

Camden Residents' Action Group

Incorporated

Camden – Still a Country Town

Website: <http://www.crag.org.au/>

Face Book:

<https://www.facebook.com/CRAGcamdenresidentsactiongroup/>

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General Manager
Camden Council
70 Central Avenue
Oran Park 2570
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Attention:
Stacey Houlison
Executive Planner

29 June 2020

Dear General Manager,

Re DA 2020/265/1
4/18B Little Street CAMDEN
Change of use: dance studio

We note that this DA is to retrospectively obtain consent for the current use of the above premises as a dance studio. The business is presently operating with 1 or 2 staff from 9am to 9pm on Monday to Friday and 8am to 2pm on Saturday. The current enrolment of dance students is 110 with an average of currently 6 students per class, but up to 25 per class can be accommodated.

We thank you for the opportunity to comment. Land use conflict between industrial and residential uses, now recognised in DCP 2019 (6.4.4) as needing to be appropriately managed, has long been a problem in the Little Street area. Light industrial (IN2) zoning is inappropriate for the narrow streets and original residential area of the old town. Industrial noise and dangerous road conditions caused by truck activity have plagued residents and led to Council proposing measures to reduce conflict.

Therefore, the dance studio is a much better fit with existing residential use than many possible alternative uses. The main issues from residents' perspectives will be any adverse impacts on child safety, traffic volume, street parking and the potential for amplified noise.

To obviate such impacts on residents and the quiet enjoyment of their properties we request that conditions of consent include limitation of carparking to onsite and no use of bass boost or any amplified music that can be heard beyond the premises. This could be achieved by:

- limiting number of students per class, perhaps to the current viable average of 6 students, at least until the close of other businesses on the site;
- requiring a gap between classes to reduce road congestion and free up on-site parking;
- noise restrictions to ensure that residents are not adversely affected;
- Sunday closure.

We also request a trial period to allow residents the opportunity to evaluate the impacts.

Yours sincerely,

A handwritten signature in cursive script that reads "Glenda Davis".

Glenda Davis

President