

Submission to NSW Government Planning & Environment

FRG South February 2016

(FRG South is the Fishman Residential Group South inclusive of residents in Fishburn Crescent and Chapman Avenue, Castle Hill, NSW)

We are a group of eleven (11) residents or landowners from 35 Fishburn Crescent to 13 Chapman Avenue, Castle Hill with many residents having common boundaries. We recognise that the NSW Government Planning & Environment is the deciding government authority for the Showground Station Precinct plan. Following the NSW Government Planning & Environment plan in December 2015 from our original group of 29 residents in a pod united by a Joint Venture Agreement.

- 14 resident split away forming a smaller group with an R4 zoning and are on the market,
- 3 residents withdraw from our Joint Venture Agreement and
- We, the remaining 11 resident remain in a smaller joint venture group and importantly are a part of this submission.

The residents who are a part of our Joint Venture group in Castle Hill are:

35 Fishburn Cres	Matthew & Mirella Erwin
37 Fishburn Cres	Yong Hwi Kim & Jenny Ji Young Park
39 Fishburn Cres	Chi Hoi Fung & Man Yi Poon
41 Fishburn Cres	Patricia Ann Smart
43 Fishburn Cres	Steven & Jenny Chapman
45 Fishburn Cres	Chunbo Gao
47 Fishburn Cres	Gary & Judy Polmanteer
3 Chapman Ave	Clarence & Maureen Burton
5 Chapman Ave	Kerry & Andrea Georgiou
11 Chapman Ave	Cherold Marie Plummer
13 Chapman Ave	Terry & Dianne Waugh

The point in time being 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 our group of 29 residents split. Prior to this time we the 29 residents were all in agreement to sell our properties to achieve the State Government's Master Plan, maximise the selling opportunity as residents, who would then be obliged to move on with their lives.

The group wanted to make a number of points that we believe will improve the Showground Precinct Plan.

Summary of main points:

- We were in large groups but the current NSW Government Planning & Environment exhibition divided the group into smaller groups
- Our group wishes to achieve a State Government Master Plan that sees our properties included in the R4 rezoning.
- The exhibition does not follow the natural road/lane boundaries.
- The idea of proposed roads on existing blocks is confusing for residents and potential buyers
- 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. Some properties are even devalued by the exhibition.
- The State Government Treasury will benefit 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 purchase 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)

Points and questions in more detail are in random order and we request answers are provided directly to our submission or in the future plan in more detail:

- Our group questions why our Showground Station Precinct is a priority precinct but the plan outlines the timeframes of 20 years to achieve resident density results. How is this a priority precinct?
- The stated importance of land within the 800m distance, that allows for safe, easy walking to and from the station, with minimum streets and driveways to cross and more open spaces for residents to enjoy are missing under this plan. The R3 plan will not provide this safety outcome with all the driveways required for multiple townhouse type dwellings.
- 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. 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.

- There is the current prospect of random development spread over 10 - 20 years, disrupting lifestyle and infrastructure services, which is not attractive to government or residents. Groups of resident will NOT form easily over so many years, the opportunity to sell large block to develop infrastructure and build new residences on the site is NOW amongst existing residents.
- The area within the precinct can become a “blank canvas”, for example: Middleton Ave and Fishburn Crescent, which is within the 800 metre zone to the train station e.g. no town houses, units, granny flats, group houses or businesses. 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 not increase the Showground Station Precinct to the 2013 proposed draft to include more R4 to assist the housing shortage as part of the master plan this would remove the need for the re-zoning of the food bowl areas in outer Sydney areas.
- 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;
 1. traffic lights in wrong location,
 2. dangerous right-hand turns and
 3. no right hand turn signs (which are ignored by some motorists unfortunately).

Do we really need another intersection like this on Showground Road?
- Creating parks next to existing council parks devalues resident’s property and makes it unsaleable to a developer or other purchaser. What developer is going to buy a park or which government authority will purchase the property for the proposed parkland?
- Parks need to be incorporated into the development plans for the area, to provide recreation facilities for future residents. However, these recreation areas need to be carefully planned. A piecemeal approach will have a negative impact both to current owners, whose property prices would be affected and to potential developers, who would want the freedom when purchasing these properties for development, to have freedom of design.
- Our group 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.
- Our group 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.

- Terraces create the need to have multiple driveways entrances some 6-8 metre apart which increases the number of vehicles crossing the footpaths. We believe that residential units create a safer pedestrian environment, as only one driveway is required per complex/building. Noting the entry or exit and the distance apart for a unit complex is much greater than 6-8 metres.
- It is expected that our group will reform 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.
- Terraces do not offer adequate parking for more than one car per residence.
- Terraces do not offer visitor parking like a medium density complex, so the local roads will be greatly congested if only on street parking is available. This would also restrict access for rubbish removal and essential services access e.g. Fire Department.
- Additional roads create greater crossing zones for pedestrian accessing the station. Will there be lights or pedestrian crossing for residents including children and the disabled.
- 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.
- Will there be alleyways between some buildings to allow pedestrian access to the train station.
- Some residents believe that with Showground Road as a boundary the R4 should be from the Fishburn Crescent laneway to Carrington Road and run west from Showground Road covering Fishburn Crescent, Chapman Avenue and Dawes Avenue.
- The level of green space shift 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.

- 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. This would avoid having single blocks surrounded by united residents ready to sell. It will enable developers to purchase large blocks of land without isolating blocks within larger grouped residences.
- Importantly the RSL Community Forum in January and February 2016 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 alley way.

- We were encouraged to put in a submissions to the NSW Government Planning & Environment so there 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 great with underground R4 developments over R3 terraces and townhouses

In summary there are numerous points made by our Fishman Residential Group South. We would be happy to discuss the document with the NSW Government Planning & Environment in person and would arrange our committee of three (3) to meet with the NSW Government Planning & Environment team if you required. A contact email for the group is merwin35@bigpond.net.au

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 for the State Government, the Castle Hill residents and those residents in The Hills Shire.