

The Glenfield to Macarthur Draft Urban Renewal Corridor Strategy

Ingleburn Precinct Submission

LAND USE AND INFRASTRUCTURE ANALYSIS

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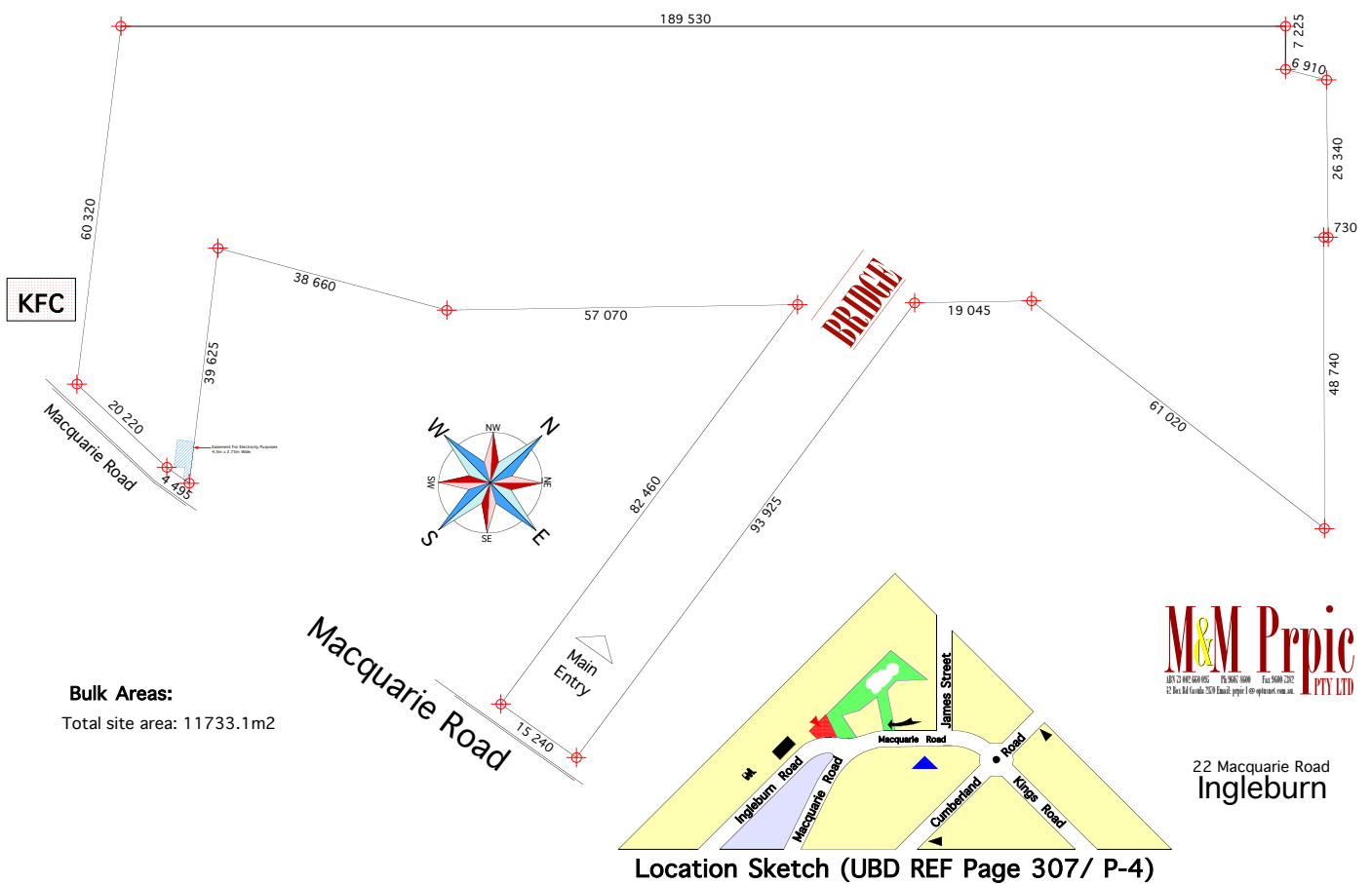
Area of Concern

Proposed open space between Macquarie road Ingleburn and Milton Park



Ingleburn Precinct Submission

We are the owners of No 66 (Lot 2 Dp859601) Macquaire Rd Ingleburn
Land Area (App) 3 Acres As per site Maps Below.



Ingleburn Precinct Submission

Current site development , zonings and restrictions

Our site is currently Zoned R3 and SP2 Drainage.

We currently have a development approval DA 487/1993/DA-M/A for the site comprising 31 townhouses and residue land. Brendan Leo from Campbelltown Council is currently preparing the construction certificate.

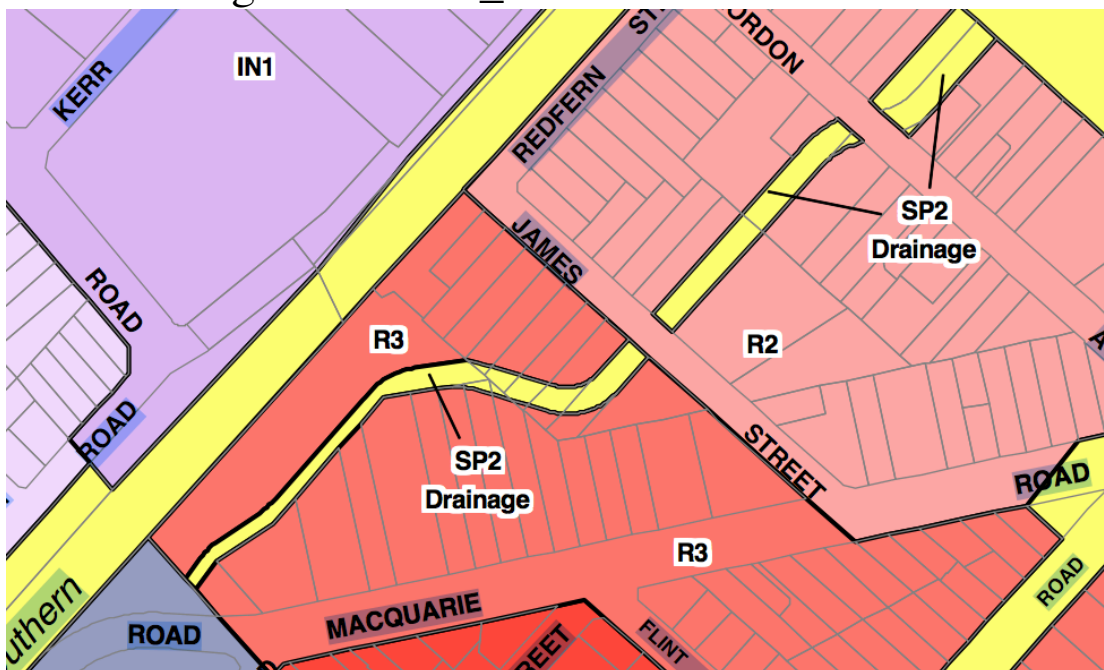
The Drainage Corridor on the site is currently not owned by council but is proposed to be dedicated to council as part of our Development Approval for the site DA 487/1993/DA-M/A in Lieu of a S94 contribution. The concrete lined channel works were also constructed at our expense as part of the development conditions. Our development has a substantial commencement as it was a requirement of council that we construct the drainage channel before we commence construction of the dwellings. Our site is not restricted by an riparian corridor, as the concrete lined drainage corridor is exempt from the Water Management Act 2000 under Water Management general regulation 2011 Sch5, cl 26.

We are prepared to put the project on hold pending the outcome of the planning proposal, and would like to do an apartment development on our site. We hold the only last large parcel close the station and shops that would look forward to doing a development that would set the standard for Ingleburn. As a side note in the period that we have owned this site we have seen Ingleburn stagnate ,while we have moved on to develop sites in other areas that have progressed in leaps and bounds.

Extract from:

Campbelltown Local Environmental Plan 2014

Land Zoning Sheet LZN_011A



Ingleburn Precinct Submission

Issue:

Green corridor between Milton Park and the Ingleburn CBD.

This proposed open space link would require the purchase and demolition of 16 properties. Not including the 2 vacant approved development sites with a development potential for over 40 townhouses (under the current zoning). The current market value of the land required for this link is well in excess of \$30 million dollars. Make no mistake this figure is based on actual sales information from RPData. See Figure 4 below This figure does not take into account that Campbelltown Council is not in a financial position to purchase the sites at the moment and as such when the land is rezoned the compensation figure will be closer to \$50 Million due to the fact that. The compensation will be based on the new zoning of the surrounding land in accordance with the just terms compensation act. This is starting to look like one hell of an expensive link park.

A better solution would be a cycle path along Macquarie road or link along the existing Redfern creek corridor. (see figure 2 below.)

This would not require the purchase of any properties, as council already owns them, and would also beautify an existing concrete lined channel. This section of the creek serves as a flood drainage channel, which could be beautified and a cycle path added and still act as a flood drain. The work would require the demolition of no homes and the existing flood drainage channel is not a riparian corridor due to it already being a concrete lined channel. The channel is wide enough to do both.

Apartments could be faced onto this naturalized creek providing a win, win for everybody with the Apartments incorporating some public private open space components

A good example of this is the recent Cooks river naturalization
(see figure 3 below.)

There is no mention in the report that this land will need to be acquired. Will it be funded via a S94 ? If so it will take 1500 units at a contribution of \$20,000 per unit just to fund the land acquisition not including demolishing and construction costs. What happened to the governments affordable housing policy.

The report indicates that that the drainage corridor is a class 1 riparian corridor. This is incorrect. As per the pictures below it is a concrete lined drainage channel and as such exempt from being a riparian corridor under the Water Management Act 2000 general regulation 2011 (sch5 cl26)

Has there been any cost benefit analysis or community benefit analysis for this link park?
Ingleburn Shopping village has been suffering for a long time with no new development. The village cannot support any new shops as the population is the same as it was in 1970. The proposal to build this link park would rob Ingleburn of an apartment development within 400m of the railway station and 200m from the shops. Ingleburn shopping village needs apartments that are within walking distance of the village.

Ingleburn need affordable Apartments, not a large S94 that will make developers look elsewhere.

Figure 2 proposed Open Space / Cycle Corridor through existing council owned Land



Figure 3 Cooks river before and after



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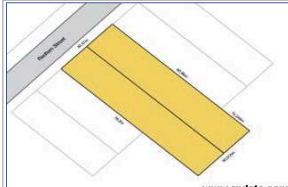


Photo Date: February, 2015
[RP Data Map](#)
[Google Street View](#)
[MS Live Map](#)
[Google Map](#)

Ownership Record - show all sales

Sale Price: 575,000
Sale Date: 28/03/02
Area: 1161 m²

Agents Advice: 1,705,000
Sale Date: 22/05/15
Sale Type: PRIVATE TREATY
Advised By: RICHARDSON & WRENCH INGLEBURN

HOUSE

Property Details 3 1 1 1161 m²

Property Id: 0000002336924
LA: 218 CAMPBELLTOWN

Land Use: SINGLE RES DWELLING
Primary Plan: L1/DP702134
Local Zoning: RESIDENTIAL

VGM: 15.24 X 76.20
RPD:
LOT 1 DP702134

UCV: 60,000
UCV Date: 01/07/94

Settlement Date: 09/05/02
Issue: 0208
Owner Code: CORPORATION

Owner: R G A INVESTMENTS PTY LTD
 11 REDFERN ST
 INGLEBURN NSW 2565

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Full Details

Attributes	
3 Bedrooms	1 Bathrooms
1 Car Spaces	1 Lockup Garages

Figure 4 existing concrete lined Channel



Figure 5 Extension of concrete lined channel and access to Milton Park under Henderson Road

