

# Camden Residents' Action Group

*Incorporated*

*Camden – Still a Country Town*

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

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General Manager

Camden Council

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1 April 2024

Dear General Manager,

**Re. DA 2024/48/1 – 23 Harrington St., Elderslie**

*Construction of a two-storey indoor recreational facility and ancillary land uses, under-croft carparking, demolition of existing structures, tree removal, and associated site works.*

This proposal for a recreation facility is more suitable for this flood-prone site than previous ones for a hotel and function centre.

However, we note that:

- the Flood Risk Management Plan accompanying the DA refers to Camden's 2006 Flood Policy instead of the current policy<sup>1</sup> and appears to include an out-of-date flood certificate;
- although unlike a hotel or function centre, venue usage would probably not be a full capacity at any given time the flood management plan must consider how to evacuate the 750 people, the capacity of the venue, and their cars;
- the Traffic and Parking Impact Assessment accompanying the DA calculates that 509 parking spaces are required on site under Camden DCP and 307 under its own calculation with the shortfall at any time being made up by off-site parking including on Harrington Street itself;
- the size of the proposed building is very large and not of a scale that is sympathetic to the surrounding low-density residential area, schools and playing fields. The area around Harrington Street is one of strong community focus and provides important facilities for families with children and residents generally. It also provides a scenic and rural gateway into the conservation area of the Macarthur agricultural town of Camden (1840).

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<sup>1</sup> Camden Council 14 February 2023 *Flood Risk Management Policy*

<https://www.camden.nsw.gov.au/assets/pdfs/Council/Policies/Flood-Risk-Management.pdf>

We make the following requests.

- that flood risk and evacuation plans for the DA be required and assessed under NSW Flood Planning Package of policies of 14 July 2021, Camden Council's current flood policy of 14 February 2023 and the latest studies and maps which include detailed information on the Nepean River and Narellan Creek Catchment<sup>2</sup>. The 2022 floods made clear that Camden area's road and bridge system does not work well in evacuating vehicles and people. The impact on the safety of people and property of so many additional cars and people located in this high hazard flood zone needs to be carefully considered.
- that all necessary parking be required on site. There is no doubt that activities in the area will sometimes coincide and choke narrow Harrington and Hilder Streets and Lowe Crescent and outstrip parking availability. In particular, Harrington Street, the likely first choice of overflow parking for patrons, is renowned for difficulty in navigating its narrowness and parked cars and cannot reasonably accommodate more traffic or more parking. Considerable traffic and parking requirements in the area are already generated by the nearby Water Play Park, BMX track, sporting fields, a high school and two pre-schools. Available parking can already out-strip demand especially from the Curry Reserve Water Play Park in summer. The impact on current traffic conditions and parking availability are not addressed in the Traffic and Parking Impact Assessment accompanying the DA. To exacerbate the problems of limited narrow roads and parking capacity is not fair to residents and users of the existing facilities.
- that the size of the venue be reduced to:
  - mitigate the above flood evacuation and traffic/parking issues;
  - moderate its bulkiness and monolithic visibility to provide a more appropriately scaled addition within the open landscape of sporting fields, low-density residential dwellings and small-scale educational facilities and within the scenic entrance to the heritage conservation area of Camden.

Yours sincerely,



Glenda Davis  
President

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<sup>2</sup> Camden Council *Flood Information* <https://www.camden.nsw.gov.au/environment/flood-information/>