



Anoulack Chanthivong MP

MEMBER FOR MACQUARIE FIELDS

The General Manager
Campbelltown City Council
Via email: lindy.deitz@campbelltown.nsw.gov.au
Cc: council@campbelltown.nsw.gov.au

18 February 2020

Re: Development application 1227/2019/DA-M

Dear Lindy,

I write in relation to **development application 1227/2019/DA-M** for the construction of 23 townhouses and basement car parking at 12-16 Francis Street and 121 Minto Road, Minto.

I wish to state my objection to this proposed development. Despite minor changes to the plan, the proposal remains flawed and incompatible with the local area.

I support residents' concerns that the proposed development will have an adverse impact on the local area's suburban character. Residents rightfully point out that the proposed development will lead to overcrowding, more congestion and increased traffic in their local neighbourhood.

InglePark Estate residents' concerns are consistent with my Stop the Squeeze community survey results. Emphatically, 98% of survey respondents said they have had enough of development in their suburb, and 98% of people said it's important to retain the area's suburban character.

Residents who moved to Inglepark Estate decades ago are scared for what the future holds. If the proposed development proceeds, they are deeply worried that the proposal is incompatible with the area and will irreversibly change the suburban character.

Consequently, the wellbeing and quality of life for local residents will be negatively impacted as a result of the proposed development.



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Other concerns regarding the proposed development include:

- **Zoning:**

The land is zoned R2 – for low density development. The proposed construction of 23 townhouses is not consistent or compatible with the current zoning. This will lead to overcrowding and significantly alter the suburban landscape. The proposed R3 development will open the floodgates to medium density housing and a more dense urban form. The neighbourhood is currently not designed to sustain increased population and traffic. The infrastructure to support increased density is also severely lacking.

- **Traffic and access to Inglepark Estate:**

Inglepark Estate currently has only one entry point – Burford Street/Minto Road intersection. Around 250 homes are serviced by this one egress point at Burford Street. This is a single lane leading onto busy Minto Road. The close proximity to the hazardous Ohlfsen Road intersection further increases the risk of traffic incidents. Any dramatic increase in vehicles accessing Burford Street will cause traffic chaos. Further, it is noted that with only one main entry point, any increase in density will make it increasingly difficult for emergency service vehicles to access the area.

- **Inadequate parking provisions:**

Car parking spaces on Francis Street are already at a premium and, given future population projections, the proposed number of car parking spaces will be severely inadequate and streets will be choked with vehicles.

- **Accessibility to public transport:**

The bus stop on Minto Road (opposite Ohlfsen Road), in the direction of Ingleburn, is inaccessible. There is no footpath on Burford Street, Francis Street and between Burford Street and the bus stop of Minto Road. The terrain is steep and uneven, making it unsuitable and unsafe for most pedestrians.

Similarly, in the direction of Minto Marketplace, the nearest bus stop is 850 metres from the proposed development. There is no footpath on either side of the road. Further, the proposed development is more than 800 metres from the nearest train station at Minto. Given the steep and uneven terrain and no footpath in either direction, the development does not have the adequate supporting infrastructure to encourage residents to use public transport. This will further exacerbate parking, traffic and congestion issues in the neighbourhood.

Inglepark Estate residents, like many in my community, want to maintain their suburbs' character and they want to continue enjoying the quality of life in their local street. The proposed overdevelopment threatens to destroy both.



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The overwhelming message from the residents of Inglepark Estate is that the proposed development is incompatible with the local area and will drastically change the suburban character and their way of life – forever.

The planning mistakes of the past must not be repeated. The State Liberal Government's continued overdevelopment of our suburbs at the expense of our suburban character and quality of life must be stopped.

Our local community deserves better. If the proposal goes ahead, there is no turning back.

I also reiterate my repeated calls for the State and Federal Liberal Governments to give us our fair share and fund critical infrastructure as our City continues to grow – now and into the future.

It is time to Stop the Squeeze and listen to the voices of our local community.

We must act on local residents' concerns. I would also encourage Council to stand up for its community and make a submission to support local residents' objection of this proposal, which is so important to them and their families.

I request Council's advice on the issues raised in this submission.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Anoulack Chanthivong', followed by a horizontal line.

Anoulack Chanthivong, MP
Member for Macquarie Fields