

# Camden Residents' Action Group

*Incorporated*

*Camden – Still a Country Town*

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19 May 2025

Dear General Manager,

**RE: DA 2025/159**

**9 Broughton Street CAMDEN**

*Demolition, removal of 7 trees, alterations and additions to existing building, construction of a two-storey building, at grade carparking and signage, landscaping and use as commercial premises.*

Thank you for the opportunity to comment on the above DA for a commercial development, within Camden's Heritage Conservation Area (HCA), to restore a single storey cottage and to add a two-storey new build behind it. The Heritage Impact Statement (HIS) accompanying the DA describes how the new build addition on the site is to reflect similar architectural elements and materials to those of the existing cottage and be sympathetic within the HCA.

As shown below (unlike a previous proposal<sup>1</sup> for the site which was withdrawn), the proposed new build, whilst not subservient to the existing cottage in size, is architecturally reasonably compatible with it and the neighbouring recent new build at 7 Broughton Street. We note that the same heritage consultant engaged for No 7, has written the HIS for this subsequent 2025 DA for No 9 and that this HIS does provide explanations of how the proposal complies with the Camden Town Centre Urban Design Framework, DCP and Camden Material and Colour Guide.

Our comments on the DA follow.

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<sup>1</sup> DA 2023/483/1

Both the existing rear building at No 7 and the proposed new build at No 9 create a visual impact from the carpark. As shown immediately below, together, we believe the existing and proposed buildings should present reasonably cohesively and add interest. In particular the inclusion of access to No 9 from the carpark via a path of recycled bricks and plantings should activate and soften the parking area.



7 Broughton Street

(Source: MADS 25/6/20 *Architectural Plans*)



9 Broughton Street

(Source: distinctive Living Design 2/4/25 *Amended Architectural Plans*)



7 Broughton Street Recent photo from carpark

(Source: CRAG *Recent photo*)



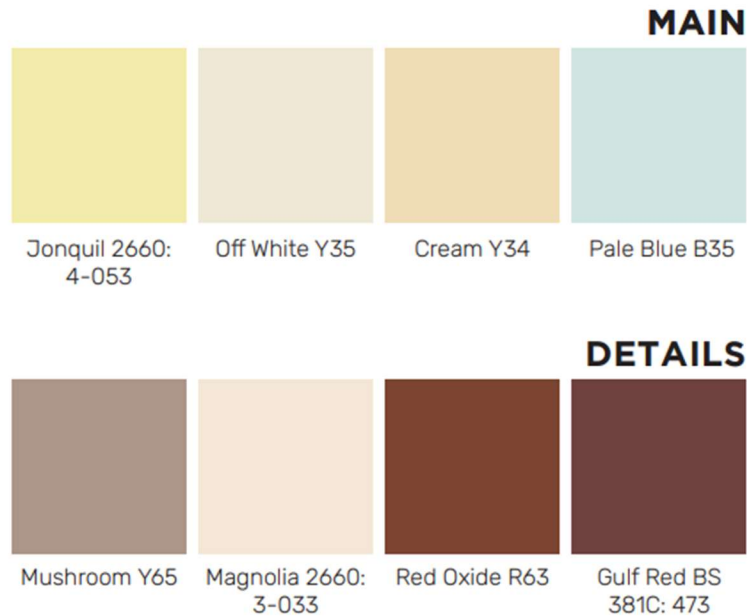
9 Broughton Street Carpark elevation

(Source: distinctive Living Design 2/4/25 *Amended Architectural Plans*)

As covered in the HIS (11.7) we trust that the views from the carpark to St John's Church steeple are not further obscured.

The HIS dates the cottage from the Edwardian period and considers it of the Interwar weatherboard style. The HIS (11.9.2) suggests particular colours from the Camden Material and Colour Guide<sup>2</sup> (extract below) for the new build (pale blue, white, gulf red) which are different to those suggested for the cottage (cream, white, red oxide).

Extract Camden Material and Colour Guide (p.22) Interwar weatherboard:



The HIS (11.9) claims that “The proposed colours to be used on the new build will be sympathetic to the building type, the adjacent cottage and the nearby buildings, thereby contributing to the cohesiveness of the conservation area.”

Whilst pale blue may be a colour used during the period in other areas, it is not a colour that is apparent within or sympathetic with the mainly earthy and warm tones of the HCA. The photographic examples taken from the HCA in the Camden Material and Colour Guide all show a warmer palette, and blue is not represented. Also, the suggested pale blue is not consistent with the proposed warmer colour of the cottage. Further, it is not consistent with pale grey colour of the new build at No 7 which also would have been more cohesive with the HCA in an earthier tone. The visual impact of pale blue from the public carpark would be an anomaly and detract from the sense of place of the 1840 town.

**Comment: We ask that the colours more harmonious with those of the HCA (and cottage) be chosen for the new build.**

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<sup>2</sup> Camden Council 17/6/2023 *Camden Material and Colour Guide* Available at: <https://www.camden.nsw.gov.au/strategic-planning/heritage-planning/camden-material-and-colour-guide>

The HIS (9.1) states that “the form and materials of the new building will reflect and be in keeping with similar building elements on the existing cottage and nearby buildings of a similar size and form... The windows will be double hung, aluminium framed, designed with a proportion that will replicate the existing windows in the cottage.”

The materials of compressed fibre cement boards as weatherboards, aluminium window frames and colorbond roofing are not traditional. It is not possible from the documentation to form a judgement on their texture, shape and solidity and overall likeness with the fabric of the cottage and elements of the HCA. In the past these modern materials have been incompatibly different to the traditional but we understand that modern materials available today for use in heritage work have evolved and can be sympathetic.

**Comment: We ask that it be assured that the new materials will be carefully selected and determined to be of similar form, size and proportion to harmonise with the original materials of the cottage and the HCA.**

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We are very pleased to see that this DA presents a thorough analysis of the proposal’s place and expected contribution within the HCA according to the planning instruments. The proper restoration of the original cottage, including the interface of hedged picket fencing in Broughton Street, promises to improve the streetscape and the surrounds of St John’s Church. The new build has the potential to add interest and activate the public carpark. These changes as presented in the HIS are welcome and subject to the above comments we look forward to the proposed enhancements in the town.

Yours sincerely,



Glenda Davis  
President