



# Anoulack Chanthivong MP

MEMBER FOR MACQUARIE FIELDS

The General Manager  
Campbelltown City Council  
PO Box 57  
CAMPBELLTOWN NSW 2560

7 September 2018

Dear Lindy,

I refer to the 22 August 2018 business paper of the Campbelltown City Council Local Planning Panel.

I have serious concerns in relation to the "Draft Planning Proposal – Ingleburn CBD The Core Precinct May 2018".

As previously advised, I recently released the results of my Stop the Squeeze survey in which residents in my electorate were asked for their feedback on development and overdevelopment in our local area.

Emphatically, 98% of respondents across my electorate said they have had enough of development in their suburbs. In addition, 95% of residents do not support more development, including high-rise, in their suburb.

In Ingleburn alone, 96% of respondents did not support high-rise in the suburb, 95% think developers have too much power and almost every resident thinks it's important to retain the suburban charm of Ingleburn.

This is an overwhelming message from local residents – they don't want the high-rise and high-density development as outlined in the "Draft Planning Proposal – Ingleburn CBD The Core Precinct May 2018".

My motivation behind Stop the Squeeze was to give a voice to my constituents. I now ask the Council to listen to the concerns of the local community and implement planning policies that accurately reflect the views of my constituents.

It would also be greatly appreciated if you could provide advice on the matters raised below:

1. I note on pages 16 and 17 reference is made to additional car parking in the form of a 4 storey multi-deck carpark with a 600 car capacity.

I also note that on page 48 that it is stated 'funds would not be available for the construction of the multi-deck car park in the short term'.

Can you please advise me what 'short term' means? Will the multi-deck car park require users to pay a fee?

What guarantees will the Council provide that the car park will ever be built given that any redevelopment projects will, no doubt, occur over many years if not decades?

The business paper also states on page 48 that the multi-deck car park will be constructed on a 1.2 ha site which currently provides 440 carparks. This 1.2 ha will also be the site of Proposed Park A. The business paper also notes that on page 49 Proposed Park B will be on constructed on land which currently provides 80 car parks.

Can you please confirm that under the proposal as outlined in the business paper the net gain of car parks in Ingleburn, will at best, be approximately 80 car spaces?

How was it determined that a net gain of 80 car spaces is adequate for the proposed high-density development and increase in residential population?

2. I note that on page 17 approximately \$13.5M is required to address the current flooding issues in the Ingleburn CBD. I also note on page 45 that 'there are significant services in the area... and until a detailed investigation and design is undertaken, the above is only an estimate'. Based on the information in the business paper, it appears that \$13.5M is the minimum cost, with actual costings likely to be higher.

On page 27 of the business paper it states that funding of this work 'may be included as part of a development contribution plan, or via an additional levy'.

Will all Campbelltown ratepayers be subjected to this potential levy? Will this potential levy only apply to the residents in the high-rise developments in Ingleburn? How long will this potential levy apply?

3. Finally, I note on page 16 two new parks are proposed on Council land.

What is the timing for the construction of these parks? What is the funding source for the creation of these parks?

I look forward to your advice on these important matters.

Yours sincerely,



**Anoulack Chanthivong MP**  
Member for Macquarie Fields