

Camden Residents' Action Group

Incorporated

Camden – Still a Country Town

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16 May 2024

Re DA 2024/142/1

3 Exeter Street Camden

Demolition of existing dwelling, construction of a shed (for storing of machinery & vehicles for hire & sale), small office within shed, regularisation of completed land forming and use of property as a vehicle sale and hire premises. Four at-grade car parking spaces. Hardstand area

We refer to the objections raised in our submission on a similar 2023 proposal for the site (DA 2023/430/1), lodged on 28 August 2023 which is appended. Whilst we are supportive of appropriate small business and entrepreneurship in historic Camden, these objections stand in relation to this current DA. We find nothing in the 2024 DA documentation that obviates our concerns on flooding and heritage matters and the site contamination assessment raises further issues. We also refer to the many and detailed reasons for refusal of the 2023 DA listed by the Local Planning Panel on 14 December 2023.

We summarise our main objections as follows:

- **This development is prohibited on the site because it is within a floodway (Camden Flood Risk Management Policy 7.3.6).** Building in a flood way is dangerous for people and property and diverts the natural water flow to other properties. It is socially and economically nonsensical. **On this ground alone the proposal cannot go ahead.**
- The site is likely contaminated to the extent that the development cannot proceed under this DA. The contamination assessment concluded: ... *there are preliminary indicators that the on-site contamination may represent an unacceptable risk to human health or the environment in the context of the future proposed industrial/commercial land use... Further data is required to assess the extent of contamination and potential for groundwater contamination*¹.

¹ Ramboll April 2024 *Site Contamination Assessment* pp. 13, 14

- The site is too small to constitute a vehicle sale and hire premises, especially as the applicant advertises as specialising in any size commercial vehicles ranging through car fleets, tractors, utilities, buses, coaches and prime movers.² The site has already been over-crowded with a small number of heavy commercial vehicles and does not appear to be what is generally understood as a hire and sale premises. We therefore question the intended land use and whether it is permitted under the zone.
- We insist that heavy vehicle commercial activity is unsightly and inconsistent with expectations of the town's Heritage Conservation Area (HCA), its prime location at the entrance to the town along Macquarie Grove Road and being in such close proximity to listed heritage items including Camden Town Farm.
- Demolition of the extant cottage cannot be permitted. According to the HCA listing it contributes to the heritage significance of the town.
- The proposed development does not articulate with the public domain and would be detrimental to the streetscape.
- The proposed building:
 - exceeds the LEP height standard;
 - is of excessive bulk, scale and form;
 - is inconsistent with the existing and desired future character of the area;
 - is inconsistent with the fabric and development pattern of the colonial country town, its heritage status supported through Camden DCP (2.16; 5.3) objectives and controls and the Camden Town Centre Urban Design Framework. It would not enhance Camden's heritage nor contribute to it as a rural town³.

We certainly do not believe for the reasons explained above and most of those set out previously by the Local Planning Panel on 14 December 2023 that this proposal is acceptable. Development on this site is absolutely contra-indicated. Given that it is within a floodway, we again respectfully request that Council consider voluntary purchase of the property and that the site, in the public interest, be returned to nature.

Yours sincerely,



Glenda Davis

President

² Interstate Motor Marketing Services (IMMS) Available at <https://www.immspl.com.au/truck-sales>

³ Camden Town Centre Urban Design Framework *Built Form Place Principle: Protect and enhance the unique character of Camden's heritage, it's human scale and network of urban fabric ensuring all built form contributes to Camden's identity as a rural town*