

Philip Occhiuto

From: Philip Occhiuto
Sent: Wednesday, 9 December 2015 11:55 PM
To: 'council@campbelltown.nsw.gov.au'
Subject: Application Number: 2850/2015/DA-MAH, Lot 102 DP 618816, 108 Macquarie Road, Ingleburn

I write this email in my capacity as secretary of the Ingleburn Business Chamber (formerly Ingleburn Chamber of Commerce & Industry).

I refer to the development application for the abovenamed property, comprising a two shop and 30 boarding room development together with a separate six room boarding room development.

I submit the following comments on behalf of the Chambers members and executive committee (“our Chamber”):

- In view of the impending release of the Ingleburn Precinct Plan by Planning NSW, together with the consequent finalisation of the Ingleburn Structure Plan by Council (both of which will result in planning at a master level for an area within 800 metres of Ingleburn railway station), it is suggested that consideration of the application be deferred pending finalisation of the Ingleburn Structure Plan. Our Chamber feels that the application may well be out of character with the eventual planning for this section of Ingleburn and the site.
- Our Chamber urges Council to discuss the application with the applicant with a view to achieving a better outcome for the site which will fit in with the Ingleburn Structure Plan objectives. In this regard we note that it is highly likely the site will be zoned for high density development (7+ storeys), with development at street level being between 2 to 4 storeys and the rest of the development being set back for the remaining storeys.
- If the site is developed in the manner applied for by the applicant, the opportunity will be lost for a considerable time into the future for the site to reach its full development potential under the proposed Ingleburn Structure Plan.
- If Council, however, considers that consideration of the application cannot be deferred pending finalisation of the Ingleburn Structure Plan, or considers that it is unable to discuss a better outcome for the site with the applicant, then our Chamber urges Council to consider best practice for a boarding house of this nature and achieve an outcome for the site which will ensure that tenants for the site, and the Ingleburn community, benefit from the adoption of boarding house best practice. We note in particular comments from Reverend David Ould from the Glenquarie Anglican Church expressed to our Chambers executive committee that the success of a boarding house of this nature is dependant on the quality of the accommodation as well as the level and quality of community support services available locally to the prospective tenants of the boarding house.
- In light of the interest that is likely from the wider Ingleburn community in this application if the community were made aware of the application, we also ask Council to consider extending the current submission period for the application by at least one month and during that time provide the wider community with notice of the application and invite them to make submissions. Our Chamber feels that the notification of the application to the community has been insufficient to enable full and proper submissions to have been received by Council in relation to the application.

Our Chamber would have liked to have sought professional advice in preparing a submission but has not been able to do so given the short time frame between becoming aware of the application and the closure of the submission period. Our Chamber, accordingly, submits these brief comments in lieu of such a submission.

Kind regards
Philip Occhiuto
Secretary
Ingleburn Business Chamber

Occhiuto Partners - Accountants

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