# North West Rail Link Station Precincts – Kellyville, Bella Vista and Showground

**On-line Survey Report**

December 2014

NSW GOVERNMENT | Planning & Environment

THE HILLS
Sydney's Garden Shire

# BACKGROUND

The $8.3 billion North West Rail Link is Australia's largest infrastructure project currently under construction. Eight new stations will be built along the rail line at Cherrybrook, Castle Hill, Showground, Norwest, Bella Vista, Kellyville, Rouse Hill and Cudgegong Road.

The North West Rail Link Corridor Strategy was finalised and adopted in September 2013, and included Structure Plans to guide future planning and development around each of the new stations. It was predicted that there will be 28,800 new homes and 49,500 new jobs provided in the rail corridor by 2036 to meet the growing demand for more homes and jobs in the region.

In April 2014, the Department of Planning and Environment commissioned a telephone survey to gain insights into community attitudes about planning and development along the rail corridor, and gain a preliminary understanding of the types and activities and facilities the community would like to see within the station precincts, and to understand how the community would like to be consulted. A report on the survey was prepared, and is on the Department's website.

In August 2014, the NSW Government announced three station precincts as Priority Precincts. The Kellyville, Bella Vista and Showground Station Precincts have been identified as areas that can provide more homes and jobs close to public transport.

Following the announcement, an online survey was made available on the Department's website, to gain further understanding of community characteristics, housing choices, and preferences for local facilities and amenities in the station precincts, to help further shape the planning for the precincts. This report discusses the findings of the online survey.

The results of both surveys will be used to help inform the planning work being undertaken for the three station precincts.

# SURVEY METHODOLOGY AND ANALYSIS

The on-line survey was made available on the Kellyville, Bella Vista and Showground Station Precinct websites. The survey comprised 12 questions about the respondent's current circumstances including age, sex and living location, future housing considerations, favoured local facilities and amenities. The survey results will be used to help inform the detailed planning for the precincts.

The community was notified about the survey through different communications material including links on the precinct websites, by Department staff at community at information stalls, newsletters delivered to properties in the precincts, and advertisements in local papers.

The survey was available from 2 August 2014 to 19 October 2014. A total of 280 respondents completed the survey.

The survey results were collated into tables which were used to create graphs. The results were rounded to the nearest whole percentage. A copy of the survey is appended to this report.
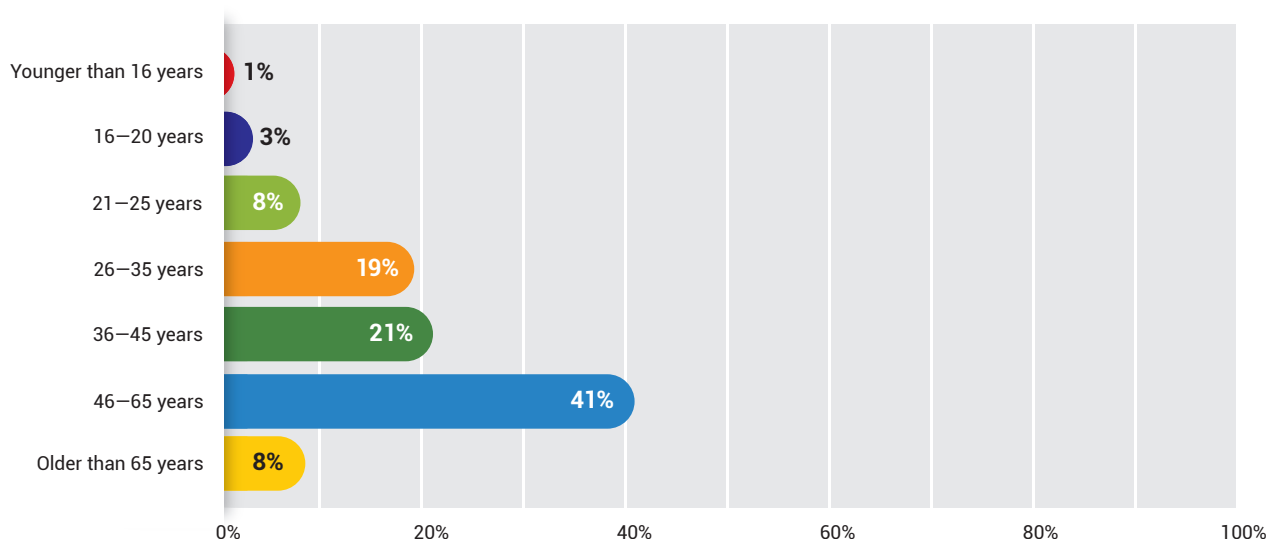
# SURVEY RESULTS

## Population characteristics

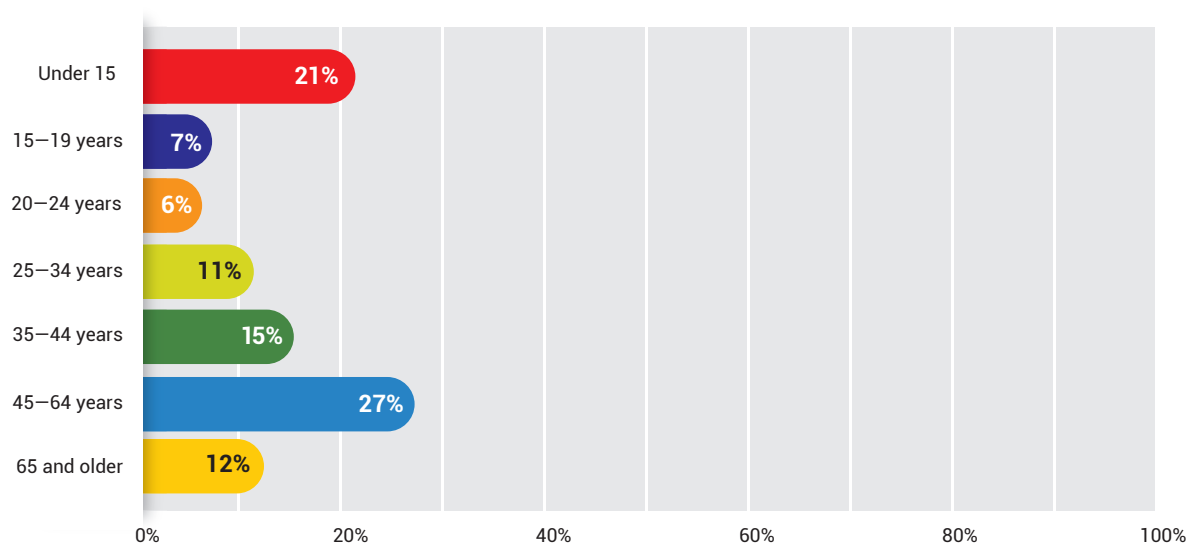Of those who completed the survey, 50% were male and 50% were female.

With regard to age, 41% of respondents were aged between 46-65 years, 21% aged between 36-45 years and 19% aged between 26-35 years. The total percentage of respondents aged between 26 and 65 was 81%.

FIGURE 1 – AGE GROUPS OF RESPONDENTS

| Age Group | Percentage |
|---|---|
| Younger than 16 years | 1% |
| 16—20 years | 3% |
| 21—25 years | 8% |
| 26—35 years | 19% |
| 36—45 years | 21% |
| 46—65 years | 41% |
| Older than 65 years | 8% |

The distribution of age groups was compared to the 2011 Census data for The Hills Local Government Area. The results are detailed in Figure 2 below:

FIGURE 2 – AGE GROUPS IN THE HILLS LOCAL GOVERNMENT AREA

| Age Group | Percentage |
|---|---|
| Under 15 | 21% |
| 15—19 years | 7% |
| 20—24 years | 6% |
| 25—34 years | 11% |
| 35—44 years | 15% |
| 45—64 years | 27% |
| 65 and older | 12% |

Source: 2011 Census

Although the population spread across those aged 25-65 years is similar to the survey results, respondents in these age groups represented 81% of the respondents, compared to 53% of the population in The Hills Shire. A much larger proportion of the population (35%) was aged under 25 years, compared to those who completed the survey (12%). The population aged over 65 was slightly higher in the 2011 Census (12%) than the survey (8%).

## Where people live

Respondents were asked whether they lived in the Kellyville, Bella Vista or Showground Station Precincts. Maps were provided on the precinct websites to assist respondents in answering this question correctly. Overall, 63% respondents reported that they lived in one of the three precincts, and 34% did not. A further 4% were unsure.

FIGURE 3 – DID RESPONDENTS LIVE IN THE KELLYVILLE, BELLA VISTA OR SHOWGROUND STATION PRECINCTS?
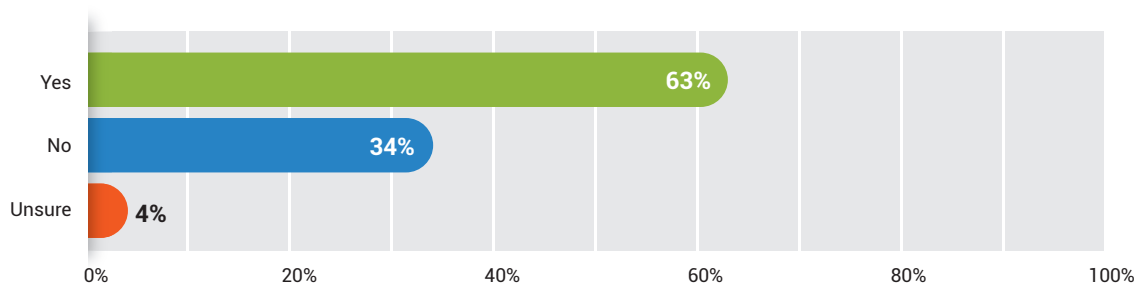


Respondents were also asked to state the postcode in which they lived. There are four postcodes that cover the station precincts (2153, 2154, 2155 and 2768), and 76% of respondents lived in one these postcodes. Postcodes directly adjoining these postcodes accounted for 8% of respondents. The remaining 17% lived in other postcodes, with all but three within the Sydney Metropolitan Area.

## Housing types

Respondents were asked to identify what type of home they currently lived in, from a list provided in the survey. The most common type of home was detached or stand-alone house (83%). The four other type of housing types listed – semi-detached house, townhouse/terrace house, apartment building up to 3 storeys, or apartment building 4 storeys or more, each represented between 3%-5% of responses, and a total of 15%. Housing types in the 'other' category, representing 2% of responses, included rural property and retirement village.

FIGURE 4 – TYPE OF HOUSES CURRENTLY LIVED IN
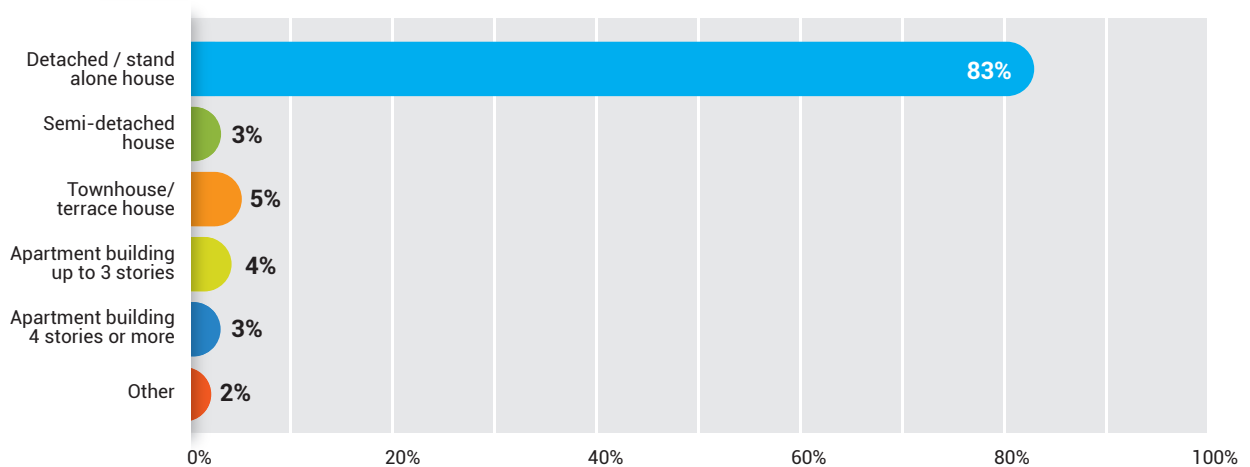
The data for the type of occupied private dwellings in The Hills Local Government Area, recorded for the 2011 Census, reflects a similar distribution of housing type as in the online survey, as detailed in Table 1 below. Comparisons with the distribution of these types of dwellings across NSW as a whole have also been included for information:

TABLE 1 – COMPARISON OF HOUSING TYPES

| Housing Type | On-line survey | The Hills LGA | NSW |
|---|---|---|---|
| Detached house | 83% | 84% | 70% |
| Semi-detached house; terrace; townhouse | 8% | 11% | 11% |
| Unit/apartment | 7% | 5% | 19% |

SOURCE: 2011 CENSUS

Respondents were then asked what sort of homes they would consider living in at some time in the future. The same list of housing types provided for the previous question was used. Respondents were allowed to choose up to three options, including another type not on the list.

FIGURE 5 – TYPE OF HOMES CONSIDERED FOR THE FUTURE
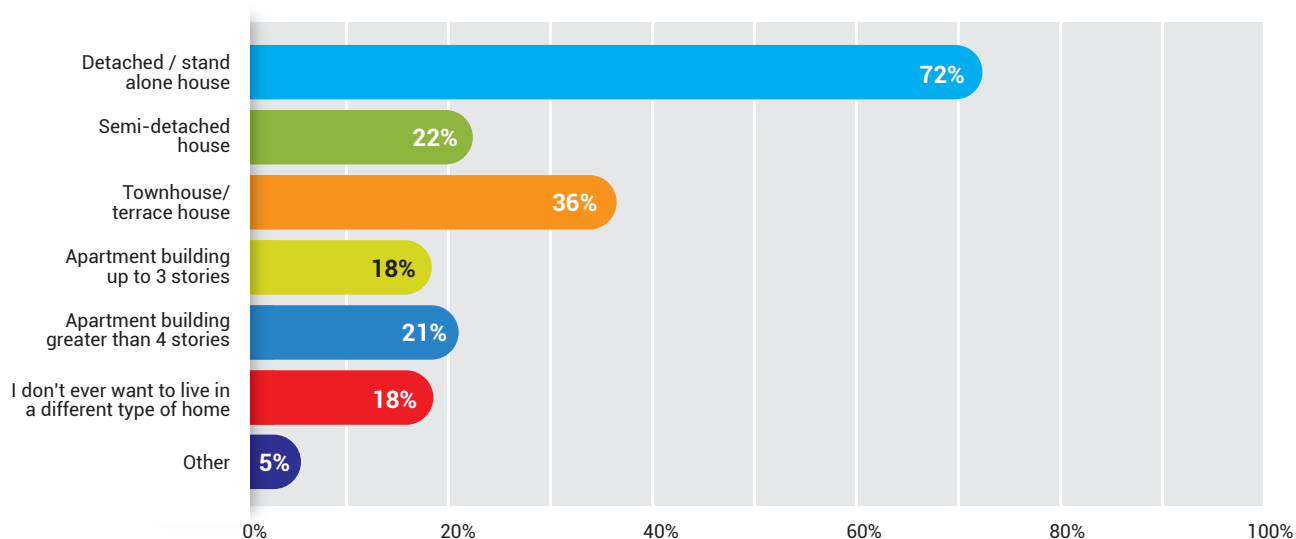


The most popular choice of home was detached/stand-alone house (selected by 72% of respondents). Of the other types of homes, townhouse/terrace house was the second most popular (36%), followed by semi-detached house (22%), apartment building 4 storeys or more with lift (21%), and apartment building up to 3 storeys in height (18%). The statement "I don't ever want to live in a different type of home" was selected by 18% of respondents. Housing types in the "other" category included rural property, and over-55's accommodation.

The following two graphs provides a further breakdown of responses for those aged 35 years and younger (figure 6), and those aged 36 years and older (figure 7).

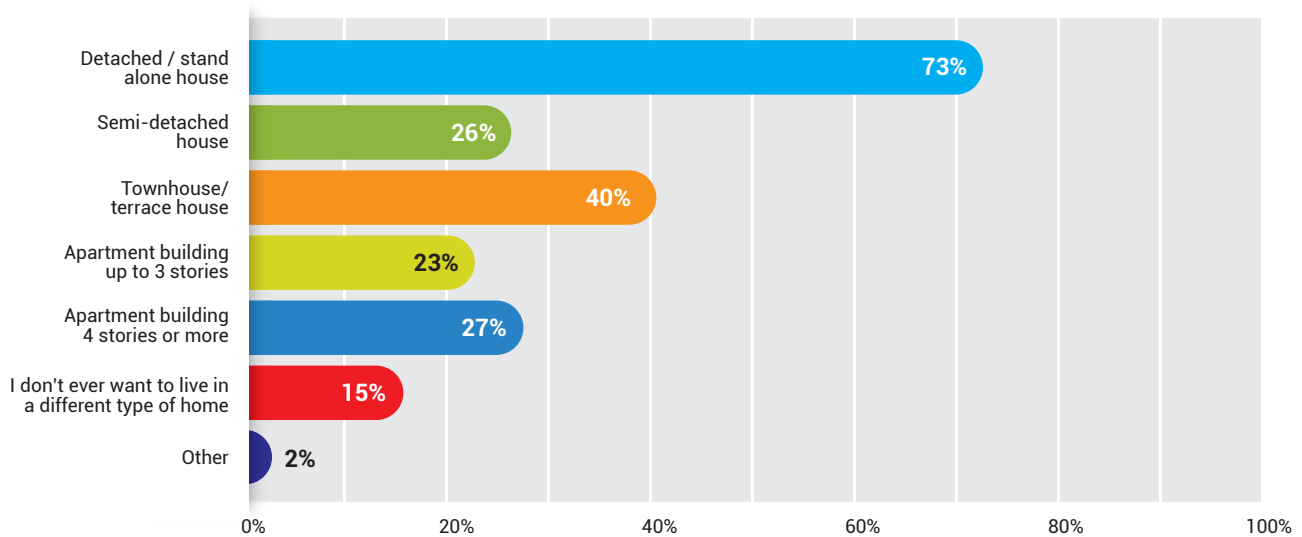FIGURE 6 – TYPE OF HOUSES CONSIDERED FOR THE FUTURE (AGED 35 YEARS AND YOUNGER)

| Type | Percentage |
|------|------------|
| Detached / stand alone house | 73% |
| Semi-detached house | 26% |
| Townhouse/ terrace house | 40% |
| Apartment building up to 3 stories | 23% |
| Apartment building 4 stories or more | 27% |
| I don't ever want to live in a different type of home | 15% |
| Other | 2% |

FIGURE 7 – TYPE OF DWELLINGS CONSIDERED FOR THE FUTURE (AGED 36 YEARS AND OLDER)

| Type | Percentage |
|------|------------|
| Detached / stand alone house | 71% |
| Semi-detached house | 21% |
| Townhouse/ terrace house | 35% |
| Apartment building up to 3 stories | 16% |
| Apartment building 4 stories or more | 18% |
| I don't ever want to live in a different type of home | 19% |
| Other | 6% |
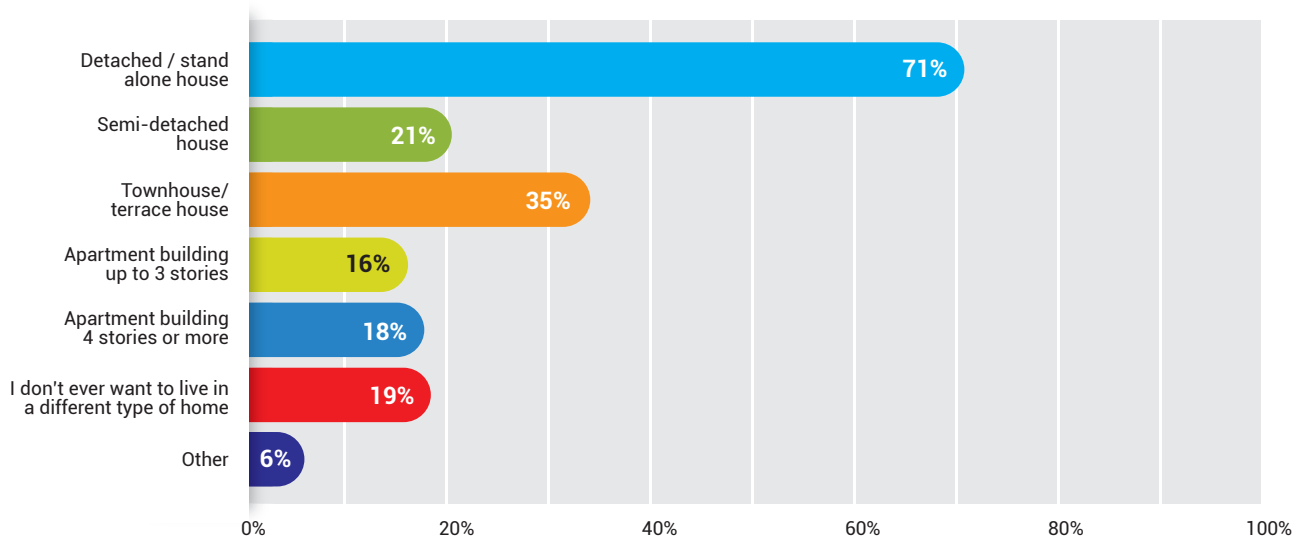
Although detached housing is still the most popular form of housing for both younger and older age groups, those 35 years and younger are more willing to consider living in an apartment compared to those aged 35 years or older.

Respondents were also asked if they were to move to a different type of home in the future, would they prefer to live in the same area they do now. Over three-quarters (78%) stated that they would prefer to remain in the area.
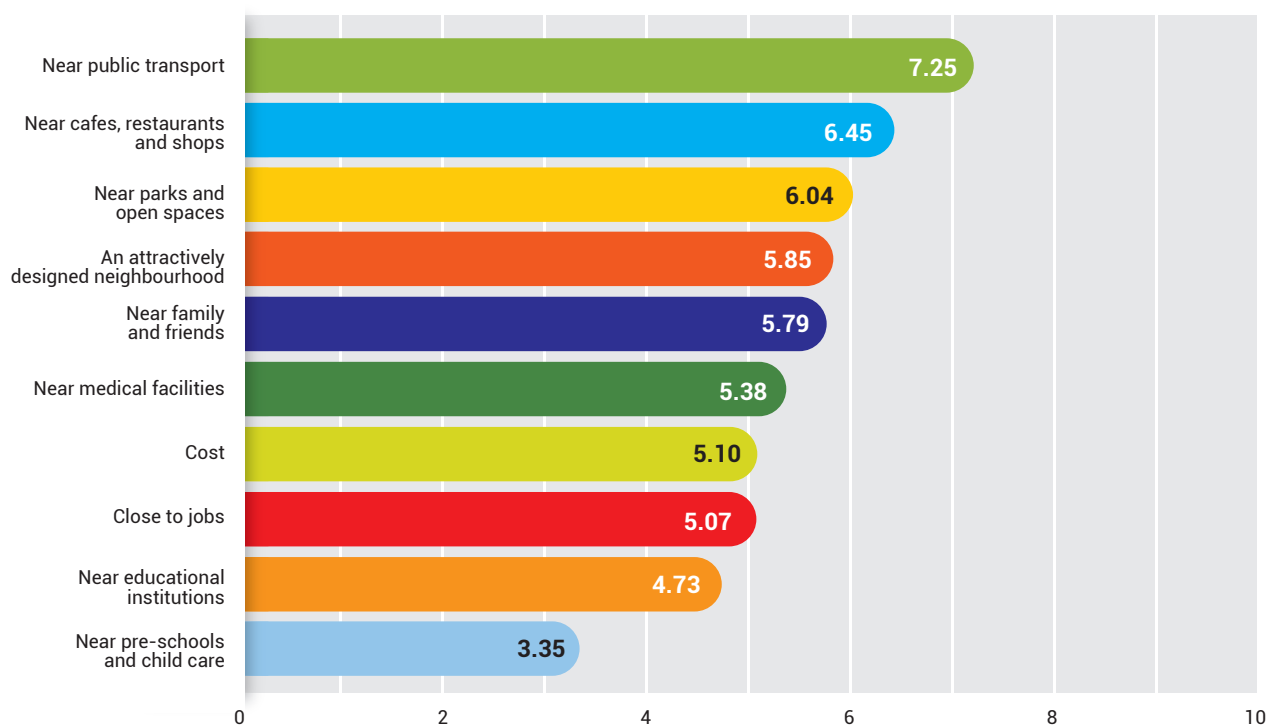
Yes **78%**
No **22%**

0%   20%   40%   60%   80%   100%
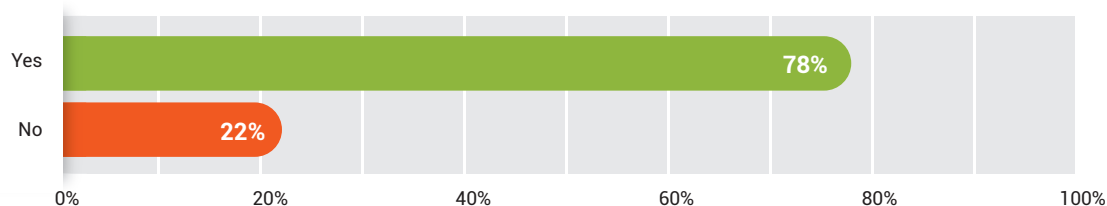
## Factors influencing choice of housing location

Respondents were asked to rank the importance of 9 different features that would influence the choice for future housing locations. Figure 9 below shows the result of the average ranking for each feature, in descending order.

Near public transport **7.25**
Near cafes, restaurants and shops **6.45**
Near parks and open spaces **6.04**
An attractively designed neighbourhood **5.85**
Near family and friends **5.79**
Near medical facilities **5.38**
Cost **5.10**
Close to jobs **5.07**
Near educational institutions **4.73**
Near pre-schools and child care **3.35**

0   2   4   6   8   10

The most important feature for respondents was being near public transport. The next most important, in order, were near cafes, restaurants and shops; near parks and open space; an attractively designed neighbourhood; and living near family and friends.

## Finance for next or first homes

Respondents were asked how much they could afford to spend on their next, or first home. Four categories were provided. The largest group (between $750,000 to $1 million to spend) represented 35% of responses. Just below half of respondents (45%) had $750,000 or less to spend.

FIGURE 10 –NEXT OR FIRST HOME AFFORDABILITY
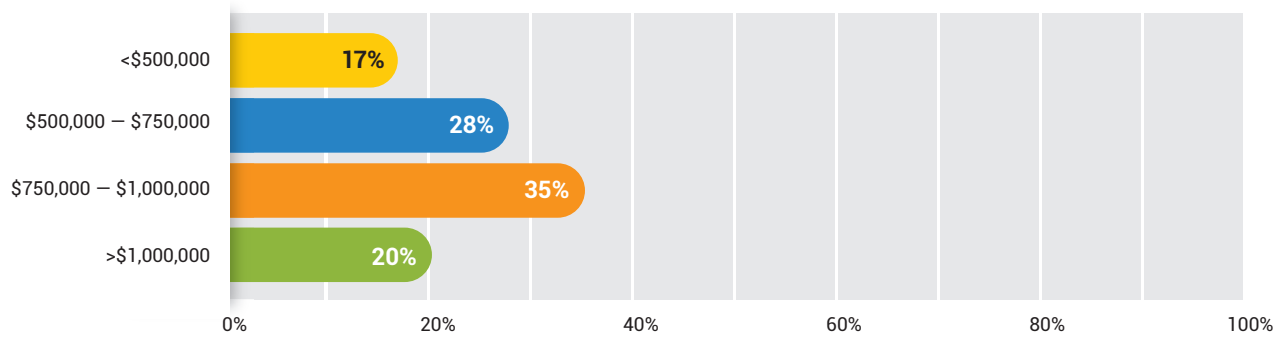


According to Australian Property Monitors, the median house price in The Hills Local Government Area is $880,000, and the median unit price is $600,000. Detached houses on the market during the survey period in Castle Hill, Bella Vista or Kellyville were generally over $700,000. Townhouse/ attached dwellings were generally over $600,000, and units generally over $550,000.

## Housing affordability for younger generations

When asked whether respondents had concerns about children and young people being able to afford a home in the area in the future, a total of 81% of responses answered "Yes".

FIGURE 11 – CONCERNS ABOUT YOUNGER GENERATIONS AND HOUSING AFFORDABILITY
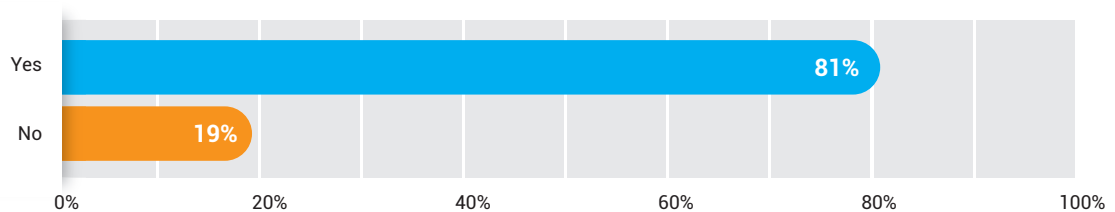
# Local facilities to support growth

Respondents were asked to nominate the type of local facilities and amenities that should be provided to support growth, and benefit the existing and future communities. Up to 3 options could be chosen from a list of 7 different types of community and local facilities, as well as an option to nominate another type of facility not listed.

The most popular selection was parks and reserves (chosen by 78% of respondents), followed by community facilities e.g. library, community centre (chosen by 53% of respondents), and bicycle paths/walking paths (chosen by 51% of respondents).

Suggestions for facilities in the "other" category, which was selected by 16% of respondents, included a performing arts centre, dog parks, and day care facilities.

The responses are detailed in Figure 12 below, listing in descending order of popularity.

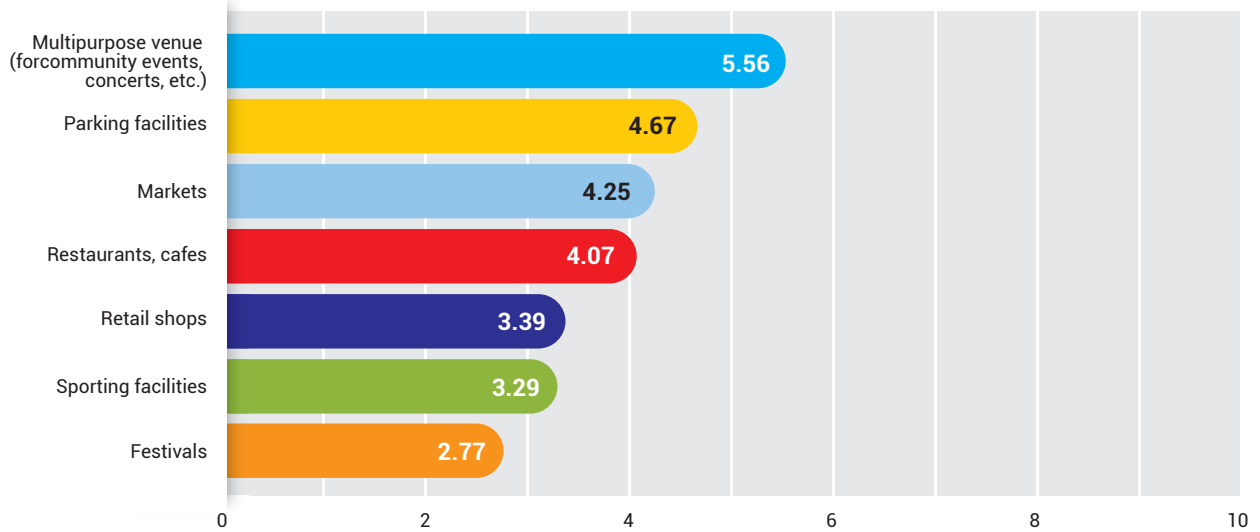FIGURE 12 – PREFERRED LOCAL FACILITIES AND AMENITIES TO SUPPORT GROWTH
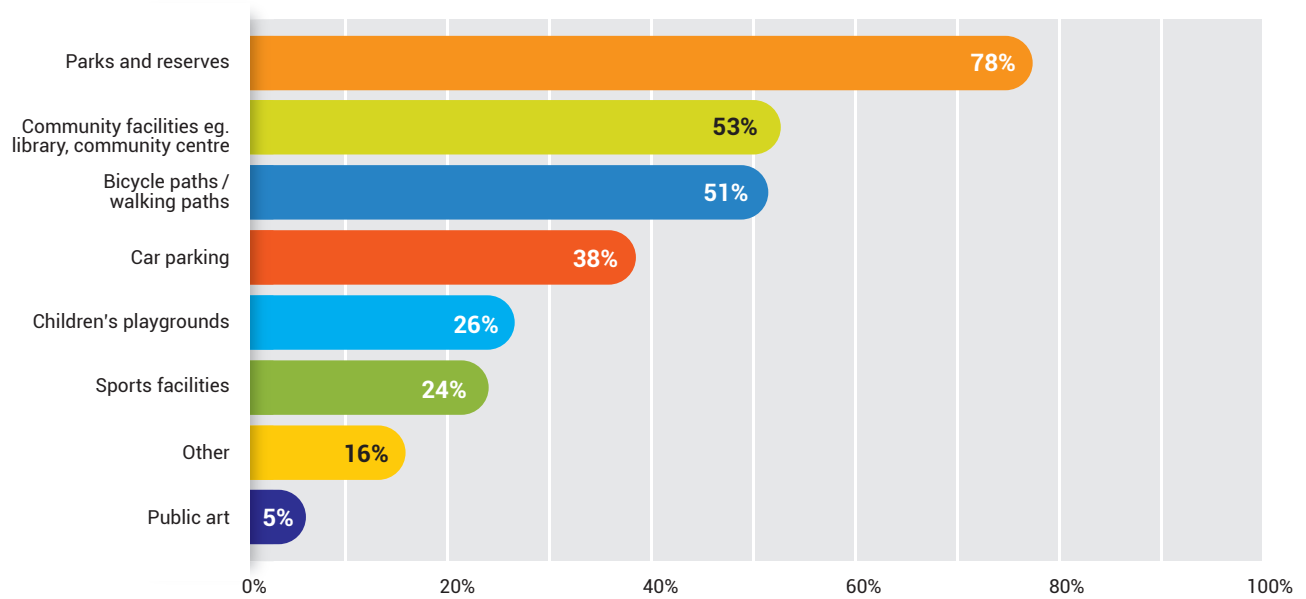
# Castle Hill Showground facilities

The final question of the survey related specifically to the Castle Hill Showground. Respondents were asked to rank in order of importance seven different types of local facilities and amenities that could be provided at the Showground in the future. The most popular choices were multipurpose venue, followed by parking facilities and markets.

Figure 13 below shows the shows the result of the average ranking for each facility, in descending order.

FIGURE 13 – PREFERRED FACILITIES FOR CASTLE HILL SHOWGROUND

| Facility | Average ranking |
|---|---|
| Multipurpose venue (forcommunity events, concerts, etc.) | 5.56 |
| Parking facilities | 4.67 |
| Markets | 4.25 |
| Restaurants, cafes | 4.07 |
| Retail shops | 3.39 |
| Sporting facilities | 3.29 |
| Festivals | 2.77 |

# SUMMARY OF KEY FINDINGS

In summary key findings from the survey include:

- The survey had a similar spread of the population within the ages of 26 and 65 years compared to the age distribution within the Hills LGA, although the Hills LGA has a much larger population aged under 25 (35%) compared to those who completed the survey (12%).

- Nearly two thirds of the respondents (63%) lived in either the Kellyville, Bella Vista or Showground Station Precincts.

- The vast majority of respondents (83%) live in detached/stand-alone homes, which is similar to the percentage of detached/stand-alone homes in the Hills LGA.

- Although detached/stand-alone dwellings were the most common form of housing lived in by respondents, more would consider living in a home other than a detached/stand-alone dwelling in the future, compared to the type of home they live in now.

- The vast majority of respondents (78%) would prefer to live in the same area if they moved to a different type of home.

- On average, the three most important facilities identified that would influence where respondents would live are public transport; near cafes, restaurants and shops; and near parks and open space.

- Just over half of respondents (55%) considered they had over $750,000 to spend on their next home, and just under half (45%) had less than $750,000. It is noted that the median house price in the Hills LGA is approximately $833,000.

- The vast majority (80%) were concerned that younger people would have difficulty affording a home in the area in the future.

- The most popular local facilities and amenities identified to support growth in the area are parks and reserves; community facilities e.g. library, community centre; and bicycle and pedestrian paths.

- The most popular facilities identified that could be provided at the Castle Hill Showground are multipurpose venue; parking facilities; and markets.

# APPENDIX A—SURVEY QUESTIONNAIRE

## North West Rail Link - Survey on station precincts

**\*1. Are you...**

◯ Male

◯ Female

**\*2. How old are you?**

☐ Younger than 16 years

☐ 16-20 years

☐ 21-25 years

☐ 26-35 years

☐ 36-45 years

☐ 46-65 years

☐ Older than 65 years

**\*3. Do you live in either the Kellyville Station, Bella Vista Station or Showground Station Precincts? (refer back to website for precinct maps)**

◯ Yes

◯ No

◯ Unsure

**\*4. What is the postcode of the area you live in?**

**\*5. What type of home do you live in?**

◯ Detached/stand alone house

◯ Semi-detached house

◯ Townhouse/terrace house

◯ Apartment building up to 3 storeys

◯ Apartment building 4 storeys or more

◯ Other (please specify)

# North West Rail Link - Survey on station precincts

**\*6. What type of home would you consider living in the future? Please select up to 3 preferred options.**

- ☐ Detached/stand alone house
- ☐ Semi-detached house
- ☐ Townhouse/terrace house
- ☐ Apartment in building up to 3 storeys
- ☐ Apartment in building 4 storeys or more (with lifts)
- ☐ I don't ever want to live in a different type of home
- ☐ Other (please specify)

  [                                        ]

**\*7. If you were to move to a different type of home in the future, would you prefer to stay in the same area you live now?**

- ☐ Yes
- ☐ No

**\*8. How important are the following when choosing where to live? Please rank in order of importance (1=most important, 10=least important).**

| | |
|---|---|
| [   ] | Near cafes, restaurants and shops |
| [   ] | Near pre-schools and child care |
| [   ] | Near educational facilities (eg. schools, higher education facilities) |
| [   ] | Near medical facilities and aged care facilities |
| [   ] | Near family and friends |
| [   ] | Near public transport (eg. a railway station or bus stop) |
| [   ] | Near parks and open space |
| [   ] | An attractively designed neighbourhood |
| [   ] | Close to jobs |
| [   ] | Cost |

**\*9. In purchasing your next (or first) home, how much could you afford to spend?**

◯ <$500,000

◯ $500,000 - $750,000

◯ $750,000 - $1,000,000

◯ >$1,000,000

**\*10. Do you have concerns about children and young people being able to afford a home in the area in the future?**

◯ Yes

◯ No

**\*11. What sort of facilities should be provided to support growth and benefit the existing and future community? Please select up to 3 options that are most important for you.**

☐ Parks and reserves

☐ Community facilities e.g. library, community centre

☐ Children's playgrounds

☐ Public art

☐ Bicycle paths/walking paths

☐ Car parking

☐ Sports facilities

☐ Other (please specify)

# North West Rail Link - Survey on station precincts

**\*12. The North West Rail Link Corridor Strategy outlines a vision for new development and mixed uses around Castle Hill Showground. Please rank in order of importance (1=most important, 7=least important) the types of facilities/activities you would like to see at the Castle Hill Showground in the future.**

| | |
|---|---|
| | Multipurpose venue (for community events, concerts etc) |
| | Parking facilities |
| | Markets |
| | Retail shops |
| | Restaurants, cafes |
| | Sporting facilties |
| | Festivals |