

Camden Residents' Action Group

Incorporated

Camden – Still a Country Town

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The General Manager
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14 August 2019

Dear Sir,

Re: BP Service Station
12 Argyle St Camden
Development Approval (DAs: 257/2018; 411/2017)
Consent Conditions
13 December 2018

CRAG lodged two objections (on 22 April 2018 and 6 July 2017) to the above referenced proposal for a new service station located within the Heritage Conservation Area at the main gateway and welcome into the historic township of Camden (1840).

In our submissions we expressed concerns about loss of Camden's special sense of place and green rural and country attributes recognised in Camden's LEP 2010 and DCP 2011, and which Council have since unanimously reconfirmed in its adoption of Urban Design Framework 2018.

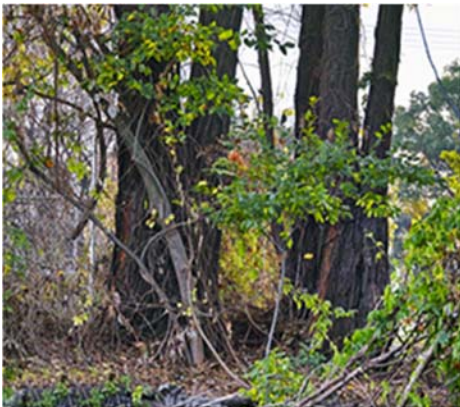
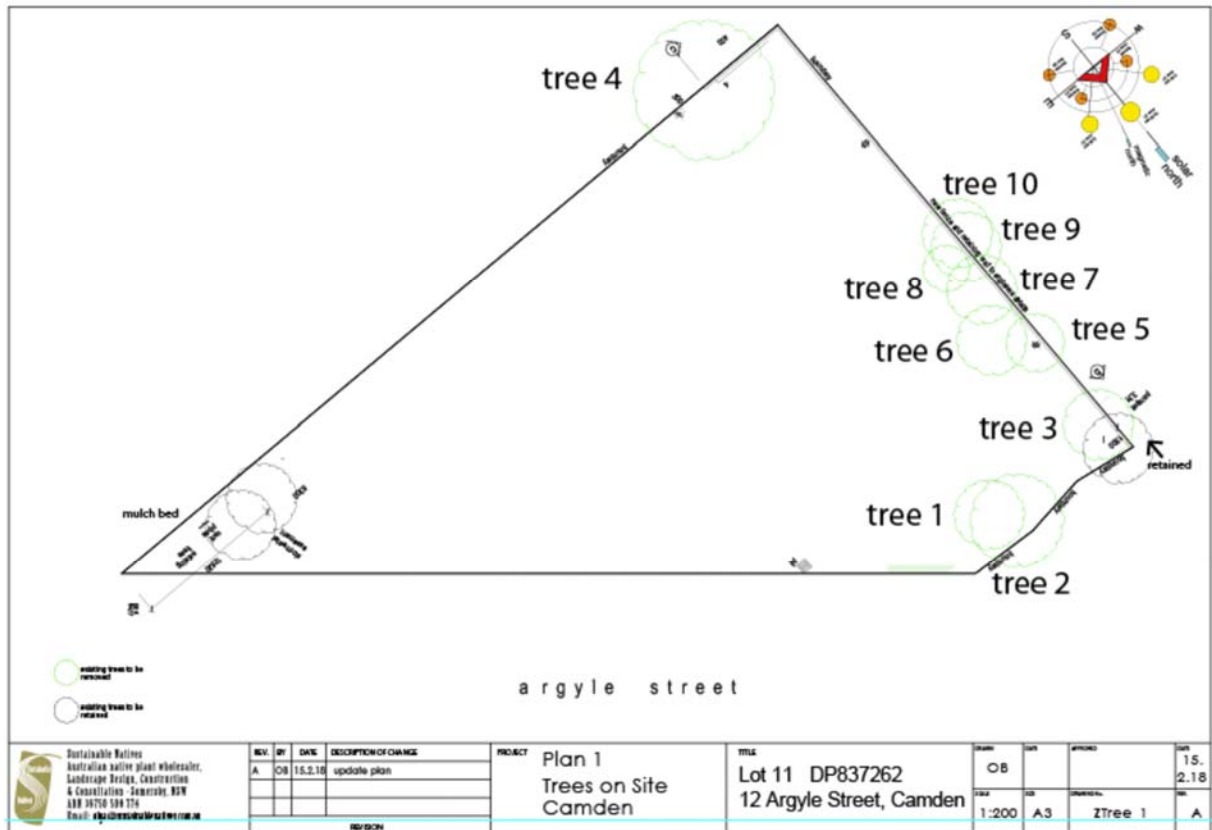
We also specifically raised concerns about loss of trees and potential flooding impacts.

The proposal was considered by the Local Planning Panel and approved with consent conditions on 13 December 2018. The conditions are as set out in Council's staff report and as determined by the Panel including submission of amended plans removing certain signage and finishing colour of canopy and the certification of structural soundness of the existing concrete block retaining wall on the southern boundary.

We wish to raise two follow up issues relating to this significant gateway site.

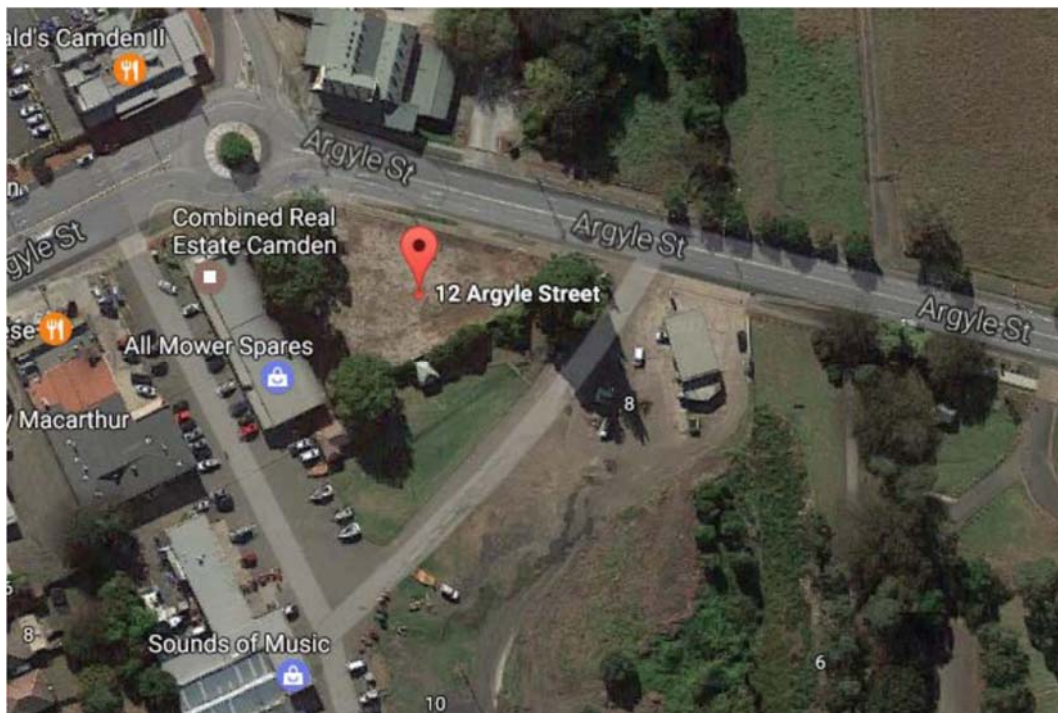
Defoliated Trees

Removal of 10 mature trees as applied for in this DA, shown in the diagram below, was approved. We understand that the desirability of retention and enhancement of the leafiness and a tree-lined welcome to the acknowledged and renowned heritage town, is not disputed by developers, and is expected by residents and visitors.



We are concerned that trees either within or adjacent to the site (multi-trunked Tallowwood; *Eucalyptus microcorys*) exhibit uneven defoliation and appear to be dying.

We note in particular that the eastern stand of trees on Argyle Street is to remain. Trees near to neighbouring business, Combined Real Estate, appear to have been dying since the latter part of 2018 and more recently trees have been observed to be dying near to the neighbouring service station, the Hot Spot.



Source: Olga Blache (February 2018) *Arboricultural Impact Assessment*. Google Earth Imagery 24/1/17

The representation and the nearby surrounds of the development, as submitted in the proposal and shown below, also indicate mature trees to the west along Argyle Street, heading into the Edward Street roundabout.



Source: Tropman & Tropman Architects (February 2018) *Heritage Impact Statement: Proposed Petrol Filling Station & Offices 12 Argyle St Camden* Figure 23



Source: Tropman & Tropman Architects (February 2018) *Heritage Impact Statement: Proposed Petrol Filling Station & Offices 12 Argyle St Camden* Figure 9

The image is a composite of a photograph and a site plan. On the left, a large tree with dense green and yellowing foliage is shown against a clear sky. On the right, a site plan for a building complex is displayed. The plan includes several labeled areas: 'convenience' (245 sqm gfa), 'office', 'store', 'Counselling Service', and 'Stair'. It also shows 'boundary' lines, 'existing trees to be removed' (indicated by green circles), and 'black outline to stay' (indicated by a black line). A red arrow points from the tree in the photograph to a specific tree on the plan, which is labeled 'This Tree'. Other labels on the plan include 'pedestrian access', 'boundary', and 'existing trees to be removed'. The plan also shows various colored areas (yellow, green, blue) and symbols (stars, crosses, circles) representing different features or trees.



This issue of the potential death of the mature trees was also raised by a CRAG committee member, Robert Wheeler, with the Camden Office of the Council approximately one month ago, and recorded by the attending Council staff member. If the trees are not restored to health, they do of course pose a safety threat to pedestrians and occupants of passing vehicles.

We would like to request as a matter of urgency that Council investigate why trees appear to be dying within and/or near to the site of the above-mentioned development, and act to save them.

We look forward to receiving your assessment.

1. Unsupported Block Wall

As noted above, a consent condition imposed by the Local Planning Panel was engineering certification of structural soundness of the existing free-standing concrete block retaining wall on the southern boundary. This condition was included in the minutes as follows:

(2b) Structural Soundness -The structural soundness certification required by the approved Flood Risk Management Report Revision 2 is to include the structural soundness of the existing concrete block retaining wall on the southern boundary.

We do understand that before building can commence that an application for a construction certificate must be made and address whether proposed structures can withstand floodwaters.

However, we believe the safety issue of the existing wall is of immediate public interest.

The Flood Risk Management Report (February 2018; 2.3, p.6) that accompanied the DA claims the site is located in a flood storage zone. We accept the lived and long experience of residents and previous business owners in this area that the site is located in or very close to a high hazard floodway which follows an apparent natural watercourse following through beyond the wetland to the site and the Milk Depot opposite on Argyle Street.





June 2016

Local knowledge is that the wall, in the event of a flood, is in the path of fast-moving flood waters and in danger of collapsing and potentially causing injury and damage. The wall needs to be reinforced.

As such we request that the engineering report be required immediately.

Thank you for your consideration and response.

Yours sincerely

Glenda Davis

President