

Submission to NSW Government Planning & Environment - February 2016

We are the owners and residents of 35 Fishburn Crescent Castle Hill.

We recognise that the NSW Government Planning & Environment is the deciding government authority for the Showground Station Precinct plan. Prior to the NSW Government Planning & Environment plan in December 2015 we were a part of a group of 29 residents in a pod united by a Joint Venture Agreement. This group has split and is now only 11 residents without common boundaries. Some residents will now not sell, some are on the market and others have become disillusioned by the government planning process.

In December 2015 when the NSW Government Planning & Environment created an R3 and R4 plan divided by a road in the plan, this was the time that the group of 29 residents split. Prior to December 2015 the 29 residents were in a Joint Venture agreement to sell our properties to achieve the State Government's Master Plan, maximise the selling opportunity as residents and move on with their lives.

A summary of main points and questions are:

- We were included in large groups of residents but the current NSW Government Planning & Environment exhibition divided the group into smaller groups.
- Our property is not valued under the R3 proposal at an amount equal or great than the current market value. The economic viability of the R3 does not allow the sale price of the block to be greater than the current market value of the properties. Our property is devalued by the current exhibition with an R3 zoning, so why would we consider selling. Note that we will sell with the right zoning. If you review which residents on the Showground Station Precinct are on the market at the 28th February 2016 it will include R4 only.
- The previous 2013 plan enabled us to be a part of a 29 resident group who were united by a joint venture agreement with a common zoning of the property bordered by the existing roads, Fishburn Crescent and Chapman Avenue. This made sense! The group is now divided by, the R3/ R4 zoning and two proposed roads across some properties in the group. This has caused great confusion amongst residents in our group.
- We hope to achieve a State Government Master Plan that sees our property included in the R4 rezoning.
- The exhibition does not follow the natural road/lane boundaries, why?
- The idea of proposed roads on existing blocks is confusing for us as residents and therefore how do we sell to potential development buyers? You can only get the roads built if a developer buys the relevant blocks of land.
- When I sell my existing residence I will have to pay stamp duty on the new residence when I relocate in NSW. A property sale creates stamp duty and the government Treasury will receive more duty, so how do I afford this when my property is value less on an R3 zoning than the current R2 zoning?

- As Castle Hill is a safe Liberal seat and not a marginal electorate at any level of government we often in this electorate come second to a labour seat or marginal seat when government is spending money. E.g the development of Showground Road controlled by State Government. This road has not been developed to four lanes, despite the need by residents. I(Matthew) have been travelling in Castle Hill for 38 years. As a couple we have lived in the Castle Hill since 1993 and voted Liberal since 1986. Look after those residents that voted for the current government.
- It seems strange that the State Government Treasury will benefit financially from three (3) rounds of Stamp Duty payable on the exiting land when sold in the future:
 1. The sale of our properties to a developer
 2. The current residences will purchases new property in The Hills Shire area or within NSW most likely.
 3. The purchase of the final developed residences be they terraces, townhouses or units by the new residents
(So the sooner the zoning provides the incentive for residents to group together and sell, the sooner the revenue flows to the State Government Treasury)

Other points and questions in more detail are in random order and we request that they are considered and amended in the future plan:

- The stated importance of land within the 800m distance, should zone our property R4 but your plan does not zone our property R4, why?
- There is a need for a better master planned approach for the Showground Station Precinct for all the original medium density areas, as per previous NSW State Government documentation publically available. E.g. 2013 Plan.
- There needs to be economic viability so that the current residents have financial incentive to form large groups and jointly sell their properties. E.g. the R3 zoning values our properties at less than the current market value.
- Larger blocks will create a greater opportunity for developers to achieve the State Government's master plan. Our group has already split but will reform if the zoning provides economic viability to sell. If residents do not form into larger groups and stay together, then the developers will not gain access to the required land area. If residents stay together in larger groups, this will importantly prevent cherry picking and maximize the opportunity for large planned site development to take place in the future.
- In the precinct there are many groups of residents willing to relocate to allow for the area to be sold and developed to achieve the master plan outlined by the NSW Government Planning & Environment. We are willing to relocate.
- Random development spread over 10 - 20 years, disrupting lifestyle and infrastructure services, is not attractive to government or residents.
- The area within the precinct can become a "blank canvas", for example: Middleton Ave and Fishburn Crescent, which are within the 800-metre zone to the train station. This is a perfect opportunity for a complete master planned

approach and if residents sell together the optimal forms of housing can be achieved.

- At the recent discussion forums at the Castle Hill RSL we were told that NSW Government Planning & Environment followed council zoning. Whilst this may be the historical process it could be limiting or short-sighted as the council is not in favour of the densities the state government wants to achieve in the Precinct. The council has also despite putting out a plan failed to communicate with residents on the zoning issues or development solutions. The council knows that they are not the controlling government body. We suggest rethink the zoning to achieve the master plan and incorporate “Spot Zoning” as recommended/suggested by NSW Government Planning & Environment employees at the recent Castle Hill RSL Forums.
- Why would you put new roads in that are not symmetrical or create further issues in the precinct? The proposed new roads across the Showground Station Precinct near Fishburn, Chapman and Dawes do not flow with existing roads surrounding the precinct (e.g. Britannia Avenue) and this makes no sense. If a road is needed to run into the precinct, it should run from Britannia across Showground Road. An example of this problem that highlights the issue, is the Showground Road intersection with both Rowallan Avenue and Cecil Avenue, because the problems are obvious at this intersection;
 - traffic lights in wrong location,
 - dangerous right-hand turns and
 - no right hand turn signs (which are ignored by some motorists unfortunately).

Do we really need another intersection like this on Showground Road?
This example is a dangerous and messy intersection.

- We would suggest using the natural boundaries created by former state and local government called “roads and laneways” to divide zoning boundaries e.g. Fishburn Crescent as a natural boundary and the laneway from Fishburn Crescent to Showground Road.
- We would request you review the APP Corporation Pty Ltd Town Planning submission which we have supported financially for the proposed amendments to the Showground Station Precinct plan.
- It is expected that our group will reform with other residents into a larger group and we will have the opportunity to sell a large site for development if the plan is reviewed and changed accordingly to R4.
- The straight line of a proposed road and residences being R3 and R4 is altered by the state plan at Cadman, Hughes and Middleton Avenue to allow R4 to number of the existing residents. This MAKES NO SENSE and we believe R4 should extend to the northern side of Fishburn Crescent. We are all within the 800metre zone.
- We believe that with Showground Road as a boundary for the R4 zoning should be from the Fishburn Crescent laneway to Carrington Road and run west from Showground Road covering Fishburn Crescent and Chapman Avenue.

- The level of green space shift is not maximised by the current draft plan and is
 - Diminished under R3 to 100sqm per existing block of 1000 sqm.
 - Existing residents with 1000 sqm currently have between 650-700sqm of greenspace.
 - R4 offers 250sqm per 1000sqm and R3 offers 100sqm per existing 1000sqm.
 - So the R4 option is better than R3 given the precinct will have greater green space under R4 and accommodate greater densities. This works within the master plan of government.
- We request a clear time frame for the finalisation of the precinct plan is requested so that resident can plan their lives and stay united to sell in larger groups realising the master plan. We can keep a large group of residents united if we know the timetable. Remember the rail line opens in 2018/19 and is ahead of schedule.
- Importantly we attended both the RSL Community Forum in January and February 2016 that encouraged residents on the following points:
 - “Spot Rezoning” could be achieved with large groups formed, despite the Hills Shire Council position on zoning.
 - Residents were encouraged to make their views known and applauded by the NSW Government Planning & Environment planning team for banding together in large groups, seeking to sell together and allowing the State Government to achieve its master plan.
 - Planners were appreciative and warmly accepted logical points made at the forums.
 - Fishburn Crescent should open onto Showground Road at the existing alleyway.
 - We were encouraged to put in a submissions to the NSW Government Planning & Environment so that residents in the Joint Venture and many other groups of residents have met numerous times and decided to support the APP Development Pty Ltd submission, household submissions and this FRG South submission.
 - NSW Government Planning & Environment staff recognised the economic viability of the current plan does not work for R3 within 800 metres of the train station.
 - Off-street parking would be greater with underground R4 developments than R3 terraces and townhouses.

We thank you for the opportunity to meet recently, put forward our idea's, review our submission and importantly listen to our thoughts with a view to achieving a better outcome.