



MEDIA RELEASE

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THIRD MAJOR DEVELOPER WALKS AWAY FROM SHOWGROUND STATION PRECINCT

Angry calls to investigate Hills Shire Council & local MPs Ray Williams and David Elliott

A third major Developer has walked away from the Showground Station Precinct sparking major concerns and anger the precinct will be a 'white-elephant' with zero development near its new metro rail Station.

Hyecorp Property Group quit the precinct yesterday, joining both Mirvac and CG Group who previously abandoned options on land holdings.

Residents Matter Action Group (ResMAG) spokesperson, Paul Cook, lashed out at the Hills Shire Council which he said is "hell-bent on an anti-development agenda except where it has lined its own pockets by selling off public land".

"Council, supported by local MPs Ray Williams and David Elliott, is clearly rejecting NSW Government policy to encourage affordable high-density housing around the new north-west metro line. We are aware that council has refused or delayed every single Showground Station Precinct proposal put forward by development groups.

"This must be highly embarrassing to the State Government when Liberal MPs and a Liberal Council go against their own Party's policy. The Showground Station Precinct is a 'white elephant' in the making if the State Government doesn't step in immediately to address the situation," Mr Cook said.

Previous attempts to rein in council have failed despite direct intervention by the Minister for Planning, Anthony Roberts, late last year. Roberts knocked back an unworkable council masterplan for the Showground Station Precinct and replaced it with a 'compromised LEP'. Compromises included super-sized apartments in 30 percent of developments and an initial limit of 5000 dwellings in the precinct.

According to Mr Cook, Hills Council has used these compromises to reject planning applications and pick and choose between proposals to create delays rather than address each on its merits as it is received. Council has also drawn up a local Development Control Plan specifically for the Showground Station Precinct which further imposes on the financial viability of development.

He added that Council's actions were highly questionable after it amalgamated public land in the neighbouring Castle Hill North Precinct and sold off to developers for a substantial \$140Million. None of the extreme controls and delays experienced in the Showground Station Precinct apply to former council land.

"Angry local mums and dads who stand to gain from the sale of their properties want an investigation into Council, Williams and Elliott. Council clearly has a major conflict of interest when it comes to development. The NSW Department of Planning must take control of approvals in the Showground Station Precinct. We also call on the Minister for Local Government, Gabrielle Upton, to immediately sack the Hills Shire Council."

Further Information: Contact Paul Cook on 0452 578 845