

Camden Residents' Action Group

Incorporated

Camden – Still a Country Town

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Camden Local Planning Panel

Presentation

13 December 2018

12 Argyle St, BP 24 Hour Service Station

CLPP01 - DA/2018/257/1

Camden Residents Action Group has lodged two objections against a modern corporate service station on this site, in July 2017, and on 22 April 2018.

The site is within the Heritage Conservation Area and at its main gateway which provides a visual signal of Camden as a renowned heritage and rural town close to Sydney. This approach into the town is listed in the DCP as cultural and visual potential heritage item (DCP Table B5).

We note that the Council Report refers to the proposal as having been amended to be more setback, to limit the use of corporate colours and subdue signage and better respond to its heritage context. We note that the Heritage Officer has provided an opinion that the proposal is acceptable. If amendments have been made that we are unaware of could we ask that they be notified and the community be provided the opportunity to respond.

With the information at hand to us, we cannot agree that the development is appropriate for the HCA or this important welcome into the town. We saw very little if any difference between what is proposed and what is seen everywhere on freeways and in large centres – except that the proposal is for two storeys which is unusual for a service station.

We do question why such a large building and service station is required in a relatively small town, especially when other large facilities are nearby and an existing small service station is on the adjacent site. Most people would consider a modern two-storey service station unexpected and inappropriate in a heritage agricultural town founded in 1840.

In our objection we addressed the heritage impacts according to NSW heritage guidelines and against the HIS responses. Such an analysis has not been tabled for the Panel's consideration today.

We also found no explanation of how the proposal meets the DCP requirement for Compatibility with HCA characteristics (B. 55) which include distinct tree lined visual gateways as viewed from the fringes of Camden town and sympathy with the general form and architectural elements within the town and of surrounding heritage items (eg Milk Depot, Clintons garage) (DCP B3.1.10, 12, 5).

What is proposed does not comply with DCP controls (2 and 3) that the tree lined gateway is to be retained and embellished and the rural-urban interface sensitively addressed. Many trees will be removed. The hard stand area will be large.

We found little explanation of how the DCP signage controls (B4.2) are met which include that they should be of traditional materials and colours, that illuminated signage is restricted to under awnings only and that corporate signage is usually not appropriate. Referring to the precedent of McDonald's signage is not reasonable as it has raised much controversy within the community and was approved prior to legislation of the conservation area. It has not been demonstrated that that signage is complementary to the HCA as required by the DCP.

The proposal and its 21st century materials, form and corporate colours would be visually prominent and dilute the leafiness, fine grained character and sense of place of the town and detract from tourism.

What is proposed is generic and would be at home in any newer suburb, or busy urban road or freeway.

Another main objection we have is the impact on traffic and safety. There no possible safe right turn into Argyle Street from the site back towards Narellan and some large vehicles would need to mount the roundabout at Edward Street in order to egress.

Another issue is that CRAG accepts the lived and long experience of residents and previous business owners in this area which indicates that the Flood Report contains insufficient analysis for neighbouring property owners to be assured that flooding to their properties will not be exacerbated.