

Camden Residents' Action Group

Incorporated

Camden – Still a Country Town

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Re DA 2020/841/1

19 and 19A Little Street CAMDEN

Demolition of existing structures and construction of a mixed-use development incorporating 16 warehouse tenancies, a hardware and building supplies tenancy, a takeaway food and drink premises and a neighbourhood shop along with car parking, landscaping, stormwater and associated civil works

Thank you, I speak on behalf of Camden Residents Action Group, and today especially on behalf of the long- suffering residents of the Little Street area. We wish to express our full support of the recommendation to refuse this development.

The small IN2 light industry zone in Little Street mainly adjoins R2 low density residential.

Residents have been in protracted discussion over years with Council about the zone anomaly that creates land use conflict with industry and associated traffic in the narrow originally residential streets. They have long expressed concern about unhealthy effects of emissions, noise, the number, size, speed, and manoeuvrability of trucks and road safety of residents, particularly children.

The land use conflict is acknowledged by Council. In particular, the proposal does not satisfy the objectives of DCP 6.4.4 for Little Street especially about development not having an unacceptable detrimental impact on surrounding residential uses and that bulk and scale must be in keeping with the character of the locality.

Also, an investigation into a legislated LEP solution to the conflict was foreshadowed well before this DA was lodged. For instance, Council's Agenda Report of 16 May 2020 stated that as part of the Stage 1 LEP Review, a Planning Proposal about inclusion of an IN2 objective to "minimise the impacts of development on surrounding residential or other sensitive land uses" had received a Gateway Determination for exhibition. The LEP Review is still in progress and the intent to legislate a solution to the impacts on residents is clear.

Although everything on site is to be demolished, what is proposed in replacement does not pay due regard to the welfare and amenity of the many families in the area and the impact on immediate neighbours. It seeks to maximise the size and number of buildings and tenancies on the site and is an intensive overdevelopment that sits uncomfortably within its surrounds and presents as an aberration in the streetscape.

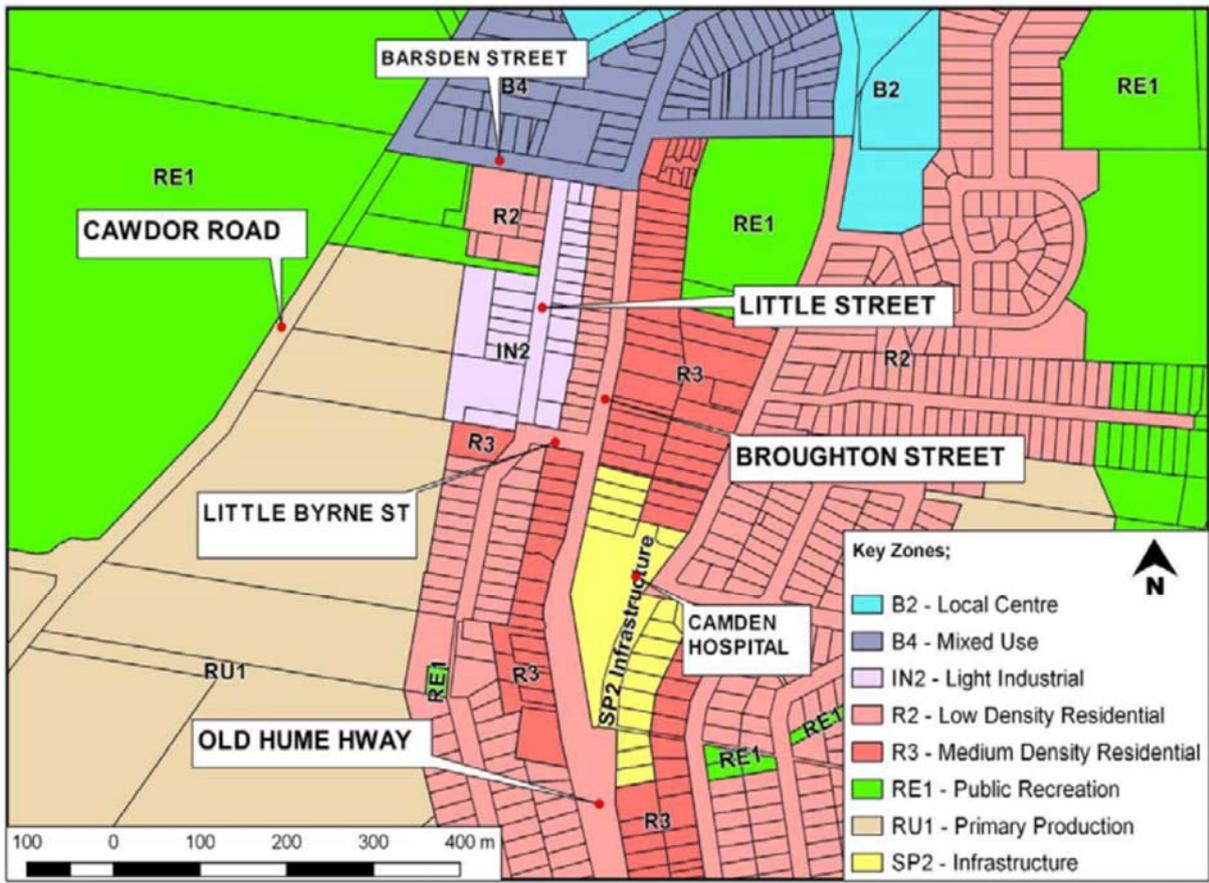
The proposal does not minimise impacts but exacerbates activity, noise and traffic. The discordant design, overall visual bulk and scale, as well as large expanses of blank walls including the 80m of acoustic wall along a residential boundary, is out of character with the area and would dominate the low scale residences. The planned overshadowing to residences directly adjacent to the south is unacceptable.

Encroachment into the RU1 Primary Production, especially with two storey industrial units with rooftop terraces is incongruous and visually shocking in the rural landscape and reduces amenity for everyone including nearby residents.

As concluded by the assessment, this proposal is not in the public interest.

We sincerely support the recommendation to refuse it as being necessary to protect the liveability and amenity of residents in the area and also as being in the best interests of the community that highly values its rural surrounds and country town identity.

473 words



Source: Camden Council 26 May 2020 Meeting Agenda Report