield South Public School' and 'Strathfield South High school' have retained their names even though they are now in the suburb of 'Strathfield'. 'Mortlake Public School' is in the suburb of Concord. Many things named 'Enfield', including 'Enfield Town Hall' and 'Enfield Intermodal Logistics Centre', are now in Strathfield South. Further afield in Sydney, we find 'Clemton Park Public School' now in Earlwood, and 'North Sydney Public School' now in Waverton.
- Locals still refer to 'Flemington Village' even though it is not in the official 'Flemington', while 'Mortlake Village' is today entirely in Concord, not the suburb of 'Mortlake'. Also nearby, 'Enfield Broadway' is mostly in Strathfield and Strathfield South, not Enfield.

'Homebush station' itself will continue to fall entirely within the suburb of 'Homebush'.

What about the administrative hassle of the address change?

The Council is expected to update affected properties in its systems and inform the relevant authorities to update their databases. However, residents would need to make their own updates with private service providers, such as banks. This does not need to be done immediately: there are no duplicated addresses between Homebush South and either Strathfield or the remaining suburb of Homebush, so we expect that Australia Post will be able to continue delivering letters using the old address.

The HRG would welcome any suggestions as to how we can help you make the transition earlier. For example, some members who are solicitors/JPs have volunteered to help members fill in forms or witness signatures.

Will the change increase my land value?

Land value is calculated by a delegate of the NSW Valuer General and takes into account a variety of factors. The geographical location of your property won't change, and any effect from a change in the suburb name may be marginal.

The general view that Homebush is an area of high rise apartments is likely to be reinforced as the TOD progresses. As a result, it is likely that low or medium density properties that characterise Homebush South will face even more challenges in finding tenants or buyers in future.

Will the cost of the exercise make my rates go up?

An application to change boundaries is expected to cost \$25,000 in fees to the Geographical Names Board. Council intends to fund this and has not proposed to impose any special rates arrangements. Any changes in land value may change your rate burden, and would (presumably) allow Council to gradually recoup the cost from increased rates.