



# Anoulack Chanthivong MP

## MEMBER FOR MACQUARIE FIELDS

18 September 2020

**Written submission to Campbelltown Local Planning Panel meeting Wednesday 23<sup>rd</sup> September 2020 re item 4.2 Demolition of existing dwelling and construction of a 14 room boarding house and associated parking and landscaping - 1 Koala Avenue, Ingleburn**

Dear Panel members,

Thank you for the opportunity to provide written comments regarding the development application for a boarding house at 1 Koala Avenue, Ingleburn.

I regret that I am unable to address the panel personally as NSW Parliament will be sitting.

I wish to state unequivocally my objection to this development application.

I have previously served as Mayor and a Councillor on Campbelltown City Council and my views on boarding houses have always remained clear and consistent.

Boarding houses add to congestion, destroy our suburban character and contribute to the overdevelopment of our area.

As the State Member for Macquarie Fields, I have made representations to Council about this DA on behalf of local residents.

A fundamental part of my role as an MP is to act as a community advocate and stand up for local residents.

I take my role as a community advocate very seriously so I wish to make the following comments in relation to the proposed boarding house.

The boarding house is an overdevelopment of the site.

The proposed building is non-compliant with the maximum building height under the Campbelltown Local Environmental Plan 2015 (LEP). Similarly, the boarding house does not comply with the minimum setback requirements of the Campbelltown (Sustainable City) Development Control Plan 2015 (DCP). It also does not comply with the minimum dimensions for communal living areas in the CDP

When standards in relation to height, setbacks and room dimensions are prescribed in a statutory document, the community expects compliance. It does not expect a developer to be able to justify non-compliance.

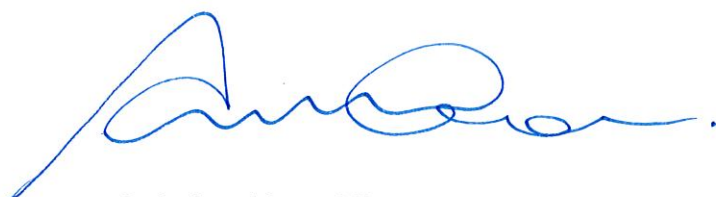
It is ludicrous to suggest that five parking spaces is adequate for a building that would house up to 28 people.

I note that the Council report states that the character of Ingleburn is in transition. It is imperative any transition is positive and not detrimental to the local community.

The submissions by local residents overwhelmingly suggest that a boarding house will be detrimental to the suburban character of Ingleburn. It is hard to disagree.

I urge the Panel to respect the views of the community on this matter and reject the application.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'Anoulack Chanthivong', with a stylized, cursive script.

**Anoulack Chanthivong MP**  
**Member for Macquarie Fields**