

Mirvac pulls out of development after decision to enforce 30pc larger units



An artist rendering of the proposed Sydney Metro Showground. **Supplied** by [Su-Lin Tan](#)

Mirvac's decision to pull out of apartment development at the future Sydney Northwest Metro train station precinct Showground is a result of a political chess-game aimed at getting more votes from large dweller proponents at the expense of higher density affordable housing, industry group Urban Taskforce said.

Mirvac has pulled out of the redevelopment of Showground in Sydney's north-west because changes in planning controls have dictated larger than average apartments in the area.

"There is a growing anti-development sentiment occurring in metropolitan Sydney that seems to prefer no change to existing communities," Urban Taskforce chief executive Chris Johnson said.

"The swing to apartment living is partly a lifestyle issue and partly an affordability issue. All levels of government have a responsibility to support the ability of future generations to have somewhere to live that is affordable."

With the NSW state elections about a year away, Liberal-controlled councils and government appeared to be resisting higher density living favoured mainly by Labor-leaning lifestyle dwellers, Mr Johnson added.

"They are younger, more educated, more culturally connected and more interested in lifestyle than the dollar value of a house ... apartment dwellers are more likely to vote Labor than Liberal and this may be influencing attitudes of the Liberal controlled Hills Shire Council."

The council said larger size requirements were agreed upon after consultations with the public and the Department of Planning.

"I commend the NSW Department of Planning and Environment for finalising plans that included larger lot sizes and ensuring an appropriate mix of units is provided throughout the Precinct. Larger lot sizes gives you opportunity for better master planning outcomes and a more favourable result for our current and future residents," Mayor Byrne added.