

8 August 2014

[draftdep2014@campbelltown.nsw.gov.au](mailto:draftdep2014@campbelltown.nsw.gov.au)

The members and committee of the Ingleburn Chamber of Commerce & Industry Inc make the following submission on the draft Campbelltown Local Environment Plan 2014:

In relation to the draft Campbelltown LGA Strategic Outline Plan

- The Chamber congratulates Campbelltown City Council on capturing in a one page document the hopes and aspirations of many residents of the Campbelltown Local Government Area. In particular, showing Campbelltown–Macarthur, Ingleburn, and Glenfield as Major Growth Nodes.
- Our Chamber is supportive of Campbelltown becoming a regional City and of Ingleburn becoming a Major Centre. We believe the Outline Plan clearly sets out the importance of these two Centres to the Campbelltown LGA and, by implication, to the growing South West metropolitan sector.
- The Chamber is also fully supportive of the proposed roads incorporated in the Outline Plan, namely the Georges River Parkway, the link from the Georges River Parkway through the Minto/Ingleburn reserve area to Campbelltown Road, the link from the Georges River Parkway through Cambridge Avenue and the proposed new Glenfield Road to Campbelltown Road, the Spring Farm Parkway, and the extension of Badgally Road to Broughton Street and on to the Georges River Parkway.
- The Chamber submits, however, that the link through the Minto/Ingleburn reserve area from the Georges River Parkway to Campbelltown Road should not stop at Campbelltown Road but should instead extend through to St Andrews Road, and that St Andrews Road should (in turn) be shown as a vital link from its connection with our proposed extension through to Camden Valley Way. Our Chamber believes that this proposed St Andrews link would provide a vital road that would give an essential east-west connection to not only Ingleburn but also the whole of the Campbelltown LGA.
- We strongly urge Council to alter the Outline Plan to include our proposed link.

In relation to the Campbelltown Local Planning Strategy

- The document on Page 31 rightly refers to Campbelltown–Macarthur Centre as the key Regional City for the South West Sydney Sub Region. The document on the same page goes on to state that Ingleburn is identified as an important Town Centre servicing the northern parts of the Campbelltown LGA.
- Our Chamber believes that Ingleburn’s role is that of a Major Centre, and one that services a much wider area than just the northern parts of the Campbelltown LGA.
- In this regard we note that Council in its submission to the draft Metropolitan Strategy proposed Ingleburn as a Major Centre, and we also note a letter to the Minister for Planning and Environment from Council strongly reinforcing Councils submission.
- On page 53 of the document reference is made to Campbelltown–Macarthur Centre becoming a Regional Centre and to Glenfield becoming a Town Centre, but no reference is made to Ingleburn becoming a Major Centre. We believe a reference must be made to Ingleburn becoming a Major Centre.
- On the same page reference is made to the “potential provision of additional floor space in the Ingleburn Town Centre to reinforce its status”. We believe that reference should be changed to “elevate its status to a Major Centre”.
- Similarly, on Page 71 of the document, reference is made to Ingleburn as a dynamic Town Centre. We believe that reference should be changed to a dynamic and emerging Major Centre.
- Consistent with our submission, reference to Ingleburn Town Centre on Pages 74 and 75 of the document should be changed to Ingleburn Major Centre.
- On Page 83 of the document reference is made to Ingleburn Town Centre. In accordance with our submission, we believe that should be changed to Ingleburn Major Centre.
- In summary, it is our Chambers belief that Ingleburn is much more than a Town Centre and is, in fact, an emerging Major Centre. Consistent with that belief, and coupled with both Councils and this Chambers submission to the draft Sydney Metropolitan Strategy, we believe that all reference to Ingleburn in the Campbelltown Local Planning strategy should be to it as a Major Centre. Ingleburn as a Major Centre goes hand in hand with Campbelltown-Macarthur as a Regional Centre and Glenfield as a Town Centre.

#### In relation to Ingleburn Industrial Area as a Business Park

- The Campbelltown Employment Lands Review rightly identifies sections of the Ingleburn Industrial Area as one of three potential Business Parks in the Campbelltown Local Government Area (the section identified being the area that adjoins the Ingleburn Railway Station and surrounds Memorial Oval).
- Our Chamber notes that, whilst the other two proposed Business Parks (Glenfield and Campbelltown-MacArthur) have merit, the proposed Ingleburn Business Park is the only one of the three that can quickly be implemented in the short term, and which has existing and improving access to both public transport and major road links.
- Our Chamber also notes that in the previously proposed but not adopted Ingleburn Structure Plan an Ingleburn Business Park was recommended by the consultants and the committee that drew up the proposed Structure Plan.
- Our Chamber further notes that in the consultative process recently undertaken by Council in formulating a Structure Plan for Ingleburn, a great deal of support was provided by a number of participants to a Business Park being incorporated in any proposed Ingleburn Structure Plan..
- Our Chamber urges Council to give a proposed Ingleburn Business Park weight by incorporating it in the Local Planning Strategy and by providing the zoning to allow such a Business Park to be implemented.
- Our Chamber also urges Council to consider whether, in developing a Business Park in Ingleburn, considerations should also be given to allowing some residential apartment development on sites which are immediately opposite the Ingleburn Railway Station and along the length of Stanley Road in the stations vicinity.

#### In relation to East Edge Scenic Protection Lands

- Our Chamber believes that this area can support a higher density than it currently has.
- Our Chamber is also aware that a submission has been made by a number of residents and landowners in this area for a higher residential density than is currently considered appropriate by Council. We urge Council to consider the merit of the proposal. In doing so, we also urge Council to consider whether the proposed Georges River Parkway should be the boundary between residential development and rural space in the East Edge Scenic Protection Lands.

The disconnect between the Ingleburn Industrial Area, the adjoining Parklands, and the Ingleburn Major Centre

- Council needs to consider seriously how these three major assets within the Campbelltown LGA interact with each other.
- At the moment, it is extremely difficult for each of those areas to be accessed from the other two.
- Whilst, no doubt, this is an issue which will be given considerable consideration in the drafting of the Ingleburn Structure Plan it is, nevertheless, one that should be identified in the Local Planning Strategy

In relation to Land Zoning and Height of Buildings as it applies to the Ingleburn Major Centre

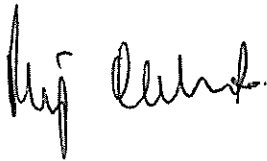
- Campbelltown-Macarthur is currently a Major Centre which should rightly be classified as a Regional Centre. Similarly Ingleburn is a Town Centre which should rightly be classified as a Major Centre. Glenfield is currently a Neighbourhood Centre and has been identified by Council as a potential Town Centre.
- The planning for Campbelltown-Macarthur as a Regional Centre, Ingleburn as a Major Centre, and Glenfield as a Town Centre will provide a progressive hierarchy of commercial and business centres commencing at the LGA's northern gateway and increasing to culminate in the Regional City Centre at its southern core.
- In accordance with that hierarchy it is in our Chambers view appropriate that the zoning and height of buildings for the Ingleburn Major Centre should be greater than that of the proposed Town Centre at Glenfield but equivalent to or slightly less than the proposed Regional City Centre at Campbelltown-Macarthur.
- It is proposed by Council that the zoning for the Ingleburn Major Centre be that of Zone B4 Mixed Use. It is our Chambers view that the zoning should include a Zone B3 Commercial Core.
- On page 11 of the Plain English version of the draft CELP it is stated that the Zone B3 Commercial Core zone is applied to the main commercial hubs within Major Centres.
- Our Chamber is of the view that the main commercial hub of Ingleburn should be so zoned (i.e. we believe that the zoning of the Ingleburn Major Centre should be a mix of Zone B3 Commercial Core and Zone B4 Mixed Use).
- Commensurate with our view on the zoning, it is also our view that the height of building in the Ingleburn Major Centre should be aligned closer (if not equivalent) to the height of buildings in the Campbelltown-Macarthur Regional City Centre.

Summary

- We are asking Council to commit to Ingleburn being a Major Centre in the same way that Council has committed to Campbelltown-Macarthur becoming a Regional City Centre.
- That commitment must include Council referencing all comments in the CLEP to Ingleburn as a Major Centre in exactly the same way as it has referenced Campbelltown-Macarthur in the CLEP documents as a Regional City Centre.
- We know that, ultimately, the decision on whether Campbelltown-Macarthur will be classified as a Regional City and Ingleburn as a Major Centre will be the State Governments when it finalises the current review of the Metropolitan Strategy (or in future reviews) but that does not prevent Campbelltown-Macarthur conducting itself as a Regional City and Ingleburn conducting itself as a Major Centre regardless of the State Governments classification.
- Council has correctly incorporated planning for Campbelltown-Macarthur as a Regional City in the draft CLEP. Similarly, it should incorporate planning for Ingleburn as a Major Centre in the same documentation. By doing so, Council makes a strong statement on the direction it wants these two centres to take, and lays the groundwork for proper recognition of both centres.
- We accordingly ask Council to consider our submission in the light of Ingleburn as a Major Centre and not as a Town Centre.
- The comments we make with regard to other aspects of the CLEP reinforce and add to our view of Ingleburn as a Major Centre.

Yours faithfully

INGLEBURN CHAMBER OF COMMERCE & INDUSTRY INC



Philip Occhiuto  
Secretary