

Camden Residents' Action Group

Incorporated
Camden – Still a Country Town

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

Face Book:

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

PO Box 188

Camden NSW 2570

Email: admin@crag.org.au

Ph: 0415 617 368

LPP Presentation

21 April 2020 Teleconference

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

I speak on behalf of Camden Residents' Action Group.

Elderslie is low scale residential with schools, churches and public recreation areas and some primary production. Its leafy openness and distinct sense of place identifies strongly with Camden's Heritage Conservation Area. What is proposed is not of human scale and bears no resemblance to any other building in its vicinity.

The site's zoning of R2 Private Recreation^{1,2}, is an anomaly as the remainder of Harrington Street is zoned R2 Low Density Residential, and RE1 Public Recreation.

¹ <https://www.planningportal.nsw.gov.au/spatialviewer/#/find-a-property/address>

² **Zone RE2 Private Recreation**

1 Objectives of zone

- 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.

2 Permitted without consent

Nil

3 Permitted with consent

Aquaculture; Camping grounds; Car parks; Caravan parks; Community facilities; Environmental facilities; Environmental protection works; Flood mitigation works; Function centres; Kiosks; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Registered clubs; Roads; Signage; Water recycling facilities; Water supply systems

4 Prohibited

Any development not specified in item 2 or 3

The site's zone permits a "function centre" with consent if it satisfies the objective of being a compatible land use.

The objectives of low density residential include providing facilities that support the wellbeing of the community and meet the day to day needs of residents. Whilst a function centre may be used by residents from time to time, it is not a day-to-day need and it does not support their wellbeing for it to be located in their back yard. Narrow Harrington Street is on the local bus route and already operates to capacity with not only the comings and goings of its many residents but also activity associated with two preschools, Elderslie High School, sports fields, BMX club and water park. Residents rightly insist that the infrastructure capacity of Harrington Street cannot accommodate the movement expected from a development of this scale.

We do not agree with the opinion expressed in the Agenda Report (pp 10-11) that the recommended building and management controls and proposed conditions of consent can guarantee residential amenity into the future. The Report foreshadows the possibility of Alcohol-Free Zones to improve public safety (p.29) and lists consent conditions at 6 Ongoing Use (p. 60) that pre-empt the potential for noise and anti-social behaviour

For instance, the consent conditions include:

- Condition 4 (a): that extension of hours of operation from 10.30 to midnight on Friday and Saturday is a reviewable condition. Clearly residential amenity is of concern.
- Condition 7: that patrons must be controlled at all times
- Condition 13:
 - Acoustic requirement that all windows on eastern, northern and western facades to be kept closed. We take this opportunity to ask why this is not a requirement for the southern façade.
 - No patrons in the external areas including balcony and alfresco area after 10pm.
 - The maximum number of patrons on the balcony to be limited to 50.
 - Amplified music is only permitted in the functions dining room.
 - A warning that the Function Centre is not the same as an Entertainment Centre.

Compliance with these conditions is likely to be lost in time. There is no guarantee that a future operator will necessarily observe them. There is no guarantee that an operator will not make application to extend operating hours and relax conditions. The only recourse for residents is to make complaints when their amenity is impacted and to spend their time making objections.

The responsibility becomes that of the residents who never wanted it in the first place. This is an unfair imposition.

As also covered in our submission we do not accept the flood evacuation plan as practical and responsible from a social and resourcing perspective. High hazard flood areas should not be permitted to accommodate so many people and cars that require evacuation at the same time as the general community is requiring help.

We also take this opportunity to make the comment that we do not agree that the question of compliance with disability access legislation should be deferred to Construction Certificate stage when the community has no opportunity for comment. We believe, particularly with a new build, that a formal disability assessment is integral to DA assessment and should be publicly available.

Feedback to us is that Elderslie residents consider that this development will detrimentally impact on their liveability and amenity and especially for those living in Harrington Street, their right to quiet enjoyment of their properties.