



Anoulack Chanthivong MP

MEMBER FOR MACQUARIE FIELDS

Submission on 1091/2021/DA-RA - Demolition of existing structures and construction of a five storey residential apartment building containing 53 apartments and two levels of basement car parking, and provision of space for a childcare centre on the ground floor of the building at 14-20 Palmer Street, Ingleburn

17 May 2021

I wish to raise my objection to the development application for a five-storey apartment building at 14-20 Palmer Street, Ingleburn.

This development application is completely inconsistent with community expectations and wishes. In fact, my Stop the Squeeze found that local residents are fed up with overdevelopment:

- 98% of respondents said they have had enough of development in their suburb
- 96% of people think developers have too much power
- 95% of residents do not support more development in their suburb
- 98% of locals say it's important to retain the area's green open space and suburban charm
- Loss of green open space, Traffic, and General overcrowding were the top three concerns about overdevelopment.

Overdevelopment results in overcrowded schools, traffic and parking congestion, the loss of green open space, destroys the suburb nature of our suburbs and diminishes our quality of life.

High-rise residential buildings like the one proposed inevitably result in increased traffic and parking congestion, despite traffic reports claiming the contrary. The car-lined streets around high-rise development in the Campbelltown and Liverpool CBDs are evidence of this fact.

It must be noted that Part 17 of Campbelltown City Council's *Campbelltown (Sustainable City) Development Control Plan 2015* expressly prohibits a boarding house development "within 50 metres of the commencement of the head of a cul-de-sac to which vehicular access to the site is obtained".

The proposed development site is within approximately 40 metres of the commencement of the head of the cul-de-sac in Palmer Street (see Annexure 1). It would be ludicrous to allow a five-storey building with 53 apartments within 50 metres of a cul-de-sac when a boarding house development in the same location is prohibited.

If the proposed development in Palmer Street is allowed to proceed, Ingleburn's village character will be irrevocably ruined.

Yours sincerely,

Anoulack Chanthivong MP
Member for Macquarie Fields

Annexure 1

Screenshot of Google Maps measuring distance from boundary of 14 Palmer Street, Ingleburn to the commencement of the head of the Palmer Street cul-de-sac.



Source: Google Maps 2021