

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

Phone: 0415 617 368

The Manager

Community Engagement

NSW Land and Housing Corporation

Email: CommunityEngagement communityengagement@dcj.nsw.gov.au

15 January 2024

Dear Manager,

Re: Proposed Residential Development
16-20 Burrawong Crescent and 28 Macarthur Road, Elderslie

Thank you for this second opportunity to comment on the design for the planned seniors' housing in this old established and very leafy area of Camden.

Although not consistent with Elderslie's more traditional architectural styles, we appreciate that the latest design is more sympathetic with the scale and form of the existing building stock. As referred to in our first submission (which is included below), it is likely to be existing residents who have ties to the area wishing to take advantage of this seniors housing. Such future occupants particularly value the sense of place and amenity of the area and would be very happy to have as much as possible of it in their new homes.

We understand that we have an aging population and a current housing crisis.

Nevertheless, it is a shame that an overriding consideration in the design for the site would seem to be maximisation of site coverage and the number of housing units. This reduces the potential to accommodate trees, landscaping and parking, all of which would be highly prized by future residents, and contribute to the Elderslie's amenity for all residents.

It is concerning that the heat island effect and efforts to mitigate climate change are not helped by the proposed loss of existing tree canopy.

We request that there be more consideration of trade-offs between extra housing and the other sustainability issues that are so important, especially in the longer term.

In particular, we ask that, if not already considered, that solar panels be provided as part of the development, and that more thought be given to reducing the number of units or at least reconfiguring the layout

- to allow several replacement advanced trees to be planted;
- to retain the advanced liquidambar;
- to better ensure that all root systems and canopies of surrounding trees are fully protected;
- to set an example of how longer-term community welfare is properly considered despite any immediate pressures.

We understand well that maximising return is the foremost driver of private developers, but longer-term sustainability and amenity are important community needs and we believe considerations of NSW Housing.

We look forward to seeing the final design.

Yours sincerely

A handwritten signature in cursive script that reads "Glenda Davis".

Glenda Davis

President

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The Manager
Community Engagement
NSW Land and Housing Corporation
Email: CommunityEngagement@fac.s.nsw.gov.au
4 April 2023

Dear Manager,

Re: Proposed Residential Development
16-20 Burrawong Crescent and 28 Macarthur Road, Elderslie

Our Group's objectives include protection and enhancement of the Camden community's environment and heritage. Thank you for the opportunity to provide comment on an appropriate design for the planned seniors' housing in this long-established and very settled part of Elderslie due in part to its colonial history. Very mature trees and gardens contribute very much to its special amenity and character.

Existing residents appreciate the character and leafiness of the streets and identify strongly with the adjacent Heritage Conservation Area of Camden township (1840). The community expects and trusts that the final design of the proposed seniors' housing, located in a central and very visible corner of the area, will be sympathetic and contribute to its sense of place.

The examples of what the new properties may look like, provided in the notice as copied in below, would not sit comfortably within the surrounds. Instead, they are starkly angular and do not reflect the generally much older architectural styles of the extant building stock. They would be anomalous in the streetscapes and be highly visible on the corner of Macarthur Road.

The existing trees must be considered in the design and preserved to retain the old Elderslie environment. Retention of trees is also important to the climate and to lessen heat island effect.

The examples provided do not feature trees and one example is not set back sufficiently to be consistent with the older streetscapes.



The architectural form of the final design should take its inspiration from this much-loved area of Camden and not impose its own aesthetic. It should not be intrusive.

The future residents of the complex are likely to be Camden people who wish to reside in an area that they recognise and identify with, not a green-field style building that diminishes its sense of place. They are likely to be people who are familiar with the spacious feel of the old Camden area and will want to continue to experience that in their retirements.

Future residents will need and expect to be able to park at least one car so the proposed 9 spaces for 18 homes is clearly inadequate. Visitor and service vehicle spaces will be also expected and required for practical reasons and to avoid congestion in the streets.

We are familiar with private developers pushing the envelope and seeking to a maximise their return at the expense of everyday living and neighbourhood amenity. Please, as a government entity with the community's welfare as its prime concern, do not do this too. It may be that the site does not comfortably and practically accommodate 18 homes.

We look forward to seeing the final details.

Yours sincerely

Glenda Davis

President