

The Glenfield to Macarthur Draft Urban Renewal Corridor Strategy

Ingleburn Precinct Submission

LAND USE AND INFRASTRUCTURE ANALYSIS

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Area of Concern

Proposed open space between Macquarie road Ingleburn and Milton Park



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Summary of Objection Issues

The parkland link Running along the rails way line between the Ingleburn Shopping Village and Milton Park is not required.

Reasons:

- a) Ingleburn needs affordable housing near the shops and the railway, not parkland.
- b) Where is the cost benefit analysis of this new parkland?
- c) Ingleburn has ample parks, ovals and reserves currently to service the current and future population.
- d) The Ingleburn village has had no new development in years, with people driving to newer centres to shop. How will more parkland address this?
- e) Where will the \$30 million Plus come from to purchase the 16 existing properties and 2 Vacant Approved development sites, Plus the money to demolish and develop the Link. Rpdata shows the cost of an individual property on Redfern St Ingleburn selling for \$750,000 today. What will the compensation value be when the adjoining land is rezoned,(under the just terms compensation act.)
- f) 1500 units with a S94 of \$20,000 would need to be built just to fund this park.

Solutions:

Provide a link to Milton Park via Macquarie Road Ingleburn.

WHY??

- a) It will provide the same outcome
- b) It will not require any properties to be purchased
- c) It will be \$30 Million Cheaper
- d) Macquarie road Ingleburn Already has an unused 8 metre wide footpath area on its southern side
- e) It will not require any properties to be purchased
- f) The Streetscaping of Macquarie road will provide a focal entry into Ingleburn
- g) The cost savings could be better used on Oxford road public domain
- h) Saving would limit S94 contributions providing affordable housing

Secondary solutions

Provide a link via the Redfern creek concrete channel that already has a link under Henderson road to Milton Park or Allow apartment development on the land with a cycle path mandate in the DCP as part of a S94 Plan

WHY??

- a) Council already owns this land
- b) This land is under utilized
- c) This concrete channel could be naturalized with a cycle path similar to the Cooks river naturalization

Errors in Exhibition Documents:

- a) Page 25, Figure 32: Proposed social infrastructure improvements in Ingleburn shows the proposed parkland as existing open space.
- b) The Infrastructure analysis on Page 27 makes no mention of additional open space and a funding mechanism
- c) Page 15 Figure 18: Combined constraints within the Ingleburn precinct Indicate that the section of Redfern creek from Macquarie road to Henderson road is a class 1 riparian corridor. This is incorrect. This is a concrete lined channel and as such under the Water Management Act Sch 5 cl 26 is exempt, and not a riparian corridor. This is also the case for page 11, figure 12 and page 10 figure 11.