

Showground Station Precinct Submission



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1. Population Growth

- Australia's Population is 24 million
- Reached 24 Million 17 years faster than predicted
- Sydney's population 5 Million
- Sydney is predicted to reach 10 Million by 2050 (in 34 years)
- 50% of Sydneys population live in western Sydney
- That's an extra 2.5 million people in 34 years in western Sydney

Australia's Population has just reached 24 million growing at 1 million every 2 years, that's 17 years faster then was predicted, the next prediction is we will reach 40 million before 2050. That's only 34 years and we will almost double.

Sydney as always will get the majority of the growth. Sydney's current population is 5million and 50 % lives in western Sydney. Estimates show the population of Sydney to be 10 million by 2050 therefor 5 million in western Sydney.

<http://www.abs.gov.au/ausstats/abs@.nsf/0/1647509ef7e25faaca2568a900154b63?opendocument>

2. Homes Required

- Western Sydney needs 361,650 NEW homes within 15 years

Western Sydney has a Growth of 1.9% per year but households grew at 2.1%, they estimate we will need 1,107,150 homes by 2031 that's 361,650 new homes to be built and this is from old data, remember the population is growing quicker the was predicted. Where will these new homes come from?

3. Housing Shortage

- Sydney has a large housing shortage
- Land MUST be made available for new housing
- Rezoning MUST take place to infill around infrastructure

A report by the property council of Australia quotes "the rate of approvals is at 17,002 per decade – this compared to the target of 22,178 approvals shows why Sydney is not producing residential properties efficiently."

RBA governor Glenn Stevens has concerns over the housing shortage and says

"These pressures might arise from a depletion of suitable land available for development or a need to attract more developers and workers into the industry.

"In such circumstances, any further increases in construction demand would tend to push up prices of existing and new dwellings."

<http://www.smh.com.au/business/markets/rba-minutes-note-supply-shortage-in-sydney-housing-20150616-ghoz8l.html>

<http://www.theurbandeveloper.com/housing-shortage-190000-predicted-sydney/>

4. Affordable housing

- Sydney house prices at all-time record highs
- 2nd most unaffordable market in the world!
- 1.74 average full-time adult wages are now required to affordably service a standard loan on a median-priced home in Sydney
- Rental properties are becoming unaffordable
- Low income earners spend 65% of wage on rent

Ten Least Affordable Markets

	Nation ↕	Metro market ↕	Median multiple↕
1	China	Hong Kong	19
2	Australia	Sydney	12.2
3	Canada	Vancouver	10.8
4	Australia	Melbourne	9.7
5	New Zealand	Auckland	9.7
6	United States	San Jose	9.7
7	United Kingdom	Bournemouth, Dorset	9.6
8	United States	Santa Cruz	9.6
9	United States	San Francisco	9.4
10	Australia	Tweed Heads	9.3

Source: 12th Annual Demographia International Housing Affordability Survey (2015: 3rd Quarter)

Sydney house prices have been out of control over the last few years, all predictions were incorrect for property prices in Sydney over the last few years. Prices are at record highs and no sign of coming down, there may be a small correction but there will not be a major fall due to lack of stock. It is very important that in all towns affordable housing is provided for low income earners. The demographic in Castle hills is different to other parts of Sydney but affordable homes must be made available to the lower income earners in every suburb. This type of product could be created by infill and rezoning to create Granny flats, Units, Town Houses and manor homes. The more that's supplied the more it will ease pressure on property prices and also provide a cheaper alternative to house and land. What will affordability be like for our kids and our kids kids!

<http://www.abc.net.au/news/2015-11-24/sydney-rents-most-unaffordable-in-australia/6967664>

<http://www.domain.com.au/news/sydney-melbourne-houses-in-worlds-top-five-most-unaffordable-demographia-20160125-gmd7x2/>

<http://www.smh.com.au/nsw/loan-repayments-soar-as-sydneys-housing-affordability-slumps-20151030-gkmwxj.html>

5. Our Site

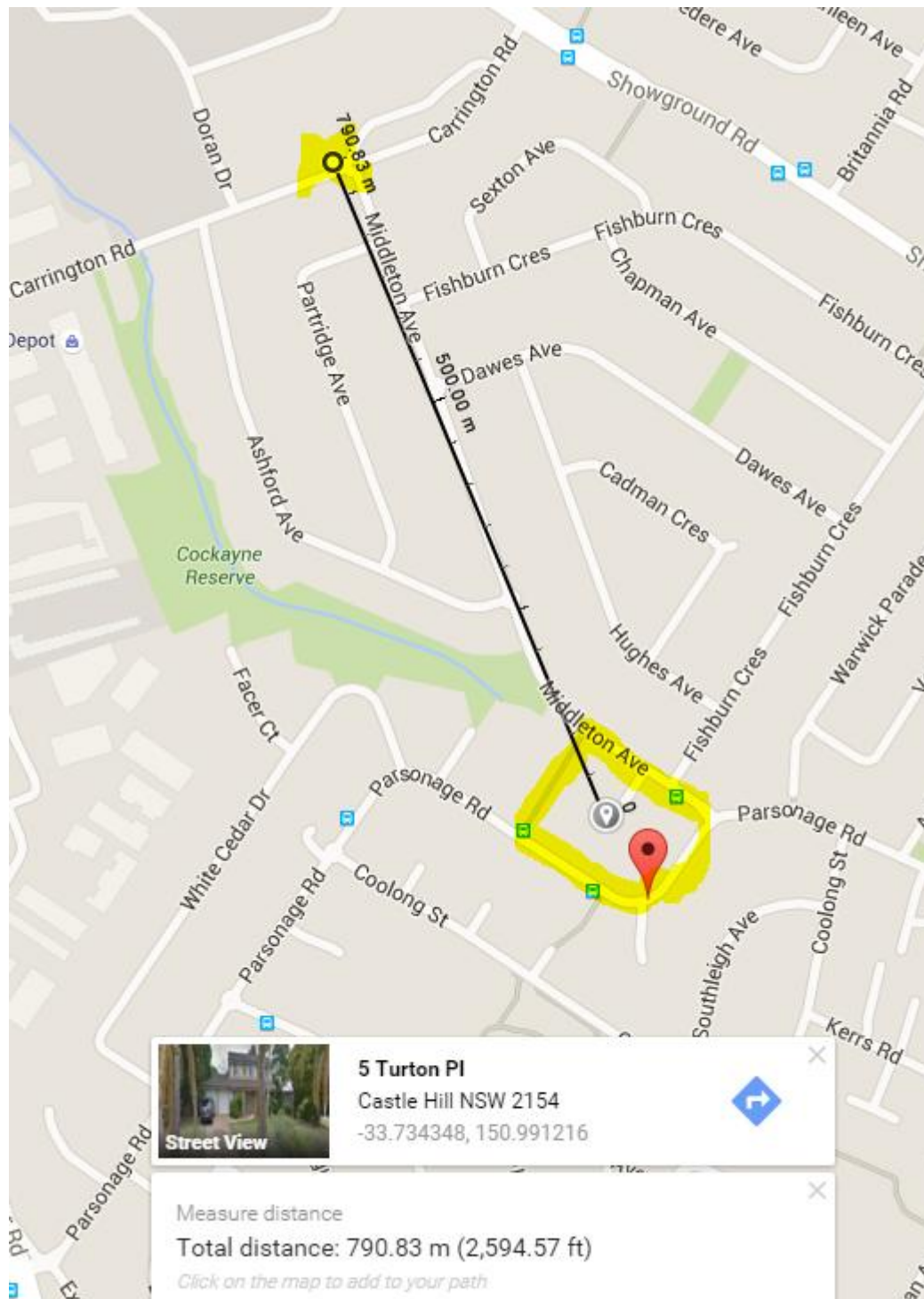
- Total Area: 18,541m²
- 18 Landholders
- Regular Shape
- Reasonably level
- Bordered by 3 road frontages and a walkway
- Gateway to the showground precinct



Wonderful site with many features that make it perfect to be master planned. Location, size, shape, levelness all included with 18 landowners prepared to sell together.

6. Location

- Less than 800m from station to centre of our site
- 8 min walk to station
- Great access from Parsonage Rd via Windsor Rd to M2



The Access from Parsonage rd to the M@ via Windsor rd needs to be considered because if you are within the middle of the precinct access to the M2 is not as easy! Many people will not use the train and will still use the M2

7. Land owners agreement

- 18 Landholders have signed a Deed of agreement
- Bound by the deed to sell as a group
- Bound for 2 years with further options

We have a very strong group who have come together for a better result for their families and for Castle hill. Many different walks of life in our group and people at different stages of their lives. Most of the group would like to stay in the area but are concerned about affordability. We have also come together to protect the elderly and others who don't understand the situation fully, there has been many developers and agents spruiking false claims. As a group we can help each other!

We have also agreed we would seek out a DA for our site to make sure a good quality product is built on our land some have lived on for more than 25 years. We want to protect the quality of life in Castle hill and achieve a fair deal for our group.

For over 1 year I have helped guide the group through ups and downs and many are looking for closer, it has been hard to not know where you stand and to not be able to move forward with our lives. We look forward to a positive outcome for all involved

8. Opportunity

- Once in a life time opportunity for Castle Hill
- Help bring affordability to the market
- Your decisions now will affect people for many years
- Take advantage of a large site in a suburban area
- Should be Zoned R4
- Don't waste this opportunity

This is an opportunity for our generation to get it right for the future generations, to make property affordable by increasing the number of properties available. To increase the number of properties available more land needs to be rezoned and rezoned close to infrastructure. This is exactly where we are at now with the showground station precinct. Especially while we have so many landowners joining groups to combine their land to be master planned. This opportunity is the first of its kind for the hills and needs the right people to make sure it happens. Correct planning and delivery is a must to make sure future generations are not left with under developed towns and then either pushing them far out of the cities or pushing the prices way over affordability.

Changing the Zoning to R4 would best suit a property of this size.

Lets do the right thing by or future generations, for my kids and yours.

Lets not waste the large quality site we have to work with, if we cant get a good result for the landholders our group will eventually fall apart and the opportunity to master plan will be lost forever.

9. Zoning

- Our Site should be zoned R4
- All R4 sites should have minimum site sizes of 10,000sqm to be allowed to construct apartments
- Townhouses should be 125sqm min lot size
- Manor Homes

A site of our size so close to the station would be wasted if not zoned R4, an R4 zoning would allow many better master planned options on the site. We are within the Magic 800m to the new station and as per urban design industry suggests apartments should be built in this position. We would not build apartments on the whole site, it would be broken up to reduce the visual impact on the neighbours.

There should be a rule set in place for our precinct whereas no R4 site should be built with apartments unless a minimum of 10,000sqm is available. This allows the area to have quality buildings, more open space, a better master planned precinct. If smaller 1000-4000sqm lots are developed with apartments they will end up narrow and ugly, similar to parts of Dee Why. There are many landholders who have joined together to create lots of 10,000sqm or more so there would be no reason to not enforce a rule of this nature.

If townhouses and terraces are to be introduced into the precinct they should have minimum lots sizes smaller then listed in the plan. They should be around 125sqm this is more appropriate for townhouses close to a station.

Manor homes should be allowed to be constructed on townhouse and terrace sites, this would allow for more affordable housing and a nice mix of properties in the new precinct.

10. Our Site Options

- Due to the size of our site there are many options available for smart Master Planning
- An opportunity exists NOW to master plan a large site
 - a) Mix of apartments and town houses
 - b) Create a park and extend the existing creek
 - c) Build town houses with 2 or 3 neighbours (250sqm lots)
 - d) Build townhouses on the full site (135sqm lots)
 - e) Retirement village
 - f) Remain in our house and don't move
 - g) Maybe other option I haven't explored

A) Mix of apartments and town houses

This is our preferred option for the site. Under previous Precinct plans our site was earmarked for a mix of townhouses, terraces and apartments. This outcome would be best suited to master plan the suburb. 18,000 sqm is a wonder lot size with lots of opportunity for the developer, the suburb and the new residence. We would seek a DA through our town planner Tract and sell the site DA approved.



We would seek high quality designs for our master planned site



B) Create a park and extend the existing creek



A park could be built at on the corner of parsonage rd and the creek extend to flow where it used to. Cycle lanes could be increased to join up with other existing parks

There are a number of current issues that this solution would fix

- localised flooding in heavy rain on the corner of middleton and parsonage
- many back yards in our site flood when there is heavy rain

We have always wondered if this flooding in the area is due to the fact the creek was cut short, making a creek extension and creating a nice pond and park around it would be a solution and a major benefit to the community.

You could also benefit from extending the cycle way to join up to existing walkways and onto existing parks. This would create a long continuous walk/ cycle way

Apartments, terraces, cafes, pre schools and convenience stores could be built around this new park land to create a high quality of living. Being a parent I know how hard it is to find availability in preschools in the area, this would be a great addition. There is also nowhere to easily buy bread, milk etc unless you go to castle towers, this is a real pain if you want to be quick and also you don't want more traffic heading towards the new station. There would be many people who would benefit from adding these shops etc to our site.

Terrace's and apartments would suit this design as it would create a buffer between the 2 story properties across the road and give the site a good mix of homes. A design like this would be a win for the community and a win for the landowners. We only need to get 1 more land holder involved to make this option possible. We have previously spoken with this landholder and they would be interested in joining our group for a good outcome like this.



Examples of how we envisage the development



c) Build town houses with 2 or 3 neighbours (250sqm lots)

Under your current plan we can only build townhouses with 250sqm lots, the sales price we would achieve would not be feasible to do this so we have a plan B where 3-4 landholders 3000-4000sqm of land will be joined and we will build townhouses ourselves. We will achieve a reasonable outcome from this but it will create an area that's not master planned. The precinct will most probably end up with many smaller developments in a hodge podge style. This is not really an option we would like to go with but may have no other option.

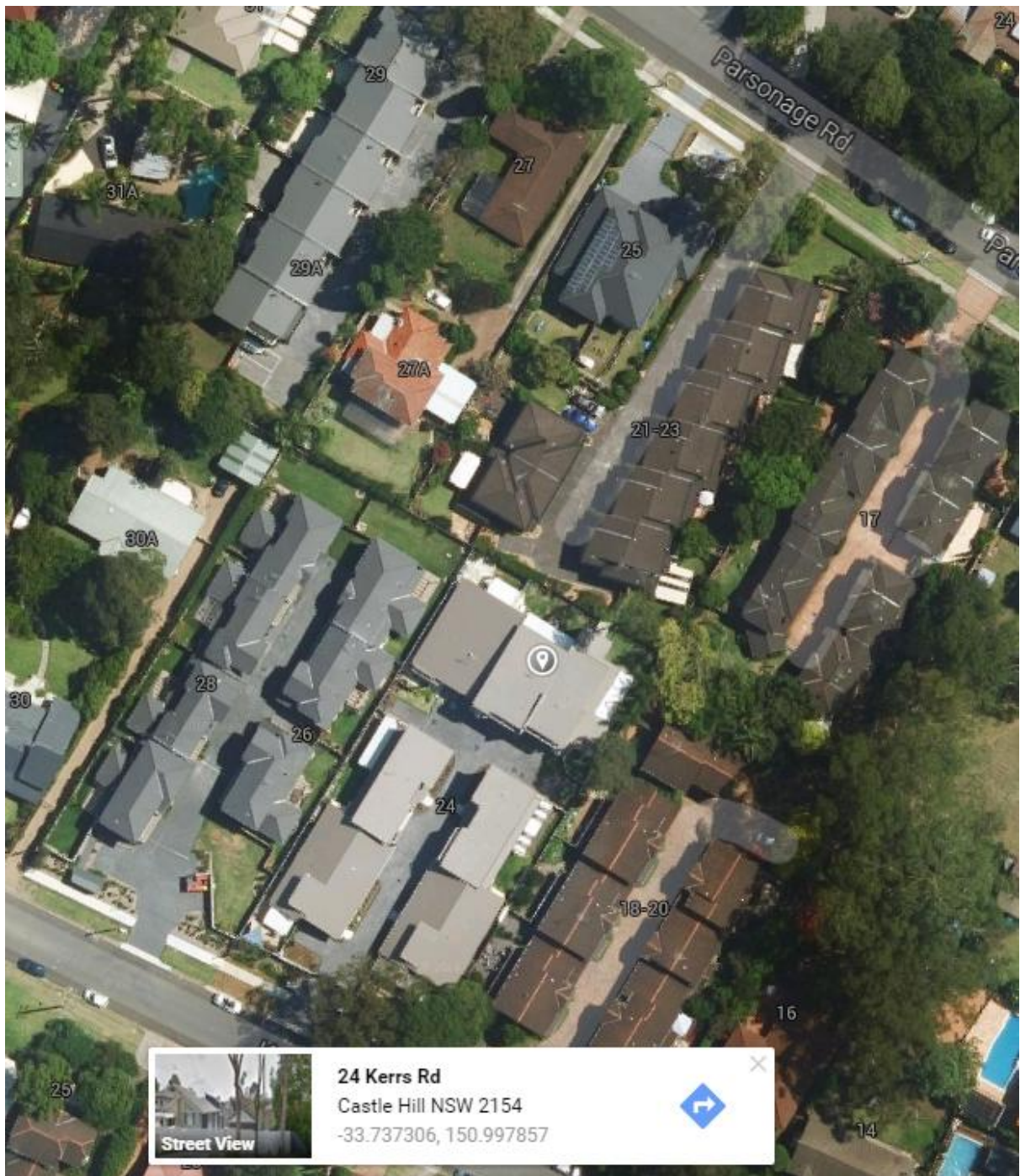


Image of current small townhouse developments further up Parsoange rd

D) Build townhouses on the full site (135sqm lots)

We have run some modelling to see if the site would work with a reduced lot size to 135 for townhouses. This option would help increase the worth of landholders homes therefore but im not sure it is enough to keep everyone in our group together or willing to sell.

It would also be to difficult to undergo this type of development ourselves with 18 owners

We prefer this option to option C)



E) Remain in our homes and don't move

If suitable outcomes cant be achieved we will remain in my house and live close to a station and a new entertainment precinct. Our group will fall apart and the option to master plan will be lost. I have recently (1 year ago) completed a \$250,000 renovation on my property so happy to stay on unless the right offer comes up. My property will only grow in value as the train line opens. Although I will be disappointed our large site was never seriously looked at to be master planned, I will be disappointed we didn't make the most of the opportunity we had in front of us

11.Uptake

a) No changes to the plan

- Many small developments will pop up
- The precinct will be end up a mess like other parts of castle hill and Baulkham hills
- Uptake figures predicted by government will fall short and add to housing shortages

If no changes are made to the precinct plan there will be minimal uptake of development

A study has been carried out by town planners APP on the affordability of townhouses being built in parts of showground station precinct. Their conclusion is that there will be minimal uptake of the townhouse developments as its not economically feasible. This whole area will be wasted and remain untouched or will end up a hodge podge of small unattractive unmaster planned townhouses. This is defiantly not in character with the growing Castle hill and not a good outcome.

The uptake figures predicted by government will fall way short and will add to unaffordable housing in the area.

B) Positive changes to the plan

- Quality master planned developments will pop up
- The precinct will be a wonderful place to call home
- Uptake figures predicted by government will be met

If positive changes are made to the precinct plan as listed above in the Our site Options section then a reasonable number of properties will be developed over the next 15 years or so. We will continue to work with State Planners and design a quality development we can all be proud of.

12.Objections

- a) Roads on our site
- b) Poor planning of our precinct “cookie cutter style”
- c) Missing a great opportunity

a) Roads on our site

I object to roads being created on my land, these roads serve no good purpose, our quality development site would be damaged if these roads were approved.

Walkways and cycle ways would be better suited to the precinct and would add to the green space. Unnecessary roads would only add to people taking short cuts and adding more concrete to the precinct. *“Pave paradise to put up a parking lot”*

b) Poor planning of our precinct “cookie cutter style”

I object to minimal planning being put into the large parcels of land that have been formed with groups in our precinct, random lines have been drawn and sites havnt been looked at on a case by case basis. There is a lot of wonderful development sites ready to be master planned that need to be considered individually.

c) Missing a great opportunity

It would be ignorant to ignore the opportunities that are currently available, these opportunities would dry up if townhouses go ahead on our site. I object to people wasting an opportunity of a life time, and wasting the opportunity to improve my area.

13.Summary

In summary I would like to have our site looked at on an individual basis, this way the best result will be achieved for everyone, the land holders and the community.

Our site should be zoned R4, All R4 sites should be minimum 10,000sqm before apartment buildings are allowed to be constructed

I would like to thank the state planning team for listening to us and working with us on this amazing opportunity

Im happy to speak with you to discuss our site in more detail or to explore further option

Regards Mark Nitsos 0414 979 573 82