

# *Camden Residents' Action Group*

*Incorporated*

*Camden – Still a Country Town*

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

**Face Book:** <https://www.facebook.com/CRAG-Camden-Residents-Action-Group-Inc-1805705173088888/>

PO Box 188  
Camden NSW 2570  
Email: [admin@crag.org.au](mailto:admin@crag.org.au)  
Ph: 0415 617 368

General Manager  
Camden Council  
70 Central Avenue  
Oran Park NSW 2570  
Email: [mail@camden.nsw.gov.au](mailto:mail@camden.nsw.gov.au)

5 February 2019

Attention: Mr N Clarke

Dear General Manager,

## **Re. DA 2018/1437/1 – 23 Harrington St., Elderslie**

*Demolition of existing structures and construction of a function centre with capacity for 737 persons, construction of 200 car parking spaces, landscaping, drainage works and other associated works*

This proposal is for a large function centre with access via two one-way driveways off Harrington Street and a centrally located pedestrian entry. A Function Centre is defined in the LEP as a building or place used for the holding of events, functions, conferences and the like, and includes convention centres, exhibition centres and reception centres, but does not include an entertainment facility which is defined as a theatre, cinema, music hall, concert hall, dance hall and the like. Therefore, any functions held should be more in the nature of private celebrations and trade and professional events which do not necessarily involve prolonged intrusive noise and activity. Nevertheless, with a capacity for 737 persons and 200 cars the level of activity and intrusiveness is potentially very considerable.

The site's zoning of RE2 Private Recreation specifies the following objectives:

- To enable land to be used for private open space or recreational purposes.
- To provide a range of recreational settings and activities and compatible land uses.
- To protect and enhance the natural environment for recreational purposes.

Key questions therefore involve its compatibility with existing residential, recreational and educational uses within the surrounding area and its impact on the natural environment.

Elderslie is largely a leafy residential area of low-rise domestic-scale built forms. It is integral to and tells its own story in Camden's history and provides an appropriate welcoming introduction to the Heritage Conservation Area of Camden.

This proposal clearly presents as an overdevelopment for the area with the potential to negatively impact on the quiet enjoyment of other property occupants, visually, acoustically and through a significant increase in traffic.

Visually the proposed design is sharply modernistic and monolithic in proportion and bears no resemblance to any other building in its vicinity. It would sit in very sharp contrast to John Oxley cottage as well as the general cottage character of the area.

Acoustically the potential for music, the activity of 737 patrons, car park behaviour and traffic movements to disrupt the lives of residents is significant.

All vehicular movements to and from the site are proposed to be via Harrington Street which is narrow and not designed to take traffic in large volumes or commercial scale. It is a main pedestrian and vehicular thoroughfare for the nearby High School and playing fields. The width of Harrington Street is such that it is not comfortably practical for two cars to pass each other if two cars are also parked. The risk of accidents with the increased traffic volume would be much higher than currently.

The natural environment of Elderslie within greater Camden, is one of trees and openness which contributes to the municipality's sense of place and difference compared to other areas of Sydney. The natural environment plays a very significant role in Camden's attractiveness and liveability. This proposal for an inconsistently oversized and boxlike building and concrete carpark cannot be argued to meet the objective of protecting and enhancing the natural environment.

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In summary, this proposal is inconsistent with the area's leafy residential character and identity and fails to achieve the zoning objectives of the site due to its incompatibly with other existing land uses and its valued natural environment.

Yours sincerely,



Glenda Davis  
President