

Camden Residents' Action Group

Incorporated

Camden – Still a Country Town

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Camden Local Planning Panel

14 December 2023

CLPP02 RE: DA 2023/430/1

3 Exeter Street Camden

Proposes the demolition of the existing dwelling and the construction of a shed and use of property for a vehicle sales or hire premises

I am speaking on behalf of Camden Residents' Action Group. We wish to take this opportunity to support the recommendation.

We agree, and it has always been our reading of the LEP, DCP, town centre urban design framework, case law and what the heritage listing of the township describes as its significance, that they all preclude demolition of HCA fabric without justification.

As we often find in proposals in the conservation area, the DA's Heritage Impact Statement, claims without any justification that demolition of the cottage would have a neutral impact. We have often argued in accordance with Camden's planning instruments that even if a heritage consultant is of an opinion that an original building does not necessarily contribute as positively as others, it is not arguable or acceptable to replace it with a new build that is not connected to the town's history and degrades the town's unique sense of place. We take this opportunity also to reiterate that the provisions of the planning instruments stand. Council has not adopted any policy that categorises individual items of the conservation area's fabric as contributory or neutral, nor one that supports any demolition that is not unavoidable and a last resort.

It is unlikely that council would adopt such a policy because as well as being inconsistent with other council strategies and policies including Camden's DCP, it would not be consistent with the Burra Charter which is the adopted underlying philosophy of heritage conservation that underpins heritage management locally, in NSW and in Australia. Conservation areas are treated as a whole and piecemeal demolition within them is not supported by theory or accepted practice.

An over-height industrial style shed is not sympathetic and would obviously negatively contribute to the significance of the HCA. Being at a main entrance to the 1840 town and opposite the town farm and in close vicinity of many other heritage items the visual impact, and such heavy commercial use in

itself, is not appropriate to retaining the town's renowned and well-documented rural and heritage character.

Clearly also changing the course of a floodway and building in it is illogical and, in any case, absolutely prohibited under NSW directions on managing flood risk and Camden *Flood Risk Management Policy*¹. A proposal to house even more vehicles on site, many of them heavy vehicles, would certainly exacerbate road congestion during a flood evacuation, as experienced during four floods in 2022.

This DA is not in the public interest and we trust that the Panel will uphold the recommendation to refuse it.

Thank you.

437 words

¹ Camden Council *Flood Risk Management Policy P1.0046.2 Adopted 14 February 2023*