

# Camden Residents' Action Group

*Incorporated*

*Camden – Still a Country Town*

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

**Face Book:**

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

General Manager  
Camden Council  
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5 February 2024

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Dear General Manager,

**Re: DA 2023/721/1**

**16 Old Hume Highway, 40 and 42 Macquarie Avenue  
Camden**

***Demolition of existing structures and construction of eight attached dwellings  
with associated site works including landscaping and strata subdivision.***

This is our fourth submission on proposals to develop the corner site of Old Hume Highway and Macquarie Avenue. The third proposal for 8 townhouses (7 with 4-bedrooms and 1 with 5 bedrooms, i.e. 33 bedrooms), was approved by Camden LPP on 17 Oct 2023. There were 31 objections. The number of units and bedrooms proposed in this new DA is also 8 and 33 respectively, and the approved density of dwellings for the size of the site remains a concern.

A sketch of what was approved for Macquarie Avenue is below.



Source: Ark Express 9 June 2023 *Architectural Plans*

Although we could not find an artist's impression of what was approved facing the Old Hume Highway, we believe it is significantly different to what is now proposed and shown below.



Source: Ellis Studios 9 December 2023 *Architectural Plans*

What is now proposed looks more like a motel than residential housing. More specifically, a list of our concerns with this replacement DA follow:

- Architecturally what is now proposed is quite different to what was approved. This DA proposes a starkly angular, highly urban design along Old Hume Highway. The design is not sympathetic with original or even newer building stock in the area, and does not complement the outskirts of, and a main entrance into, the heritage conservation area of Camden which is renowned as a rural town.
- We ask that limits be placed on short-term stays to discourage the whole development from becoming a de-facto motel or Airbnb.
- Environmentally what is proposed is questionable. The NatHERS star rating for the units is between 5.2 and 5.8. This would seem non-compliant with the NCC, Basix and NSW sustainability SEPP which require from October 2023 a minimum star rating of 7. There is also no attempt to provide solar panels for future occupants.
- We suggest that a levy contribution be required for public amenities and services as permitted by sections 7.11 and 7.12 of the Environmental Planning & Assessment Act 1979.

We trust that these matters will be addressed and that the applicant be encouraged to revert to the previous or a sympathetic architectural style.

Your sincerely,

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

Glenda Davis  
President