

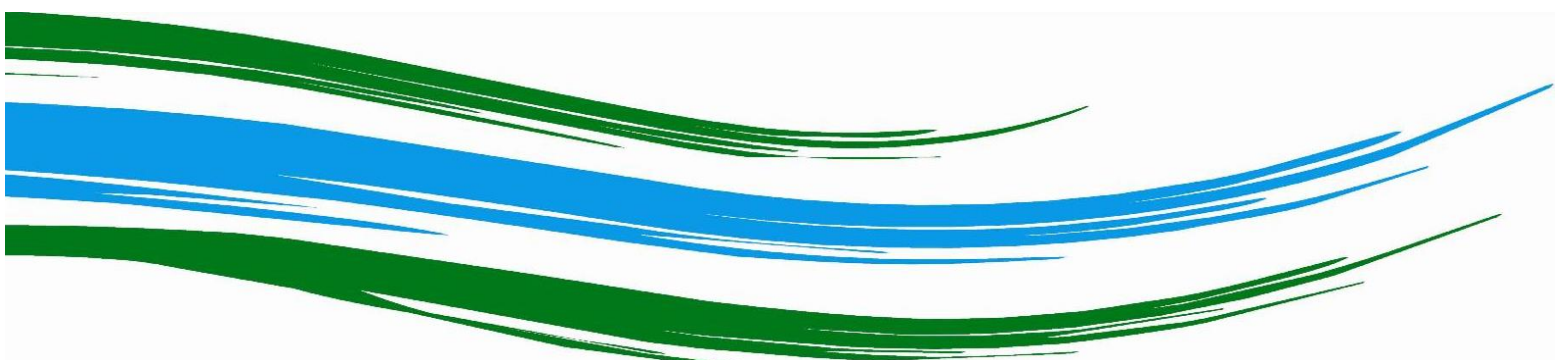
# Camden Council

## Attachments

**Ordinary Council Meeting**  
**14 August 2018**

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**Camden Council  
Administration Centre  
70 Central Avenue  
Oran Park**



# ORDINARY COUNCIL

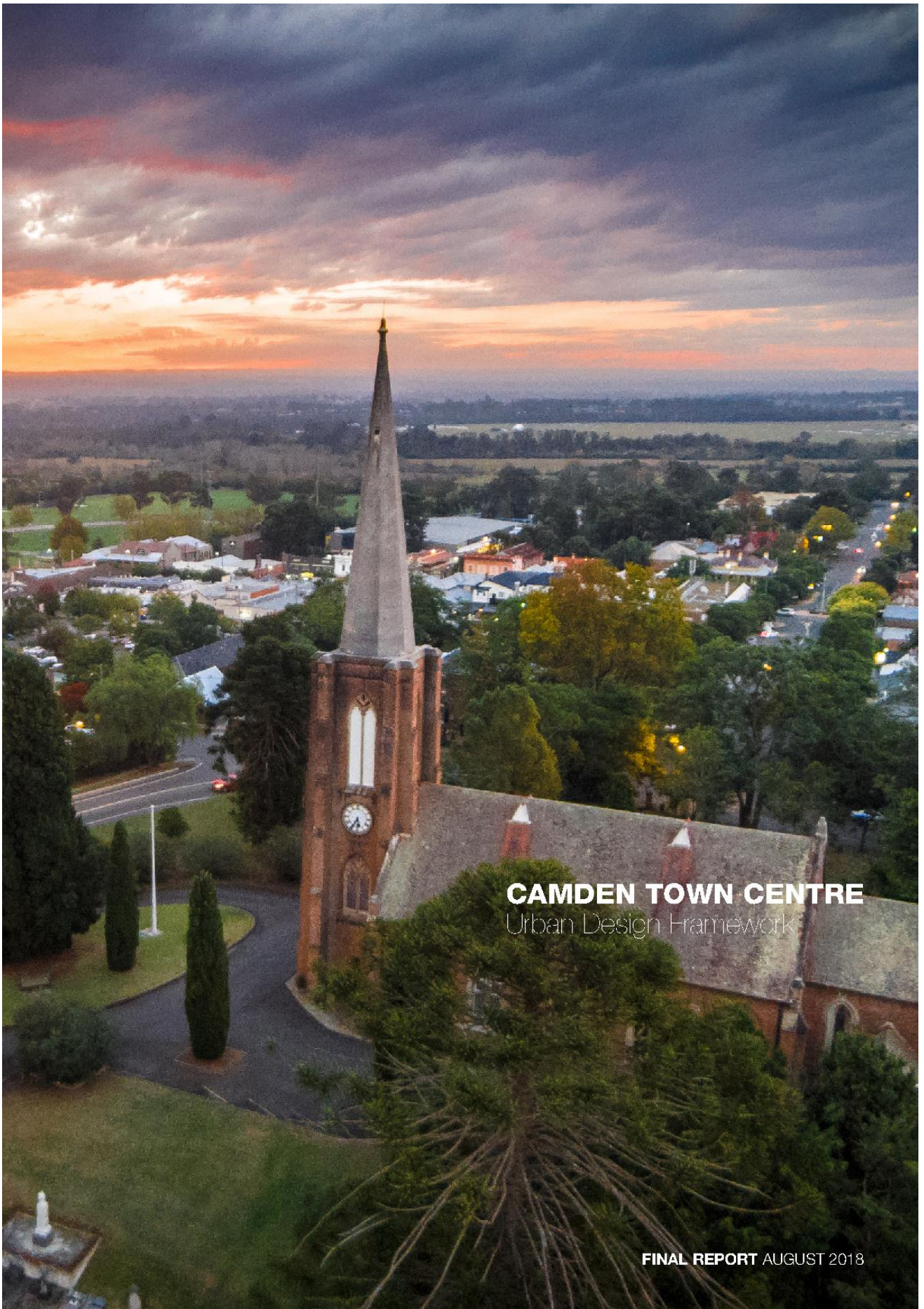
## ATTACHMENTS - ORDINARY COUNCIL

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ORD01

Attachment 1





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Revision	Status	Date	by	Checked
A	Draft	27.01.17	BN, AP	BN
B	Draft	10.02.17	BN, LP, TR	BN
C	Draft	03.04.17	BN, AP, TR	BN
D	Draft	05.04.17	BN, AP	M/C, TR, BN
E	Draft	06.06.17	BN, AP, SM, TR	TR, BN
F	Draft	09.06.17	TR, BN, SM	BN
G	Draft	19.06.17	BN, AP	BN
H	Draft	26.06.17	AP	BN
I	Draft	07.07.17	AP	BN
J	Draft	10.11.17	BN, AP	BN
K	Draft	17.11.17	AP	BN
L	Draft	05.02.18	KA	BN
M	Draft	16.03.18	SM	BN
N	Draft	16.03.18	SM	BN
O	Draft	17.04.18	BN	BN
P	Final	27.07.18	BN	BN



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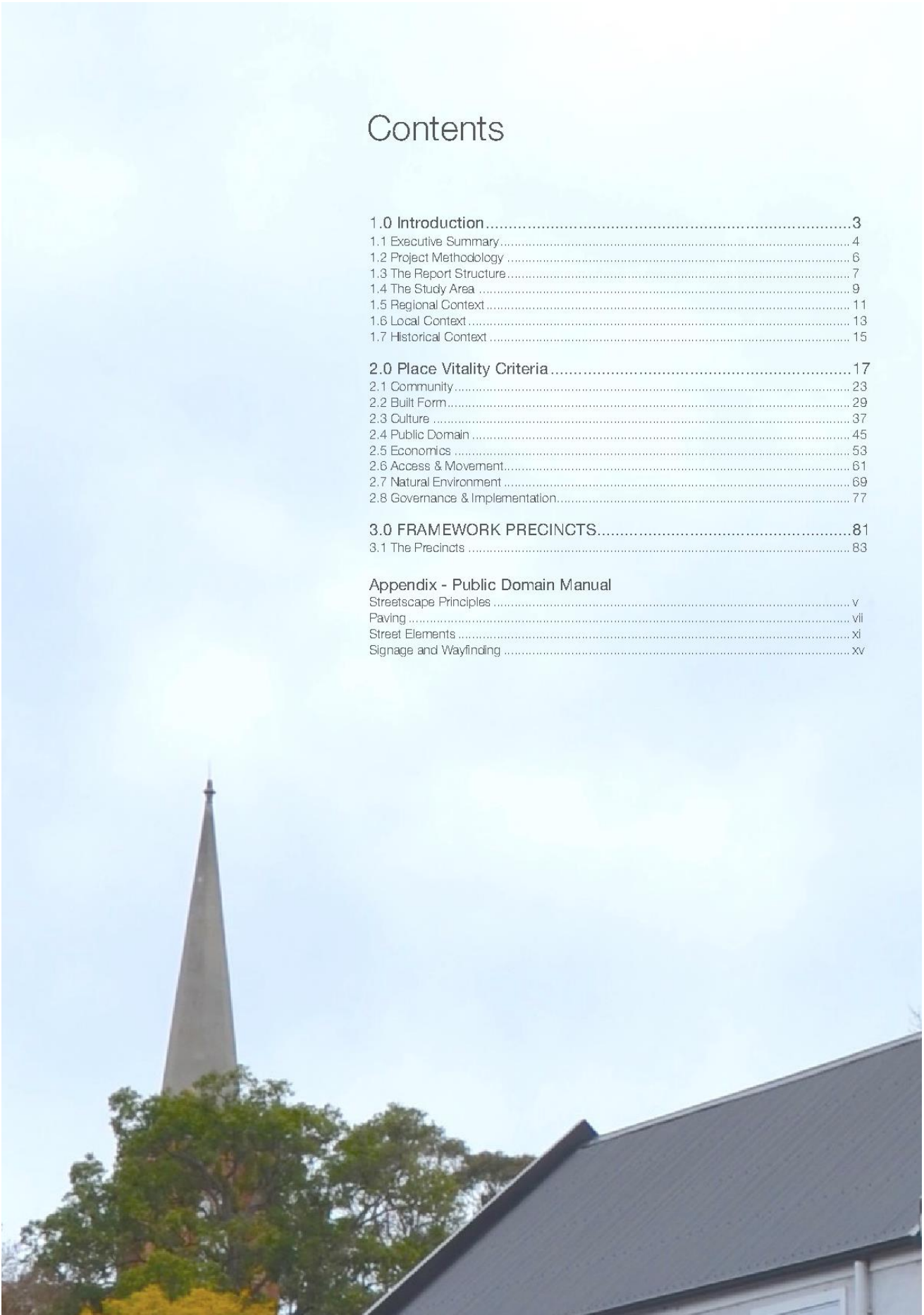
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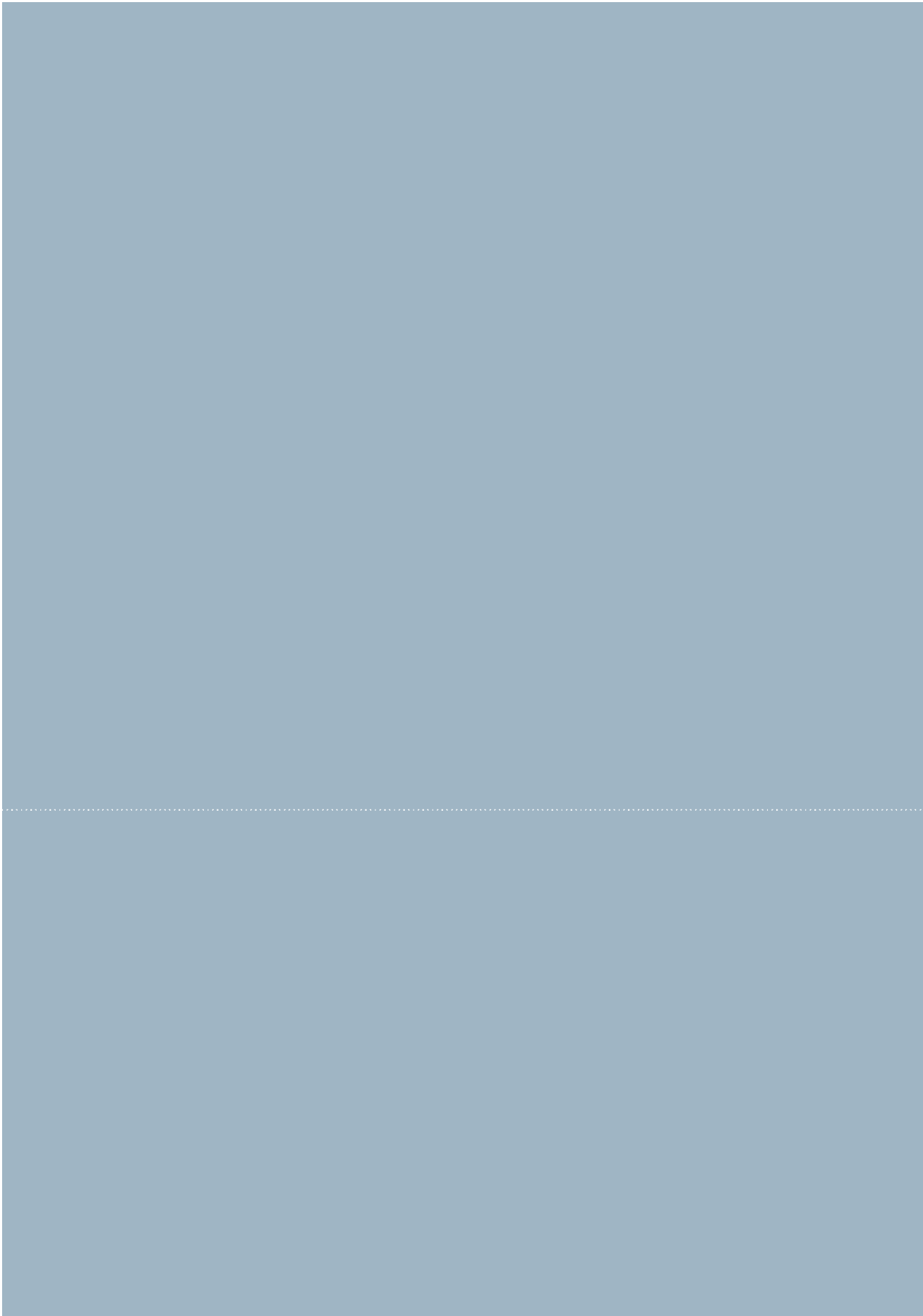
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**ORD01**

**Attachment 1**

ORD01

Attachment 1



1.0  
INTRODUCTION

### 1.1 Executive Summary

#### Project Background

Camden Council commissioned a Framework for Camden Town Centre as a result of reviewing the 2008 Camden Town Centre Strategy. The 2008 Camden Town Centre Strategy provided a plan for the material character, functionality for traffic and pedestrians, and appropriate planning controls to guide development within the Town Centre. In review of the 2008 Camden Town Centre Strategy, Council has already undertaken a number of in-depth studies and actions. These include a Camden Town Centre Traffic and Transport Study (2013), a Retail and Commercial Study for Camden Town Centre (2014) and the Camden Town Centre Vision (2014).

In 2005 Camden LGA was included in the South West growth corridor by state government. It is currently the fastest growing LGA in the state. With this kind of growth there is substantial pressure on local centres to adapt to the needs of the growing population whilst protecting and enhancing what is unique about them.

Camden Town Centre has retained much of its rural heritage, agricultural pasture land and established community. The combination of these elements and the new energy brought by the growing population makes Camden Town Centre a vibrant rural town.

As Camden continues to experience change from population growth within the LGA, the 2008 Strategy for managing decisions and prioritising actions needs to be reviewed.

The deliverables of this project are to provide an urban design criteria for the Camden Town Centre review. Update, where required, the planning controls to assist in achieving the Camden Town Centre principles, a public domain and streetscape plan for the Town Centre, an updated Camden Town Centre Strategy, a wayfinding strategy, development of strategies to re-invigorate forgotten spaces within the Town Centre and establish principles for a business advertising signage strategy.

#### Fine Grain

The term fine grain as used in this document refers to the human scale of the town centre. Fine grain contributes to a kind of spatial experience and allows for a diversity and range of specialised activities. Urban components of the fine grain include small shops, micro plazas, active arcades, laneways, and the specifics of how people relate to each of them. These elements all contribute to the vibrant and diverse offering in the town centre.

#### Community

Consulting with members and groups in Camden was critical to the integrity and success of the Framework. Considering the concerns and interests of the local community was as significant a part of the project as any programmatic or material consideration. The project included 4 community and 1 businesses events including; Camden Farm markets and Argyle Street Big Ideas sessions, Camden Show market stall information session, Community workshop days at the civic centre along with the businesses workshop.



#### Built form

Camden Town Centre offers a charm and character that is derived from a rich history, quality of original town layout and the evolution of Australian architecture. The heritage of the town centre is present in key buildings, the grid planning of the towns layout, the fine grain lot sizes and key views and vistas to and from the centre. Over time the Town Centre has evolved and has accumulated a range of built form typologies and large sections of back of house areas adjoining surface car parking. The interface between the two need to be addressed. They currently detract from the town centre and yet provide vast opportunities for improved civic amenity and activation. For future revitalisation of these spaces it is essential built form preserves and enhances the character of Camden Town Centre through fine grain responses.



#### Culture

Camden's culture is built upon its rich heritage, rural setting and role as a service centre. Events, community facilities and eateries reflect the cultural richness of the Camden Town Centre and are integral to continue telling the story of Camden and its community. Camden has a continued responsibility as a local centre to promote and continue the facilitation of events and cultural activities. Camden's rural history has provided ample built form and open space for the community to use for cultural events and community activities. Streets and carparks within the town centre should also be continued to be utilised for events. These spaces could be programmed by co-ordination with local grass roots organisations in turn ensuring that civic spaces and existing buildings are utilised to their full extent and benefit of the Town Centre.



#### Public Domain

Camden has a historic layout and network of connected streets. The focal point of the Town Centre is the main street. This is where the bulk of pedestrian activity and congregation occur. The connection of Argyle Street to its surrounding open space network provides ample space for gathering and activity, hence it is therefore not necessary to consider a town square as previous studies have suggested. Although there is an apparent need for a strengthened street hierarchy and an appropriate street typology to guide the decision making and the planning process. Critical to ensuring a consistent, accessible, elegantly styled, simple and high quality streetscape a Public Domain Manual will ensure the historic and rural character of the Camden Town Centre is maintained.





**Economics**

During the 1990's Camden's economy was facing an economic downturn. This was halted as the Town Centre's unique positioning, rural setting and heritage character has been driving the economic success and growth of Camden since. This has led to a strong demand for retail services within the Town Centre. Currently there is no vacancy of space which alludes to a high density of use of all currently available space within the Town Centre, which is hindering the economic potential of the Town Centre. Critical to fostering positive change is a planning environment that facilitates individual properties to respond. Each property is different and accordingly capacity to respond to market demand is different.



compliment the existing heritage items within the heritage conservation area. Therefore, it is important to have a combination of height controls that restrict the number of storeys, and the provision of a maximum height control similar to what is currently in place at the City of Sydney within heritage conservation areas.



**Framework Precincts**

Four Precincts were identified and corresponding design concepts developed to test the criteria findings. The Precinct concepts demonstrate the future potential to sensitively enhance the built fabric and economic activity of Camden Town Centre by addressing; the interface between the back of house and surface carparking as an opportunity, the responsibility to continue hosting cultural events, the need for a consistent and accessible public domain, the market demand for additional space, the future connection to and from the south west growth centre and the need for the centre to maintain a connection to its rural setting.

**Access & Movement**

With no direct connections to the railways stations and little connection to the south-west growth centre, much of Camden's population drive to access the surrounding centres. Although many people drive to Camden, it is a highly pedestrianised centre. Due to this and the centres position in an area of growth it is essential that it provides stronger public transport links to the surrounding growth areas and greater transport network. Connecting to and from the south west growth corridor through frequent bus services to train stations at peak times will ensure Camden community and its wide group of users are well connected to the centre whilst reducing pressure on parking and traffic within the centre.



**Natural Environment**

Central to understanding Camden as part of a valuable interlinked environment is its location and pivotal role in negotiating the threshold and interface between the Nepean River, the Flood Plains and ridge line in which the town and its operations are founded. The rural positioning of Camden is one of its greatest assets whilst also being a major constraint. The Nepean and its surrounds are experiencing a disconnect from the Town Centre as it continues to focus inwards on its impending pressures. Camden has always had an exchange with its natural environment and considered attempts to reconnect the Town Centre to the river would be an invaluable asset for the local community and visitors alike. This can be achieved by creating more continuous access to the Nepean River which will further recreation, bush tourism and education opportunities for the Town Centre.



**Governance**

The Camden LEP and DCP were both reviewed as part of the Camden Framework. Specifically zoning and height controls were considered in detail during the project. After review it is our opinion that there is no genuine need to change the zoning of the land within the town centre. The only concern relates to dwelling houses which are currently a prohibited use. There have been instances where a person, owning a building that has been used for a commercial purpose, has wished to revert back to a residential use. Under the current zoning this is not permitted. This can be remedied by making dwelling houses a permitted use, within the Camden town centre area. Regarding height the 7m height limit limits the ability of buildings to comply with flood controls, reduces built form to a maximum 2 storey (and often single storey) and fails to allow the provision of an appropriate pitched roof to

## 1.2 Project Methodology

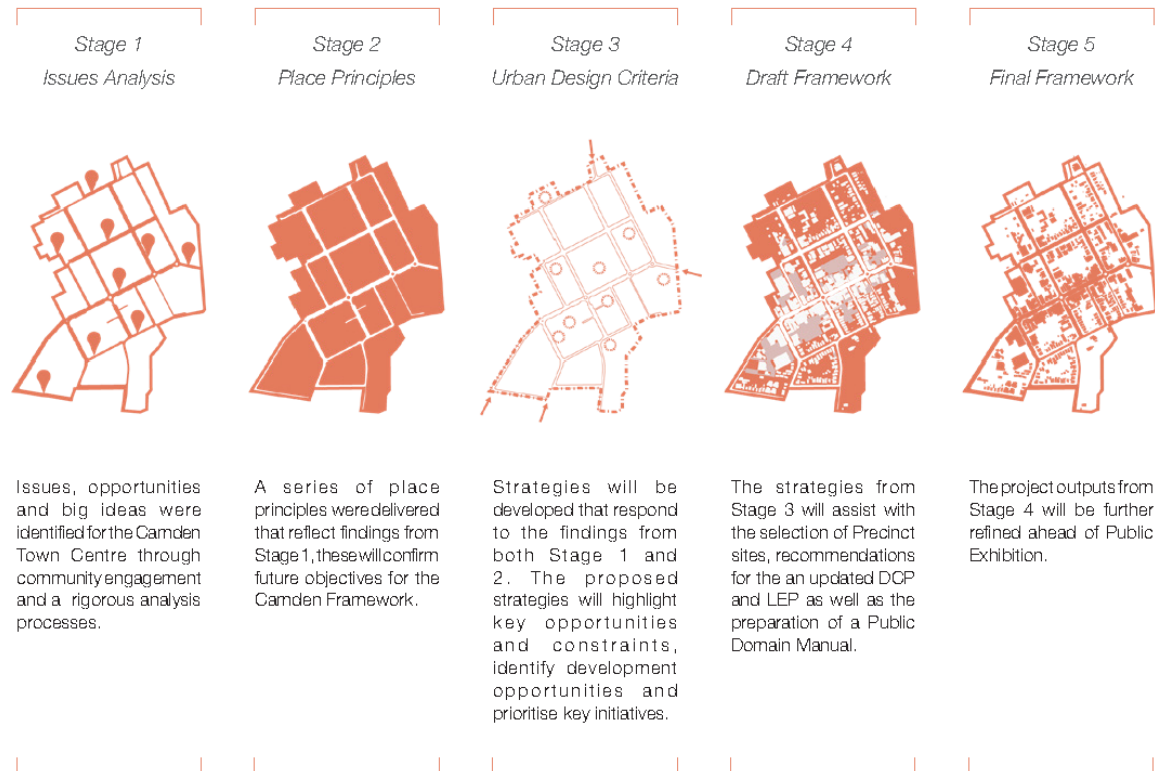
### Introduction

The project methodology describes the principle tasks and deliverables that will be undertaken in order to develop the Camden Town Centre Framework for Camden Council.

The project methodology integrates the consultant's philosophy with the requirements of the Camden Town Centre Framework's Brief. It utilises a collaborative design process informed by client and consultant team workshops and a thorough community and a stakeholder consultation and engagement.

A key objective of the project methodology proposed is to seamlessly embed council, community and stakeholders within the Camden Town Centre Framework. To do this the consultant has broken down the project process into five key stages. Each stage addresses council's tasks, objectives and scope of works, ensuring the team delivers a robust and resilient Framework that has the ability to evolve over time.

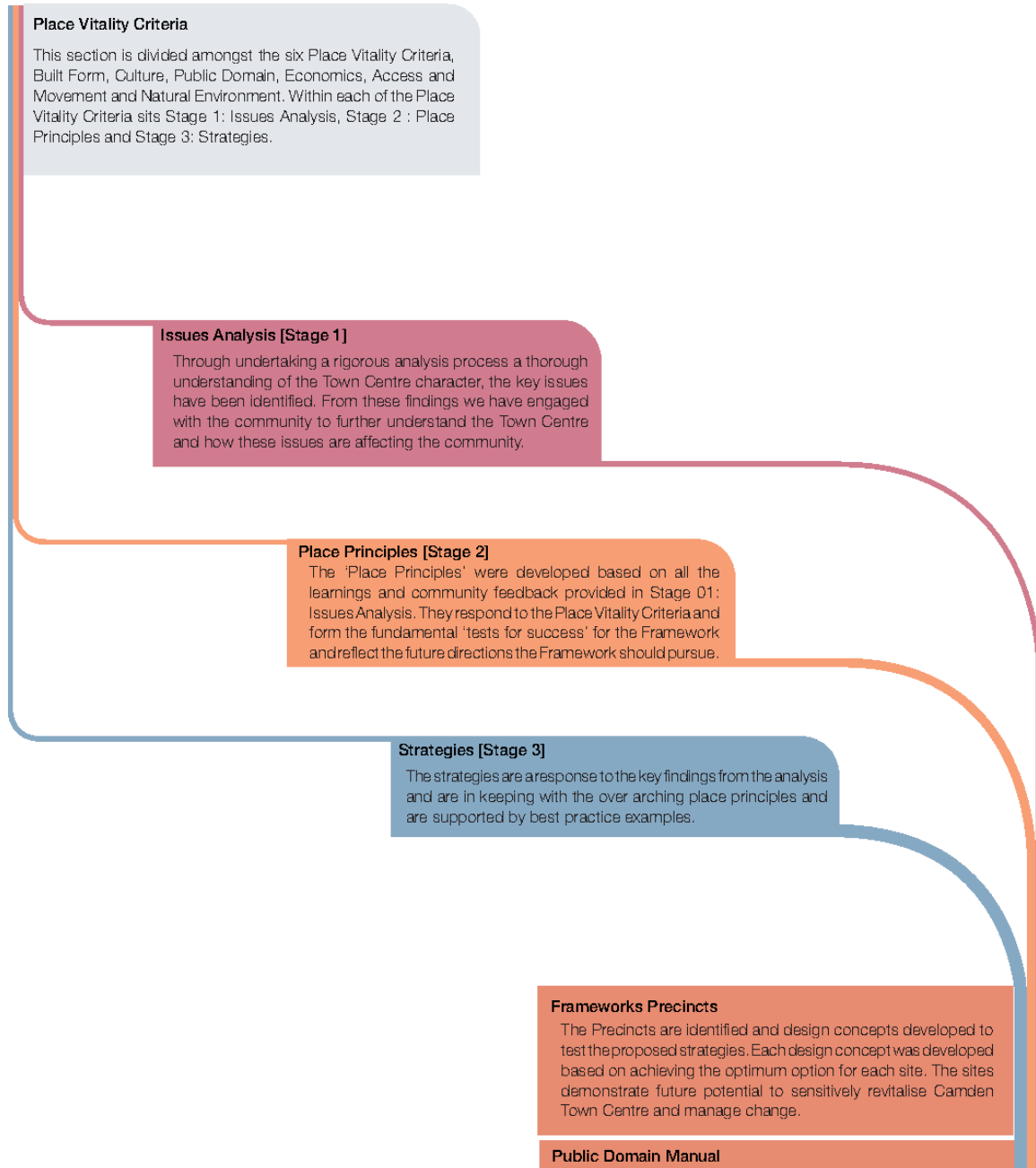
The five stages are:



### 1.3 The Report Structure

#### Context

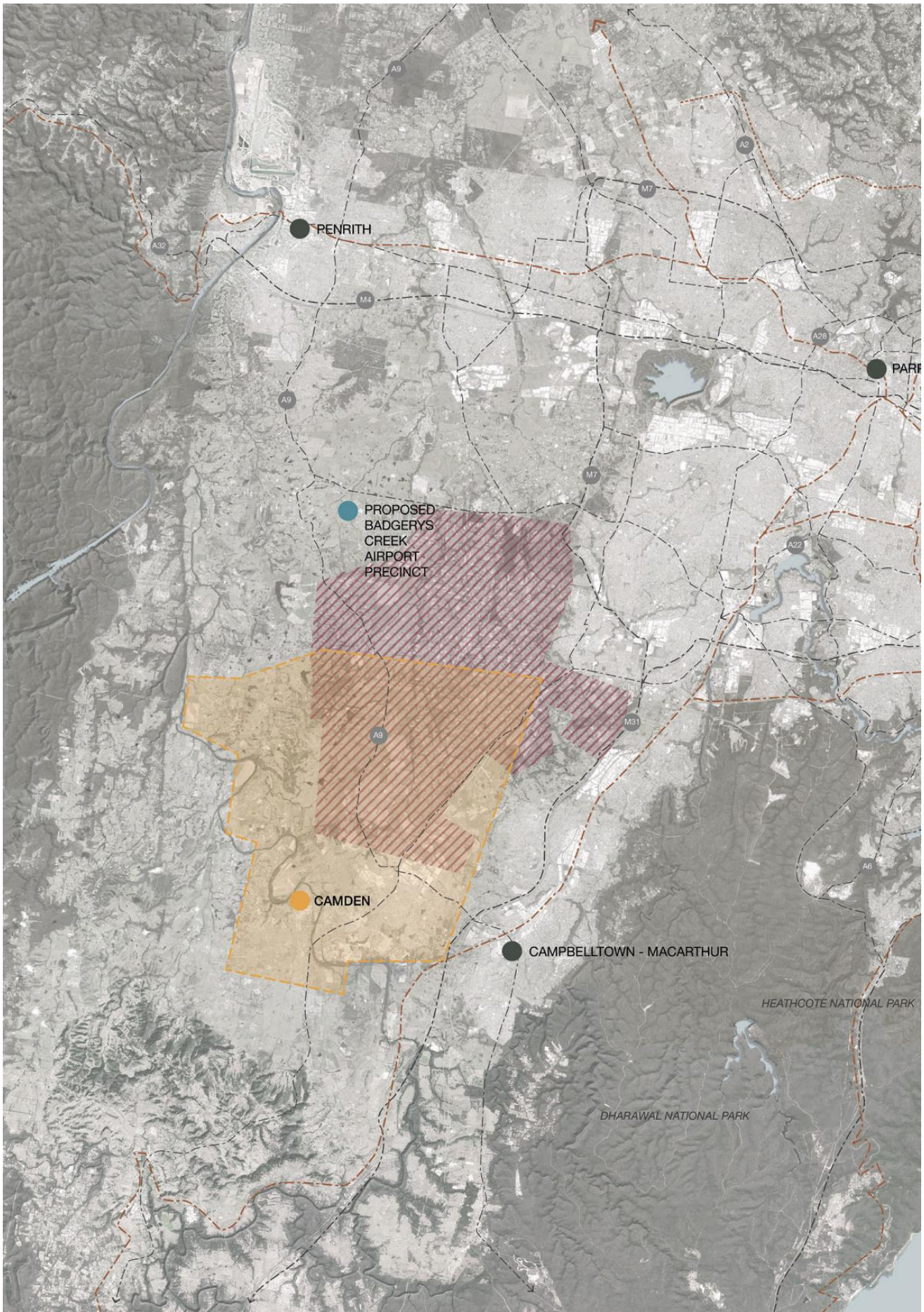
The report is informed by an in depth understanding of the evolution of Camden and its surrounds. The Regional, Local and Historical context of Camden Town Centre are summarised to outline how the Centre is currently positioned.

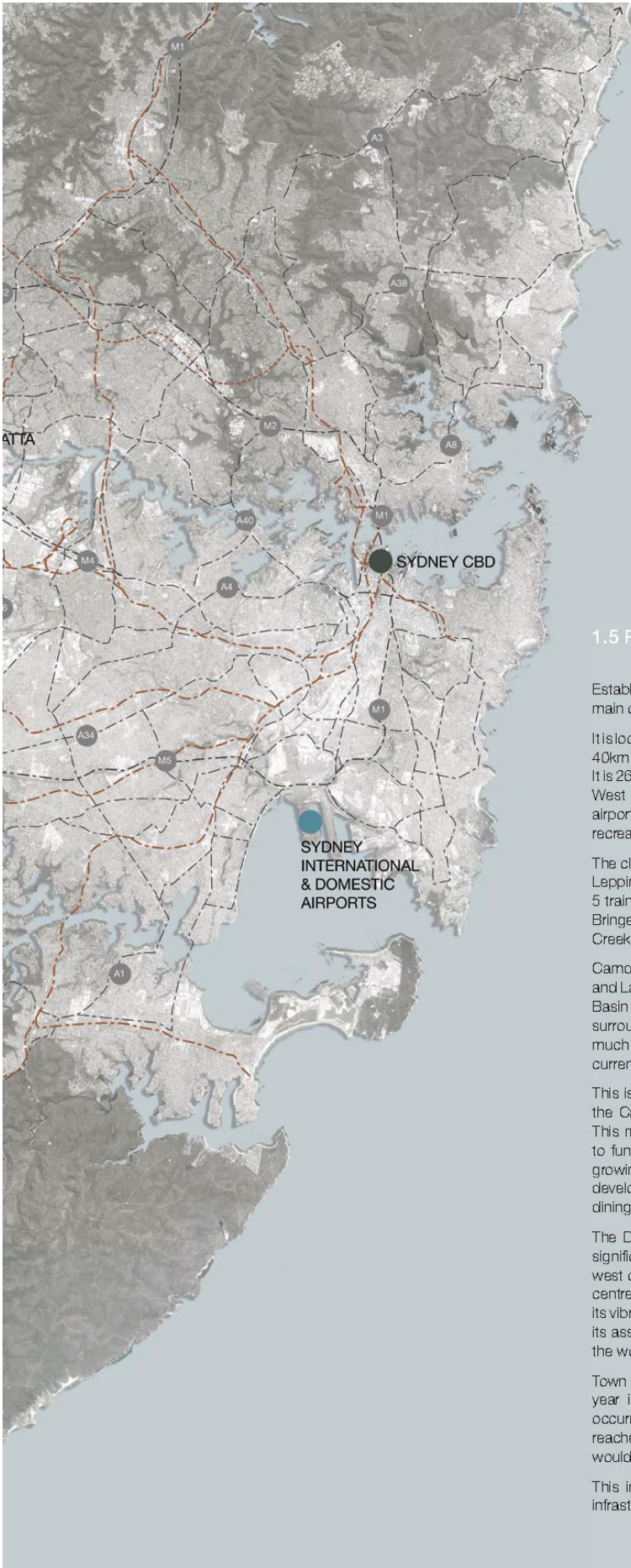




Attachment 1  
ORD01







### 1.5 Regional Context

Established as a town in the mid-1800's, Camden grew to become the main centre for the Camden Local Government Area [LGA].

It is located approximately 85km to the south-west of the Sydney CBD, 40km to the South of Penrith and 13km to the West of Campbelltown. It is 26km South of the future Badgerys Creek Airport and 55km South West of the Sydney airport. It is also in close proximity to Camden airport which provides for flight training, emergency services and recreational flying.

The closest train stations are Campbelltown [20 minutes by bus] and Leppington [1 hour by bus]. The area is toted to have an additional 5 train stations built at locations such as, Rossmore, Bringelly, North Bringelly, Oran Park and Narellan after the roads and the future Badgerys Creek airport is completed.

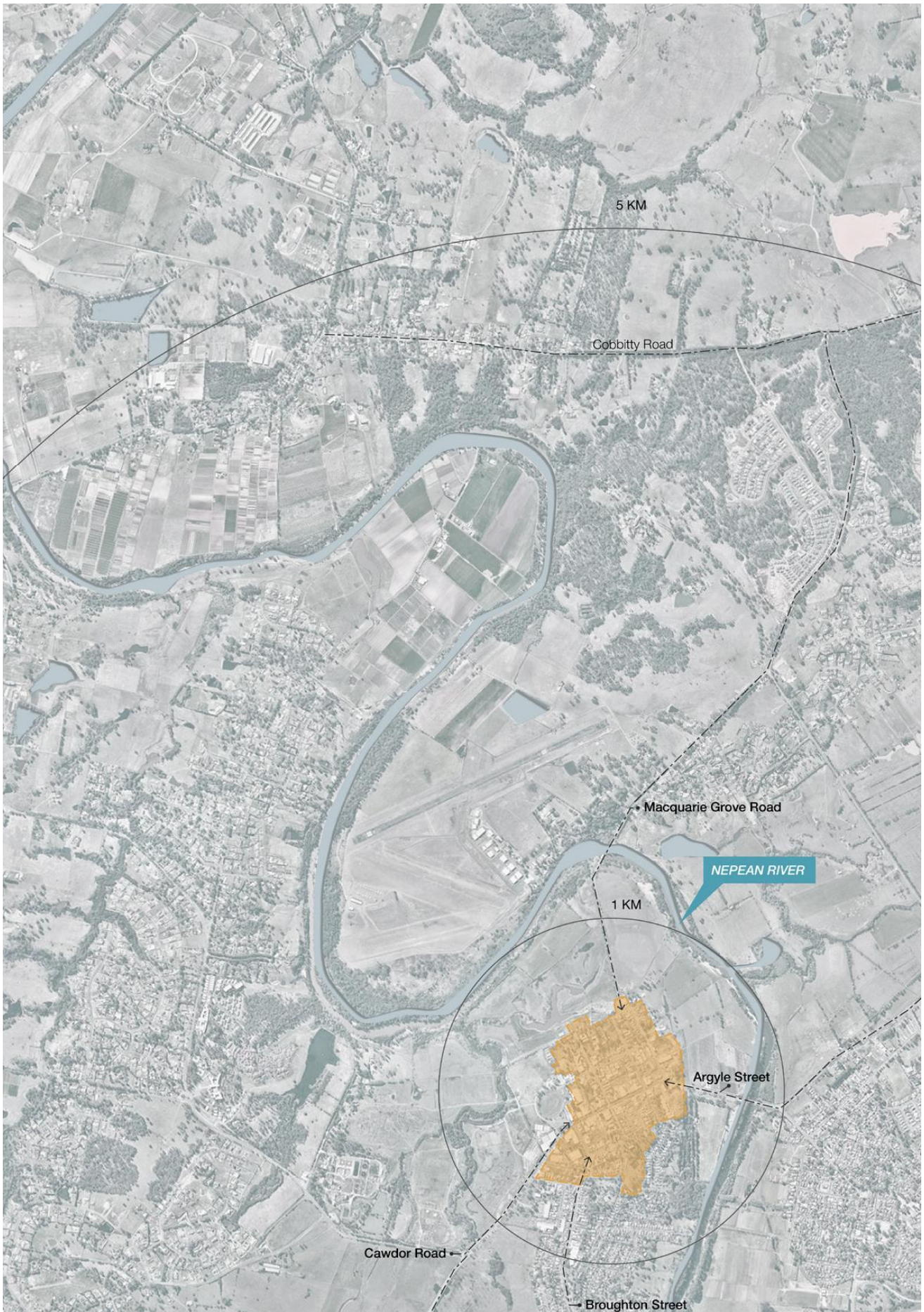
Camden is located 25kms East of the Kanangra-Boyd National Park and Lake Burratorang. Camden rests within the relatively flat Sydney Basin and sits adjacent to the Nepean River and floodplains. The land surrounding Camden has been historically cleared for agriculture and much of the land remains in this condition. Some of these lands are currently being rezoned and redeveloped for housing.

This is due to a move by the NSW Government in 2005 to pinpoint the Camden LGA as the heart of the South West Growth Centre. This meant that it was earmarked to receive more than \$7.5 billion to fund infrastructure. Since then Camden has become the fastest growing LGA in the state with expanding road infrastructure, housing development, employment opportunities and development of retail and dining precincts within new and existing Town Centres.

The Draft Western City District Plan published 2017 highlights the significance of the Camden locality as a Priority Growth Area as the west continues to grow. The Plan also notes that the Camden town centre serves as a community hub with scenic qualities that enhance its vibrant character. The town's heritage significance is recognised by its associations with Australia's early agricultural industries, including the wool industry and its role in early colonial settlement.

Town planners expect to see a steady 5.4 per cent growth rate per year in the Camden LGA, with the biggest population increases occurring between 2017 and 2021. By 2015 the LGA's population reached 72,000 residents. Forecast show that the LGA's population would climb to 233,000 by 2036.

This increase in population would put more pressure on transport infrastructure, natural resources and the new and existing Town Centres.







**1.6 Local Context**

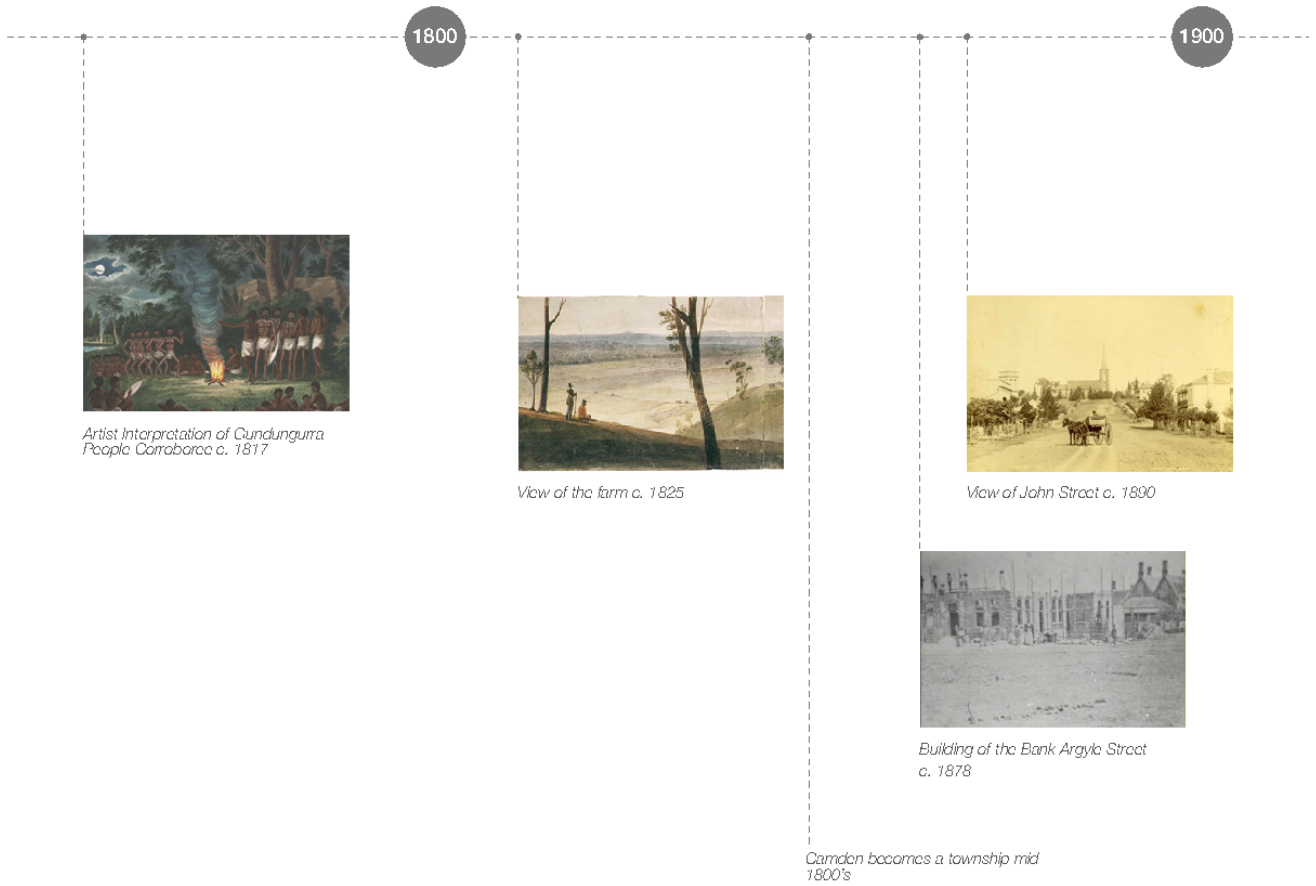
Originally home to the Gundungurra people, Camden then known as Benkennie [dry land] was used for hunting in the grasslands and growing yams along the river and creek beds. The original occupiers of the area were driven away by European farming practices which lead to the loss of their food source and violence amongst the two cultures. The town was established by Europeans in the mid 1800's. The area flourished as an agricultural area after the grant of 5000 acres of land to John Macarthur. Under Governor Bourke's 1835 plan, Camden saw an influx of immigrants come to the town and develop private businesses that grew the Town Centre. The Town Centre became the traditional service centre for the Camden LGA and historically played a primary service role to the local and broader community.

Since the 1990's rapid growth and urbanisation of the South West Region has resulted in the development of other retail and employment centres at Narellan, Mount Annan and Oran Park. The growth and establishment of these other centres in the region have challenged the role of the Camden Town Centre. Resulting in it no longer being the primary service centre for the LGA.

When compared with the other centres Camden has retained much of its rural heritage and community. This is the result of a combination of the 1836 plan by John Oxley and its location on a narrow ridge adjacent to the Nepean flood plain. The character is expressed in the street layout and built form, the relationship between the town and its semi-rural surroundings, and the views and vistas to and from the town.

The Town Centre is accessed via four main routes; from the north along Macquarie Grove Road, from the south west along Cawdor Road, from the east along Argyle Street and from the south along Broughton Street. Where these main access routes intersect with the Town Centre they form a gateway arrival experience which is currently signalled by the rural lands and a commercial building on Macquarie Grove Road, the entry to the equestrian park on Cawdor Road, Cowpasture bridge and the former dairy farmers co-op depot on Argyle Street and residential dwellings on Broughton Street.

The growing population within the local development release areas, such as Oran Park, and the significant growth in population of the Camden LGA are putting increased pressure on the Town Centre's natural assets, on residential supply and on the small businesses of the Town Centre.





Aerial of Camden c. 1940



Last Train on the Camden - Campbelltown Line c. 1963



Argyle Street 2017



Aerial of Camden 2016



Argyle Street looking West c. 1920



Cobbitty Bridge c. 1920

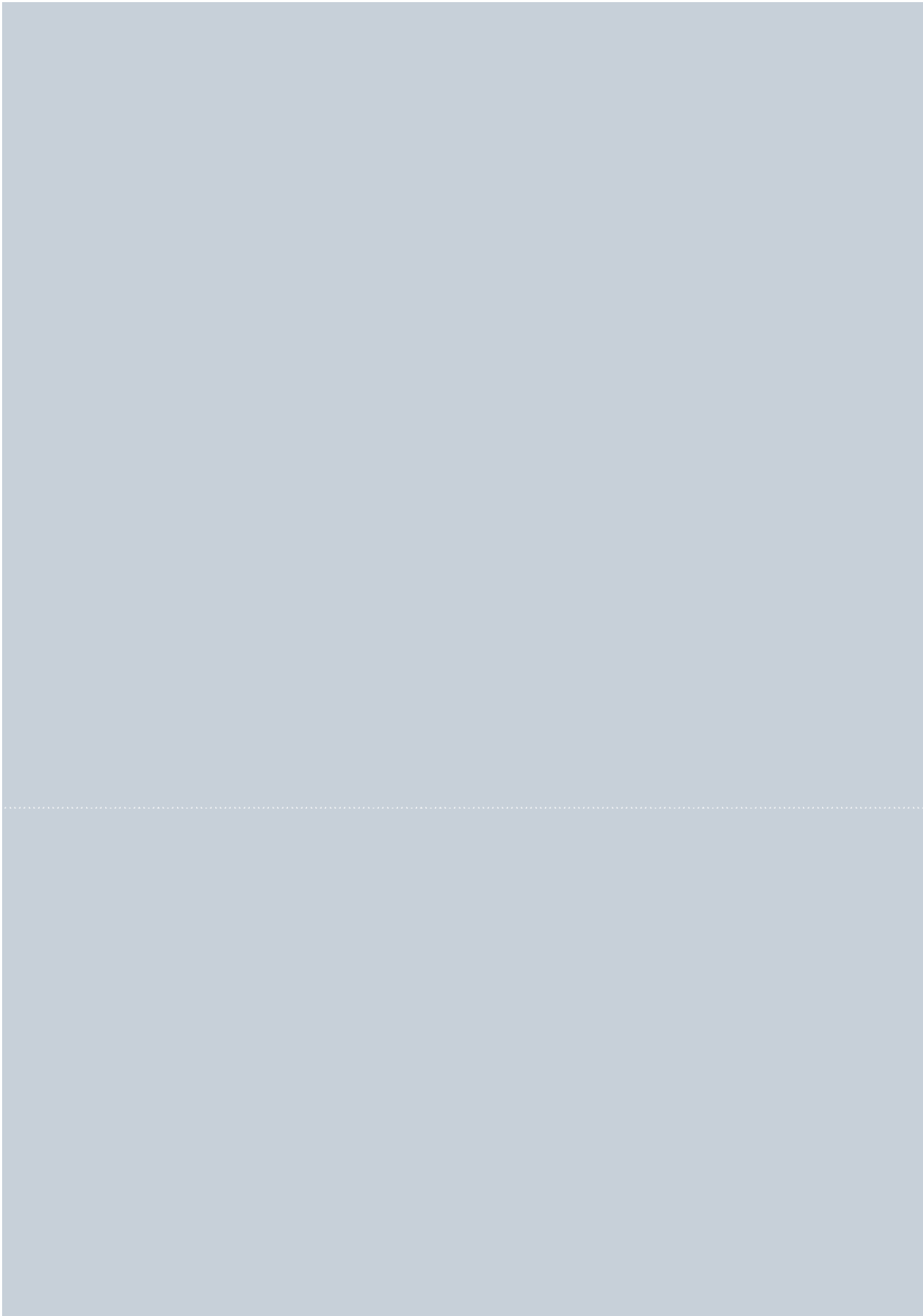
1.7 Historical Context

The Camden district and township is closely associated with the early history of the colony of New South Wales. The current layout of the central township of Camden largely retains the original street alignments set out by James and William Macarthur, sons of John Macarthur, in 1835. Camden is one of those very rare towns in NSW to retain its early nineteenth century plan and its relationship to its rural context. In terms of comparable townships in NSW, Morpeth would be similar although located some distance from Sydney, but is northwest of Newcastle.

Views to Camden from approach roads, surrounding ridges and early surrounding homesteads are historically important and should be retained. Significant is the setting of Camden from the north, east and west (arc from Camden Valley Way, north to Macquarie Grove Road and west over The Camden Town Farm) which best defines Camden as (a) river (b) floodplain (c) rural town (d) ridge (e) St John's Spire. The spire is a landmark point from many approaches and other historically significant properties including Wivenhoe.

One of the most important aspects of Camden is the significant axial vistas along its major streets. The axial view along St John Street to the church of St John and its spire is of exceptional significance. The location of the church above the floodplain was central to the town plan of Camden and is prominently located as a focus of this axis.

The grain and character of Camden Town Centre is one of relatively low scale and density; a rural township with a modest and varied collection of architecture, much of which is listed as having local heritage significance. In addition, the entire Camden town centre is within a heritage conservation area.



**ORD01**

**Attachment 1**

ORD01

Attachment 1



2.0

PLACE VITALITY CRITERIA



Place Vitality Criteria

Introduction

The traditional masterplanning approaches that characterise modern society have resulted in masterplans that are over-determined, rigid and by their very nature lack the ability to change and adapt over time. They are constructs that offer a sense of permanence and are frequently driven by finance rather than real place-making that build on a local community's needs.

However, as varying social, economic and environmental factors become ever present the static planning processes embedded within western culture are exposed. We deceive ourselves in believing that the world is permanent. In reality, the only certainty is that everything changes. This acceptance of change has led to the emergence of more informal planning processes that embrace the transitory nature of our centres.

The consultant team has developed a Town Centre revitalisation approach that intrinsically integrates both masterplanning and placemaking together. Crucial to this approach is that the strategies show a commitment to establishing flexible and changeable solutions to people's needs.

To ensure a well considered and holistic masterplanning process, six Town Centre vitality criteria have been identified. At the core of the vitality criteria is the community and the crucial role they play in informing the strategies, actions, future governance and future implementation of the masterplan.

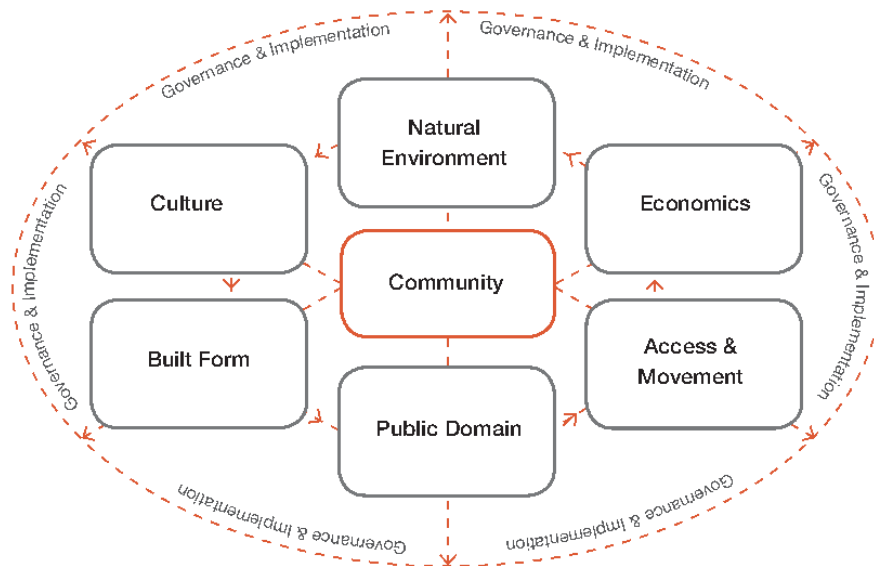
Community

Town Centres have always been about much more than shopping. Retail is an important part of the Town Centre mix, but people also come for many other reasons, such as to visit cafés, restaurants, pubs, galleries, museums, cinemas, parks, hairdressers, beauty parlours, doctors and dentists, libraries, banks, solicitors, and estate agents. The Town Centre can provide a setting for shared experiences, and be a focal point of local identity, community pride, and common heritage and values.

Main streets and Town Centres that are fit for the 21st century need to be multi-functional social centres, not simply competitors for stretched consumers. They must offer irresistible opportunities and experiences that do not exist elsewhere, are rooted in the interests and needs of local people, and will meet the demands of a rapidly changing world.

We believe that at the heart of any response to the challenges facing our Town Centres must be a recognition of the uniqueness of place and that these unique places are created and shaped by people who use them.

That is why the community form a central component to the project process. Their views, perspectives and values ensure the development of a Town Centre masterplan that is both responsive and flexible to accommodate their varying needs. It also enables social and cultural interactions and connections.



Notes: This is a preliminary document and should not be used for legal or financial purposes. It is subject to change without notice.

**Natural Environment**

Essential to any vital Town Centre is the balance between hard and soft landscape, ensuring a symbiotic relationship between the urban and natural environment. As Town Centres expand, natural habitats are enveloped by the urban environment, altering the natural ecosystems and bringing the urban environment into direct contact with the natural environment. Key points to consider when evaluating and strategising 'Natural Environment' are as follows:

- Natural Hazards;
- Nature and Biodiversity;
- Street Trees and Planting;
- Topography and Views.

**Culture**

The cultural uniqueness of a centre comes from the very community that inhabit it. Typically it's the cultural displays and variety of people that foster cultural richness in Town Centres. As it's through a Town Centre's community that the cultural values, unique features and history can be interweaved into a Town Centre, creating the 'spirit of a place'. Key points to consider when evaluating and strategising 'Culture' are as follows:

- Heritage;
- Events and Festivals;
- Public Art and Performance;
- Community Facilities.

**Built Form**

The built form of a Town Centre is rooted in its urban structure, quality of architecture and the nuances of building height, style, texture and colour. Successful Town Centres ensure that the built form offers a sense of arrival and enclosure to a collective entity or place. Good built form also forms a physical extension to the public domain. Key points to consider when evaluating and strategising 'Built Form and Aesthetics' are as follows:

- Town Centre Character;
- Building Heights;
- Town Centre Arrival;
- Architecture.

**Public Domain**

A quality public domain beyond providing an aesthetic component for Town Centres, can support a legible, safe and well connected network of streets and public spaces. It is important that a Town Centre's public domain responds to the local user requirements establishing a responsive Town Centre environment. Key points to consider when evaluating and strategising 'Public Domain' are as follows:

- Open Space Network;
- Safe and Unsafe Zones;
- Streetscape Elements;
- Streetscape Materials.



Community



Culture



Natural Environment



Built Form



**Access & Movement**

Motorised vehicles form a dominant characteristic in many Town Centre's today. However, the most vital Town Centres reconcile the dominance of the vehicle by prioritising pedestrians, cyclists and modes of public transport. By emphasising walking, cycling and public transport as a viable mode of transportation with a strong impact of health is leading towards a more sustainable Town Centre. Key points to consider when evaluating and strategising 'Access and Movement' are as follows

- Public Transport Network;
- Access and Parking;
- Pedestrian and Cycle Network;
- Street Hierarchy and Traffic Volume.

**Economic Development**

Successful Town Centres typically have animation, vitality, and an urban 'buzz'. To create this vitality and vibrancy a diverse array of uses should be accommodated that cater for all user groups. This variety of uses within a Town Centre reinforces a multifunctional centre and ensures Town Centre's are economically resilient to market changes. Key points to consider when evaluating and strategising 'Economic Development' are as follows;

- Market Economics;
- Economic Heart and Mix;
- Land Uses;
- Active Frontages.

**Governance & Implementation**

Governance has become a hot topic over the last decade as evidence mounts on the critical role it plays in determining the delivery of widespread plans, policies and projects. There is a growing consensus that good governance is perhaps the single most important factor in any projects ultimate delivery.

Establishing appropriate governance is equally important as creating a set of Critical Success Factors. Key points to consider when evaluating and strategising 'Governance and Implementation' are as follows;

- Planning Controls;
- Land ownerships;
- Previous Town Centre Master Plans;
- Governance and Funding.



Public Domain



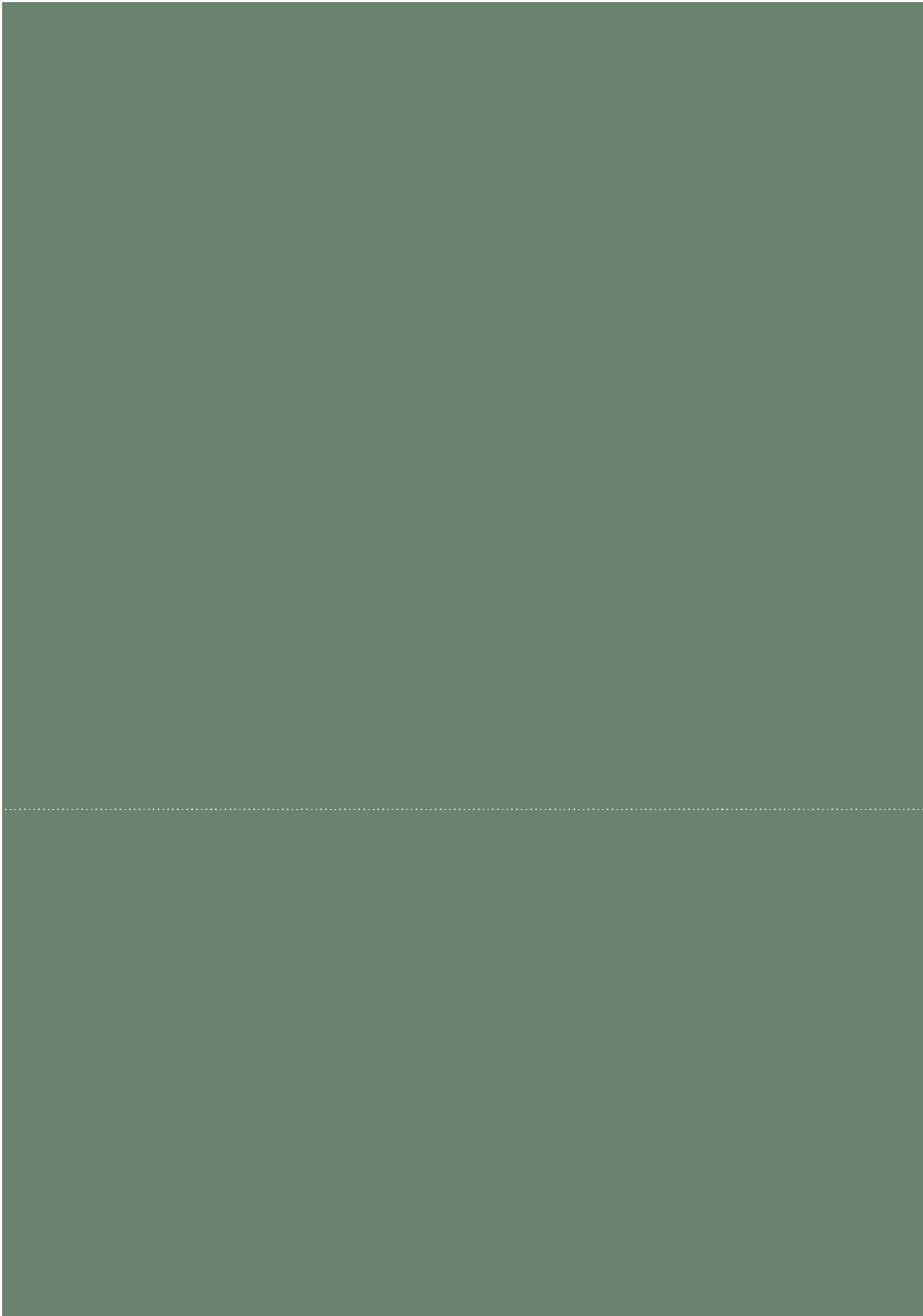
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Access & Movement



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**Attachment 1**

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**2.1**  
COMMUNITY

## Community Engagement

### Introduction

At the heart of our response to the challenges facing Camden Town Centre there must be a recognition of the uniqueness of place and that this unique place is created and shaped by the people who use it.

That is why the community is a central component to the project process. Their views, perspectives and values ensure the development of a Town Centre Framework that is both responsive and flexible to accommodate their varying needs.

This section of the report provides an outline of the engagement periods undertaken and a summation of the ideas and thoughts the community provided.

### Engagement Period 01: The Community Open Day

The Community Open Day was held at both Camden Produce Markets and out the front of 'Blooms Chemist' on Argyle Street on 11th March 2017. A council staff member attended the event to assist the consultant team. Throughout the day, many community members and stakeholders approached consultants and shared their views, issues and ideas for Camden Town Centre. On the day, the consultant team was able to meet members of many local community groups including:

- Camden Community Alliance
- Camden Residential Action Group (CRAG)
- Camden Historical Society
- Camden Chamber

Also written submissions were received from community groups;

Camden Community Alliance, Camden Chamber, CRAG and individual community members and stakeholders. At the 2 sessions approximately 50 people provided their details to allow future opportunities for direct communication from the project team.

#### Open Day Objectives

- To meet the community face to face and explore issues for Camden Town Centre, what is working, what isn't?
- Explore improvements the community and stakeholders would like to see for the future.

#### Open Day Structure

- Location 1: Camden Produce Markets 8am-midday
- Location 2: Out the front of 'Blooms Chemist' Argyle Street 12:30-3:30pm

At each location the same activities were undertaken to explore both the issues for Camden Town Centre and possible improvements, these include:

1. Study map with a future flagging ideas exercise
2. Testing priority initiatives
3. Big ideas for Camden Town Centre



The Community Open Day



The Community Open Day



Camden's Street Community Consultation



Camden's Street

**Engagement Period 01: The Camden Show**

The 1st of April 2017 saw the second engagement day undertaken at the Camden Show. The team continued with the flagging exercise and the big ideas board from the engagement session undertaken on Saturday the 11th of March 2017. Council staff members assisted the consultant team with the engagement. Throughout the day many community members shared their ideas, views and big ideas for Camden Town Centre.

The engagement day held at the Camden Show provided the team with a great opportunity to engage with the wide Camden community. Typically, we engaged with young families, couples, local businesses and market stall holders.

**Engagement Period 02: Business and Community Workshops**

Engagement period 02 consisted of the following workshops;

- The Camden Town Centre Framework Business workshop was held at Camden Civic Centre on 19th May 2017 and community roundtables were held on the 20th May 2017 and the 18th October 2017. Council staff members attended the events to assist the consultant team. Thirteen business owners and twenty two community members attended the workshops where they explored the draft place principles, town centre strategies, and framework precincts in relation to their views and future aspirations for Camden Town Centre.

**Online Survey**

An online survey was conducted in April-May 2017 to which 149 Camden business and community members responded. The purpose of this survey was to expand on areas of interest from the community Open Day, with questions concerning how frequently responders used and visited the Town Centre, and what their ideas and thoughts were on opportunities for change in Camden Town Centre.

*Survey Structure*

- Are you a resident of Camden Town Centre? How often do you visit Camden Town Centre?
- Why do you visit Camden Town Centre?
- Who do you generally come to Camden Town Centre with?
- How do you get to Camden Town Centre?
- Using the map above please show us your preferred place to park if coming by car
- How long do you usually park in Camden Town Centre for?
- If you had one BIG idea for the future of Camden Town Centre for consideration in the Framework what would it be? Why is Camden Town Centre unique to you?
- Where is your favourite place in Camden Town Centre?
- What is your least favourite place in Camden Town Centre?
- What would you like to see stay the same in Camden Town Centre? What would you like to see changed in Camden Town Centre? What's not in Camden Town Centre that could be?



*Half of the survey respondents live in the Town Centre*



*Most people visit Camden several times per week or live within the Town Centre*



*Most people visit the Town Centre to see the local shops and food outlets*



*People usually visit the Town Centre with their spouse or on their own*



*The majority arrive to the Town Centre by car*



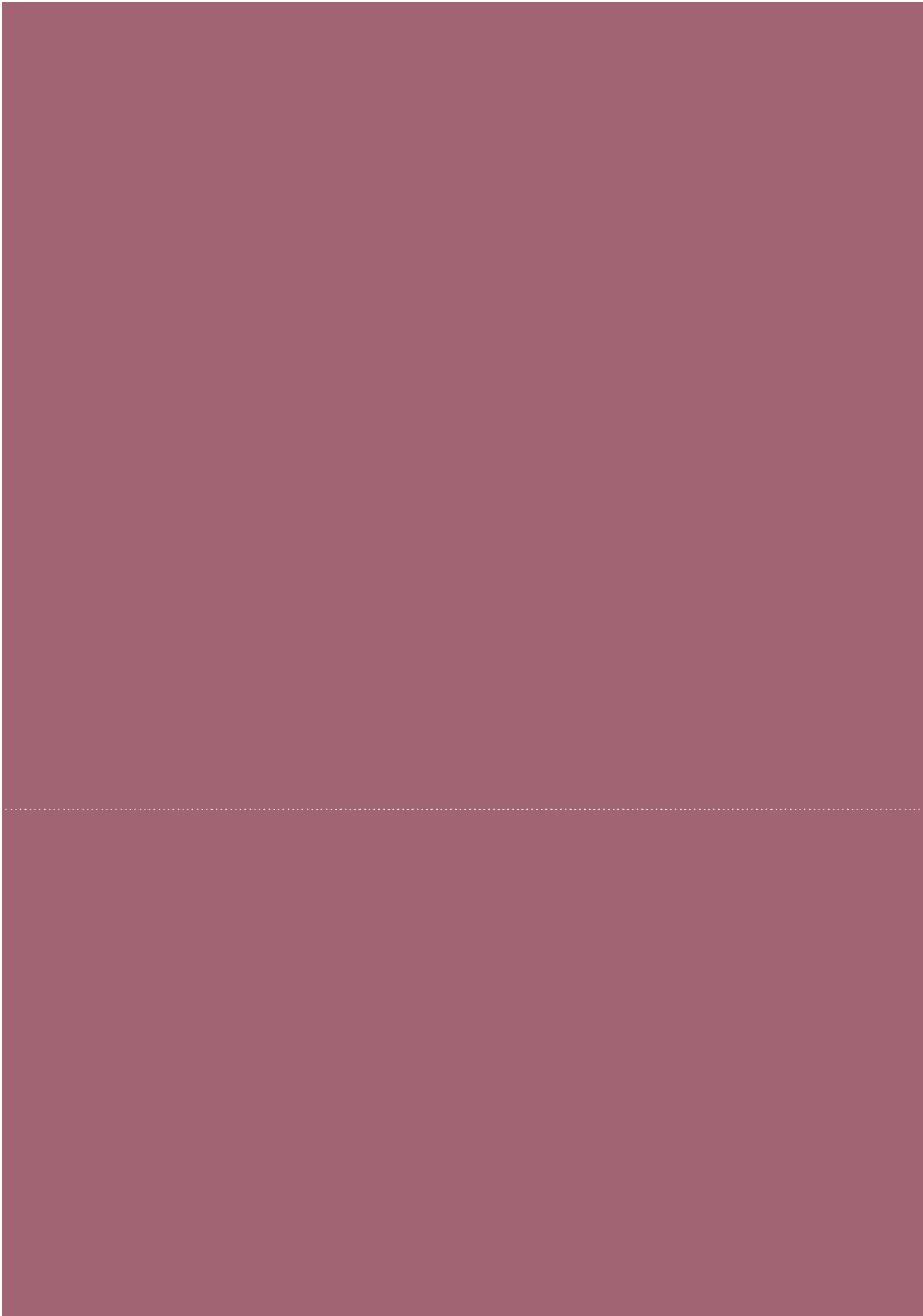
*Most people spend 1 - 2 hours parked in Camden Town Centre*



*Most people park in Argyle and John Street*







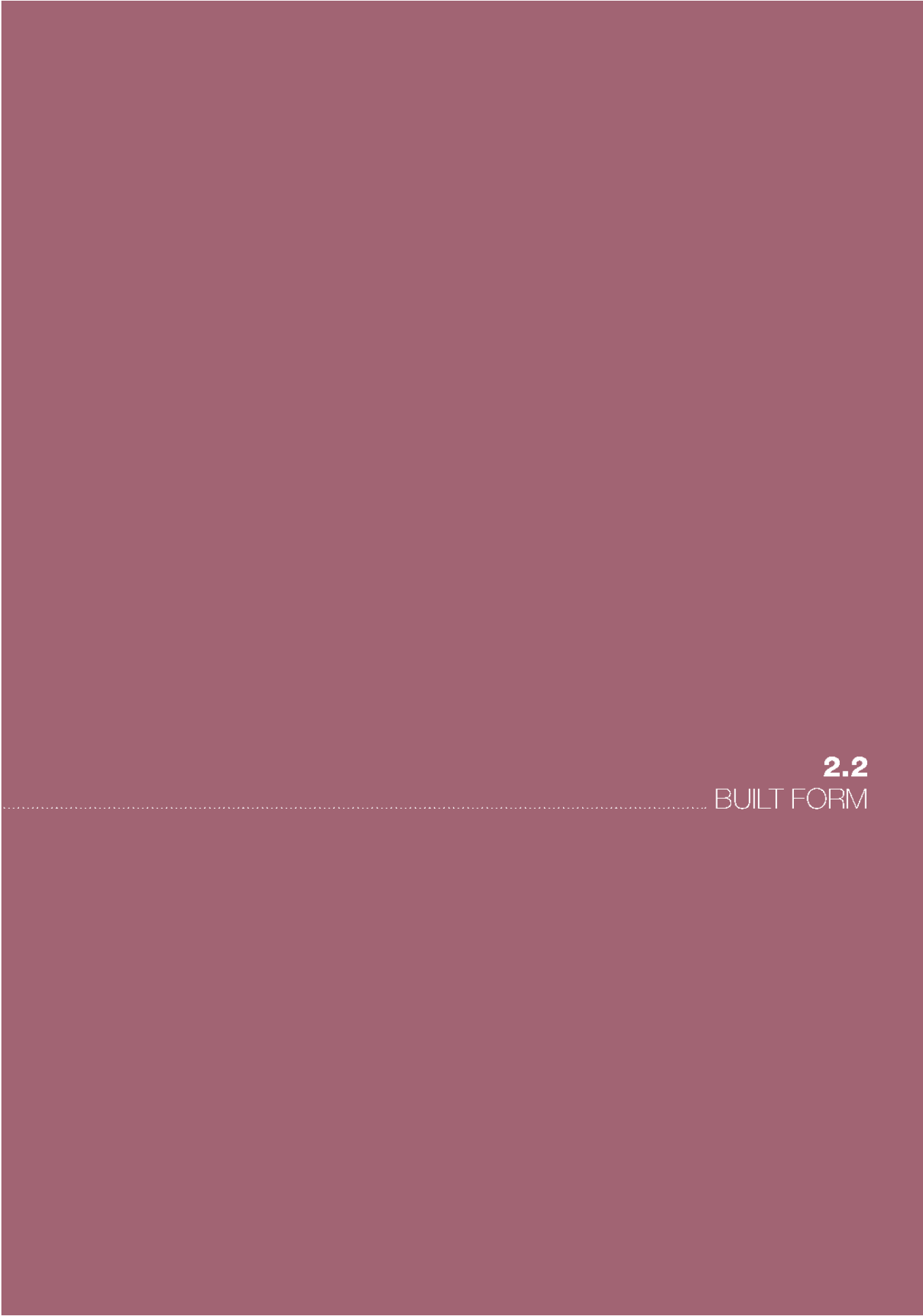
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**Attachment 1**

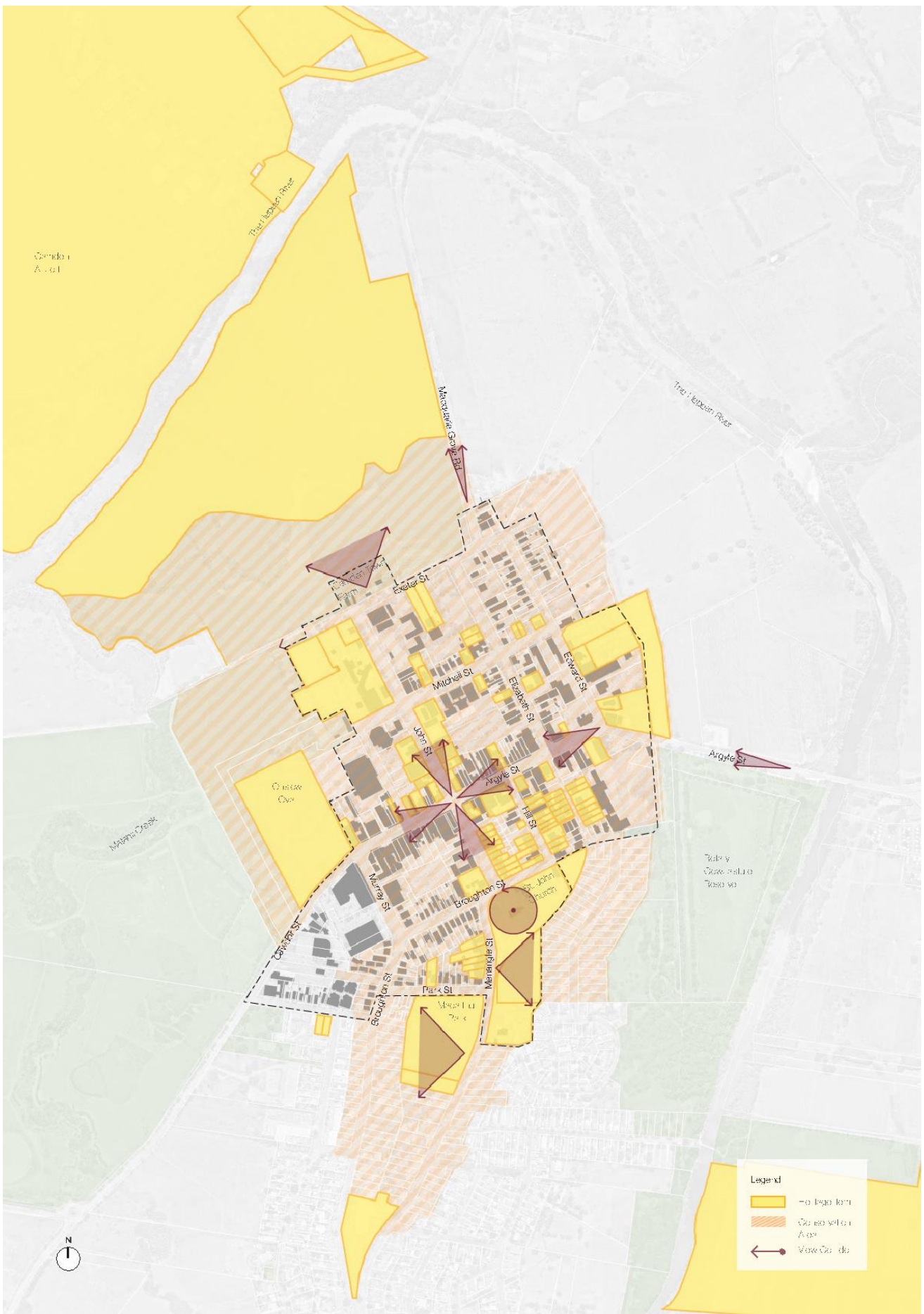


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Attachment 1



**2.2**  
BUILT FORM



## Built Form Analysis

### Introduction

Camden Town Centre offers a charm and character that is derived from a rich history, quality of original town layout and the evolution of Australian architecture. The heritage of the town centre is present in key buildings, the grid planning of the town's layout, the human scale buildings and key views and vistas to and from the centre. Over time the Town Centre has evolved and has accumulated a range of built form typologies.

### What we've observed

01. Camden has a mix of both operational and domestic built fabric, with heritage buildings adjacent to residences of diverse styles, from historic to more contemporary homes;
02. The layout of Camden has historical significance, reflecting the evolution of early colonial towns in NSW. Up to 1830 towns were roughly based on a rectangular grid with irregular allotment sizes and irregular street widths. After 1830 standards were set down to regulate the widths of streets and block sizes, which established a generally consistent approach to town planning;
03. By the end of the 1930's the town had assumed a very distinct character reflected in a fully consolidated pattern of development and a stock of colonial, Victorian, federation and interwar buildings;
04. The 1920's and 30's were a time when buildings in Camden were heavily influenced by Neo-Georgian architecture. The built form within the town therefore has a strong basis in Georgian symmetry both in public and residential;
05. During the 1940's an attempt to cater for a growing population and the introduction of the car, the back of lots were carved out to create spaces for car parks. This left a large amount of inactive frontages that were never intended to face onto public space.

### What We've Heard

An overwhelming response from the community engagement has highlighted that the community of Camden wish to see the heritage and historical values of their town preserved, enhanced and celebrated. Any future refurbishment of historical buildings and public domain improvements within the Town Centre should be undertaken sympathetically. There is a strong desire to maintain the quaint ambience of Camden, hence careful consideration is needed for any future developments as well as any changes to existing LEP or DCP controls. There is recognition that there may be opportunities for 'infill' style additions but these need to be carefully planned and respect local historical character.

### Community Comments

- "Preserve the rural and historic framework of Camden."*
- "Retain old cottages and federation feel of street scape."*
- "Preservation and restoration of historic building."*

### Site Photos



Camden - Cottage on Main Street



Camden - Area around the Heritage Museum



St Paul's Church



Museum



ORD01

Attachment 1

## Built Form Place Principle

### Introduction

The 'Place Principles' were developed based on the key findings and community feedback provided in the Built Form analysis. As a result of this analysis and the community engagement the below Built Form place principle was created;

*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.*

### What We've Heard

Many community members believed the proposed built form place principle was both adaptive and had potential, which reflected their future aspirations for Camden Town Centre. They emphasised the importance of recognising the current heritage fabric of Camden by limiting over dominating built form into the area and retaining the existing 7m building height limit. This will ensure that development will be in sympathy with the Town Centre's character and incorporates the human scale.

Most people agreed with protecting the existing built form, however clarity is needed in regards to defining the term enhance throughout the process. However, some comments were made that the principle could be further improved through preserving the consistency of built form through shape, form, height and texture.

### Community Comments

*"Retain human scale."*

*"I like the integration - preserving the old facade and structure but allowing modern expression as well, new should not be too intrusive."*

*"Agree in theory - sounds great."*

*"Maintain current heritage fabric."*

| RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY | CHURCH |  
 COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL | PARKING  
 | Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE | RETAIN |  
 STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY  
 | CHURCH | COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL |  
 PARKING | Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE  
 | RETAIN | STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY |  
 | SCHOOL | PRESERVE | CIVIC | LIBRARY | CHURCH | COUNTRY |  
 BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL | PARKING  
 | Paddock | BUILDINGS | CIVIC | LIGHTS | HERITAGE | RETAIN | STREET



## Built Form Strategy

### Introduction

Camden Town Centre is defined by its rural feel and heritage buildings. There are however, large sections of back of house areas and large amounts of surface car parking. The interface between the two provide vast opportunities for activation. For future revitalisation of these spaces it is essential built form preserves and enhances the character of Camden Town Centre through fine grain responses in built forms and building treatments.

With a sensitive review of controls, parcels of land can be encouraged to adopt fine grain responses in order to foster built form which is sympathetic to the surrounding town character without losing the human scale on the town. This will require highly sensitive built form and adaptation which celebrates Camden's history.

### This could be carried out through the following initiatives;

01. Ensure heritage items are retained and maintained as historical features within the Town Centre;
02. Future development should encourage a fine grain character;
03. Ensure activated street frontages, surveillance and safety;
04. Building materials, articulation, fences, entries should be designed in conjunction with the public domain and surrounding character;
05. Any new built form will be required to prove that they do not impact on the views from the public domain, the flood plain and from the landscape to the Town Centre. This should be carried out as apart of the DA process;

### What We've Heard

Community feedback on the built form strategies was related to the built form aesthetic, scale and development within the Town Centre. The community would like to see the design principles adhered to, and for these to address more than the iconic historic buildings. There is a strong desire that the fine grain character and human scale of Camden is retained into the future.

### Community Comments

*"Small scale "nook" development is possible (e.g. the 2 back block coffee shops that have sprung up enhance the use of back blocks without changing the nature of having front and back blocks."*

*"Redevelopments that are to occur should be assessed by the heritage committee as part of the DA process."*

### Character Images



Small scale housing



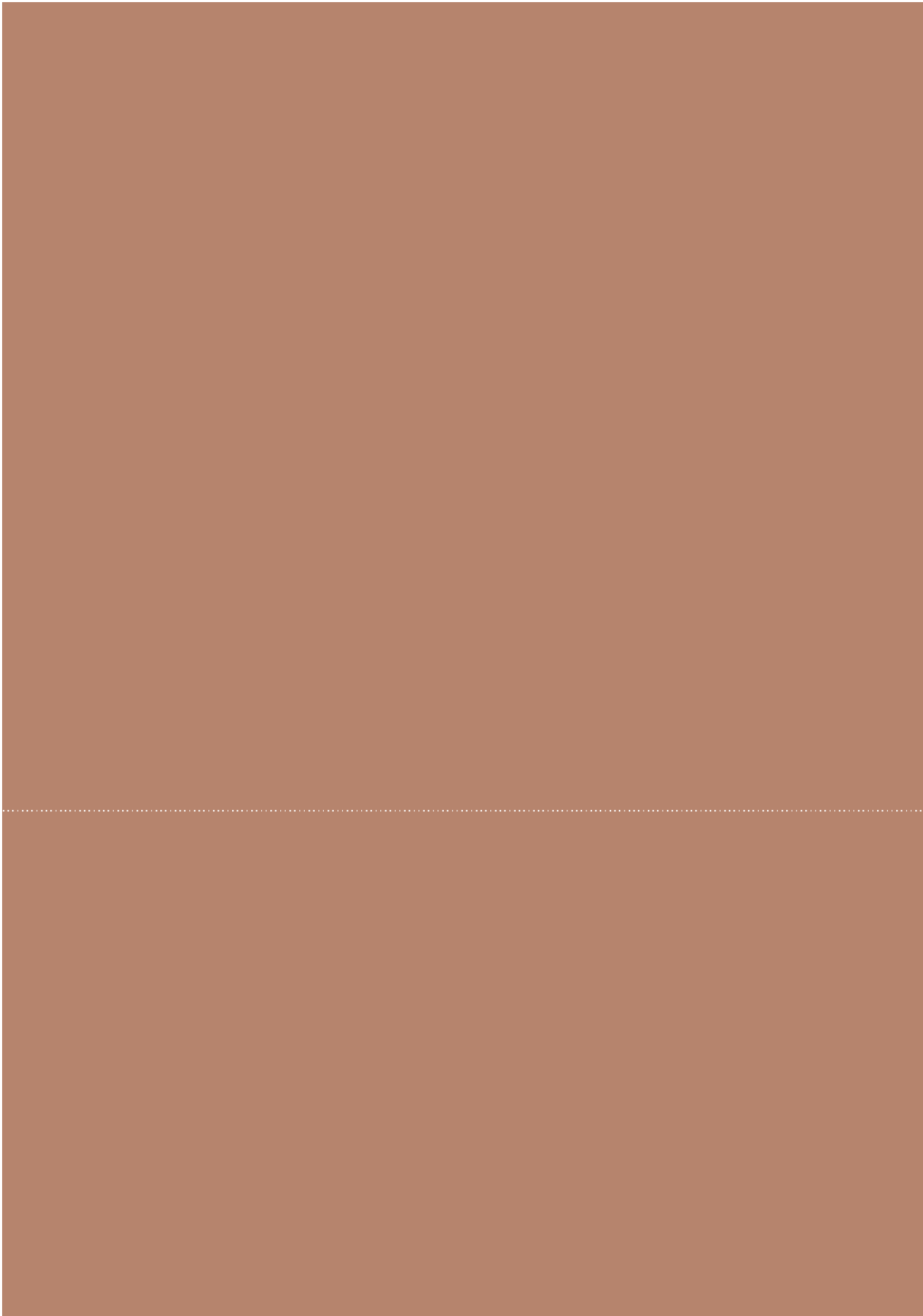
Adaptive reuse of heritage built form



Adaptive reuse of industrial built form



Shed House Example



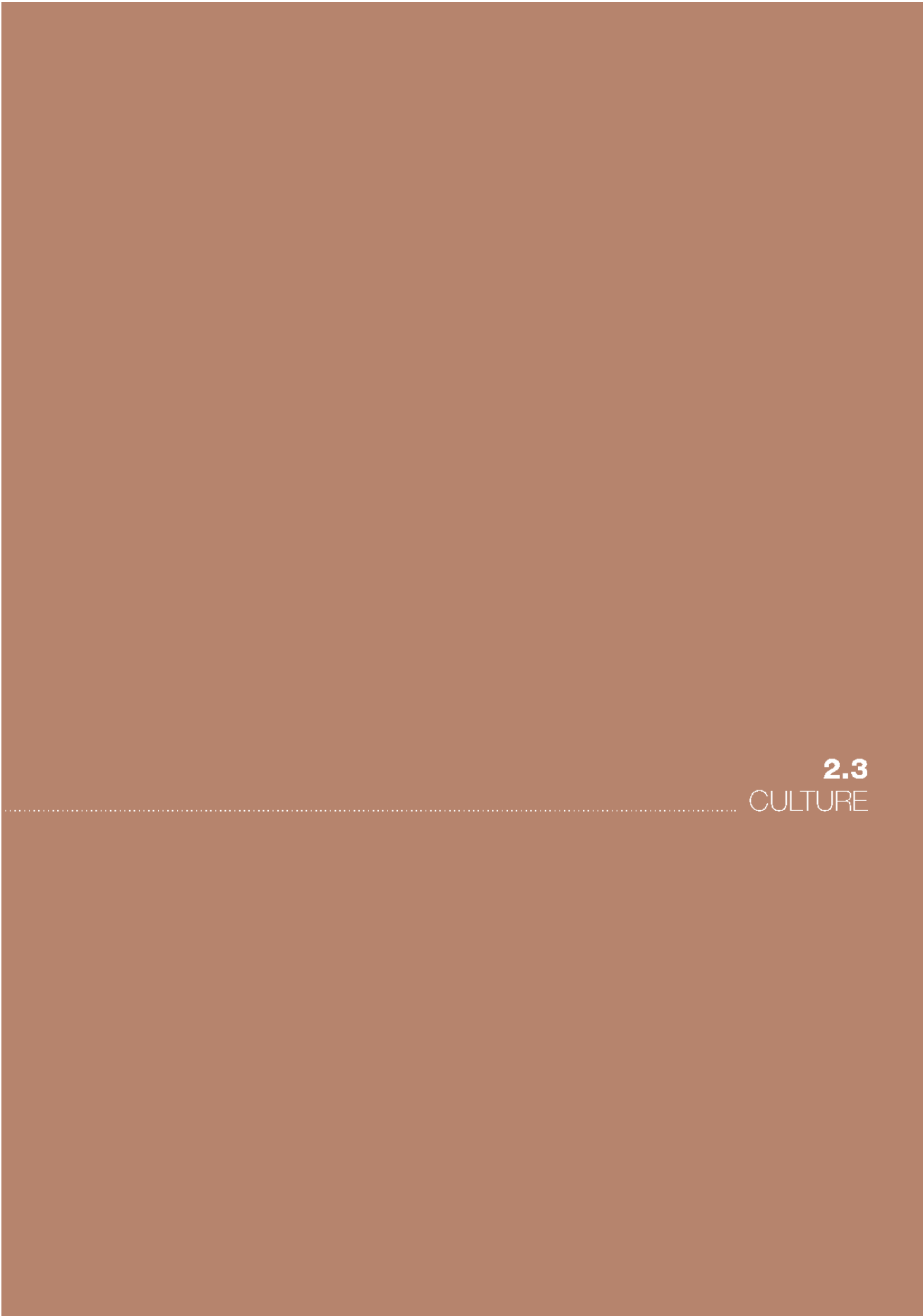
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**Attachment 1**



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Attachment 1



2.3  
CULTURE



## Culture Analysis

### Introduction

Camden's culture is built upon its rich heritage, rural setting and role as a service centre. Community events, cultural and community facilities and eateries reflect the cultural richness of the Camden Town Centre and are integral to the continuum of Camden's evolving cultural identity and its population growth and change. Camden as a local centre provides opportunities in various public spaces and venues for community and cultural activities and events.

Streets and carparks within the town centre should also continue to be utilised for events and can be transformed at various times to present new diverse cultural activity. These spaces provide opportunities for council and local community organisations, in turn ensuring that civic spaces and existing buildings are utilised and benefit from the town centre for both day and night activities.

### What we've observed

01. Camden has a rich historical narrative that is unique to the centre and its community, with important historical figures, notable buildings and a diverse cultural landscape;
02. The cultural richness of Camden is exemplified by its country town character, diversity of residents and mix of activities and annual events;
03. Camden has numerous cultural events organised by council and other organisations. A number of events are hosted at the Bicentennial Equestrian Park and Town Farm which can accommodate a large number of attendees. Events are held in the Town Centre and along Argyle and John Street such as Light Up Camden, Anzac Day parade, Australia Day, Camden Fresh Produce Markets, the Camden Show, and the Camden Festival;
04. Camden is already exploring the flexible usage of its car parks for small scale events and activities;
05. Macaria is currently being refurbished to function as an art gallery which is adjacent to the library and museum.
06. There is no dedicated arts centre in the Camden LGA.
07. The Camden Civic Centre currently hosts touring productions, school productions, local music and dance schools, weddings, community and civic events. In addition, there are a variety of theatre and musical performances, trade fairs and industry expos.
08. The Camden Civic Centre hosts a small sculpture garden and a permanent art collection.
09. Camden Town Centre is an important town for the Aboriginal community- past and present.
10. Camden Town Farm runs a weekly fresh produce market, has a community garden and is the venue for casual art stores and council events.

### What We've Heard

There were local aspirations expressed for more public art to be displayed in community spaces, as well as historical interpretations through elements such as historical plaques, trails and education sessions.

### Community Comments

*"Need a bigger museum and move the library which also needs to be bigger."*

*"St John's conservation area, the views, heritage and sense of space."*

*"Preserve the green space around St John's, and don't allow development within the green spaces."*

### Site Photos



Town Farm and Markets



Australia Day celebration on John Street



Dye Hard Fun Run



Light Up Camden



Attachment 1  
ORD01

### Culture Place Principle

#### Introduction

The 'Place Principles' were developed based on the key findings and community feedback provided in the Culture analysis. As a result of this analysis and the community engagement the below Culture place principle was created;

*Promote continued use of open spaces, buildings and carparks to enhance the unique experience of Camden.*

#### What We've Heard

The community acknowledges that there are already cultural events taking place in carparks, open spaces and buildings. The utilisation and promotion of these spaces, as agreed by the community, needs to be done sensitively to respect the towns heritage. However, community members agree that increased use of Camden's assets reflect their future desires for a culturally vibrant town centre.

#### Community Comments

*"Promote use of open space - clean up mess."*

*"Encourage activities that use river and enhance country town features."*

*"To increase wisely by promoting the heritage sites such as Camden Park etc."*

| **RURAL** | COUNTRY | LOCAL | SCHOOL | **PRESERVE** | CIVIC | LIBRARY | CHURCH |  
COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL | PARKING  
| Paddock | TOWN FARM | **BUILDINGS** | CIVIC | LIGHTS | **HERITAGE** | RETAIN |  
STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY  
| CHURCH | COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL |  
PARKING | Paddock | **TOWN FARM** | BUILDINGS | CIVIC | LIGHTS | HERITAGE  
| **RETAIN** | STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY |  
Paddock | TOWN FARM | **BUILDINGS** | CIVIC | LIGHTS | **HERITAGE** | RETAIN  
| STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY  
| CHURCH | COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL |  
PARKING | Paddock | **TOWN FARM** | BUILDINGS | CIVIC | LIGHTS | HERITAGE  
| **RURAL** | COUNTRY | LOCAL | SCHOOL | **PRESERVE** | CIVIC | LIBRARY | CHURCH |



## Culture Strategy

### Introduction

Camden has a responsibility as a local centre to promote and continue the facilitation of events and cultural activities. Camden's rural history has provided ample built form and open space for the community to use for cultural events and community activities.

The cluster of built form along John Street is positioned in such a way that the area could function as a regional cultural hub and arts precinct. This could be achieved through the adaptive reuse of open spaces and the public domain [utilising streets and heritage spaces for public art initiatives and cultural activities]. The spaces could also be programmed by co-ordination with local grass roots organisations in turn ensuring that under utilised spaces and existing buildings are utilised to their full extent and benefit of the Town Centre.

### This could be carried out through the following initiatives;

01. A concerted effort to focus community events around John Street 'heart' to lift its profile as a cultural hub;
02. Adaptively reuse Carparks for events and markets that connect to the main street, arcades and laneways i.e Larkin Place, Council owned carparks;
03. Utilise the memorial park adjacent to the former SES and link into John Streets' public domain network;
04. Engage with community groups such as youth services and creative organisations to create a cultural program for Camden;
05. Investigate initiatives to enhance Camden Civic Centre. This can be achieved through the preparation of a communication and marketing plan and looking to increase the usage of the performance and gallery spaces. For the longer term the undertaking of a comprehensive analysis of the Civic Centre to accommodate the future growth of the area should be undertaken.

### What We've Heard

Many people stated that the heritage of the Town Centre needs to be protected and preserved. The community would like to see that public art responds to the heritage character and feel of the Town Centre. Most respondents would like to see the heritage walk celebrated, an increase in community events and art exhibitions held in the Town Centre. It was also expressed that the Police station be repurposed for the local community or business use as a gallery or hotel.

### Community Comments

- "Like the idea of a clearly defined heritage walk."*
- "Further the development of Art Gallery i.e. include empty police station to proposed Alan Baker Galley."*
- "Extend the Camden Museum into existing library - Library could be moved to old Camden building where it is bigger"*
- "Maintain a local approach"*

### Character Images



Cultural Precinct



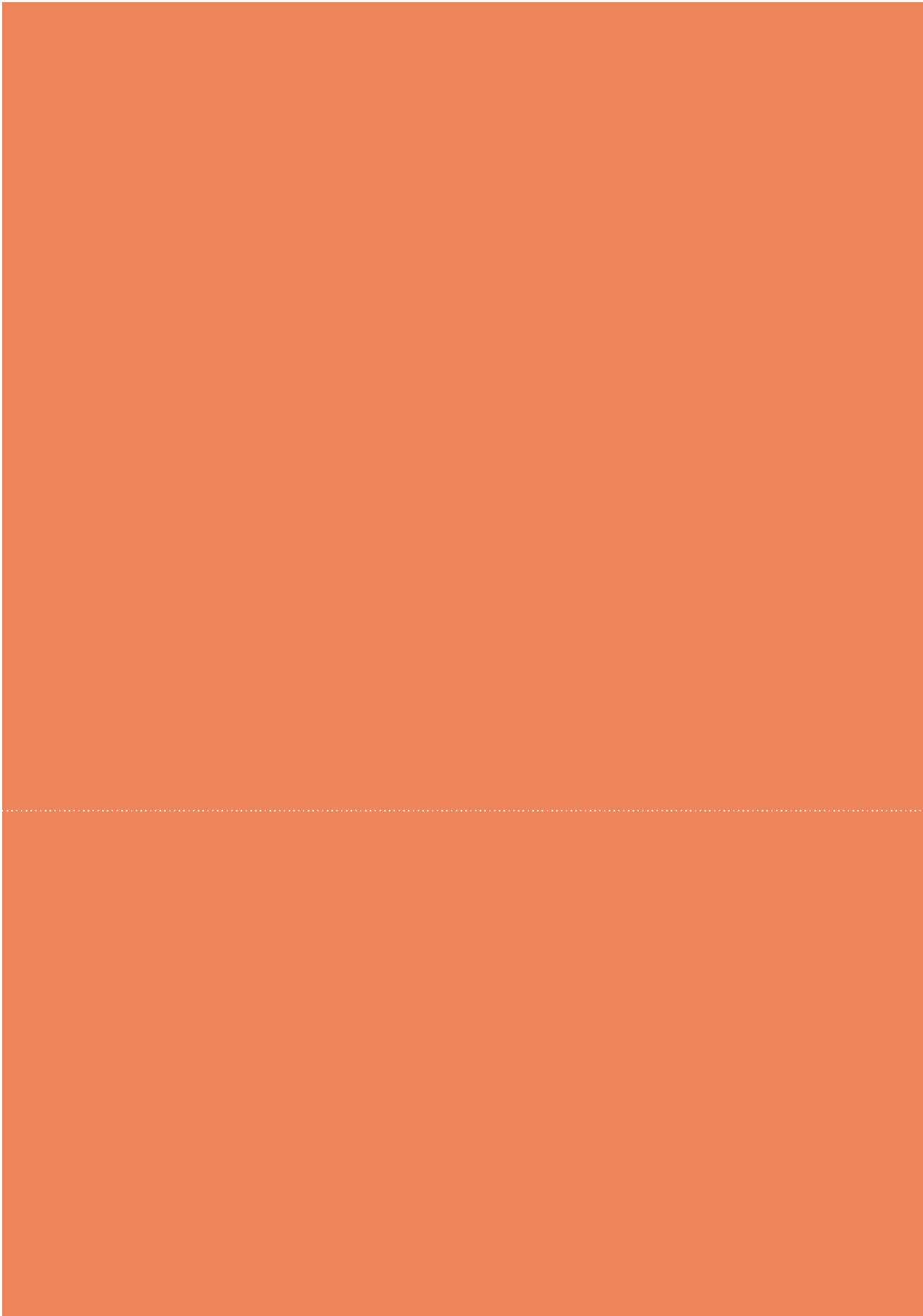
Flexible use of open space and public domain



Youth and community events



Creative organisation activities for communities



**ORD01**

**Attachment 1**

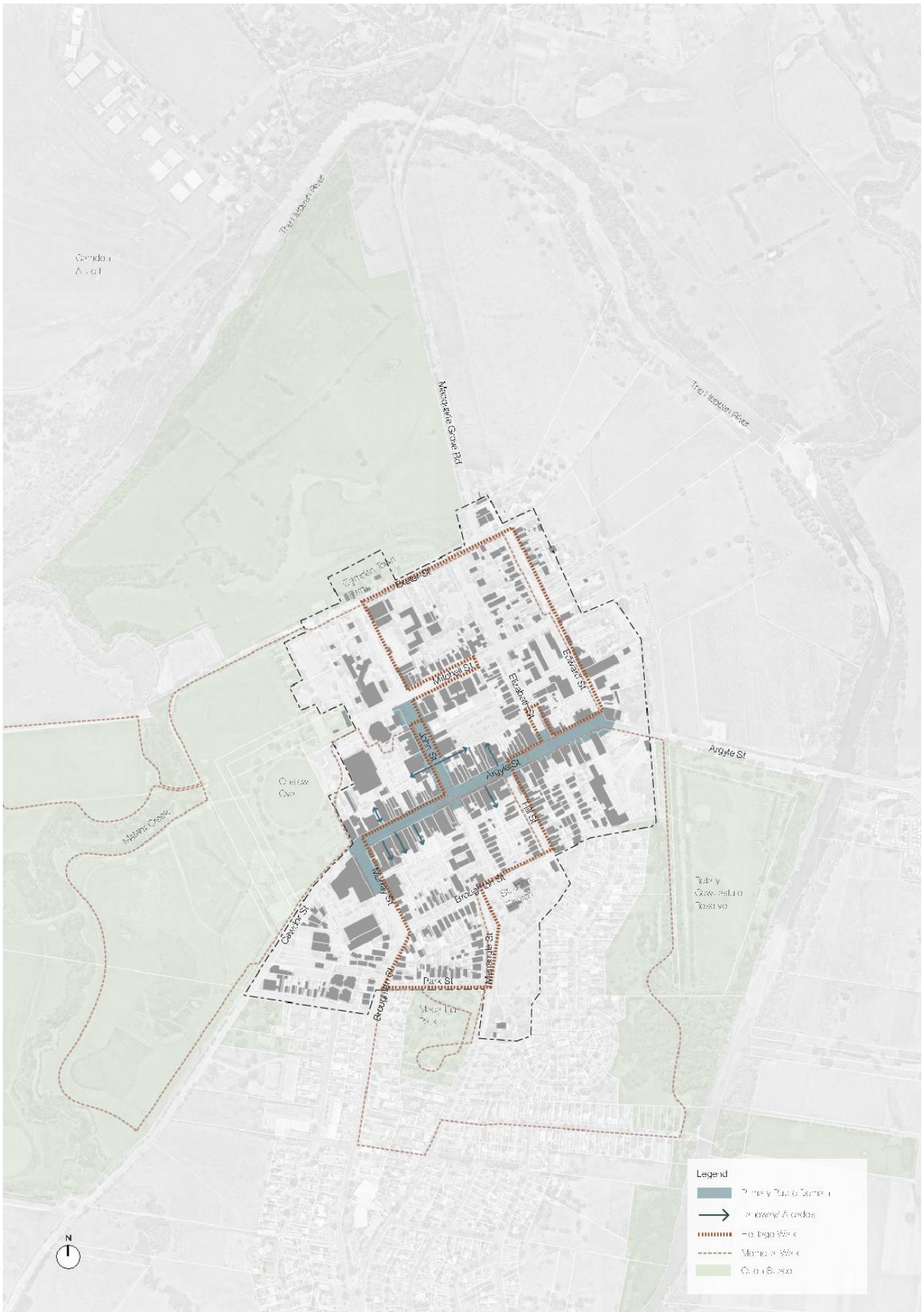


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Attachment 1



2.4  
PUBLIC DOMAIN



## Public Domain Analysis

### Introduction

Camden has a historic layout and network of connected streets. The focal point of the Town Centre is the main street where the bulk of pedestrian activity and congregation occur, as it does in any rural town. The connection of Argyle Street to its surrounding open space network provides ample space for gathering and activity, hence it is therefore not considered necessary to consider a town square as previous studies have suggested. Although there is an apparent need for a strengthened street hierarchy and an appropriate street typology to guide the decision making and the planning process.

### What we've observed

01. From the earliest convict constructed colonial buildings through to modern additions, there has been a material consistency in the use of brick that has enabled Camden to keep its unique character. Sandstone is used selectively both as an engineering solution as well as to embellish and highlight important elements. The use of sandstone and brick is a significant feature throughout the Town Centre, from the remnant sandstone kerbs and gutters, to the occasional use as a building/streetscape detail;
02. The extensive use of corrugated iron as a roofing material, timber balconies and the retention of significant vegetation enhances the character of Camden as a rural and historic town;
03. Currently streetscape materials throughout the Town Centre are patchy and don't appear to be coordinated with street hierarchy;
04. Signage and wayfinding throughout the Town Centre is not consistent and detracts from the heritage fabric;
05. The current proposed signs in the Camden style guide have the potential to significantly detract from the character of the Camden Town Centre. There is the opportunity to design a suite of signs that fit with the overall material and furniture palette;
06. Camden has many special places that punctuate the Town Centre and the streetscape, these spaces have been created by the configuration of buildings, setbacks and street edges. In Camden there is a unique opportunity to draw inspiration for these spaces from the history of the town as well as the historic elements still present in the town;
07. The existing character is becoming increasingly important given the rapid changes occurring elsewhere in the LGA. Camden needs to retain a distinctness that relates to its history, both social and material. New additions to the street and town need to be responsive to this character.

### What We've Heard

Many residents wish to see minimal development within Macarthur Park, as it is a greatly valued local asset. The entrance to the Town Centre is important to residents as it is the first thing visitors see when entering Camden. This area should remain an inviting green space. At the Community Open Day many people highlighted their disapproval of the pavement type chosen for the recent footpath upgrades and feel that it is unsympathetic to the heritage setting of the Town Centre. While at the Camden Show the majority of people were in favour of the public domain upgrades.

### Community Comments

- "Macarthur Park a quiet refuge."*
- "Completion of paving and street scape - Murray street."*
- "Green space as attractive entry to Town Centre. No development."*
- "Macarthur Park playground (but needs better shade)"*

### Site Photos



Photo: 151001



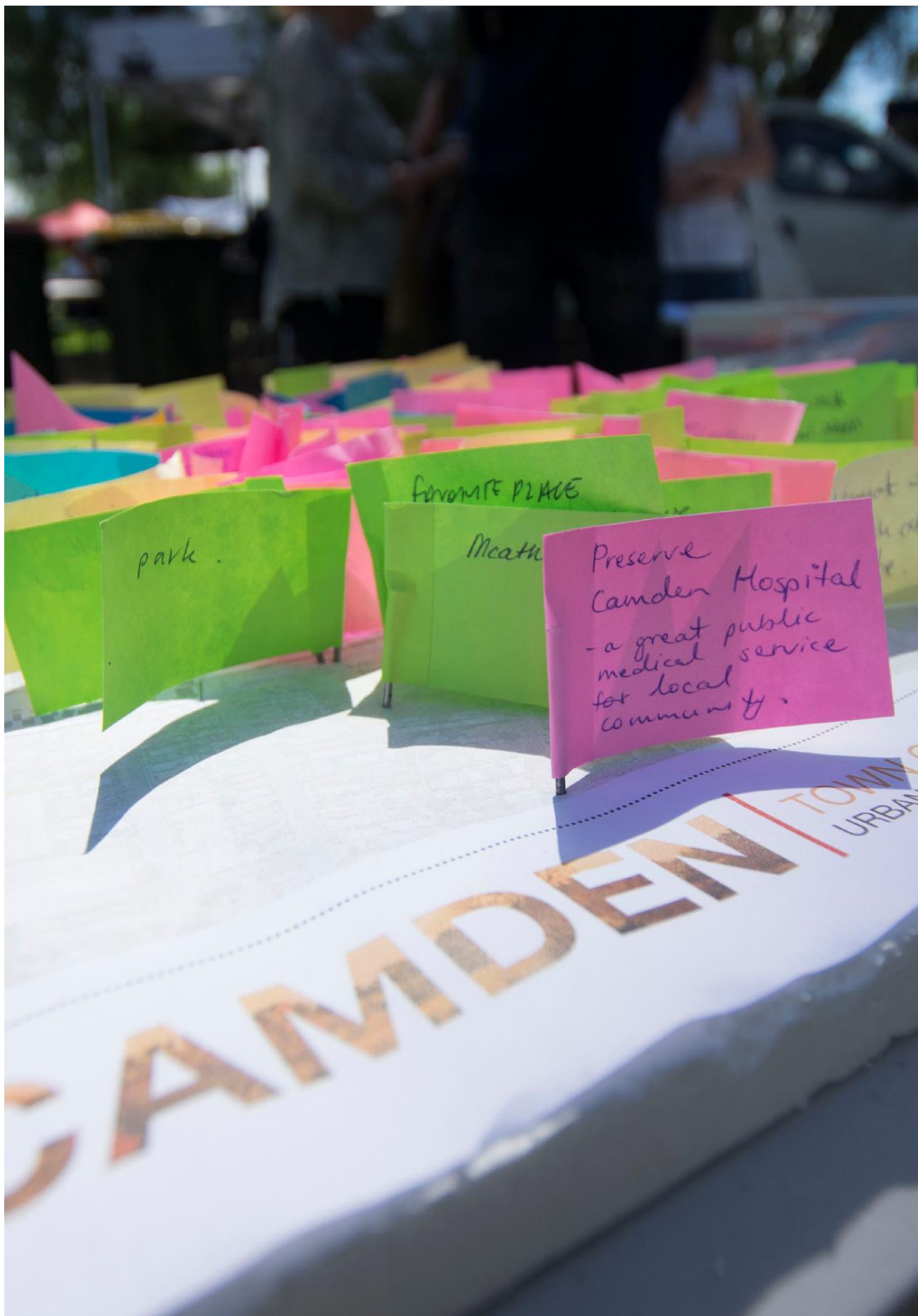
Photo: 151001



Photo: 151001



Photo: 151001



## Public Domain Place Principle

### Introduction

The 'Place Principles' were developed based on the key findings and community feedback provided in the Public Domain analysis. As a result of this analysis and the community engagement the below Public Domain place principle was created;

*Establish a coherent and convenient network of spaces and links that build on the diverse pedestrian experience of historic Camden.*

### What We've Heard

Most community members supported the stated public domain principle as they believed activating and valuing public domain connections is important. They emphasised that building on historic experiences when activating precincts and current spaces is crucial. Also, maintaining smaller more intimate spaces compatible with the country town feel will ensure coherent and convenient networks can be achieved.

They would like to see a plan for a liveable Camden. They believe this can be achieved through consulting the residents of Camden, and being communicative and open about the decision making process.

### Community Comments

*"A coherent and convenient network is desired, however council must preserve existing walkways with heritage value."*

*"Need to maintain the links - corridors and links that we have."*

*"We already have many gathering places - maintain smaller more intimate spaces compatible with country town."*

*"Definitely highlight the heritage walk - consistent plaques and signage."*

| RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY | CHURCH |  
 COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL | PARKING  
 | Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE | RETAIN |  
 STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY  
 | CHURCH | COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL |  
 PARKING | Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE  
 | RETAIN | STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY |  
 Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE | RETAIN  
 | STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY |  
 CHURCH | COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL  
 PARKING | Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE



## Public Domain Strategy

### Introduction

In order to encourage pride and convey a clear message about the history and the ongoing story of Camden, the public domain needs to be strengthened and a identifiable street hierarchy created. Critical to ensuring a consistent, elegantly styled, simple and high quality streetscape a Public Domain Manual will ensure the historic and rural character of the Camden Town Centre is maintained.

### This could be carried out through the following initiatives;

01. A revised Public Domain Plan and Manual will aid in enhancing the character of the historic Town Centre and in creating an identifiable network of streets;
02. Create a street hierarchy for any future upgrades that is informed by the existing street typologies. This will ensure that any upgrades celebrate the existing character and conform to a chosen palette of suite;
03. Create an identifiable and unified paving palette that is well scaled, simple, durable, robust, easily maintainable, while at the same time providing a canvas for the character of the surrounding built form to be celebrated;
04. Create a timeless, simplified suite of Town Centre street furniture that responds to the existing character of Camden as a historic rural town;
05. Create a sympathetic signage suite that contributes to the character and amenity of the public domain, which provides a clear and informative system that reflects the process of access, and the hierarchy of streets, facilities and the environment in which it is located;
06. Consider the Town Centre heritage walk as an integral asset to Camden's historic identity and tourism sector, ensuring this is well sign posted and celebrated throughout Camden.
07. Investigate alternative road pavement treatments, including thresholds;
08. New pedestrian crossing on John Street and upgrade existing pedestrian crossing on Murray Street;
09. Private laneways and arcade owners should be incentivised to upgrade pavement to match pallet to ensure a consistent language and overarching approach;
10. Public Art Strategy for Camden Town Centre to recognise local creative community and contribute to the creative culture of Camden.

### What We've Heard

There was an overwhelming response to the treatment of the public domain, with many respondents stating that any further upgrades should be of an appropriate heritage character. The community would like to see technology such as power outlets utilised throughout the Town Centre to support local events and activities. Respondents also stated they would like to see an increase of street tree planting and green seating areas throughout the Town Centre.

### Community Comments

- "Street art - need earlier - Philadelphia has 1% of development and funds go to public art."*
- "Definitely highlight the heritage walk - consistent plaques and signage"*
- "Design elements that facilitate lease of community use."*

### Character Images



Heritage appropriate public domain upgrades



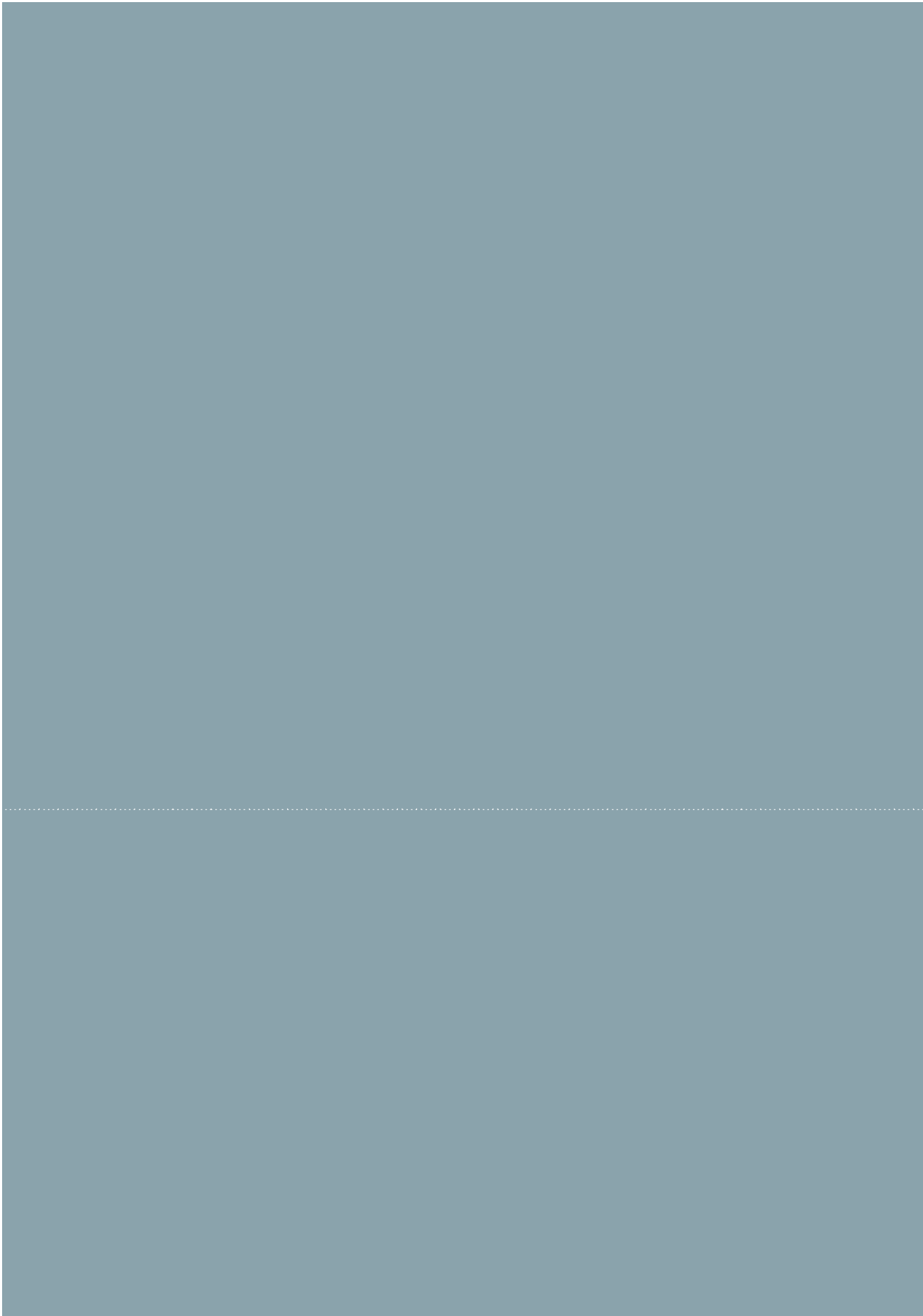
Back of house courtyard



Low-level seating



Heritage interpretation wayfinding and signage



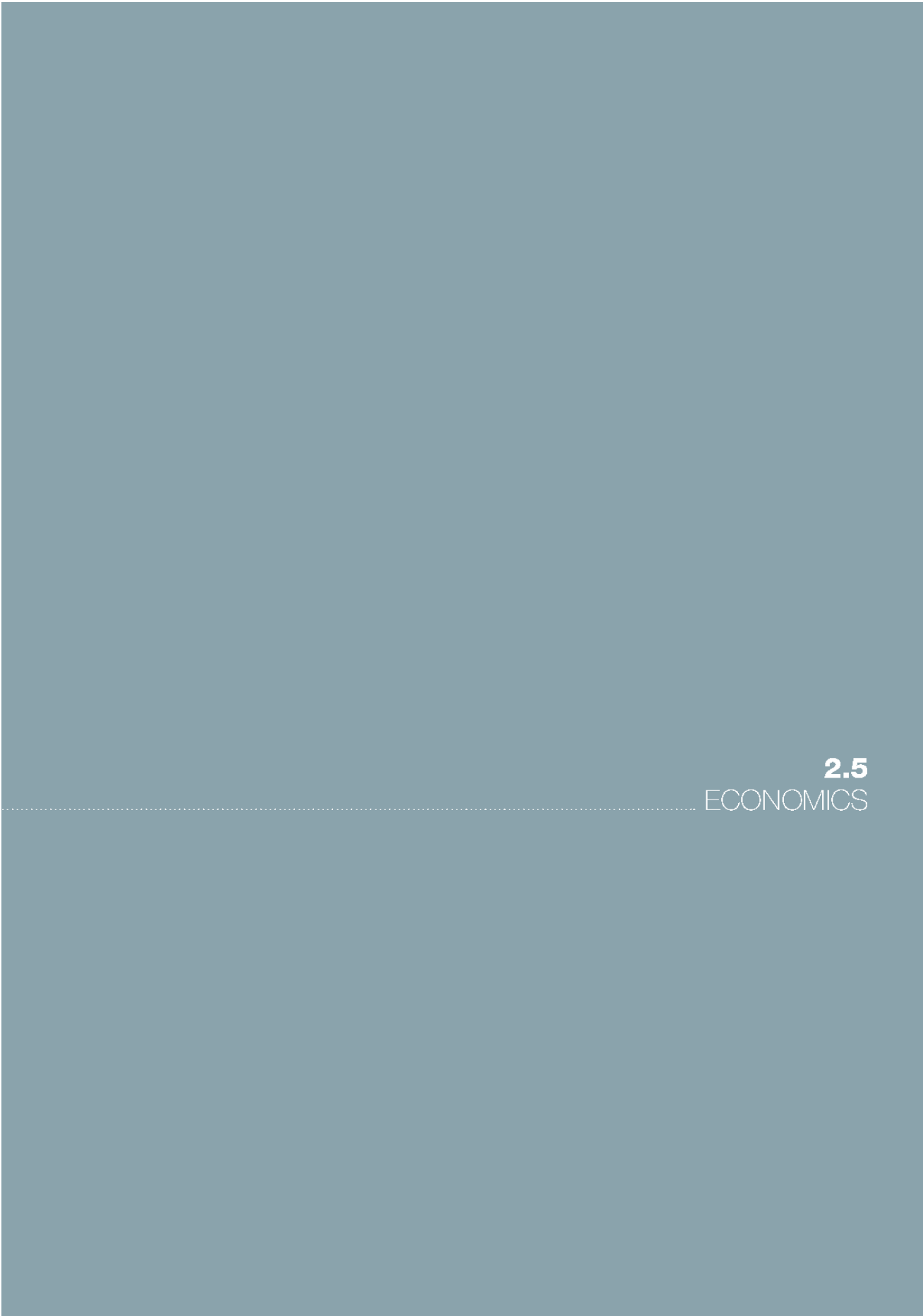
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**Attachment 1**



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Attachment 1



**2.5**  
ECONOMICS



## Economics Analysis

### Introduction

During the 1990's Camden's economy was facing an economic downturn. This was halted as the Town Centre's unique positioning, rural setting and heritage character has been driving the economic success and growth of Camden since. This has led to a strong demand for retail services within the Town Centre. Currently there is little vacancy of space which alludes to a high density of use of all currently available space within the Town Centre.

### What we've observed

01. Camden is well placed to benefit from increased visitation from the surrounding release areas;
02. Falling vacancy rates and rising rents are evidence of Camden's profile as a destination centre;
03. As market conditions continue to improve, rents and prices will be at levels where there is incentive for owners to reinvest in their premises;
04. Continued market demand from retailers and commercial occupiers to locate in Camden will therefore create the amenity that is appealing as a place to live;
05. As a centre Camden has a series of unique strategic assets including; aesthetic appeal of its buildings, walkability of the grid street layout, boutique local owned retail, an established community, the village experience, events and recreation infrastructure, presence of Camden Hospital, proximity to the South West Growth Centre, proximity to Camden Airport;
06. The existing planning controls do not necessarily facilitate suitable redevelopment and do not recognise new and emerging opportunities for the Town Centre's economic growth;
07. Currently Argyle Street and Murray Street have the bulk of commercial activity, with emerging commercial opportunities occurring at the back of house near the council carparks.

### What We've Heard

Camden residents feel strongly about funding their public services and historic infrastructure, so that they are still able to meet community needs. Ensuring that the heritage values of Camden are retained will allow for an increase in tourism, which will subsequently stimulate the local economy. Supporting local business is also seen as critical to prevent further businesses/organisations relocating to neighbouring growth centres. Whilst some local community members support the cafe/gift store culture and would like to see this enhanced, others feel that if that was to expand then the town will lose its unique rural town identity.

### Community Comments

- "Cater for changes in population."*
- "Preserve Camden Hospital - a great public medical service for the local community."*
- "Old dairy factory restored."*
- "A historic country town that meets community needs."*

### Site Photos



Bus stops along Argyle St



Heritage building on Argyle



Quality of street uses



Commercial use of existing buildings



Attachment 1  
ORD01

### Economics Place Principle

#### Introduction

The 'Place Principles' were developed based on the key findings and community feedback provided in the Economic analysis. As a result of this analysis and the community engagement the below Economic place principle was created;

*Maintain and evolve the local retail, commercial and residential economy by creating a range of opportunities that complement the heritage fabric of the Town Centre*

#### What We've Heard

Community members stated that they want to see more small scale niche retail and service industries and entrepreneurial opportunities in the future. This should therefore be prioritised to fit the existing character of Camden.

They believe that heritage considerations are missing from the principle as this is the element that attracts people to Camden, and provides an economic future for the town. Community members also stated that consistency of pedestrian connectivity should be of priority, and further controls over height restrictions needs to be considered.

#### Community Comments

*"Support the small, unique businesses to enhance intent."*

*"For businesses to flourish the Town Centre needs to have its 'difference' maintained."*

*"Understand that retaining Camden's heritage character differentiates it from the surrounding suburbs - that attracts people drawn to the difference and in that lies the economic future of Camden."*

| RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY | CHURCH |  
COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL | PARKING  
| Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE | RETAIN |  
STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY  
| CHURCH | COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL |  
PARKING | Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE  
| RETAIN | STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY |  
COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL | PARKING  
| Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE | RETAIN |  
STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY  
| CHURCH | COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL |  
PARKING | Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE



### Economics Strategy

#### Introduction

The economic strategy is an evolutionary one. We recommend shaping the right kind of change by having regard to the unique character of Camden. This character includes a fine grain character within a heritage conservation context. Critical to fostering positive change is a planning environment that facilitates individual properties to respond. Each property is different and accordingly capacity to respond to market demand is different.

Camden doesn't need to reinvent the wheel to address the pressure it is facing. An appropriate solution can be found by observing those who have developed controls to protect unique characteristics within a heritage context such as the City of Sydney for areas including Glebe, Surry Hills and Paddington.

#### This could be carried out through the following initiatives;

- 01. Adaptive reuse of back of house spaces for boutique retail and cafe or dining experiences;
- 02. Enhanced public domain and pedestrian amenity on Murray Street and through site links;
- 03. Utilise and adapt existing assets such as the Town Farm or Larkin Place car park for more small events;
- 04. Utilise heritage buildings for local creative business.

#### What We've Heard

The community would like to see better utilisation of shop top spaces, placing emphasis on maintaining local businesses and boutique offerings.

Most community members have highlighted the retail potential along John Street and in other empty spaces in the Town Centre. The Camden community believe there is opportunity for additional commercial activities especially in the vacant spaces behind Argyle Street.

#### Community Comments

*"Boutique businesses are key for Camden - it has the potential to be the Paddington of the South-West."*

*"Small-scale, boutique businesses need to be prioritised to fit the character of Camden."*

*"Create opportunities for businesses to create greater cash flows with weekend visitors."*

#### Character Images



Adaptive reuse for local businesses



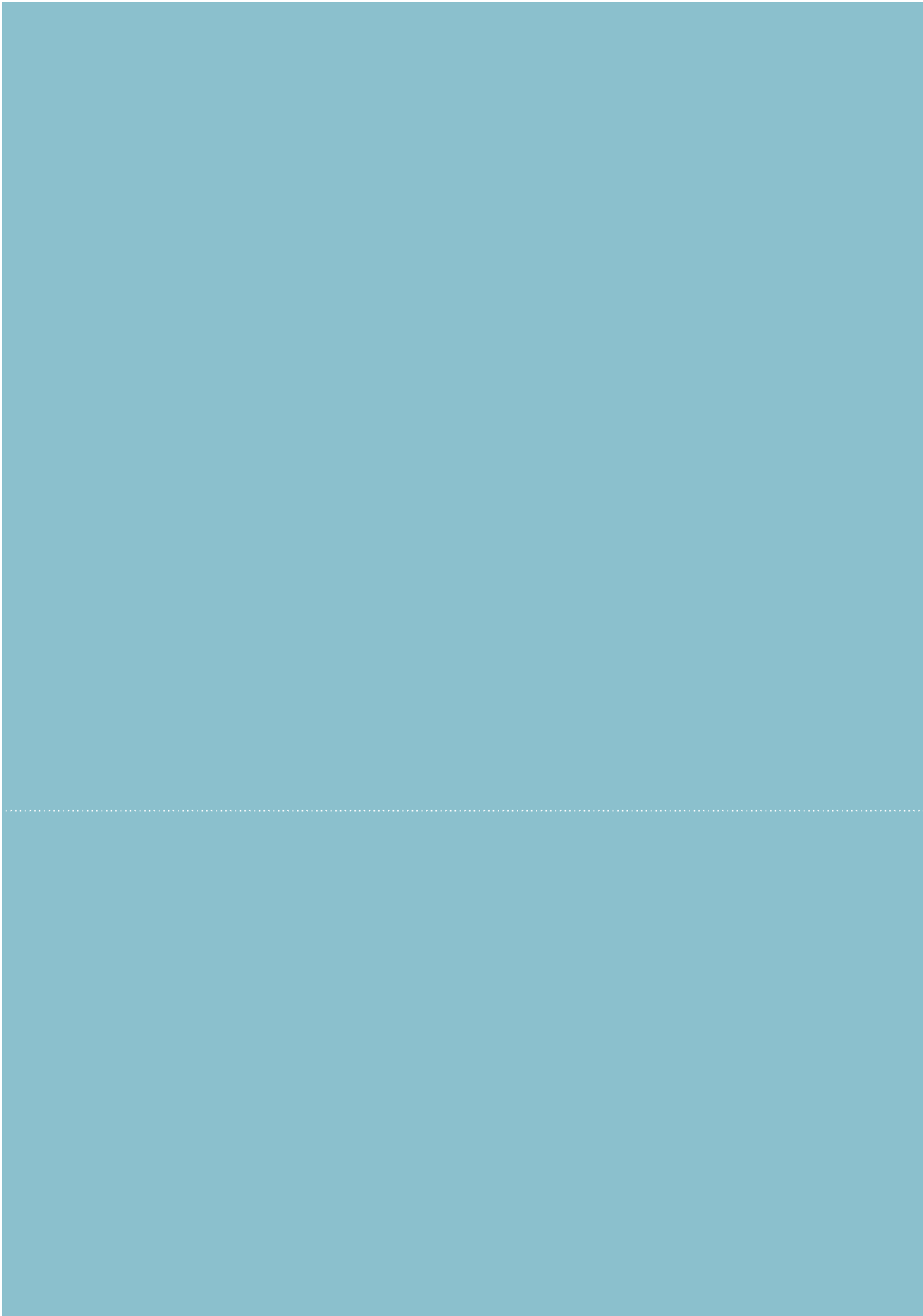
Courtyard dining



Outdoor produce market



Temporary events



**ORD01**

**Attachment 1**



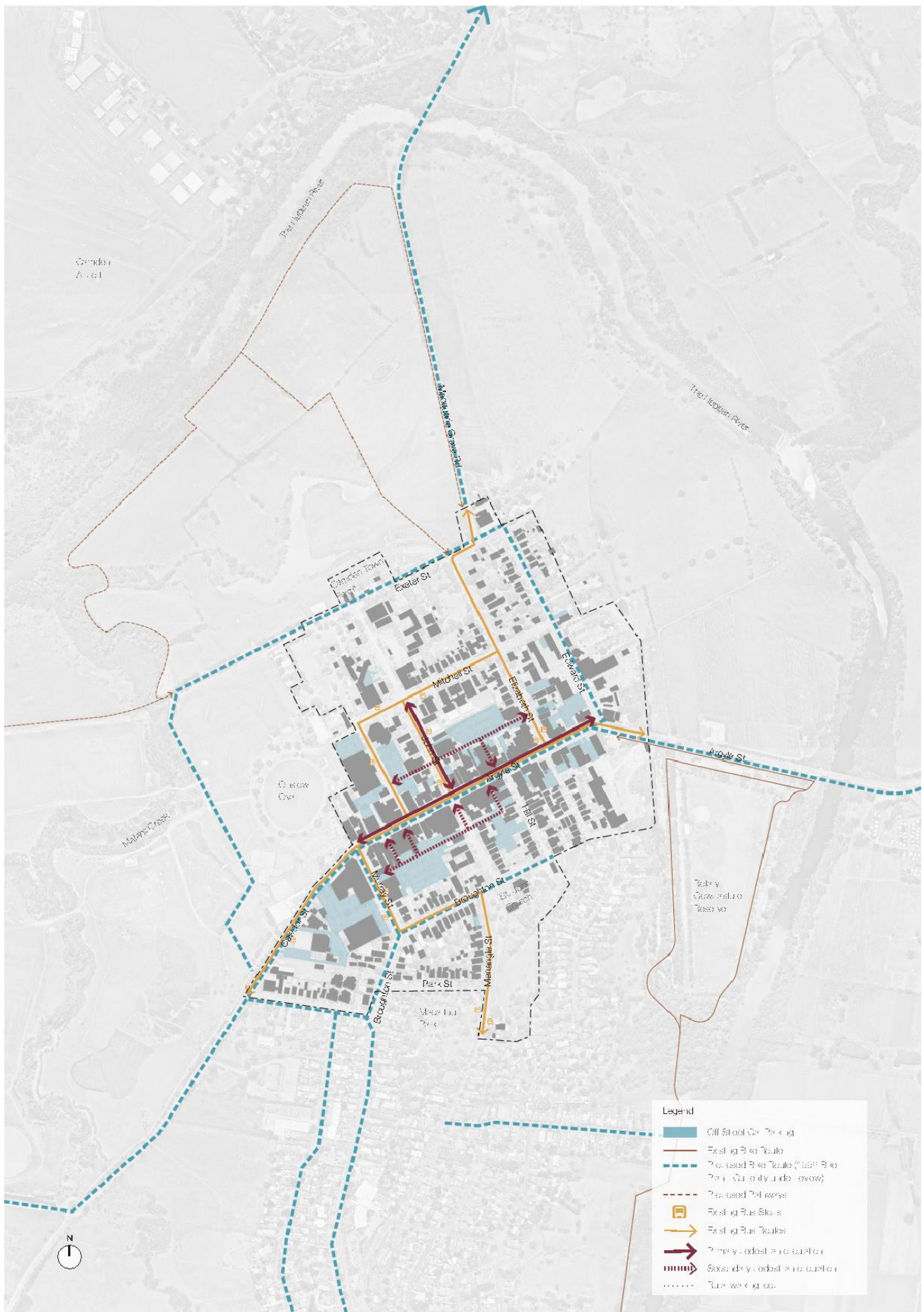
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Attachment 1



**2.6**

ACCESS & MOVEMENT



## Access & Movement Analysis

### Introduction

With no direct connections to the railways stations and little connection to the south-west growth centre, much of Camden's population drive to access the surrounding centres. Although many people drive to Camden, it is a highly pedestrianised centre. This is evident in the many incidents of activation within arcades and back-of-house areas.

### What we've observed

01. The Town Centre is compact, with most of it contained within a 400m radius contributing to the walkable nature of the centre;
02. Pedestrian pathways are located adjacent to the street grid with additional through connections supplied via laneways and arcades;
03. The proposals to reduce pedestrian/ vehicular conflict have resulted in upgrades along Argyle Street;
04. Car parking is available on street through out the majority of the Town Centre, with council owned parking also backing onto the retail centres along Argyle Street;
05. The Town Centre is serviced by a number of bus routes that run through the Town Centre including the 31, 32, 38, 39, 40, 49, 894, 890C, 895, 899 and S17. Despite being well serviced by buses there are no express services or direct routes to the surrounding train stations;
06. Camden lends itself to cycling, infrastructure and facilities to support both cycling as a recreational activity and cycling as an access mode to/from and within the Town Centre;
07. There is a proposed cyclist loop around the Town Centre based on the 1996 cycle plan which is currently under review.

### What We've Heard

Road safety is of concern for residents. Many people have highlighted where specific changes are needed for pedestrians, cars and mobility impaired. There were suggestions of what future opportunities could be explored for public transport and links into and out of Camden. Residents wish to see streets which cater for the ageing population and are pram/wheelchair accessible. Many comments were provided about the need or otherwise of the new Council carpark on Oxley Street with many feeling that it was needed, whilst others highlighted that parking availability is an ongoing issue.

### Community Comments

*"Bus interchange in John Street - too congested and noisy at peak times. dangerous when all the after school traffic intercepts."*

*"Build a loop road from Maccas around the back of Camden along Exeter St coming out at Pipeline Garage - for through traffic."*

*"Motorcycle parking."*

*"Heavy vehicles/motorbikes by pass Argyle Street - lower speed limit."*

*"Footpaths that are suitable for prams - remove three steps on laneway path between Broughton St and Menangle Rd."*

### Site Photos



View of Argyle Street from the east.



View of Council owned parking area.



View of Bus Stop



View of Camden Arcade



### Access & Movement Place Principle

#### Introduction

The 'Place Principles' were developed based on the key findings and community feedback provided in the Access and Movement analysis. As a result of this analysis and the community engagement the below Access and Movement place principle was created;

*Create a balanced movement strategy and sustainable public transport solution that evolves to meet the needs of the township into the future.*

#### What We've Heard

Camden community members would like to see public transport networks more heavily considered in the Framework. They also believe that safety should be outlined further in the access and movement principle. The increase of wombat crossings for pedestrian safety and reducing the speed limit along Argyle Street were some suggestions made.

Some individuals highlights the need to preserve and grow the value of the arcades and back lanes in and around Camden Town Centre as crucial. Of concern for the community members was the increased access to both the river and wetland areas. They emphasise the need for both bicycle networks and pedestrian paths to the flood plain to increase linkages to spaces along the river.

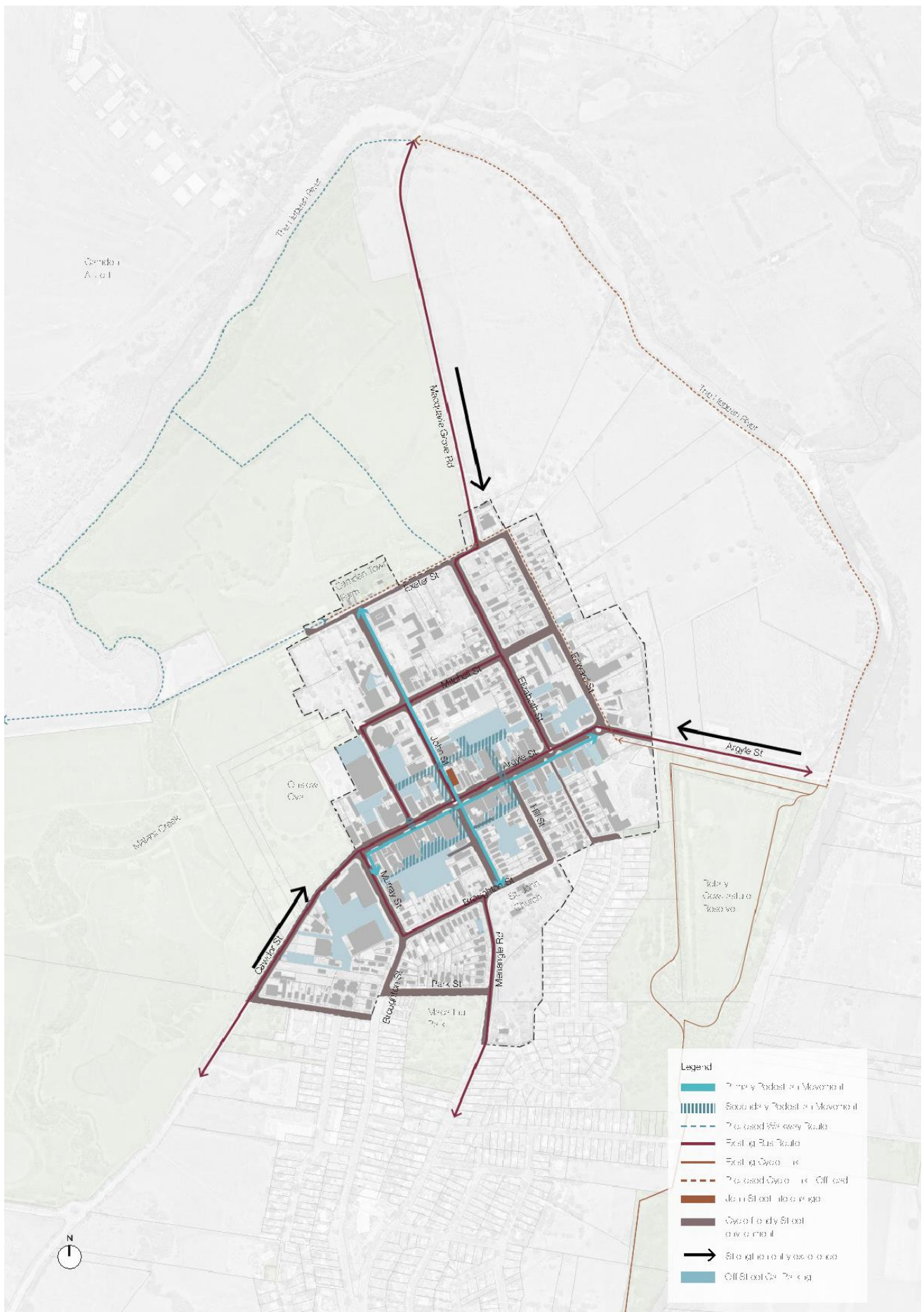
#### Community Comments

*"Usable public transport need to connect to train networks."*

*"Bicycle network and paths to flood plain, open up areas along river, express services to station, whole of Camden LGA needs a transport forum."*

*"Public transport must be enhanced."*

| RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY | CHURCH |  
COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL | PARKING  
| Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE | RETAIN |  
STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY  
| CHURCH | COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL |  
PARKING | Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE  
| RETAIN | STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY |  
COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL | PARKING  
| Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE | RETAIN |  
STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY  
| CHURCH | COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL |



## Access & Movement Strategy

### Introduction

Situated among an area of growth it is essential that Camden provides stronger public transport links to the surrounding growth areas and greater transport network. Connecting to and from the south west growth corridor through frequent shuttle services to Leppington and Campbelltown station at peak times will ensure Camden community and its wide group of users are well connected to the centre whilst reducing pressure on parking and traffic within the centre.

### This could be carried out through the following initiatives;

01. Support walking into the centre of town and relocate all day car parking to town edges or at larger sites on the edge of the Town Centre;
02. Implement a time structure for Town Centre car parking that supports car parking on the outer edges over inside the centre, revisiting the costs over the next 5-20 years;
03. Reinforce parking restrictions to ensure fair turnover and equal opportunity to access convenient short term parking;
04. Continue to strengthen traffic management plans for events and consider further opportunities for overflow parking;
05. Incorporate noise mitigation strategies into the Traffic Management Plan in response to the growth and expansion of the night time economy in the Town Centre;
06. Improve the interchange for public buses, direct buses to train stations and bicycle parking collocated on John Street;
07. Create a wider variety of bus services, that utilise feeder loops to shorten trips;
08. Integrate cycle ways with existing cycle routes for locals and tourists;
09. Explore opportunities to create slow speed streets to improve pedestrian safety;
10. Ensure pedestrian crossings are direct and aligned with the existing footpaths;
11. Ensure that seating in the public domain does not inhibit the movement through the street;
12. Retain/improve arrival experience at Cawdor Road, Camden Valley Way, Argyle Street, Broughton/ Murry Streets, Menangle Road and Macquarie Grove Road.
13. All streets shall be cyclable, not dedicated facility but a cycle friendly street environment
14. Strengthen entry experience to town, seek to underground power where possible. Retain, strengthen and reinforce existing tree avenues on the approaches to the town.

### What We've Heard

The speed of traffic in Argyle Street was of particular concern to the community. Respondents stated that more pedestrian crossings are needed to increase pedestrian safety.

Other comments included the support for the re-purposing of carparks into event and cultural spaces. Respondents would also like to see further exploration of the shared paths in and around the Town Centre.

### Community Comments

- "Preserve and grow value of the arcades and back lanes."*
- "The idea of express bus services to Campbelltown Station must be instituted."*
- "Divert some traffic away from Argyle Street and allow greater pedestrian access." "Slower speed limit - 40 km in Argyle Street."*
- "Pedestrian walkway around the Camden Town Farm."*

### Character Images



Slow speed / pedestrian plaza



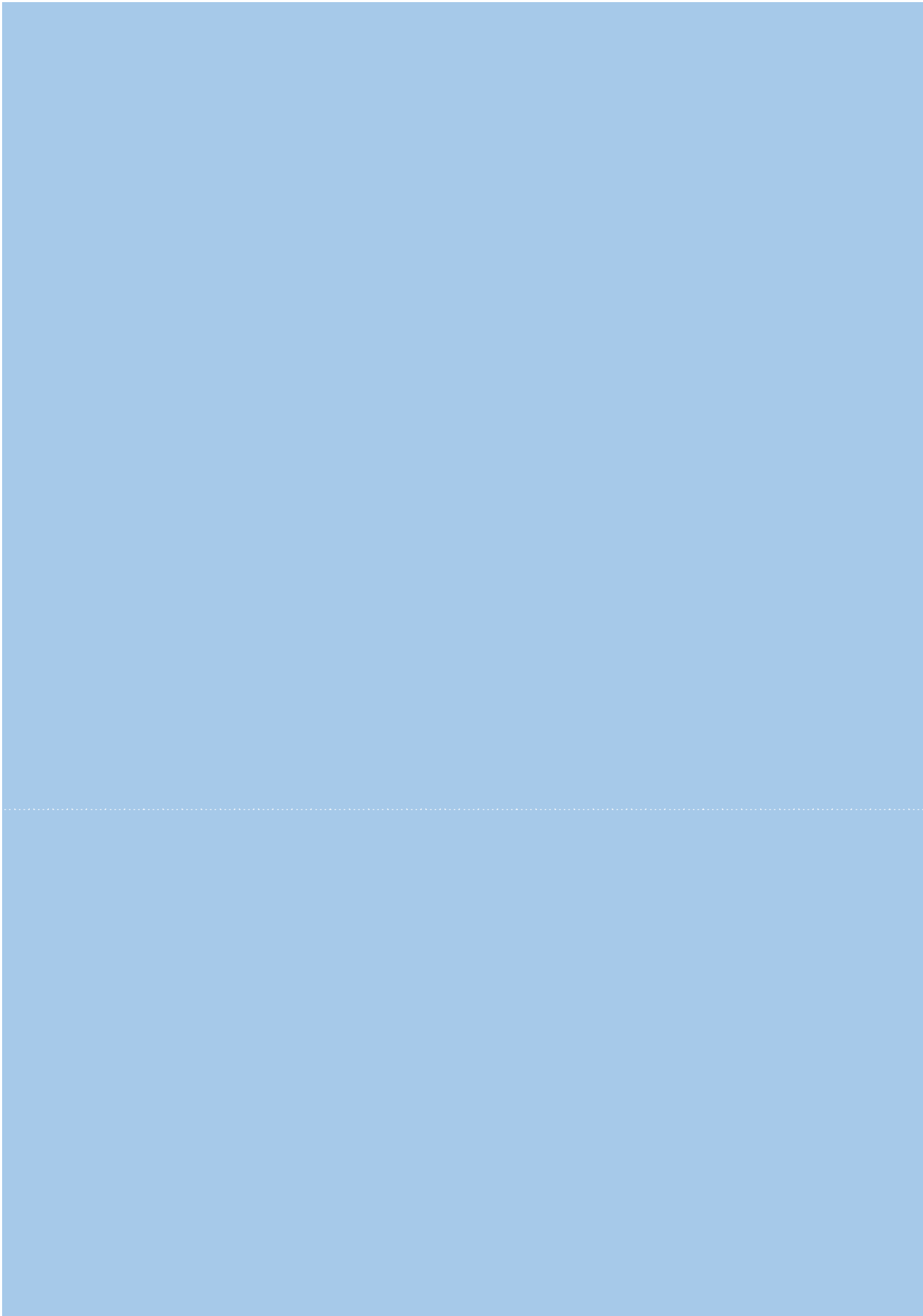
Parking moved to the edge of town



Transport interchange bike storage



Direct routes



**ORD01**

**Attachment 1**

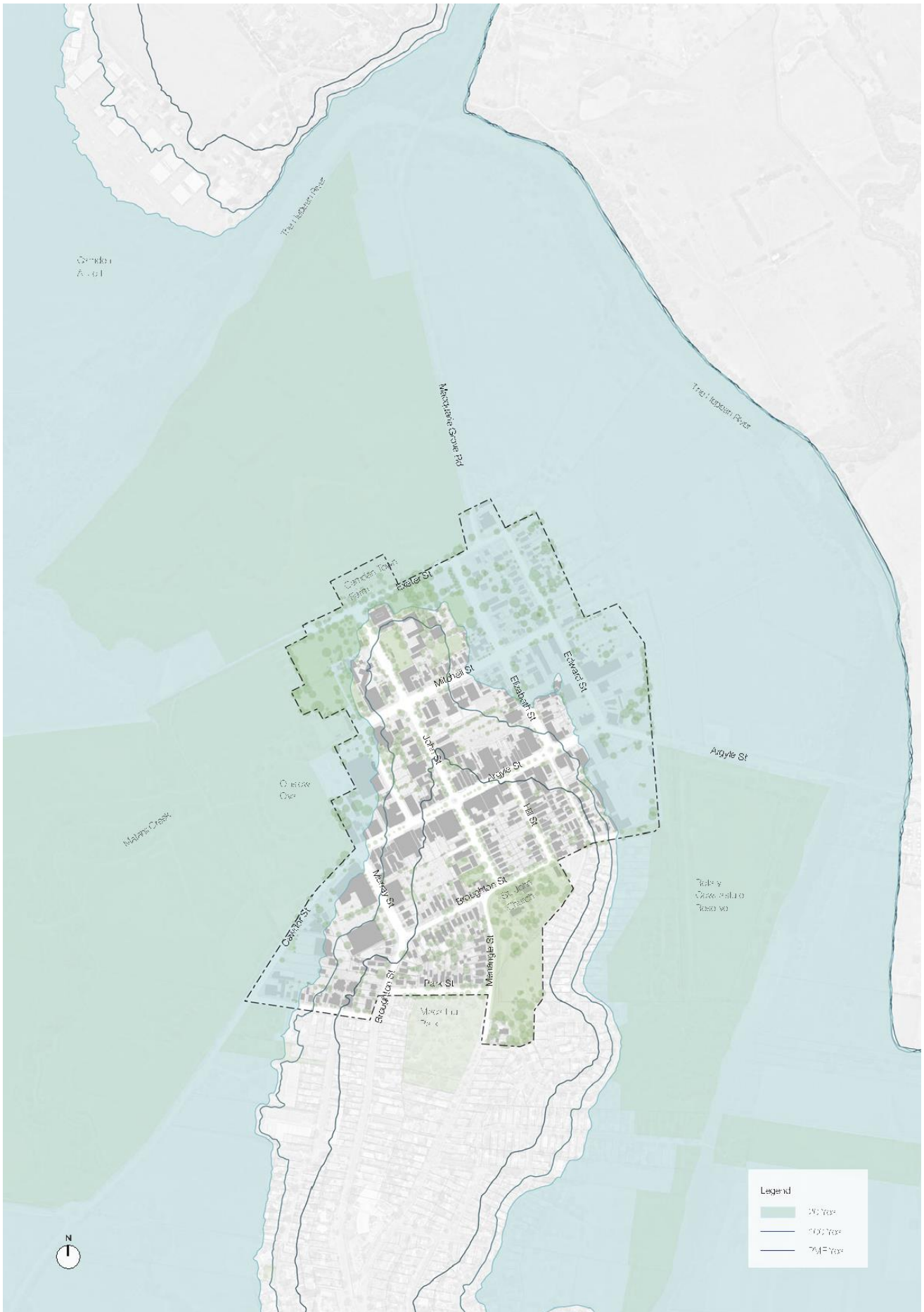


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Attachment 1



2.7  
NATURAL ENVIRONMENT



## Natural Environment Analysis

### Introduction

Central to understanding Camden as part of a valuable interlinked environment is its location and pivotal role in negotiating the threshold and interface between the Nepean River, the Flood Plains and ridge line in which the town and its operations are founded. The rural positioning of Camden is one of its greatest assets whilst also being a major constraint.

The Nepean and its surrounds are experiencing a disconnect from the Town Centre as it continues to focus inwards on its impending pressures. Camden has always had an exchange with its natural environment and considered attempts to reconnect the Town Centre to the river would be an invaluable asset for the local community and visitors alike.

### What we've observed

01. Camden Town Centre's environmental relationship with the Nepean River and its rural hinterlands is what establishes it as an increasingly popular destination to live, work and visit;
02. The Nepean River and floodplains are a predominant feature of the Camden Local Government Area. Flooding along these waterways impacts upon properties within the floodplain to varying degrees;
03. The green space and urbanised areas of Camden Town Centre remain divided. Natural elements filter through the Town Centre as small landscape initiatives;
04. Camden Town Centre's dynamic relationship with the Nepean River effects numerous aspects of the Town Centre including development opportunities. This, however can be considered as an advantage ensuring the rural character is maintained;
05. A Floodplain management plan zoning has been developed in order to plan for possibilities within flood affected areas.

### What We've Heard

The green spaces which surround Camden are considered by locals as some of their favourite places and preserving the natural environment of Camden is critical to maintain the peaceful and tranquil town. There is a strong local connection to the river, the river walks and the town farm precinct which could be further enhanced and locally promoted.

### Community comments

*"The green spaces around the town, including the markets and bike path."*

*"The riverside walk is a great asset."*

*"River walk and the green areas protected by flood zones."*

*"Town farm/showground protect & enhance open space."*

### Site Photos



Nepean River



Nepean Flood Plains



Riverside walkway and park area adjacent to Nepean River



Active Riverside Park Area



Attachment 1  
ORD01

### Natural Environment Place Principle

#### Introduction

The 'Place Principles' were developed based on the key findings and community feedback provided in the Natural Environment analysis. As a result of this analysis and the community engagement the below Natural Environment place principle was created;

*Utilise the presence of the Nepean flood plains as a unique social, cultural and physical asset, by increasing access and amenity.*

#### What We've Heard

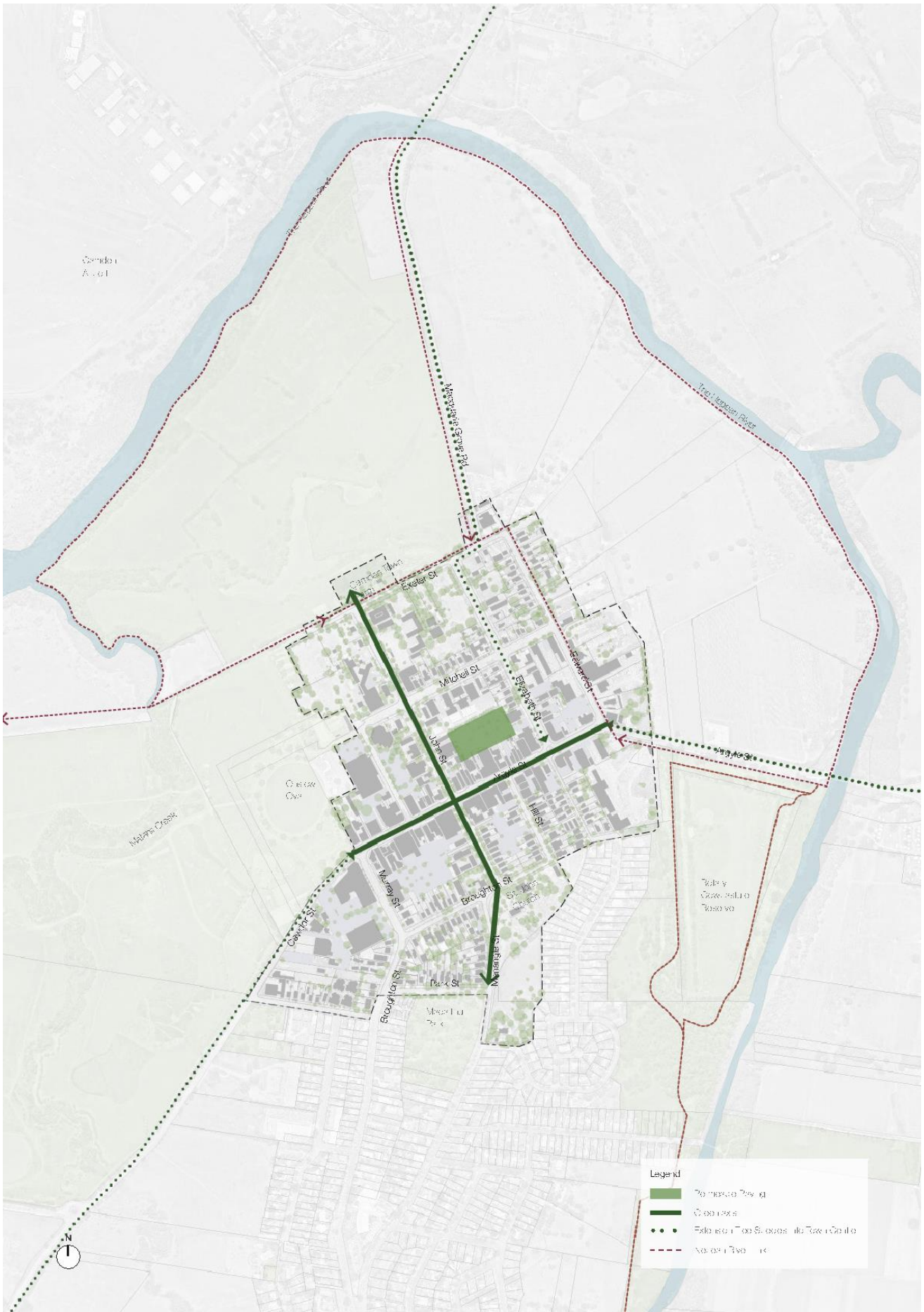
Community members articulated the importance of balancing the green and built spaces in Camden. Most individuals agreed that the principle reflected their view for the future aspirations of Camden. Developing the waterway in a way that the community can utilise were the most common responses received. Focusing on river activities, paths and connections to increase accessibility and more signage are of importance to the community.

#### Community Comments

*"Agree river is poorly accessed and a facility is lacking."*

*"Would like to see focus on river activities."*

| RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY | CHURCH |  
COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL | PARKING  
| Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE | RETAIN |  
STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY  
| CHURCH | COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL |  
PARKING | Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE  
| RETAIN | STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY |  
COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL | PARKING  
| Paddock | TOWN FARM | BUILDINGS | CIVIC | LIGHTS | HERITAGE | RETAIN |  
STREET | RURAL | COUNTRY | LOCAL | SCHOOL | PRESERVE | CIVIC | LIBRARY  
| CHURCH | COUNTRY | BUILDINGS | GREEN | NATURE | RESTAURANTS | COUNCIL |



## Natural Environment Strategy

### Introduction

Central to Camden Town Centres character is its connection with its rural setting. As we look into the future and strategies about how to solve the internal issues for the town, an enduring effort must also be made to embrace and enhance its connection outwards to the Nepean River and flood plains. This can be achieved by creating more continuous access to the Nepean River which will further recreation, bush tourism and education opportunities for the Town Centre.

Connecting to Camden's natural assets through a connected green open space network will embrace the rural character of Camden and enhance the sustainability of the Town Centre.

### This could be carried out through the following initiatives;

01. A continuous shared path along the Nepean River and Matahil Creek;
02. Connecting Macarthur Park and the Town Farm into the green streets network;
03. Water Sensitive Urban Design in parking areas with increased permeability of surfaces;
04. Ensure trees are maintained throughout the Town Centre;
05. The Camden Town Farm pathway is due for completion [end of 2018] which will link visitors through the site to the Memorial Walk.
06. Protect and maintain the existing open flood plain green belt surrounding Camden including views and vistas.

### What We've Heard

Comments about the natural environment included the desire to increase cycle connectivity to the Nepean River through increased amenity by the river front, water sports and wayfinding signage to direct visitors.

The community also expressed their love of the open spaces throughout Camden and ensuring the sight lines to these spaces are preserved and see these green spaces better connected.

Other elements such as educational awareness of the river, water quality monitoring and sight line preservation were expressed by community members.

### Community Comments

*"Develop waterway in a way that the community can utilise - picnic area, row boat access (planned) etc."*

*"Better signage for river walks etc."*

*"Paths, connections (such as bike track) to increase access in and around Camden e.g. from Ellis Lane - quiet passive uses in keeping with the 'old- world' feel of town and surrounding."*

### Character Images



Lagoon amenity



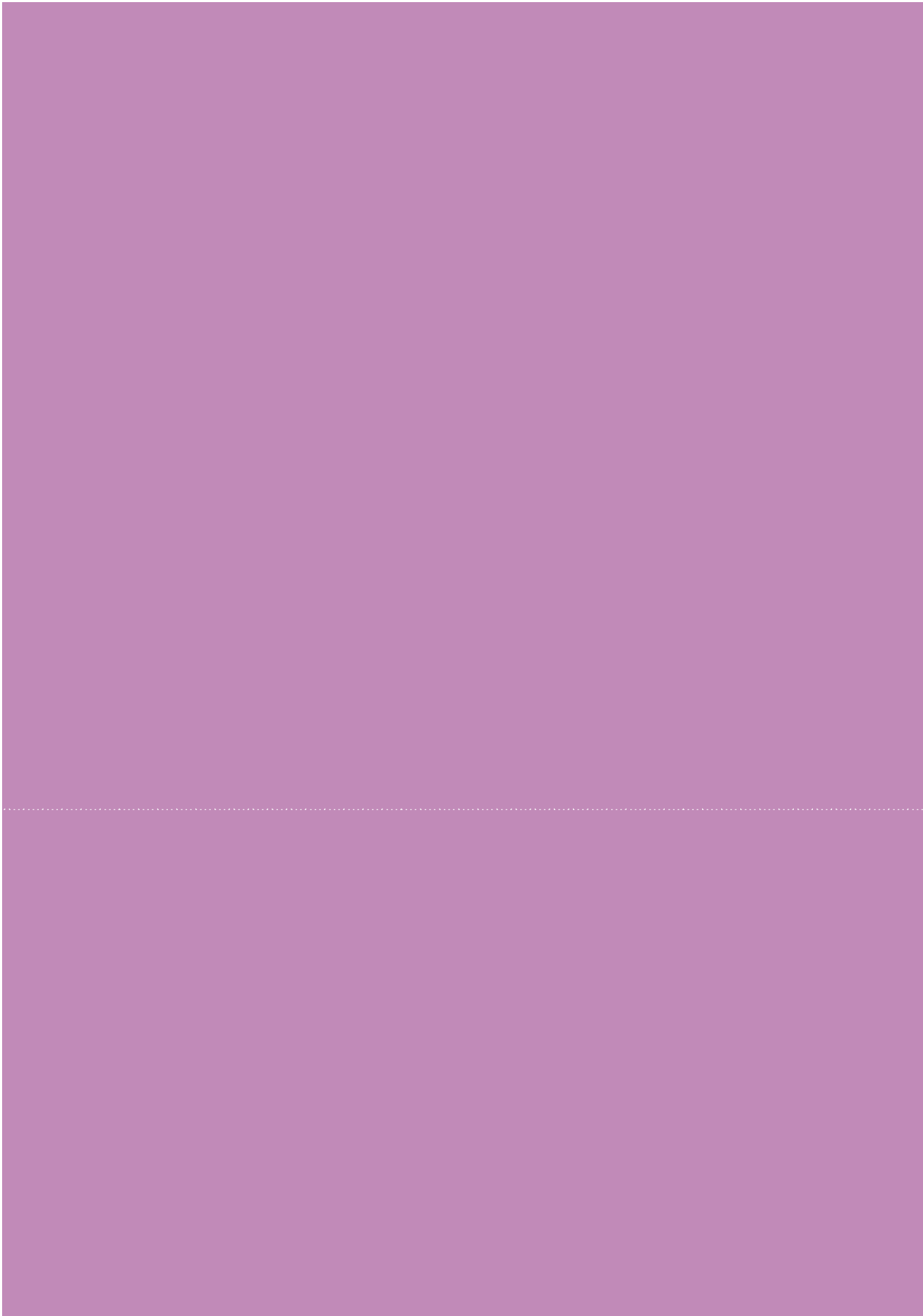
River activities



Community gardens



WSUD streets



**ORD01**

**Attachment 1**



ORD01

Attachment 1



**2.8**

GOVERNANCE & IMPLEMENTATION

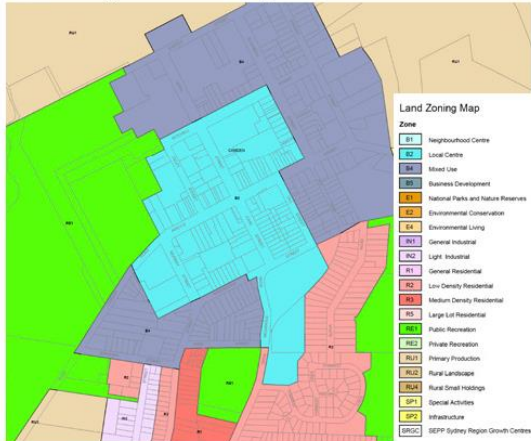
## Governance & Implementation

### Introduction

Camden's Local Environmental Plan (LEP) 2010 is Council's town planning document that guides outcomes including land use and height, with Council's Development Control Plan (DCP) providing further detailed design criteria.

The current conditions are;

- The Town Centre is a mix of B2 Local Centre and B4 Mixed Use zones. The main differences between the two zones relate to residential. The B4 zone permits multi dwelling housing and shop top housing, with the B2 zone only permitting shop top housing. In addition, the B4 zone permits several light industrial uses including vehicle repair stations, vehicle body repair workshops and warehouse or distribution centres, which are prohibited within the B2 zone.
- Dwelling houses are currently prohibited in both B2 and B4 zone.



- The maximum height of a building is 7 metres, typically a two storey building with a minimal roof pitch.
- Clause 4.6 of Council's LEP permits exceptions to a development standard like the 7m height limit, but only in exceptional circumstances where it can be demonstrated that the objectives have been met.



- It is noted that there is no Floor Space Ratio (FSR) applicable within the Town Centre.



- The majority of the Camden Town Centre is currently located within a heritage conservation area with a significant number of heritage items located within the town centre.
- The majority of the Camden Town Centre is identified as flood affected land and this flood affection impacts a number of allotments within the town centre.

### What we heard

Members of the community value Camden as it is, and wish to see little to no change being within the town centre. Further Council engagement with the community would help residents to gain a deeper understanding of the suggested proposals for Camden, as well as allowing these community members to voice their concerns and suggestions.

### Community Comments

- "Keep community as it is. No UDF needed."*
- "Anti-change: Like it the way it is."*

### Planning Discussion - General

The planning strategy is an evolutionary one. We recommend shaping the right kind of change by having regard to the unique character of Camden. This character is created by the historical relationships between elements of the town centre which contribute to a sense of place and add to our understanding of the town centre's cultural heritage significance. Critical to fostering positive change is a planning environment that facilitates individual properties to respond sympathetically to these historical relationships. Each property is different and accordingly capacity to respond to market demand is different.

Camden does not need to reinvent the wheel. An appropriate solution can be found by observing those who have developed controls to protect unique characteristics within a heritage context such as the City of Sydney for areas including Glebe, Surry Hills and Paddington. These controls exist and have been in place for approximately 6 years.

The City of Sydney for example, has developed a number of key planning documents to protect and enhance these significant heritage areas including:

- The preparation of site specific maximum height limit controls within their LEP ranging from 6m – 9m depending on the single or two storey nature of the built form. The rationale for determining what the height limit is for a particular site is determined via the ability to provide a single or two storey building with a pitch roof within a heritage context.
- The preparation of site specific maximum number of storeys control within their DCP ranging from single storey to two storey built form to work with the LEP height limit.

### Planning Discussion - Zoning

The Camden Town Centre has 2 zones, B2 Local Centre and B4 Mixed Use. Consideration has been given to whether it would be appropriate to consider one zone covering the town centre.

In our opinion, there is no genuine need to change the zoning of the land within the town centre. The only concern relates to dwelling houses which are currently a prohibited use. There have been instances where an owner of a building that has been used for a commercial purpose, wishes to revert the premises back to a residential use, this cannot be achieved given it is a prohibited use. Under the current zoning this is not permitted. This can be remedied by making dwellings a permitted use, within the Camden town centre area.

### Planning Discussion - Height

The Camden Town Centre has a height limit of 7m that applies to the whole centre. There are a significant number of buildings, including historical buildings like Macaria, Camden Post Office, C.B.C Bank Building on the corner of John and Argyle St and Dr. Crookston's House in John Street that all fail to comply with Council's LEP 7m height limit.

The majority of these buildings are all only 2 storeys in height with a significant pitched roof and represent some of the best building stock/fabric within the Camden Town Centre.

The 7m height limit limits the ability of buildings to comply with flood controls, reduces built form to a maximum 2 storey (and often single storey) and fails to allow the provision of an appropriate pitched roof to compliment the existing heritage items within the heritage conservation area.

Therefore, it is important to have a combination of height controls that restrict the number of storeys, and the provision of a maximum height control similar to what is currently in place at the City of Sydney within heritage conservation areas.

It is considered that this approach will result in the lowering of the height control on some sites where single storey built form is appropriate and a minor increase in height from 7m to 8m where a two storey built form is appropriate.

This will limit the bulk and scale of buildings but allow flexibility from a heritage perspective to provide a more appropriate pitched roof consistent with surrounding built form in certain instances.

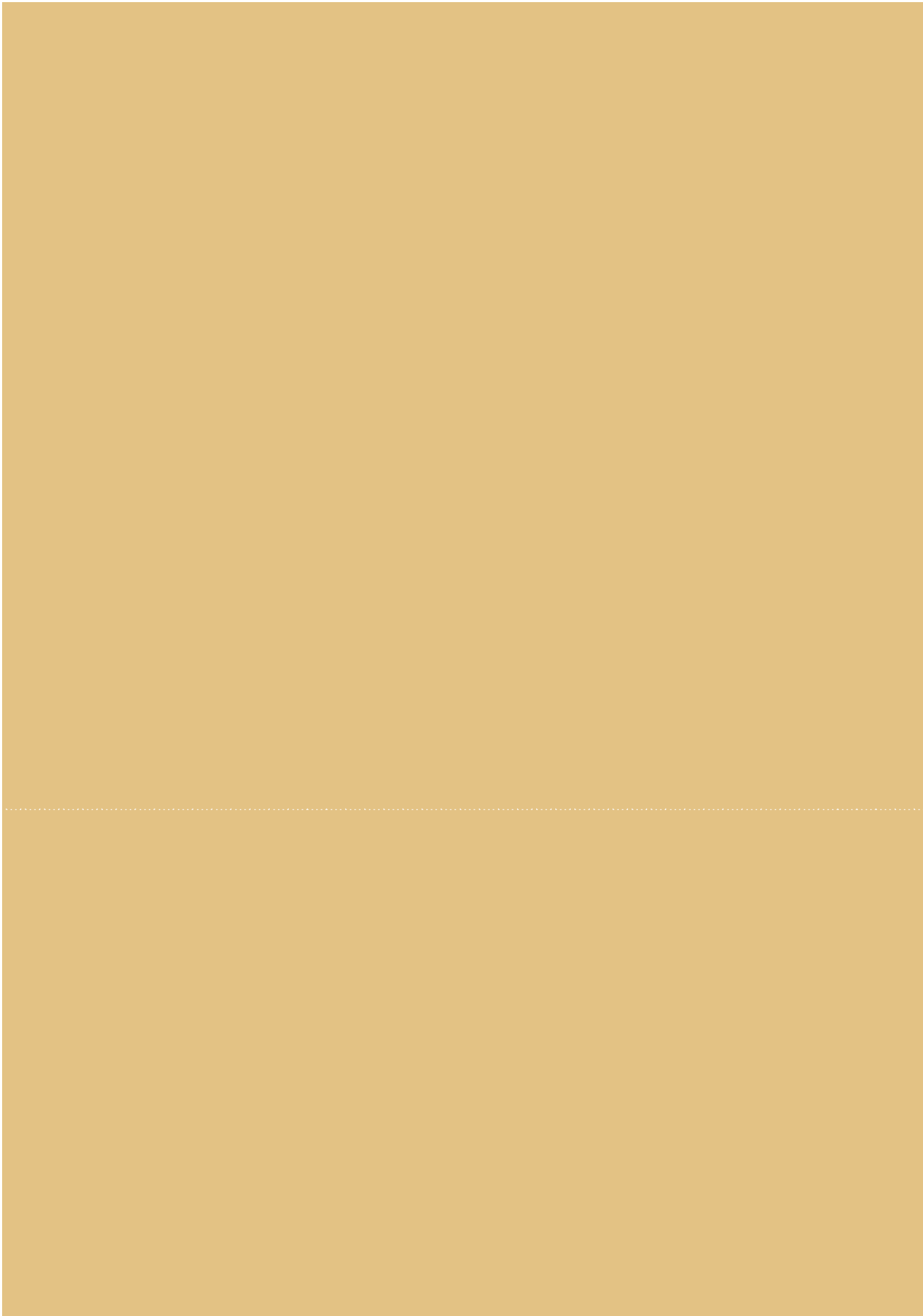
### Recommendation - Height

- To be considered via separate studies and/or Planning Proposals:
- Storey controls that ensure that character based outcomes are appropriate. This would be in the form of a map, identifying where only single storey is appropriate along with 2 storey built form and limited opportunities where a 3rd storey may be acceptable.
- A change to Council's LEP height control in the form of lowering the height on some sites and proposing a minor increase from 7m to 8m on sites where 2 storey built form is appropriate. This LEP change would be facilitated at the same time as introducing the number of storeys map within the DCP

### Additional Recommendations

To be considered as separate studies and/or Planning Proposals the following work is recommended:

- Include "Dwelling house" as a permissible use within the Camden town centre.
- Parking controls [and the associated high contributions people pay if they cannot provide parking] is an important element to consider as it is currently an impediment to positive change. The Camden Contribution Plan for Parking should be reviewed.
- Identify any additional views and vistas to and from Camden in a contextual setting and their significance to be included in the DCP.
- Review Council's flood development controls. (It is noted that a study on the review of flood controls for development within the Camden town centre is currently in progress).



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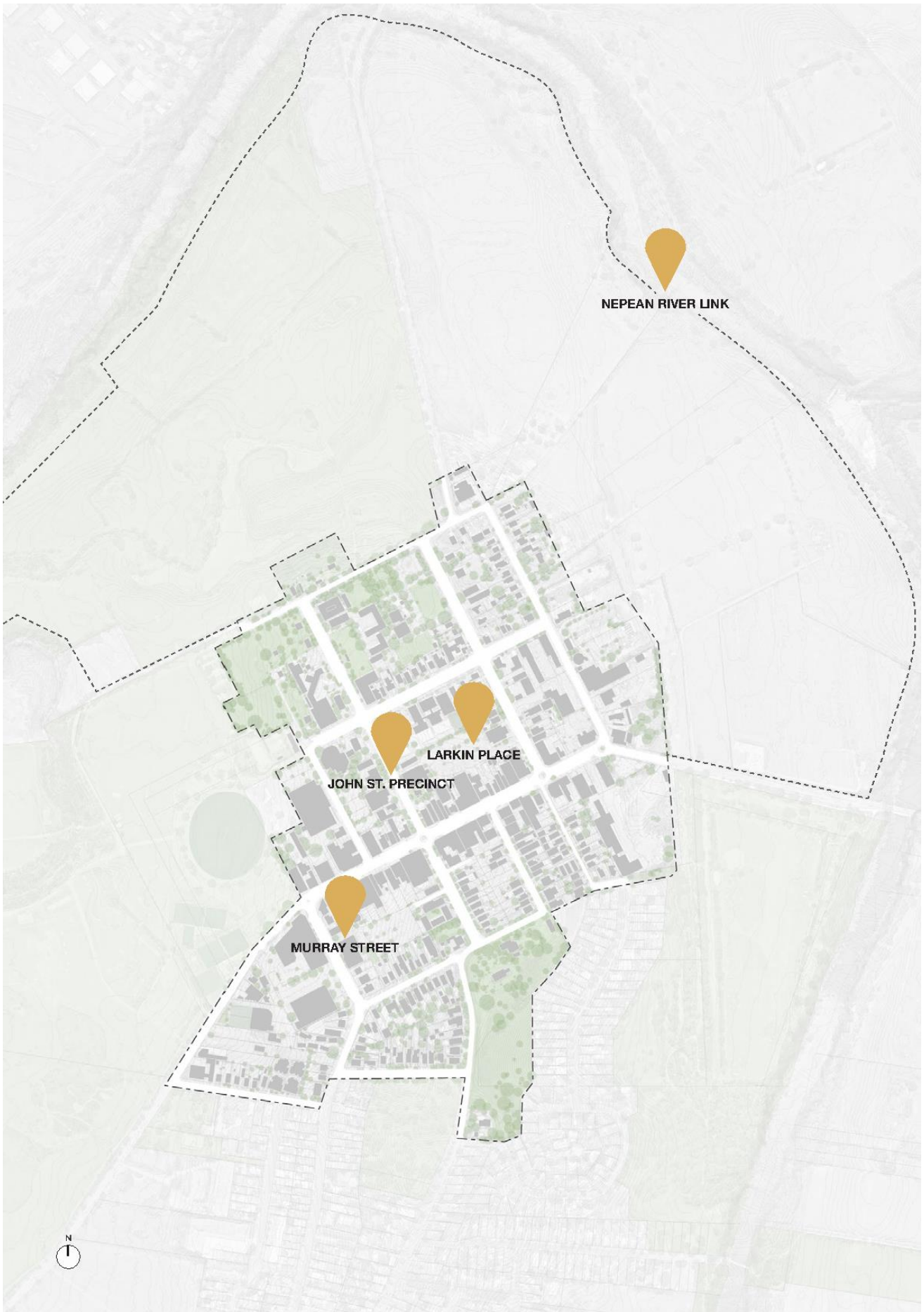
**Attachment 1**

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Attachment 1



3.0  
FRAMEWORK PRECINCTS



### 3.1 The Precincts

The following precinct sites have been identified to test the proposed Town Centre strategies;

#### Larkin Place

Larkin Place connects John and Elizabeth Street and runs parallel to Argyle Street. It is characterized by surface level carparking and the rear yards of buildings housing Argyle Street businesses. Positioned in the heart of the Town Centre, the site presents an ideal opportunity to create more than just a carpark and thoroughfare. Instead, Larkin Place can become a flexible town square with a more diverse retail and residential offering, increased commercial and social activity and the ability to accommodate major events.



#### John Street Precinct

John Street runs from Camden Town Farm at the Centre's north, crosses Argyle Street, and continues up to St. Johns Church at a high point to the South. It is a generous street lined with trees, heritage buildings and civic and community facilities. The opportunity exists to re-imagine John Street as a cultural space within the Town Centre. Community space, culture facilities and public amenities can be concentrated within the public domain, enhancing the street's existing heritage quality.



#### Murray Street

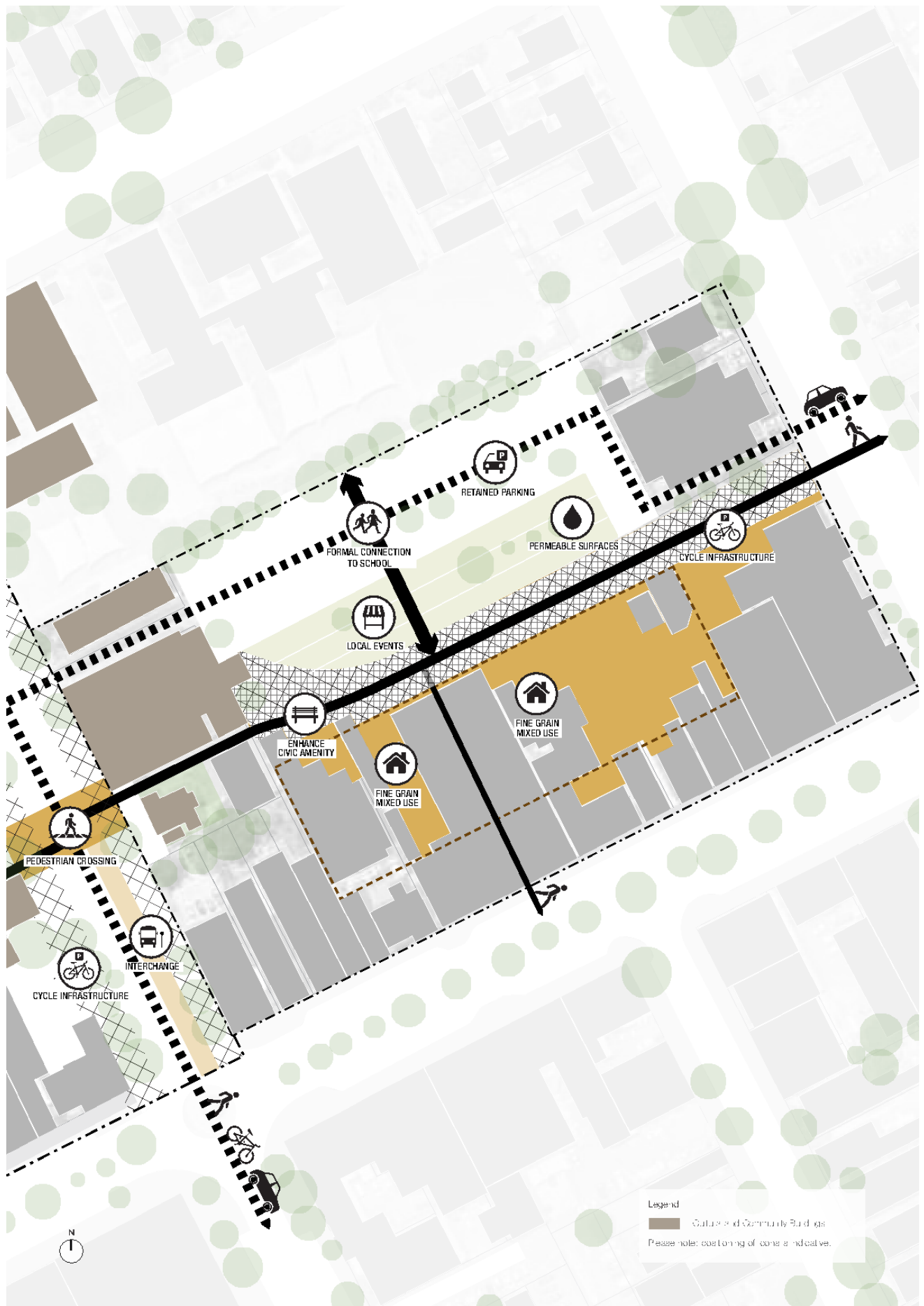
Murray Street is located at the south-western corner of Camden Town Centre and is the town's arrival point when approaching from the south via the Old Hume Highway. Its poor built form and inactive streetscape make for a streetscape that does not support Camden's existing character. This wide street though, does offer the potential to increase hospitality space and commercial offering, as well as the possibility of a more diverse residential offering.



#### Nepean River Link

The Nepean River wraps around Camden Town Centre's North and Eastern edges. Although a significant part of Camden's landscape, it has little physical connection to the Town Centre. With an existing riverside bike path to Camden's south, extending to Argyle Street, and another proposed at the north-western edge of the Town Centre, the opportunity exists to form a continuous riverside bike path that enhances Camden's relationship with the Nepean River.







## Larkin Place Precinct

### Introduction

Currently a carpark, Larkin Place is located in the centre of Camden; the space is well connected to Argyle and John Streets via arcades, laneways and other pedestrian links. The opportunity exists to re-imagine Larkin Place as a future "town square," adaptable for a range of civic uses. Developing the rear of properties on Argyle Street for incremental, small-scale commercial and residential use activates the edges of the space. Subsequently, the carpark can be re-designed for flexible use (where carparking can be utilised as public space) and events of different scales. This study illustrates potential built form and setback arrangements, which allow a variety of spaces and associated activities.

### Framework Objectives

#### 01. Built Form

Encourage variety and diversity in commercial and residential offering in response to specific site and lot conditions.

#### 02. Public Domain

Implement a series of public domain improvements, including civic infrastructure, public amenities, street furniture, footpath enhancements, trees and shade, lighting, internal pedestrian connections (school) and localised Wi-fi. Investigate trees & integrated lighting (fairy lights), retain trees and install more where possible. As Larkin Place largely consists of road reserve Council may wish to investigate the reclassification of the land.

#### 03. Culture

Re-imagine the car park as "Larkin Place" and actively develop an evolutionary program to use the space for community events, with use, occupation and activation increasing to meet need.

#### 04. Access & Movement

Over time as alternate parking scenarios are developed establish Larkin Place as a safe pedestrian and cyclist prioritised environment.

#### 05. Economics

Allow for adaptive reuse of back of house spaces for boutique retail and cafe or dining experiences. Encourage the utilisation of existing assets such as the car park for more small events.

### What We've Heard

Comments were based around encouraging a diversity in retail offerings, facilitate public domain improvements and introduce smart technology like Wi-fi zones and power facilities for events. Carparks should be encouraged as dual use spaces - for cars and people. In the long term development of different parking solutions should be resolved so that cyclists and pedestrians can better inhabit the space.

### Community Comments

*"Artist housing/affordable housing."*

*"Consideration of infrastructure required for community."*

*"Consideration of existing landscaping/trees. Performance adequate e.g. shade amenity."*

*"Response to topographic sight lines."*

*"Pedestrian conflict w small two way access. Could be made one way, then widen the footpath."*

*"Long term consideration of underground carpark."*



Built form



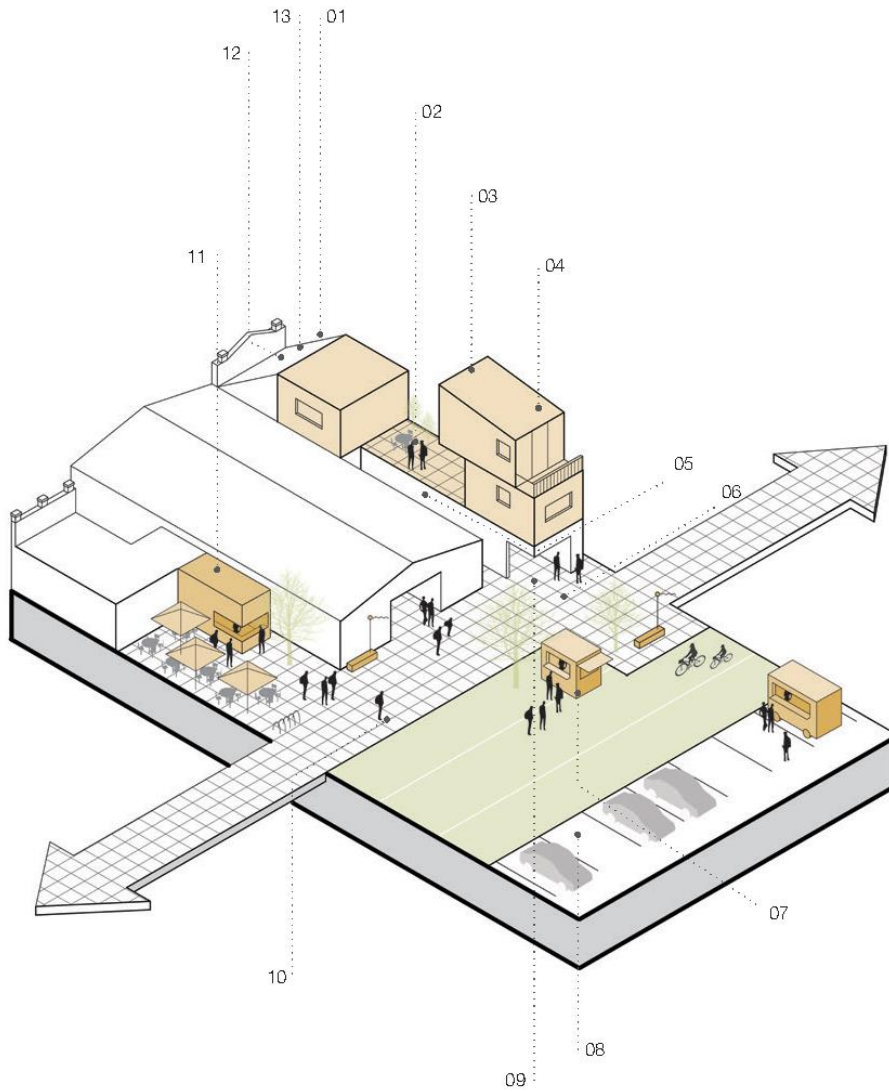
Public domain improvement



Small scale commercial



Larkin Place events



Please note the numbers refer to opportunities set out on page 87

### Larkin Place Precinct



#### Opportunities

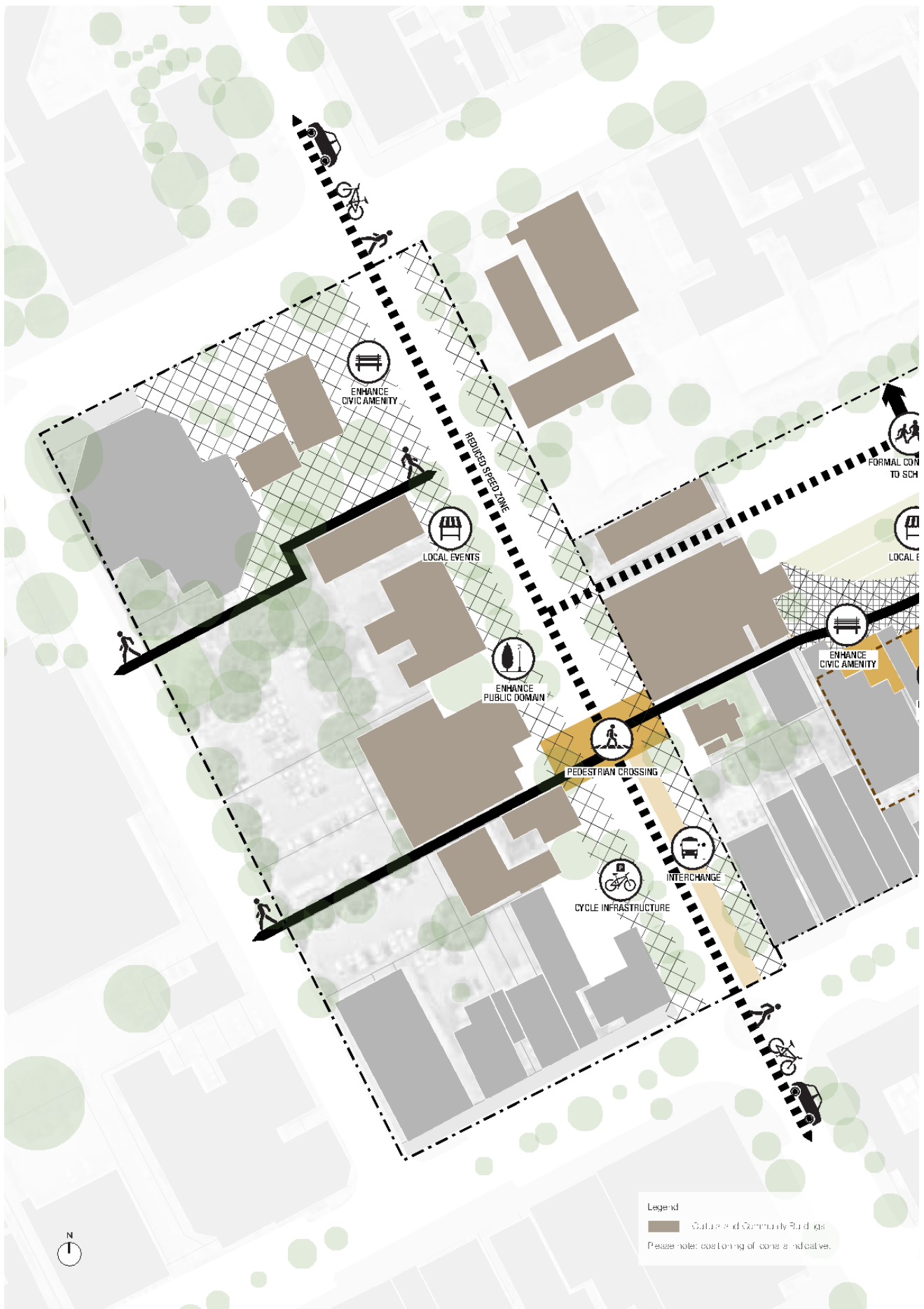
Listed below are a set of desired outcomes for Larkin Place;

01. Increased height [2/3 storey, with up to 2 storey in Argyle Street] and density to allow shop top housing above Argyle Street properties which isn't to be visible from Argyle street pedestrian sight lines
02. Back of house storage for ground floor enterprises, with potential for extra residential amenity outcome above.
03. Maintain necessary separation between residences
04. Allow small scale [2 storey with pitched roof] residential development facing Larkin Place
05. Retain service linkages to existing Argyle Street businesses
06. New developments to deliver associated public domain improvements
07. New developments contribute to carparking improvements [permeable green surface]
08. Council controls regarding parking contribution to be reviewed
09. Signage and lighting to be considered as part of overall urban palette and enhance civic amenity
10. Cycling infrastructure to be linked to public domain improvements
11. Infill development to accommodate fine-grain commercial and residential uses orientated towards and contributing to activity in Larkin Place
12. Maintain views and vistas to and from St Johns Church by utilising topography
13. Built form approval to be subject to design excellence review.

#### What we need to make it happen

- Buildings must feature high quality architectural design, promote a 'sense of place', respond to the character of Camden and foster a balance between historic character and sensitive contemporary development.
- The design of roofs may adopt traditional forms found in the immediate locality.
- A two storey height limit [with a pitched roof] shall prevail except for significant architectural features incorporated in the design of buildings in significant locations and where built form utilises the topography, does not impede views to St Johns or negatively impact on the human scale of Camden.
- Establish a design excellence review process and criteria.

Note: It is important to state that fine-grain developments at the back of house will not compete with the FSR of Argyle Street.



**John Street Precinct Site**

**Introduction**

John Street has the potential to function more actively as a creative, community precinct where the community spaces and facilities are integrated within the public domain. The strong heritage character of the street could be further enhanced through an aesthetically unified, pedestrian-safe public domain. Pedestrian activity will be facilitated by establishing dedicated bike parking. A wide road crossing will give pedestrians priority and safety, while still affording vehicular access.

Along the length of the street, various small scale, temporary amenities and facilities could be established, to enable increased public use and give a public presence to the various existing or planned cultural institutions. This could include kiosks, Wi-Fi hotspots, shade structures, information points. This unified and serviced streetscape will serve multiple functions: a civic street, a transport hub, or a cultural event space on special occasions. Its location also makes John Street a key civic connection between the Town Farm, Argyle Street and Larkin Place.

**Framework Objectives**

*01. Public Domain*

Implement a series of public domain improvements, including civic infrastructure, public amenities, street furniture, footpath enhancements and localised Wi-fi.

*02. Culture*

Initiate an incremental series of pop-ups, temporary interventions and public facilities to create a civic presence for local institutions, organisations and events, imagining John Street as Camden's cultural marketplace.

*03. Access & Movement*

Minimise car movement and enhance pedestrian and cyclist priority and public transport infrastructure.

*04. Built Form*

Create minor sympathetically designed secondary structures, such as kiosks or temporary shade structures, supporting active programming of space appropriate to the existing built form character. This could include amenities associated with street events and building programming.

*05. Economics*

Enhanced public domain and pedestrian amenity on John street encouraging foot traffic. Utilise heritage buildings for local creative business.

**What We've Heard**

Comments noted that John Street already includes a high level of civic amenity and that not all elements are appropriate for each precinct, including pop-ups and interventions, events and greater public use. The community are in favour of minimising car movements and enhancing the prioritisation of pedestrian movement. An accommodation of minor built form as an extension to the gallery.

**Community Comments**

- "Historic idea of Camden having a wide streets."
- "Comfort of pedestrians should be considered."
- "No gutters - seen as a continuous footpath."
- "Restrict direction in and out of library( consider one way)."
- "Creative spaces as infill development."



Incremental Activation



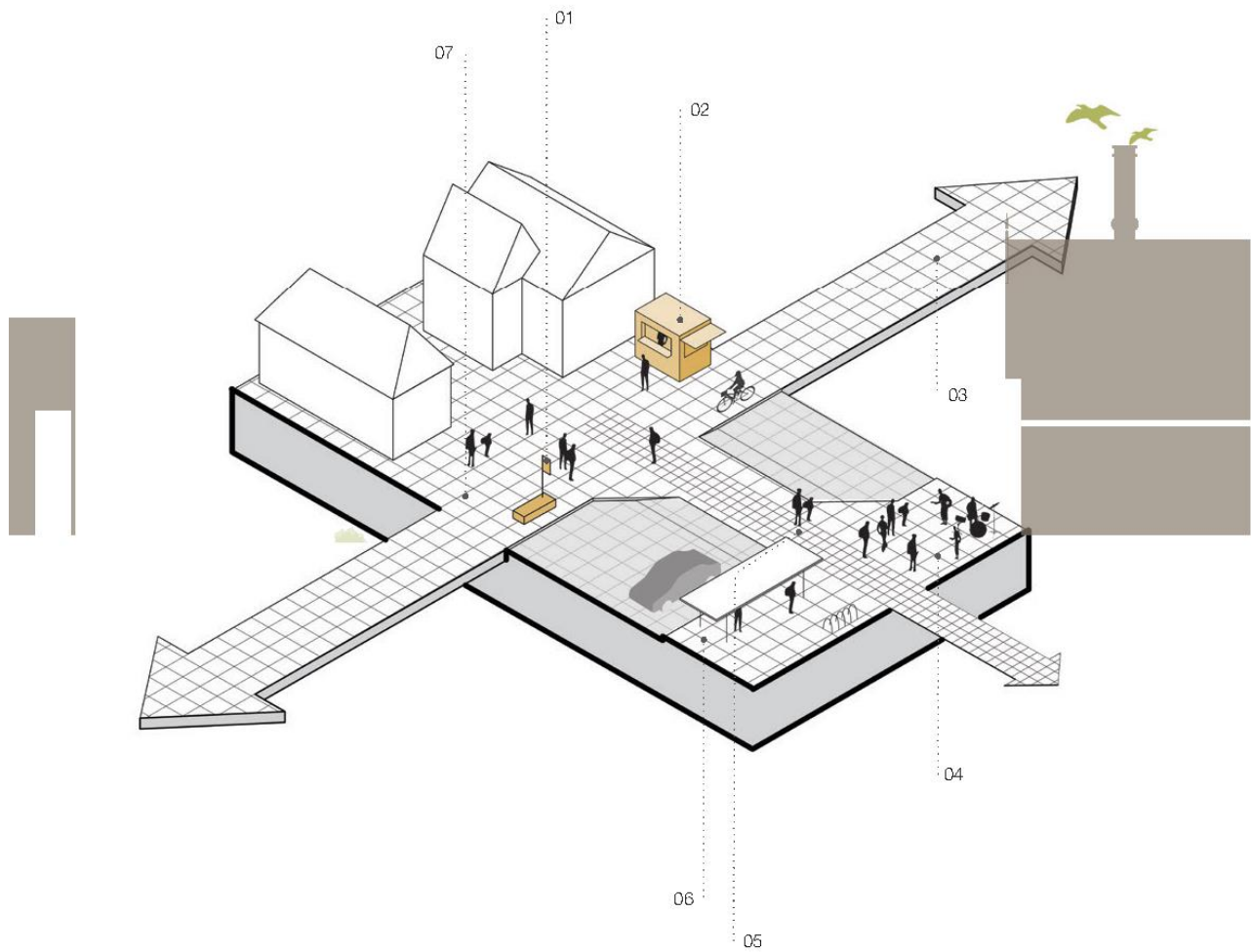
Programme



Cycle parking



Temporary shelters and Public art display



Indicative typical Section (Between Argyle Street & Mitchell Street)



### John Street Precinct



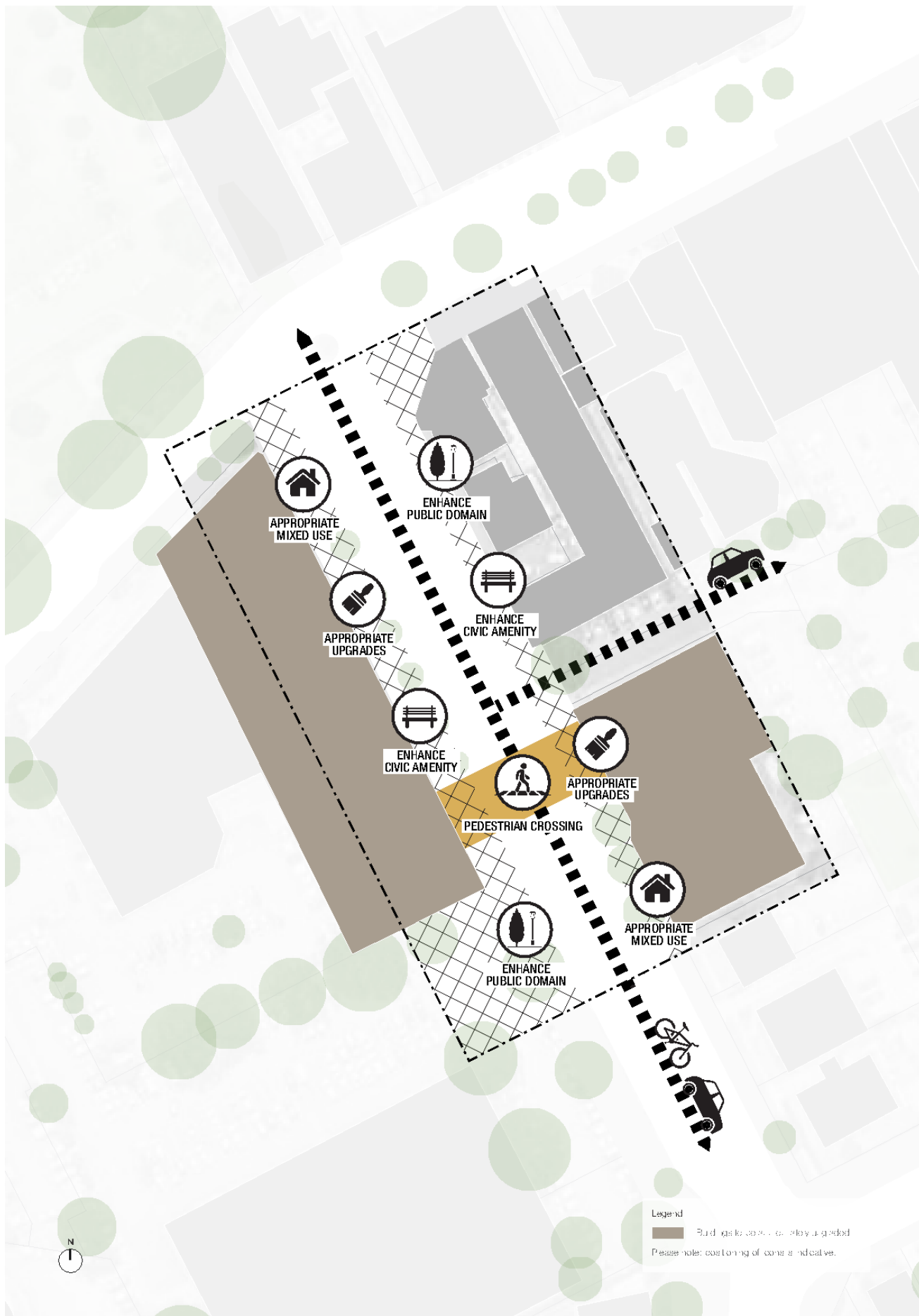
#### Opportunities

Listed below are a set of desired outcomes for John Street Precinct;

01. Signage and lighting to be considered as part of the heritage streetscape and enhance civic amenity
02. Temporary sympathetically designed secondary structures to frame and foreground heritage built form
03. Public domain improvements to incorporate a cycle link to the Camden Town Farm and expanded Active Transport network
04. Provision of small-scale facilities supporting public performance, retail activity and cultural events
05. Continuous material surface across road space to prioritise pedestrian activity and moderate traffic movement
06. Permanent transit stops and cycle parking where necessary
07. Improved pedestrian zone in accordance with the public domain manual to support cultural activities
08. Review school and regular bus servicing arrangements and activities
09. Generous width pedestrian crossings that are defined by surface materials and axially aligned with public buildings and/or public spaces.

#### What we need to make it happen

- Signage and lighting to be aligned with future signage and lighting strategy.
- Develop an approvals process for temporary structures that support cultural activities and daily function.
- Review of bus stop location and crossing points.





## Murray Street Precinct

### Introduction

A key point of arrival into Camden, Murray Street should perform as a well-defined gateway to the Town Centre. The currently extensive street frontage has the potential to be an active and economically vibrant public street with a focus on both indoor and outdoor dining. Widening the footpaths to allow for increased pedestrian traffic and outdoor seating space for restaurants can facilitate an increase in activity, while a pedestrian crossing can calm traffic, creating a safer and more pleasant environment.

A pedestrian crossing and other road changes are currently being considered for Murray Street - this offers the opportunity to develop a broader improvement of pedestrian amenity and safety along the entire street. Residual space could be shifted to increase the width of usable space on the footpaths. A careful street and traffic design will deliver increased pedestrian connectivity safety and utility, while still managing traffic at the Argyle Street roundabout. An intersection upgrade at Broughton Street will be undertaken.

### Framework Objectives

#### 01. Public Domain

Re-imagine Murray Street as "Eat Street." Progressively implement a series of public domain improvements, including increased pedestrian space for safe egress, public amenities, street furniture, footpath enhancements and localised Wi-fi.

#### 02. Built Form

Increased height and density set back from the street with external inhabitable spaces.

#### 03. Economics

Encourage diversity in spatial offerings to enhance the economic growth of Camden via new businesses, while also adding to and activating the public domain.

#### 04. Access & Movement

Encourage clear and efficient pedestrian movement and activity. Create a traffic calmed zone for balance pedestrian and vehicular movement.

#### 05. Economics

Adaptive reuse and adaptation of existing spaces for improved diversity of cafe or dining experiences. Enhanced public domain and pedestrian amenity on Murray Street and through site links to allow for expanded service areas for outdoor dining.

### What We've Heard

Comments were focused around the immense potential of the site. Improvements in infrastructure were seen as a positive initiative which could result in much more public benefit. Suggestions included better crossings, minor footpath crossings and space for outdoor seating and strengthened street tree planting.

### Community Comments

"Create an entrance to the Town Centre."

"Single lane to create a strategy to slow cars down."

"Wider footpaths - pedestrian friendly."

"Subway building - better function and use."

"Intersection Broughton St."



Public domain improvement



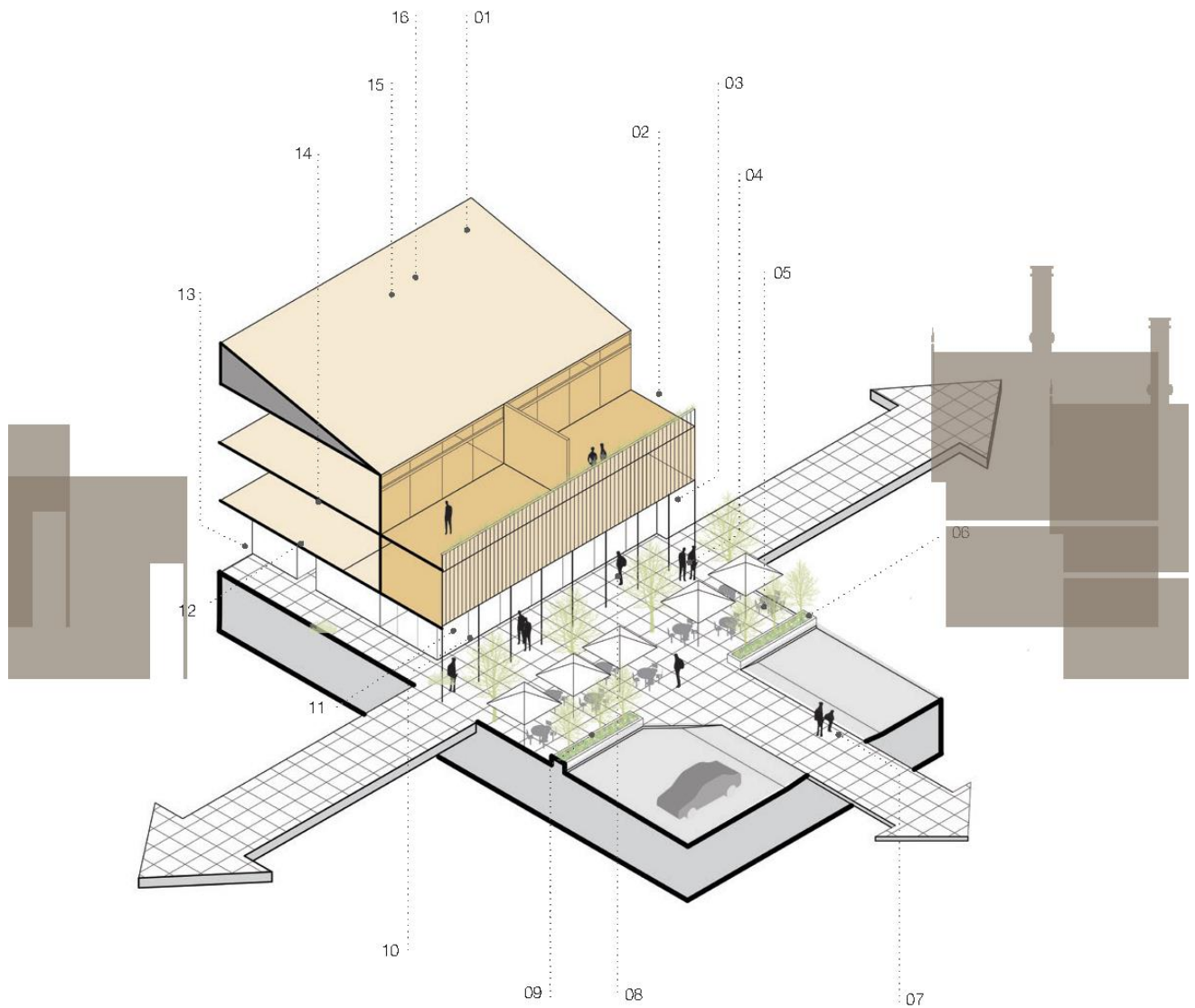
Ground floor Activation



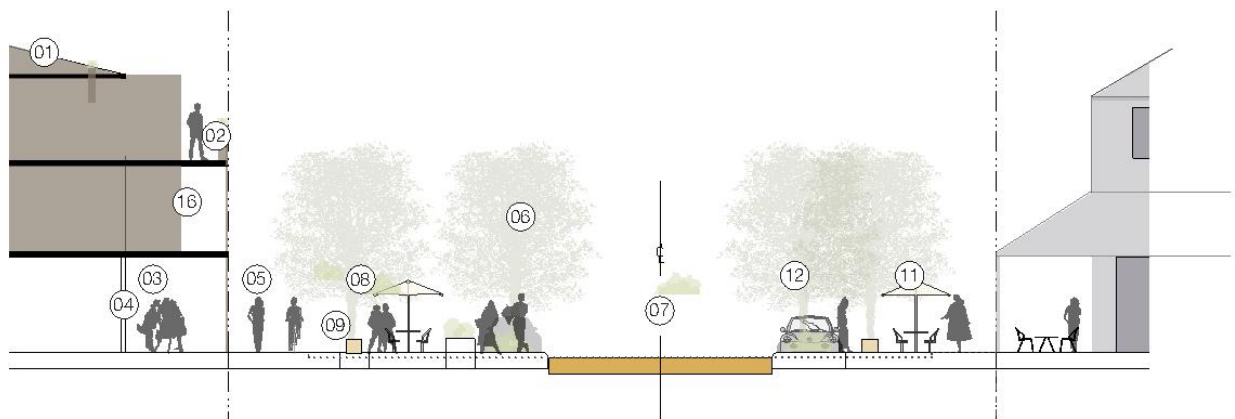
Incremental spatial offerings



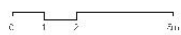
Sheltered street side dining



Indicative typical Section



Please note the numbers refer to opportunities set on page 95



## Murray Street Precinct



### Opportunities

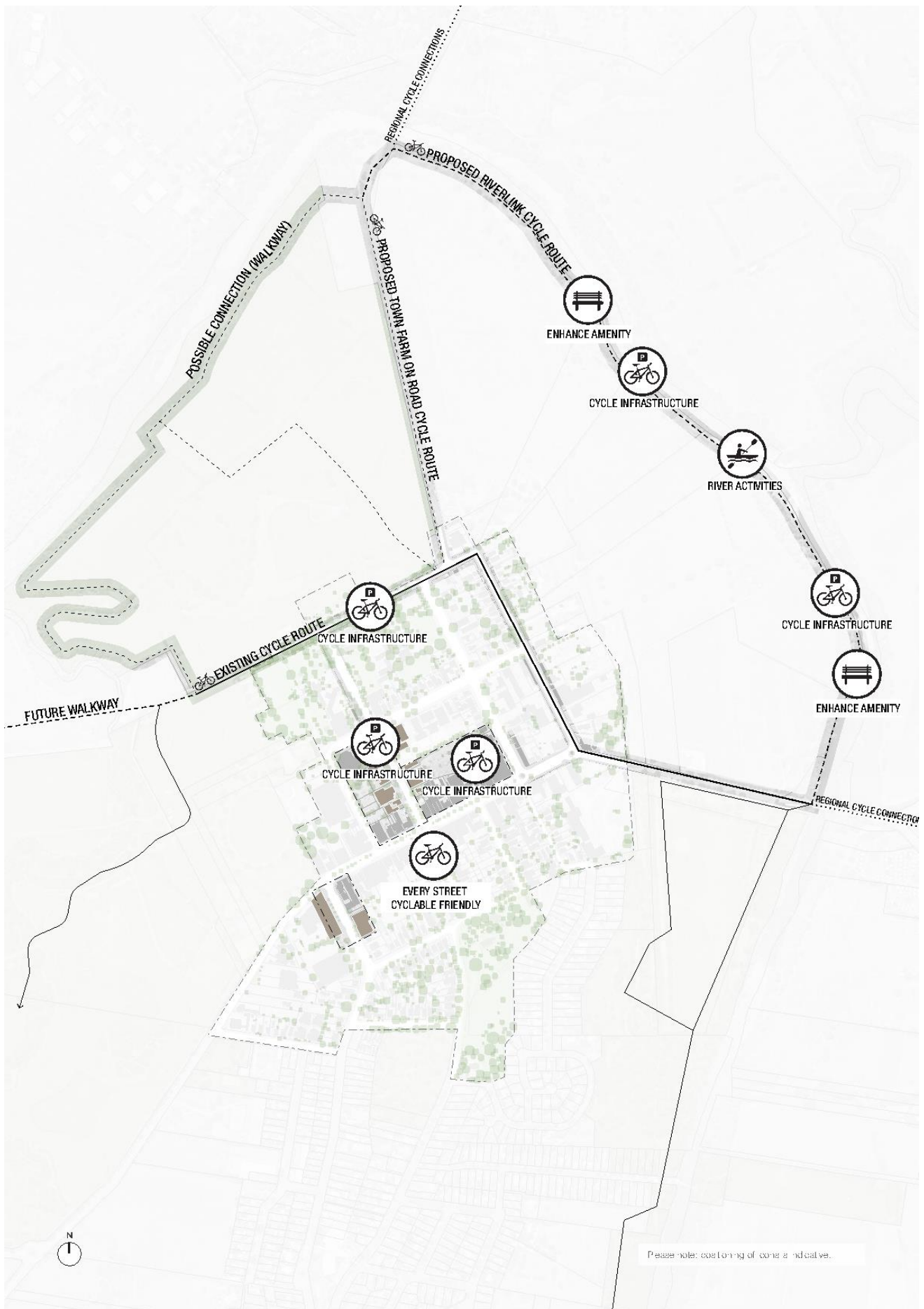
Listed below are a set of desired outcomes for Murray Street;

01. Increase height to allow for a visual height limit of 3 storeys with a pitched roof, where top storey is not visible from the street
02. Residential balconies are to be setback from the street
03. Any built form, or modification to existing facades on Murray Street is to engage with the streetscape and provide enclosed for outdoor space.
04. Small scale commercial/retail spaces orientated to Murray Street
05. Associated public domain improvements linked to new development
06. Continuous street planting as a buffer between dining and traffic to improve sense of arrival
07. Improved pedestrian crossing to assist in calming traffic
08. Signage and lighting to be considered as part of overall urban palette and enhance civic amenity including under grounding of overhead power
09. Street Furniture to be designed to allow for ease of pedestrian movement
10. Orientation of built form to Murray Street that maintains through site links
11. Through site links to offer opportunity for off street commercial and retail uses
12. Council controls regarding parking contribution to be reviewed

13. Ground floor of built form to address carpark where possible
14. Council controls to allow for mixed use above ground floor hospitality, including commercial and residential uses
15. Maintain views and vistas to and from St Johns Church by utilising topography
16. Built form approval to be subject to design excellence review
17. Intersection upgrade at Broughton Street

### What we need to make it happen

- Buildings must feature high quality architectural design, promote a 'sense of place', respond to the character of Camden and foster a balance between historic character and sensitive contemporary development.
- The design of roofs may adopt traditional forms found in the immediate locality.
- A visual height limit of two storey (with pitched roof) shall prevail except for significant architectural features incorporated in the design of buildings in significant locations and where built form utilises the topography, does not impede views to St Johns or negatively impact on the human scale of Camden.



## Nepean River Link

### Introduction

The Nepean River wraps around Camden Town Centre, yet there is little direct connection between the River and the Town. With an existing, well used riverside bike path to the South, there is potential to further extend the river link to the North-Western corner of the Town Centre, nearby the Town Farm. This proposed cycling and pedestrian link will allow Camden to better embrace the Nepean River and its surrounding natural environment, as well as improving connectivity to Camden South and Spring Farm.

Establishing this connectivity network in and around Camden will allow visitors to not only move to and through the Town Centre, but also to easily access its natural periphery.

### Framework Objectives

#### 01. Access & Movement

Liaise and co-ordinate with relevant stakeholders to refine the existing active transport network and potential connections in and around Camden and its surroundings.

#### 02. Public Domain

Establish network connections by filling gaps in the existing routes to create a broader local system. Upgrades on existing route undertaken as required.

#### 03. Built Form

Deliver civic amenities with commercial or organisational utility along with associated public facilities (bike hub, air, water, Wi-fi) along the Active Transport routes.

#### 04. Economics

Utilise and adapt existing assets such as the Town Farm and Nepean River to encourage local tourism and increase the length of stay in town.

### What We've Heard

Comments included the opportunity to link through Town Centre as better connecting the to the town farm and Nepean River. The community would like to see further consideration for public recreation, events, cycling and picnics and connection to rural landscape.

### Community Comments

*"Town Farm - launch point for water recreation."*

*"Creating a crossing point a Camden Valley Way."*

*"Ensure adequate signage for the public access due to the nature of both public and private land - often there is trespassing currently with people walking through."*

*"Pondage behind the weirs - town farm - 2 locations separated, pick up & drop off."*

*"Existing river access is great."*

*"Canoe hire - needs to be cleaned prior. NOT dredged."*

*"Macarthur residents able to cross Cordor Rd into equestrian park & into town farm."*

*"Bike track from Eliz Macarthur to town farm through Eq. Park."*

*"Macarthur cycle - want off road cycling."*

*"Proposed town farm route not for bikes, only pedestrians."*

*"Proposed function centre must not go ahead in floodplain."*

*"Well fenced public area separate from properties. Clear definition."*



Liaise with relevant stakeholders



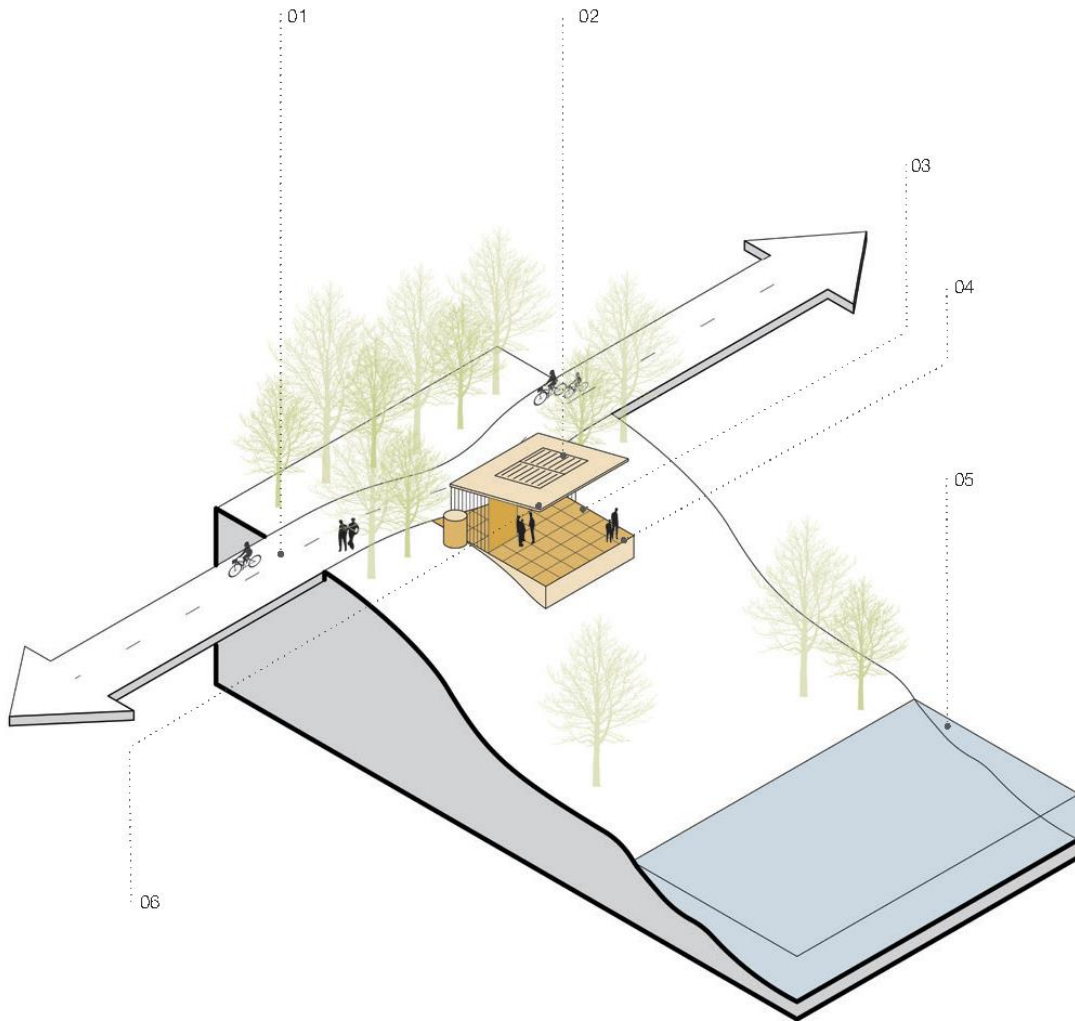
Establish and activate Active Transport Network



Amenities along Active Transport Network and river



Amenities along Active Transport Network and river



### Nepean River Link Precinct



#### Opportunities

Listed below are a set of desired outcomes for Nepean River Link;

01. Establish bike connections and amenity that links to and from any new developments in the centre
02. Integrate sustainable design based initiatives such as solar and water storage
03. Every shelter point along the river is to offer civic amenity
04. Align spatial and operational orientation of amenities to river
05. Consideration must be given to flood safety for people and operations
06. Council controls to allow for micro businesses and services to encourage commercial offering
07. Implement key green grid connection

#### Notes

- Regenerate Native vegetation
- Stabilise bank
- Get people back down to the river
- Improve visibility to the river
- Integrates with objectives on Nepean River Green Grid Link

#### What we need to make it happen

- Work with land owners to facilitate public access to the river

**CAMDEN TOWN CENTRE**  
Urban Design Framework



ORD01

Attachment 1

**APPENDIX 01**  
Public Domain Manual

FEBRUARY 2018 | REVISION B



**ORD01**

**Attachment 1**



### Introduction

The public domain is the canvas on which the character and identity of a Town Centre develops. It should not overwhelm, but instead provide a subtle base from which to watch and partake in the theatre of everyday life. A good public domain also helps to portray a positive image of a place to a visitor, communicate place and assist with wayfinding. A consistent palette of public domain materials and furniture will contribute to a high quality public domain and assist in long term asset management.

In order to convey clear messages about the history, and the ongoing story of Camden, the selection of street materials, furniture and elements should be consistent, elegantly styled, simple and of high quality. The selection must be sympathetic to the street hierarchy and town architecture in order for items of heritage and community importance to retain their value.

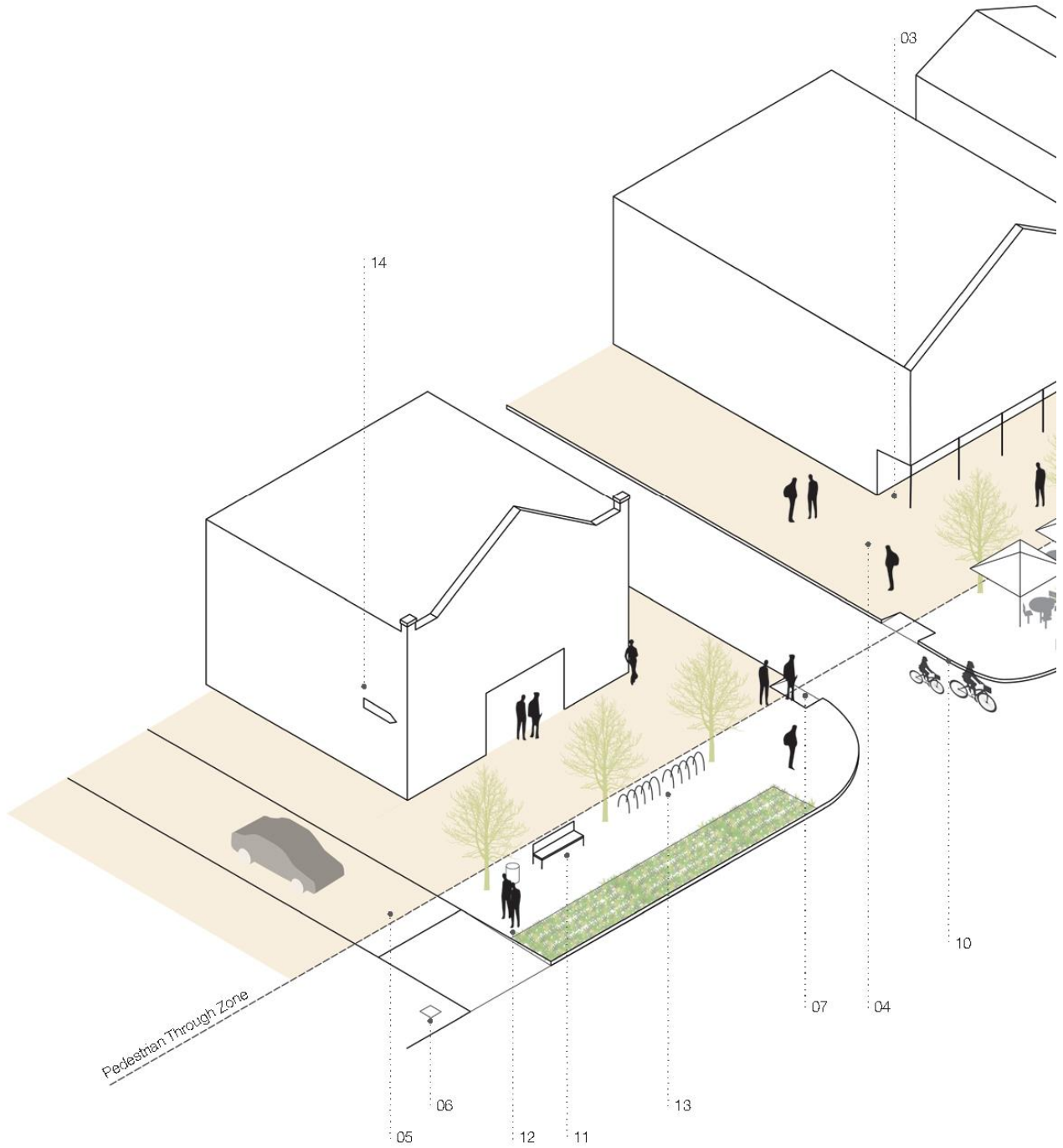
To ensure a holistic approach to any upgrades of the public domain, it is essential that the public domain design links back to the broader principles of the Framework. By applying this overarching approach over the decades to come, a consistency of materials, street furniture and signage will ensure Camden's historic and rural character is maintained.

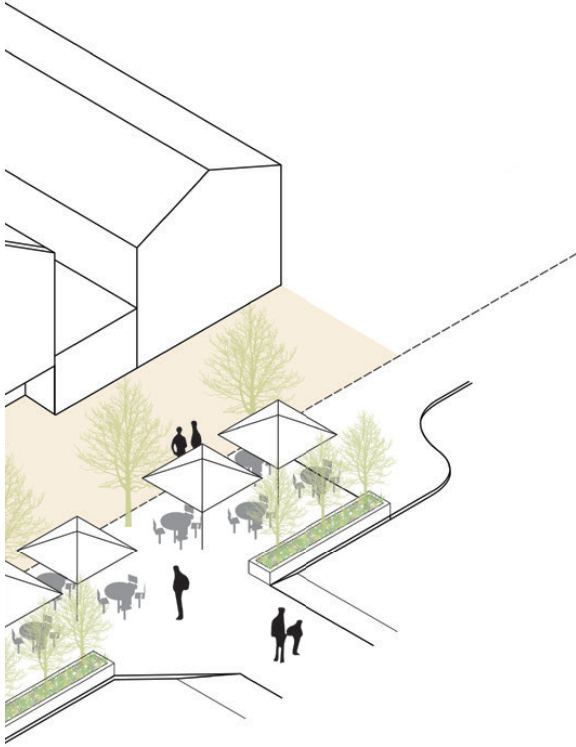
### Intent

It is intended that the Public Domain manual is to be read in conjunction with the Public Domain Place Vitality Criteria section of the Framework report. This is to ensure the objectives for the Manual are understood in the context of the Camden Town Centre Framework strategic direction.

The manual is designed to provide a standard palette of materials and elements to guide future works and to;

- Ensure the historic significance of all streets is celebrated;
- Reinforce the streetscape hierarchy;
- Establish a clear and consistent public domain for Camden Town Centre;
- Promote pedestrian priority;
- Provide equitable access;
- Establish a clear and consistent wayfinding and signage strategy;
- Provide heritage interpretation;
- Improve the sustainability of Camden;
- Recognise opportunities to link to the existing open space network.





## Streetscape Principles

### Street trees

01. New street trees should match the spacing and species of existing mature street trees. The location also needs to be considered with the positioning of streetlights sightlines, access and existing buildings.
02. Street trees and landscaping contributes to a streets character and provides a cooling effect on hot days.

### Paving

03. Some buildings have setbacks at the ground level which are privately owned, but form part of the centre's public domain. These areas are to have continuous levels and be finished in a complementary material.
04. A consistent paving palette reinforces the street legibility.
05. As part of the footpath driveway design needs to focus on pedestrian priority.
06. Align pit lids with pavement direction.
07. Align kerb ramps with the path of travel, and with existing kerb ramps.
08. Creating raised pedestrian crossings or thresholds treatments provides safe access and movement through calming traffic.
09. More space for pedestrians, opportunities for street furniture and landscaping can be created through widening footpaths.
10. Preserve and celebrate heritage items such as remnant sandstone kerb stones.

### Street Furniture

11. New seating and/or bins should be located in the Public domain furniture zone throughout the Town Centre.
12. Seating enhances the activity on the street.
13. Bike stands provide designated areas of cycle parking throughout the Town Centre.
14. Signage and wayfinding assists pedestrian movement.

Note: Public domain resources should be considered at a detailed level to respond to the street and surroundings on a site by site basis.

Note: Steel materials and elements are to be replaced if damaged or unsafe.

Note: Business signage is to be limited to areas that do not impede or obstruct the pedestrian through zone.



**ORD01**

**Attachment 1**

### Paving

#### Introduction

The paving palette has been based on the principles of the Framework and builds upon Camden's existing street hierarchy. By providing a clear and consistent palette, it ensures a mandated selection of materials for the street typologies and adjoining civic spaces.

As all streets within the Town Centre are considered to be of heritage significance, the palette has been chosen as not to detract from the character of the adjacent buildings but rather to celebrate and complement the existing heritage aesthetic.



Paving Pantheon, Argyle Street



Paving Pantheon, John Street









Paving, John Street

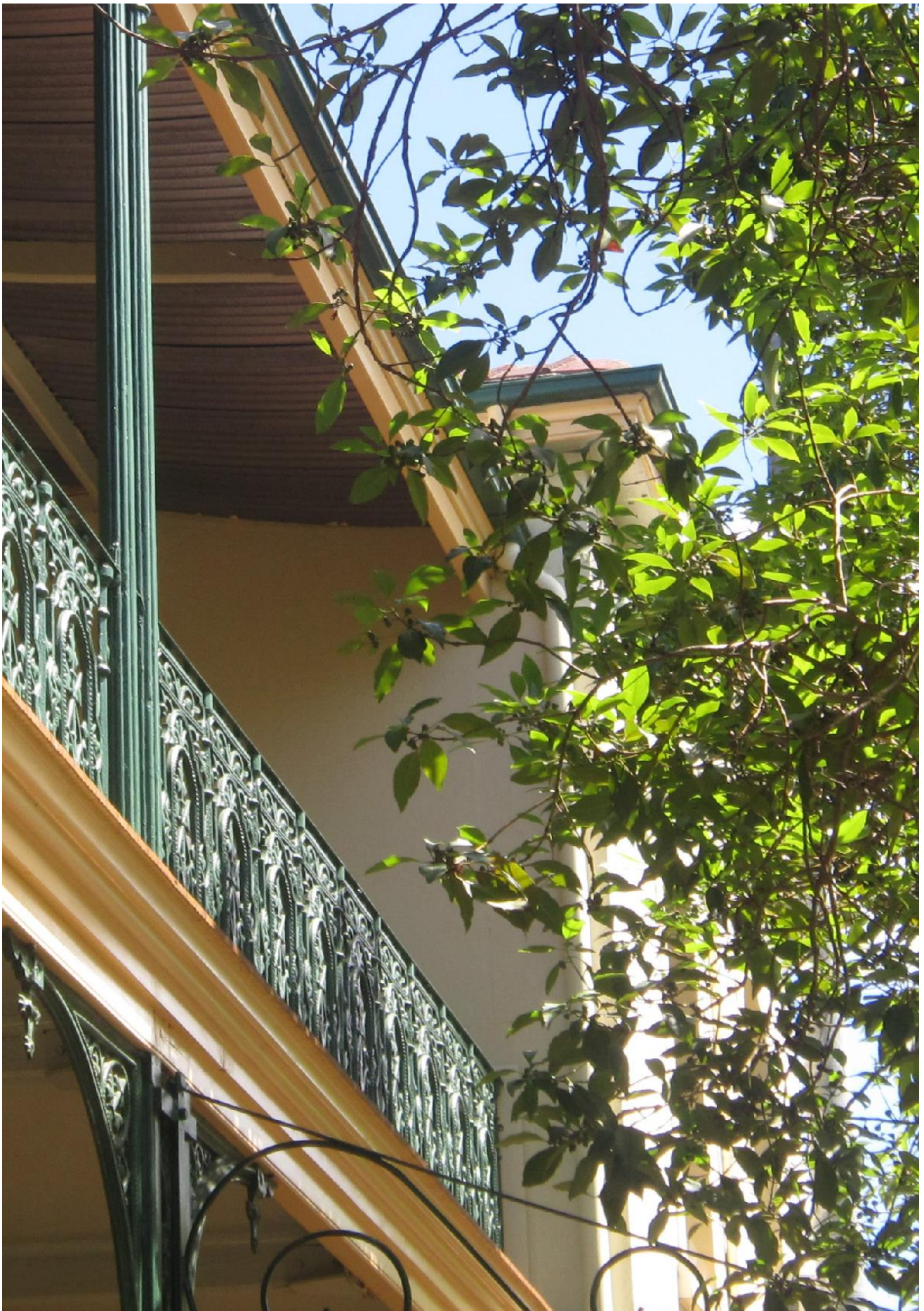


Box Paving, Lanersey





Location	Material
<p><b>Argyle Street and Murray Street</b></p> <p>High traffic pedestrian zone requiring durable materials that can be easily maintained. Murray Street to be treated with the same pallet as Argyle Street due to its associated uses.</p>	 <p><b>Austral Black Paving Stone or equal</b></p> <p>Material/Finish - Exfoliated  <i>Tested to ensure compliance with slip resistance standards</i></p> <p>Mounting - Mortar fixed onto a concrete base</p>
<p><b>John Street</b></p> <p>Cultural and civic street.</p>	 <p><b>Pressed Common Bricks or equal</b></p> <p>Material/Finish - Exfoliated  <i>Tested to ensure compliance with slip resistance standards</i></p> <p>Mounting - Mortar fixed onto a concrete base</p>
<p><b>Local Street and Agricultural Street</b></p> <p>High durability and easy maintenance.</p>	 <p><b>Concrete Recycled aggregate and sand mix</b></p> <p>Material/Finish - Broom Finished</p> <p>Mounting - In situ</p> <p>Minimum 1.5m wide</p>
<p><b>Laneways</b></p> <p>Through blocks links used to connect spaces.</p>	 <p><b>Recycled Dry Pressed Common Bricks or equal</b></p> <p>Material/Finish - Exfoliated  <i>Tested to ensure compliance with slip resistance standards</i></p> <p>Mounting - Mortar fixed onto a concrete base</p>
<p><b>Car Parks</b></p> <p>Durable and water sensitive sustainable materials required for high pedestrian and vehicular use.</p>	 <p><b>Permeable Paving</b></p> <p>Material/Finish - Porous concrete  <i>Tested to ensure compliance with slip resistance standards</i></p> <p>Mounting - In situ in accordance with manufacturer's instructions</p>
<p><b>TGI's</b></p>	 <p><b>Warning Tactile Classic Stainless Steel</b></p> <p>Material/Finish - Stainless steel  <i>Tested to ensure compliance with slip resistance standards. Luminance tested to ensure compliance with standards</i></p> <p>Mounting - In situ in accordance with manufacturer's instructions</p>



ORD01

Attachment 1

## Street Elements

### Introduction

The street elements suite has been purposely limited to ensure the Camden Town Centre has a complementary, high quality and holistic identity. Building off the existing elements and street tree planting the selection ensures that Camden's character is upheld and does not detract from the existing surrounds.

### Street Furniture Suite

The street furniture suite selection complements the character of Camden as a historic Town Centre. The careful consideration of materials and finishes ensures that the street furniture does not detract from its surroundings. The following street furniture suite for the Camden Town Centre includes seats, bins, bicycle racks, bespoke lighting, bollards, and drinking fountains.

### Lighting

Lighting plays a key role in promoting safety and creating ambience. It is recommended that a consistent lighting strategy is prepared to implement high quality lighting to well used pedestrian areas, such as laneways and back of house developments and carparks. Lighting should comply with the Pedestrian Standard recommended in AS/NZS 1158.1.1:2005. In addition decorated/ambient lighting should be investigated where deemed appropriate and to support civic and cultural events.

### Street Trees

A selection of street trees is provided in the 2015 Tree Management Policy under Appendix A: Tree and Landscape Species List. There is a wide variety of tree species for selection, although it is recommended that street tree selection is guided by the following principles;

- Unifying each street with consistent street tree planting;
- Reinforce the presence of dominate street trees;
- Reinforcing links to open space network through street tree planting;
- Reinforce the connection to the Nepean River;
- Enhance the Local Character Area through a consistent precinct planting approach.

These principles provide general guidance for the selection of tree species. However, prior to selection of street trees potential conflicts such as underground services, adjacent awnings and electricity lines need to be assessed.



**Product Information**

**Product**  
Timber CITY Seat

**Materials/Finish**  
Eco-accredited Hardwood Oiled  
Powder coated cast marine grade aluminium  
Colour G63 Deep Bronze Green  
Anti graffiti coating  
Skateboard edge guards

**Mounting**  
Subsurface



**Product Information**

**Product**  
Frame Bin Enclosure, Battered

**Materials/Finish**  
304 Stainless Steel Frame  
Eco-accredited Hardwood Oiled  
Colour G63 Deep Bronze Green  
Anti Graffiti coating

**Mounting**  
Subsurface



**Product Information**

**Product**  
Timber CITY table setting

**Materials/Finish**  
Eco-accredited Hardwood Oiled  
Powder coated cast marine grade aluminium  
Colour G63 Deep Bronze Green  
Anti graffiti coating  
Skateboard edge guards

**Mounting**  
Subsurface



**Product Information**

**Product**  
Slim Hoop

**Materials/Finish**  
316 Stainless Steel

**Mounting**  
Subsurface



**Product Information**

**Product**  
Bespoke Light Pole

**Materials/Finish**  
Powder coated aluminium  
Colour G63 Deep Bronze Green  
Anti Graffiti coating

**Mounting**  
Subsurface



**Product Information**

**Product**  
Arqua Station

**Materials/Finish**  
Powder coated aluminium  
Colour G63 Deep Bronze Green  
Anti Graffiti coating

**Mounting**  
Subsurface

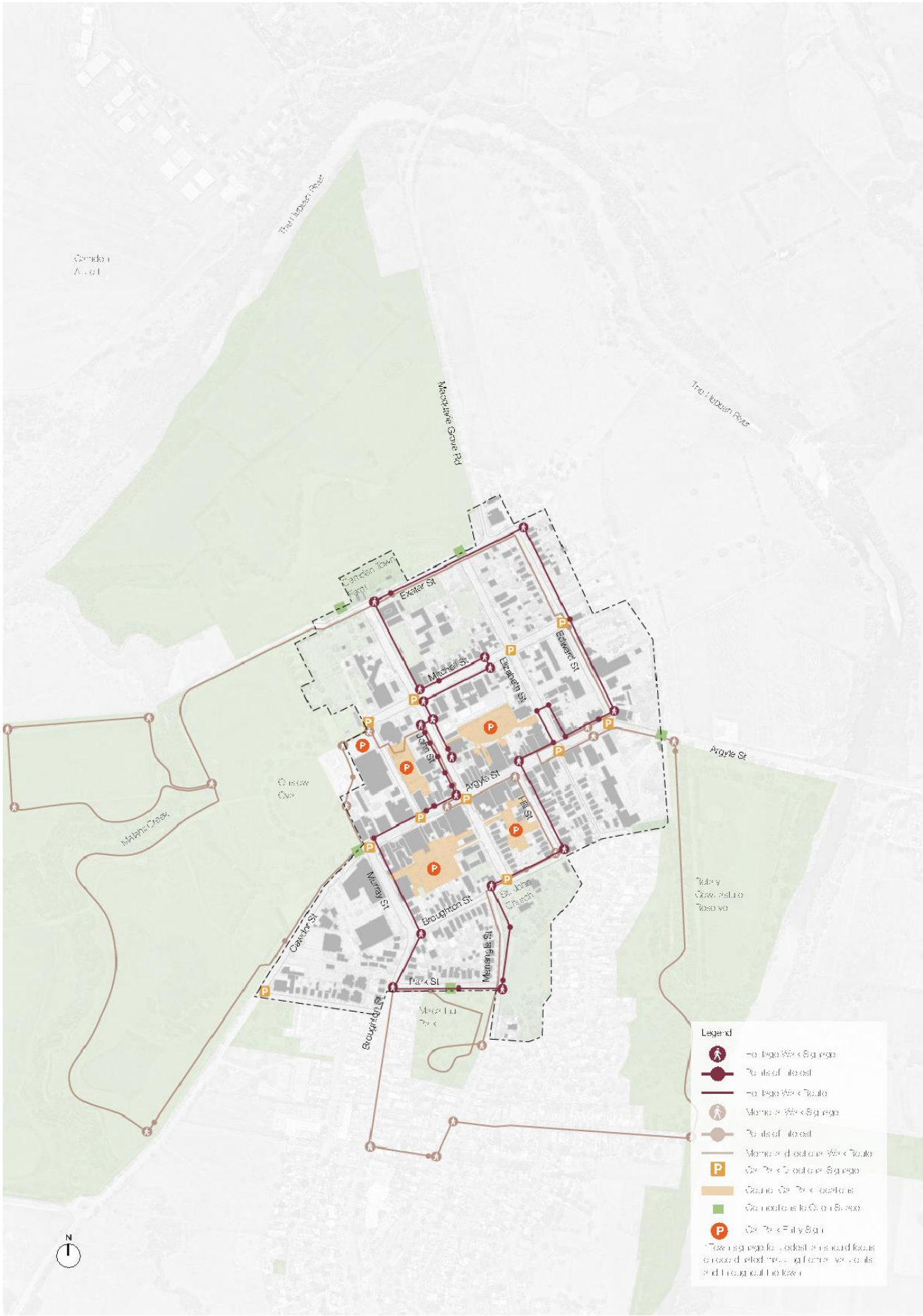


**Product Information**

**Product**  
Traditional Bollard

**Materials/Finish**  
Cast Aluminium Powder Coated  
Colour G63 Deep Bronze Green  
Anti Graffiti coating

**Mounting**  
Subsurface



### Signage and Wayfinding

#### Introduction

Camden Councils style guide has a detailed array of signs for a range of purposes and locations. At present this style guide covers new signage proposals for Camden.

#### Signage Recommendations

- It is recommended that there should be a focus on the development of a heritage signage suite. Heritage signage must contribute to the character, amenity and story of the site in which it is located. This provides an opportunity to design a bespoke suite of heritage signs that contributes to the selected material palette, furniture suite and the character of the Town Centre. To the right are a range of character images that respond to heritage of the Town Centre.
- Vehicular signage should be minimised and focused on access to car parks
- Signage generally should be minimised
- Pedestrian signage should include mapping and consider opportunities for broader information and presentation such as digital augmentation and website links.

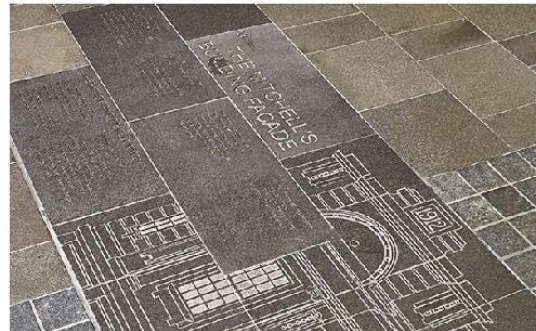
#### Bespoke Signage Precedents



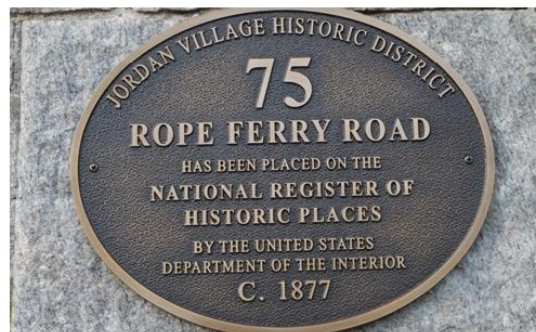
Story telling and wayfinding signage



Heritage interpretation signage



Signage embedded into pavement



Traditional bronze signage



**ORD01**

**Attachment 1**



### Exhibition of Draft Camden Town Centre Urban Design Framework – Summary of Submissions - Response Table

Issue / Comment	Officer Response	Proposed Action
<b>Submission 1 – Camden Historical Society</b>		
1.1	In agreement with all statements within the executive summary.	No amendment required to Framework.
1.2	Request the inclusion of a Residential Heritage Style Guide to provide appropriate development within the Heritage Conservation Area.	Raise as potential project for the Heritage Advisory Committee.
1.3	Request the Camden Town Centre Conservation Area be given greater prominence in the Report.	Adding the following sentence at the end of the last paragraph, Chapter 1.7 - Historical Context on page 15:  <b><i>“ In addition, the entire Camden town centre is within a heritage conservation area.”</i></b>
1.4	Given the prominence of heritage items in the planning instrument there should be an initiative to review and embellish the listed significant heritage items.	No amendment to framework.  Review Schedule 5 (Local Heritage items) as part of Camden LEP Review 2010.
1.5	Support for improved style Guide both for signage and the general development of places and buildings.	No amendment required to Framework.

Issue / Comment	Officer Response	Proposed Action
1.6	Support for Public Domain Plan and Manual to prevent Ad-hoc development	Noted. No amendment required to Framework.
1.7	Request focus on improvement of arrival experiences to the town across the Nepean River floodplain.	The Framework provides a number of initiatives focused solely on the arrival experience. These themes are reflected throughout the Framework. No amendment required to Framework.
1.8	The concept of flexibility in current planning controls to allow for 2 storey development with pitched roof line is generally agreed to.  The dominant built form currently within the township is either single storey or 2 storey development. This characteristic must be retained within the planning controls.	The Framework does not propose to amend height controls but provide clarity and consistency when considering variation requests. No amendment required to Framework.
1.9	Further consultation should occur prior to any changes to existing planning instruments.	Any changes to planning instruments will include a public engagement component. No amendment required to Framework.
1.10	Larkin Street Precinct - request to reword Point 04 on page 87 to remove emphasis on height.	Agreed to reword point 04 by removing the emphasis on increasing height with more focus on design excellence.  <b><i>“Allow small scale (2 storey with pitched roof) residential development facing Larkin Place.”</i></b>
1.11	Any changes to the John Street Precinct must be sensitive to both its heritage and view lines to St Johns and the Town Farm area.	There are no proposals to change the heritage aspect or view lines of John Street. No amendment required to Framework.

Issue / Comment	Officer Response	Proposed Action
1.12	<p>Opportunities exist for reuse of the old Police Station and the under utilised Memorial Park leading to the Civic Centre.</p> <p>The Framework identifies future opportunities to link the John Street Precinct and the Camden Civic Centre.</p> <p>The former police station has heritage qualities and is significant to the town centre, Council supports its reuse into the future.</p>	No amendment required to Framework.
1.13	Improved signage for the Heritage Trail in John Street	No amendment required to Framework.
1.14	Request further investigation into public art opportunities in John Street.	No amendment required to Framework.
1.15	Murray Street Precinct - Request amendment to statement regarding height and density, as the statement is inconsistent with framework intention.	No amendment required to Framework.
1.16	Concerns regarding the identification of a 3 storey height limit for Murray Street, further clarity needed.	No amendment required to Framework.
1.17	<p>Murray Street Precinct - Concern identified regarding need for consistency with the Crown Hotel Building. This building has undergone significant change, consistency should be with the wider streetscape.</p> <p>Outcome 03 in the Murray Street precinct states:</p> <p><i>“The street address of the Built Form to be consistent with the Crown Hotel building on Argyle Street.”</i> It is agreed with the request to amend the outcome for future building to be consistent with the entire streetscape.</p>	<p>Amend Outcome 03 on page 95 to now read:</p> <p><b><i>“Any built form, or modification to existing facades on Murray Street is to engage with the streetscape and private enclosed open space.”</i></b></p>
1.18	Murray Street Precinct - Concern regarding carparking at ground floor potentially facing streets.	No amendment required to Framework.

Issue / Comment	Officer Response	Proposed Action
1.19	General agreement identified for the Public Domain Manual and Heritage signage suite.	Noted No amendment required to Framework.
<b>Submission 2 – Camden Residents Action Group (CRAG)</b>		
2.1	Concerns raised regarding implementation and enforcement of current signage controls.	Not a matter for the Framework. No amendment required to Framework.
2.2	Recommend changes to objectives in the Camden LEP to emphasise heritage significance, including significance of height.  Request inclusion of dwelling houses as permissible uses.	Any Camden LEP changes will require further investigation and the preparation of a planning proposal.  Community comment will be sought as part of process. No amendment required to Framework.
2.3	Concerns raised with regards to the current zoning of the St Johns Church Precinct (B2 Local Centre).	A review of the zoning will be undertaken as part of the wider Camden LEP Review process. No amendment to the Framework proposed.
2.4	Concerns regarding the zoning of Little/Barsden Streets, and requests further consideration of the heritage values of this area.	Little and Barsden Streets were not included in the Framework study area as they are outside the B2 and B4 zones and the HCA. No amendment required to Framework.
2.5	Concerns raised regarding any increase to the height limit.	It is not proposed to amend the height control of 7m over the Camden Town Centre.  Criteria for consideration of minor height amendments will be further investigated as part of a future planning proposal. No amendment required to Framework.
2.6	Concerns that height amendments are	All development applications are considered on merit and variations to either the height or flooding must be No amendment required to Framework.

	Issue / Comment	Officer Response	Proposed Action
	being justified based on the need to comply with flooding.  Request amendment to Clause 7.1 of the Camden LEP to strengthen controls relating to development in the floodplain.	justified.  Amendment to the Camden LEP (cl7.1) is not a matter for the Framework.	
2.7	Request to amend the Camden DCP to insert overarching directives into the DCP with regards to height variations, and to provide clarity around interpretation of controls.	The requested amendments to the DCP would be inconsistent with the mandatory requirements within the Camden LEP.  A wider review of the Camden LEP and DCP will be undertaken, this review will include review LEP and DCP controls applying to the height of buildings.	No amendment required to Framework.
2.8	Request Council consider removal of the red brick bungalow at the corner of John and Mitchell Street, to improve connectivity from John Street to the Civic Centre.	Not a matter for the Framework.	No amendment required to Framework.
2.9	Request Council purchase the former picture theatre at the entrance to Larkin Place for cultural events	Property acquisition is not a matter for the Framework.	No amendment required to Framework.
2.10	Request the framework be amended to require original fabric from the town centre upgrades to be reinstated within the town centre.	The Public Domain Manual specifies the design palette for the Town Centre. Existing materials such as Sandstone has and will continue to be used where appropriate throughout the Town Centre.	No amendment required to Framework.
2.11	Requests that historic pieces such as the bench plaque to Shirley Winn be reinstated.	The plaque will be reinstated in consultation with the Camden Lions.	No amendment required to Framework.
2.12	Support for the concept of the Larkin Place "Town Square", however concerns raised with regards to increase in height and density, and residential development facing	The Larkin Place Precinct looks at opportunities to develop the area over time to provide opportunities to undertake occasional civic uses.	No amendment required to Framework.

Issue / Comment	Officer Response	Proposed Action
	Larkin Place.	While it also presents an opportunity for the rear of shops to be developed for combined commercial and residential uses there are few sites where this could occur. Issues such as parking and height variations would need to be addressed as part of future investigations. There is no proposal to increase density.
2.13	Concerns regarding the potential height increase at Murray Street resulting in out of character development.	Murray Street is a key arrival point into Camden, and currently has an inactive streetscape. The Framework proposes a number of public domain improvements, traffic calming designs and built form improvements.  Any changes to height in this area would be subject to more investigation and a separate planning proposal process.
2.14	Disagree that the economic success of the town is inextricably linked to growth. Concerns that increasing commercial floor space etc. will be counter productive given potential cultural impacts.	The Framework provides opportunities for the Camden Town Centre to remain commercially viable, whilst protecting the cultural significance of the town centre.  The framework does not propose major changes to increase commercial floor space or incentivise growth.
2.15	Support the framework with regards to encouragement of walking, cycleways and public transport. Request additional wording in the framework regarding implementation of a 40km/hr. zone in areas of high pedestrian traffic.	The Framework has an initiative to create slow speed streets through design, this will encourage increased pedestrian and cyclist use. Council has previously investigated a 40km/hr speed limit in the town centre, this has not been supported by the Roads and Maritime Services.
2.16	Request consideration of interventions to	The Framework includes an initiative to create slow

	Issue / Comment	Officer Response	Proposed Action
	slow traffic such as cross road markings, more pedestrian crossings, raised pedestrian crossings, emphasizing gateways and entry thresholds.	speed streets through design.  The Framework notes that the entry experience to the town should be improved and strengthened as part of the access and movement strategy.	Framework.
2.17	Request including a requirement for a watering system as part of framework to ensure vegetation retention.	As part of the ongoing upgrades to Argyle Street irrigation is proposed to be installed in the median and in footpath gardens where possible.	No amendment required to Framework.
2.18	Request specific recommendation for improved wayfinding and promotion of the Memorial Walk and Heritage Walk.	The Public Domain Manual indicates potential locations for heritage walk signage linked to points of interest.  The Public Domain Manual also recommends the development of a heritage signage suite, and wayfinding strategy.	No amendment required to Framework.  Council will continue to work with key stakeholders to promote and link walkways.
2.19	Request amendment to the framework to include a specific recommendation to protect and maintain the existing floodplain/ green belt surrounding the town, including views and vistas; and for this to be included in the LEP and DCP.	Page 75 of the Framework recommends to <i>“Protect and Maintain the existing open flood plain green belt surrounding Camden including view and vistas”</i> .	No amendment required to Framework.
2.20	Request consideration of amendments to the Camden DCP to strengthen consideration of development of the flood affected fringe of the town.	While not part of the Framework the suggested addition will be considered as part of a future review of the Camden DCP 2011.	No amendment required to Framework.
2.21	Request Amendment to Camden LEP Cl.7.1 Flood Planning to strengthen controls relating to development in the floodplain.	Clause 7.1 of the CLEP currently contains controls and objectives to manage development of flood affected land. All clauses within the Camden LEP will be reviewed as part of the wider comprehensive LEP review process.	No amendment required to Framework.
<b>Submission 3 - Individual</b>			

Issue / Comment	Officer Response	Proposed Action
3.1 Need for a focal point where people can meet.  Suggests that a monument to either John & Elizabeth Macarthur or the original custodians, the Dharawal people.	The Framework identifies the 'John Street Precinct' as an area that can function as a "creative, community precinct".  The framework recommends development of a Public Art Strategy which could consider such focal points.	No amendment required to Framework.
3.2 Suggests monuments, reflecting the historic nature of Camden could also be considered for entry points at Cowpasture Bridge, Camden Hospital and Macarthur Park.	The Framework notes that the entry experience to the town should be improved and strengthened as part of the access and movement strategy.  The framework also notes that a public art strategy should be developed to contribute to the creative culture of Camden.	No amendment required to Framework.
<b>Submission 4 - Individual</b>		
4.1 Need to try and attract small boutique artisan shops/businesses which builds upon Camden's heritage.	This is reflected in the Economic Place Principle for the Camden Town Centre, which is to:  <i>"Maintain and evolve the local retail, commercial and residential economy by creating a range of boutique opportunities" (Page 57).</i>	No amendment required to Framework.
4.2 Develop the existing Town Farm so it is a working farm.	The Camden Town Farm 2016 Master Plan describes the vision for the farm as a balance between agriculture, tourism & community access.  When the Llewella Davies memorial walkway is completed patrons will gain access inside the farm and see close hand the agricultural operation.	No amendment required to Framework.



Issue / Comment	Officer Response	Proposed Action
4.3	Attract more major events to use the Equestrian Park and surrounds, attract events such as an open-air theatre in summer; perhaps a pop up drive in; music concerts catering for different genres.	Requests for new event types are openly considered by the management committee. No amendment required to Framework.
4.4	Use the Nepean River to its maximum.	The Framework has identified improved connections and usage of the Nepean River as a key strategy. Opportunities include enhanced amenity, cycle infrastructure and river activities. No amendment required to Framework.
4.5	Improved signage for key attractions such as the RSL walkway and providing heritage information for key buildings.	The Public Domain Manual indicates potential locations for heritage walk signage linked to points of interest. The framework recommends the development of a heritage signage suite and wayfinding strategy. No amendment required to Framework.
4.6	Further consideration needed regarding accommodation in the town centre.	This matter is not addressed as part of the Framework.  The need for an increase in tourist accommodation, throughout the Camden LGA, has been identified in Camden's Economic Development Strategy. No amendment required to Framework.
<b>Submission 5 - Individual</b>		
5.1	Suggests that the site for the proposed service station opposite the Camden Vale Milk Depot would be perfect for a park at the entrance to Camden.	The Framework identifies opportunities to enhance the existing open space networks within the Town Centre.  The site of the proposed service station is currently privately owned and not identified for acquisition. No amendment required to Framework.
5.2	Acknowledges consultation component of project and requests the consultation be	There will be further engagement associated with any LEP/DCP amendment. No amendment required to Framework.

	Issue / Comment	Officer Response	Proposed Action
	ongoing especially with any changes to the LEP and DCP.		
5.3	Concerns regarding height, and requests the 7m height limit be enforced.	It is not proposed to amend the 7m height limit within the Camden Town Centre.  The Framework proposes development of criteria to assess requests to vary height. This will provide more consistency.	No amendment required to Framework.
5.4	Development in the floodplain should only be for agricultural or recreation, and only be for minimal building structures.	The Framework does not specify or promote development in the floodplain.	No amendment required to Framework.
5.5	There needs to be further investigation regarding the construction of stormwater detention basins to reduce the risk of a major flood in Camden.	Not a matter for the Framework.	No amendment required to Framework.
5.6	Concerns related to traffic: <ul style="list-style-type: none"> <li>• Request to reduce Argyle Street from four lanes to two to reduce traffic speed and make it safer for pedestrians;</li> <li>• Request for detour road to the west of Camden;</li> <li>• Request for angle parking be considered; and</li> <li>• Request for more detailed traffic study.</li> </ul>	The Camden Town Centre Traffic and Transport Study (2013) addressed traffic movement and parking within the Camden Town Centre. These issues are not readdressed by the Framework.	No amendment required to Framework.
5.7	The town square should be in front of Macaria in John Street.	The Framework recommends that a 'town square' is not considered necessary given the role of Argyle Street and surrounding open space network.  The Larkin Place precinct has been identified as a	No amendment required to Framework.

	Issue / Comment	Officer Response	Proposed Action
		place where a 'flexible town square could be utilised with major events.	
5.8	Requests that consideration be given to reducing the number of lanes from 4 to 2 in Murray Street with angle parking together with a raised crossing in front of Centrelink to make it safer for pedestrians.	The Framework suggests possible upgrades to Murray Street including improving pedestrian crossing, footpath environment and traffic movement.	No amendment required to Framework.
5.9	There is a need for additional community consultation before the Framework is finalised.	The community has been engaged throughout the development of the Framework and will be further consulted as part of any future changes to planning controls.	No amendment required to Framework.
<b>Submission 6 - Individual</b>			
6.1	Doesn't agree that Murray Street should be solely 'eat street but it would look great with the footpaths widened and open.	While the Framework does propose to re-imagine Murray Street as an "Eat Street", it also looks at encouraging clear and efficient pedestrian movement and activity as well as creating a traffic calmed zone.	No amendment required to Framework.
6.2	Request to investigate traffic and parking (45 degree) for Murray Street.	Detailed parking design related to Murray Street was not considered as part of the Framework. This will be looked at as part of the detailed future design of this area.	No amendment required to Framework.
6.3	Concern regarding the entrance to Camden Town from Cawdor Road. Opportunities to improve streetscape and relationship to the park.	The Framework identifies strategies to enhance entrances to the town centre.  In addition, improvements to the public domain on Cawdor Road, approaching Argyle Street, have been incorporated into the Argyle Street Stage 3.	No amendment required to Framework.
6.4	Support for Town Square concept in John Street.	The Larkin Place precinct has been identified as a place where a 'flexible town square could be utilised with major events.	No amendment required to Framework.

Issue / Comment	Officer Response	Proposed Action
6.5	Identifies former Police Station as having potential to contribute to the John Street precinct.	It is acknowledged that the building has heritage qualities and is significant to the town centre, however it is not in Councils ownership.
6.6	Request Council consider a multi-level carpark at Murray and John Streets incorporating greenery in the design.	No amendment required to Framework.
6.7	Identifies that additional work is needed to beautify the back of shops addressing Larkin Place if it is to be utilised for public events.	The framework identifies opportunities for redevelopment of shops backing onto Larkin Place.
6.8	Requests Council further its consideration of cycleways beyond the scope of the Framework, identifying Camden to Macarthur Station as an option.	No amendment required to Framework.
<b>Submission 7 - Individual</b>		
7.1	Concerns raised regarding the reports strength and tone, that “facilitates” change rather than “requires” change.	The Framework is a broad strategic document. Implementation of the framework will be via the specific initiatives.
7.2	Concerns identified with regards to potential residential development and lack of research within the report to support the recommendations.	The Framework identifies that residential use adds to the vibrancy and viability of a town centre.  The Framework further recommends a review of current planning controls to re-introduce the ability to have a dwelling house under the existing zoning.
7.3	The Framework identifies that heritage value has an economic effect and should be therefore reflected in the economic principle	The current Economics Place principle reads:  <i>“Maintain and evolve the local retail, commercial and residential economy by creating a range of boutique opportunities.”</i>  Agree that the principle should incorporate a reference to heritage.  Amend the Economics Place Principle on page 57 to now read:  <b><i>“Maintain and evolve the local retail, commercial and residential economy by creating a range of opportunities that complement the heritage fabric of the Town Centre.”</i></b>

	Issue / Comment	Officer Response	Proposed Action
7.4	Concern that promoting the adaptive re-use of the rear of buildings will impact on parking within the town centre.	Parking requirements would need to be considered as part of any detailed development proposal.	No amendment required to Framework.
7.5	Concern that variations to the 7m height limit have been based on the ability to comply with flood requirements, suggests the two matters should be considered separately.	The Framework does not amend the 7m height limit for the town centre.  Flooding and built form are both required to be considered as part of any development assessment, and both need to be considered on merit.	No amendment required to Framework.
7.6	Requests a 2 storey limit together with a height limit of 7m for the town centre, with the ability to extend to 9m. for a pitched roof.  Use of the roof space above the 2 <sup>nd</sup> storey ceiling should be prohibited other than for repairs and maintenance of the building.	It is not proposed to amend the height control of 7m over the Camden Town Centre.  The Framework does suggest criteria should be developed to provide consistency to the consideration of amendment to height, the inclusion of pitched roofs as an example.	No amendment required to Framework.
7.7	Concerns regarding the promotion of height and density at Murray Street.	There are no changes to height or density proposed in the Framework. The Framework does identify Murray Street as having potential for some increased height subject to further detailed investigation.  Any amendment to height would be subject to further investigation and a separate planning proposal.	No amendment required to Framework.
<b>Submission 8 - Individual</b>			
8.1	Concerns regarding high rise buildings.	There is no proposal for "high rise buildings" within the Framework.	No amendment required to Framework.
8.2	Keep the current buildings in the town and improve on them rather than remove any of them.	It is not proposed to remove any buildings within the Camden Town Centre as part of the Framework.	No amendment required to Framework.
8.3	Plant as many trees as possible to keep it green and inviting to all those visiting from the city towns.	The Framework identifies the need to create and reinforce a "Green Streets Network".	No amendment required to Framework.
8.4	Request for a range of shops including franchise shops.	Council is not involved with determining shop tenancies.	No amendment required to Framework.

Issue / Comment	Officer Response	Proposed Action
8.5	Concerns raised regarding parking stations	The Framework does not recommend the construction of parking stations.
8.6	Encourage Festivals in Camden, e.g. <i>Tulip Festival</i> .	Camden currently holds several events through the year and will continue to work with business groups to investigate further opportunities.
8.7	Concerns identified regarding business types on the entrances to Camden.	Council is not involved with determining tenancies.
8.8	Encourage shops to remain open on Sunday.	This issue was raised during the preparation of the Camden Town Centre Vision in 2014. This is being investigated as part of <i>Initiative 12</i> of the Vision.
8.9	Concern regarding mobile vendors operating within and around the town centre	Not a matter for the Framework.
8.10	Identifies the need to keep Camden a safe town.	The Framework utilises the Safer by Design principles.
8.11	Request for ongoing community consultation.	Noted
<b>Submission 9 - Individual</b>		
9.1	Concern that the Framework does not safeguard Camden as well as previous strategies.	The Framework is based on work that has previously been undertaken including the previous Camden Town Centre Strategy (2008).  The purpose of the framework is to ensure that the town centre continues to evolve and is both relevant and vibrant.
9.2	Concerns raised regarding development in the floodplain.	The Framework does not promote development within the floodplain.
9.3	Concerns regarding changes to height limits and impacts on heritage and cultural significance.	The Framework does not propose to amend height controls but provide clarity and consistency when considering variation requests.
9.4	Concerns regarding control of signage outcomes in the Town Centre.	The Framework does not specifically address business signage controls.

	Issue / Comment	Officer Response	Proposed Action
9.5	Concern in regard to lack of informative signs for visitors to the Town Centre.	<p>The Framework indicates potential locations for heritage walk signage linked to points of interest.</p> <p>The Public Domain Manual also recommends the development of a heritage signage suite and a way finding strategy.</p>	No amendment required to Framework.
9.6	Concerns with conflicting landuses and requests the zoning be changed to preserve the residential amenity.	The Framework recommends a review of the permissible uses within the current zonings to enable a vibrant and viable town centre. This will be undertaken as part of the Comprehensive LEP Review Process.	No amendment required to Framework.
9.7	Concerns regarding "infill" development identified for Larkin Street.	The Framework identifies opportunities for small-scale development opportunities within the Larkin Place Precinct.	No amendment required to Framework.
9.8	Concerns regarding the treatments identified in the public domain manual and used in recent upgrades works.	The Public Domain Manual specifies earthy coloured bricks for use in John Street to complement its strong heritage character. Sandstone has and will continue to be used where appropriate throughout the Town Centre.	No amendment required to Framework.
9.9	Concerns regarding the lack of community consultation.	Community engagement has been a critical component in the undertaking of this project.	No amendment required to Framework.
<b>Submission 9(2) - Individual</b>			
9 (2).1	Request for the exhibition to be extended due to the recent exhibition of the M9 by the State Government.	<p>The Outer Sydney Orbital (OSO) – M9 was initially exhibited by the State Government from 26 March to 18 May 2018. The exhibition was subsequently extended to 1 June 2018.</p> <p>The exhibition of the draft Camden Town Centre Urban Design Framework was exhibited from 24 April to 22 June 2018 and submissions accepted until 6 July 2018.</p> <p>It is considered that sufficient time was provided for</p>	No amendment required to Framework.

Issue / Comment	Officer Response	Proposed Action
9(2).2	Requests Council widen its consideration of other areas such as Cobbitty, Belgenny Farm etc in conjunction with the Camden Town Centre as a precinct of national significance.	submissions on the draft Framework. The Framework is one of a number of key strategies that inform the protection of Camden's significant places.
<b>Submission 10 - Individual</b>		
10.1	Supports all of the suggestions for the future of Camden and would like to see it retain its heritage charm and also become a real hub of activity that people love to visit.	Noted. No amendment required to Framework.
10.2	Concern expressed as to development of housing on floodplain.	There is no reference to development of housing in the floodplain within the Framework. No amendment required to Framework.
<b>Submission 11 - Individual</b>		
11.1	Concerns regarding over development adjacent to Larkin Place, and that allowing 2-3 storey buildings adjacent to Larkin Place and carparking impacts.	The Framework allows for small scale infill development adjacent to the Larkin Street carpark. Any future development proposals would need to address design requirements and also carparking associated with the development. No amendment required to Framework
11.2	Concerns regarding reference to the review of parking contributions and use of contributions.	Any review of the Camden Contributions Plan with regards to carparking will be subject to a separate consultation/exhibition process. No amendment required to Framework.
11.3	Concerns regarding parking restrictions and enforcement of restrictions.	The Framework identifies initiatives to promote monitoring of parking and compliance within the town centre. No amendment required to Framework.
11.4	Request more carparking on the edge of the Town Centre	The Framework identifies initiatives to promote use of carparking on the outer edges of the Town Centre. No amendment required to Framework.
11.5	Support for the refurbishment of the Macaria Building.	Noted. The Macaria is an important part of the John Street heritage precinct. No amendment required to Framework.
11.6	Concerns raised regarding the vacant police station.	The former police station has heritage qualities and is significant to the town centre, Council supports its reuse into the future. No amendment required to Framework.
11.7	Requests clarification regarding the future	There is no proposal to change the current use. No amendment required to Framework.



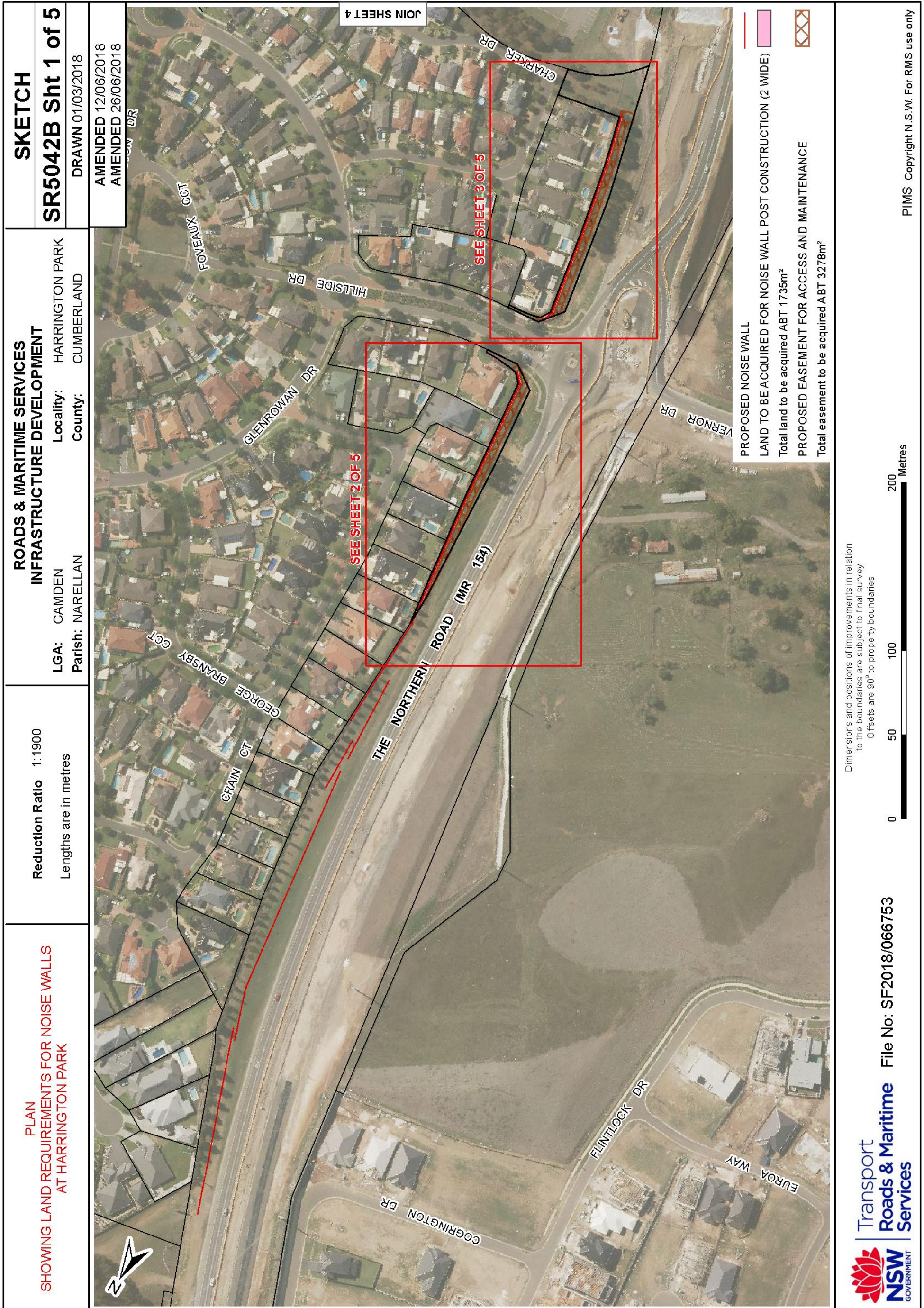
	<b>Issue / Comment</b>	<b>Officer Response</b>	<b>Proposed Action</b>
	use of the Memorial Park adjacent to the former SES building.		Framework
11.8	Requests Council consider utilising the site of the former SES building for a carpark.	This site is currently utilised by Macarthur Disability Services. Council has no plans to develop this site for carparking.	No amendment required to Framework
11.9	Request works be undertaken to improve pavement from John & Argyle Streets to Mitchell Street.	The timing of the works is not a matter for the Framework.  It is noted that road works are programmed as part of pedestrian improvements at the intersection of Mitchell and John Streets.	No amendment required to Framework
11.10	Concerns regarding pedestrian safety on John Street near the uniting church	The Framework does not include the detailed design of the intersection of Mitchell and John Streets.  Council is separately progressing pedestrian improvements at this location in 2018/19.	No amendment required to Framework
<b>Submission 12 - Individual</b>			
12.1	Supports the adaptive reuse of Larkin Place but has concerns with impacts on parking and possible overshadowing from development	The Framework proposes that Larkin Street carpark would be a flexible space that would serve as both a carpark and for potential civic uses.  It is not envisaged that this will result in the loss of carparking.	No amendment required to Framework
12.2	Concerns regarding potential infill development that increase height or density or impacts on Camden's heritage values	The Framework identifies small scale opportunities for infill development in the Larkin Place and Murray Street Precincts. The framework has considered these recommendations in accordance with the heritage values of the precincts.	No amendment required to Framework
12.3	Concerns that use of John Street as a heritage and cultural precinct could result in adverse heritage outcomes	Any proposed upgrade/change to John Street will be undertaken with full consideration given to its heritage context and setting.	No amendment required to Framework.

Issue / Comment	Officer Response	Proposed Action
12.4	Concerns regarding potential height increases at Murray Street  The Framework identifies an opportunity for further investigation and testing of heights in key locations such as Murray Street.  Any amendment to heights in the Camden Town Centre would require further investigation and be subject to a separate Planning Proposal process.	No amendment required to Framework.
12.5	Concerns regarding parking, requests to retain short term parking close to the town centre.	The Framework identifies initiatives to monitor and review parking compliance within the town centre.  No amendment required to Framework.
12.6	Concerns regarding use of traffic calming measures to slow the speed of traffic.	The Framework doesn't propose to slow traffic through the use of traffic calming devices.  No amendment required to Framework.
12.7	Concerned that initiatives around arrival experience will result in large monuments on the entrance to town.	The Framework identifies strategies to retain and enhance the entrances to Camden. This will include strengthening the links to the rural lands and the tree lined boulevards.  No amendment required to Framework.
12.8	Concerns raised regarding potential clashes with cyclist and pedestrian traffic	The Framework includes an initiative to create slow speed streets to influence driver behaviour, which would be the primary means of making shopping areas "cycle friendly".  No amendment required to Framework.
<b>Submission 13 - Individual</b>		
13.1	Doesn't support the Vision for the Town Centre.	Noted.  No amendment required to Framework.
13.2	Concerns that the framework diminishes the guidance and protection offered by the DCP and LEP	The Framework is designed to strengthen the planning controls contained in the DCP.  No amendment required to Framework.
13.3	Concerns regarding establishment of criteria for the consideration of variations to the 7m height limit	It is not proposed to amend the height control of 7m over the Camden Town Centre.  It is proposed to develop criteria for consideration of minor height amendments, to provide a consistency to consideration of these requests.  Any change in height requirements will be the subject

	Issue / Comment	Officer Response	Proposed Action
		of further investigation and a future planning proposal and community engagement.	
13.4	Concerns regarding potential infill development fronting spaces such as the Larkin Street carpark.	The Framework identifies the back of shops fronting Larkin Street as potential opportunities to provide small scale infill development.  Any future applications would need to address compliance with development controls and parking requirements.	No amendment required to Framework.
13.5	Concern that a town square is not in keeping with the heritage significance of Camden.	The Framework does not recommend a permanent town square, but a use of Larkin Place and John Streets as a flexible Civic precinct.	No amendment required to Framework.
13.6	Concern that the outcomes proposed for Larkin Place and Murray Street do not align with the community consultation.	The precinct concepts were developed by the consultants following community and business input.  They were then tested at a community roundtable in October 2017 where they were further refined.	No amendment required to Framework.
13.7	Support to redress zoning anomalies, identified concerns that this was not extended to Little and Pindari Streets	The Framework focused on lands zoned B2 and B4 and within the HCA. The review of the Camden LEP 2010 will more widely review zoning across the LGA.	No amendment required to Framework
<b>Submission 14 - Individual</b>			
14.1	Concerns regarding potential height increases, and links to non-compliance of height with need to comply with flood controls	The Framework does not recommend amending the 7m height limit in the town centre.  It does include an initiative to develop criteria to provide guidance when considering requests to vary height limits.	No amendment required to Framework
<b>Submission 15 - Individual</b>			
15.1	1. Concerns raised regarding changes to regulations governing the height of buildings must not be changed.	It is not proposed to amend the height control of 7m over the Camden Town Centre.  It is proposed to develop criteria for consideration of minor height amendments.	No amendment required to Framework

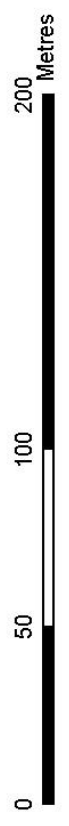
Issue / Comment	Officer Response	Proposed Action	
15.2	2. Request that materials removed from Argyle Street be reused in other areas in the town centre	The Public Domain Manual specifies the design palette for the Town Centre. Existing materials such as Sandstone has and will continue to be used where appropriate throughout the Town Centre.	No amendment required to Framework
15.3	3. Request to consider 40km/hr speed zone within the town centre.	The Framework has an initiative to create slow speed streets through design, this will encourage increased pedestrian and cyclist use. Council has previously investigated a 40km/hr speed limit in the town centre, this has not been supported by the Roads and Maritime Services.	No amendment required to Framework
15.4	4. Concerns regarding the potential for additional traffic lights in the town centre.	The Framework does not recommend additional traffic lights in the town centre.	No amendment required to Framework
15.5	5. Reduce through traffic in Argyle Street by diverting traffic to bypass roads.	The Framework does not specifically address traffic.	No amendment required to Framework
15.6	6. The flood plain should not be treated as having 'development potential'.	There is no proposal in the Framework to promote development in the floodplain.	No amendment required to Framework





**PROPOSED NOISE WALL**  
**LAND TO BE ACQUIRED FOR NOISE WALL POST CONSTRUCTION (2 WIDE)**  
 Total land to be acquired ABT 1735m<sup>2</sup>  
**PROPOSED EASEMENT FOR ACCESS AND MAINTENANCE**  
 Total easement to be acquired ABT 3278m<sup>2</sup>

Dimensions and positions of improvements in relation to the boundaries are subject to final survey  
 Offsets are 90° to property boundaries



Transport  
**Roads & Maritime Services**  
 NSW GOVERNMENT

File No: SF2018/066753

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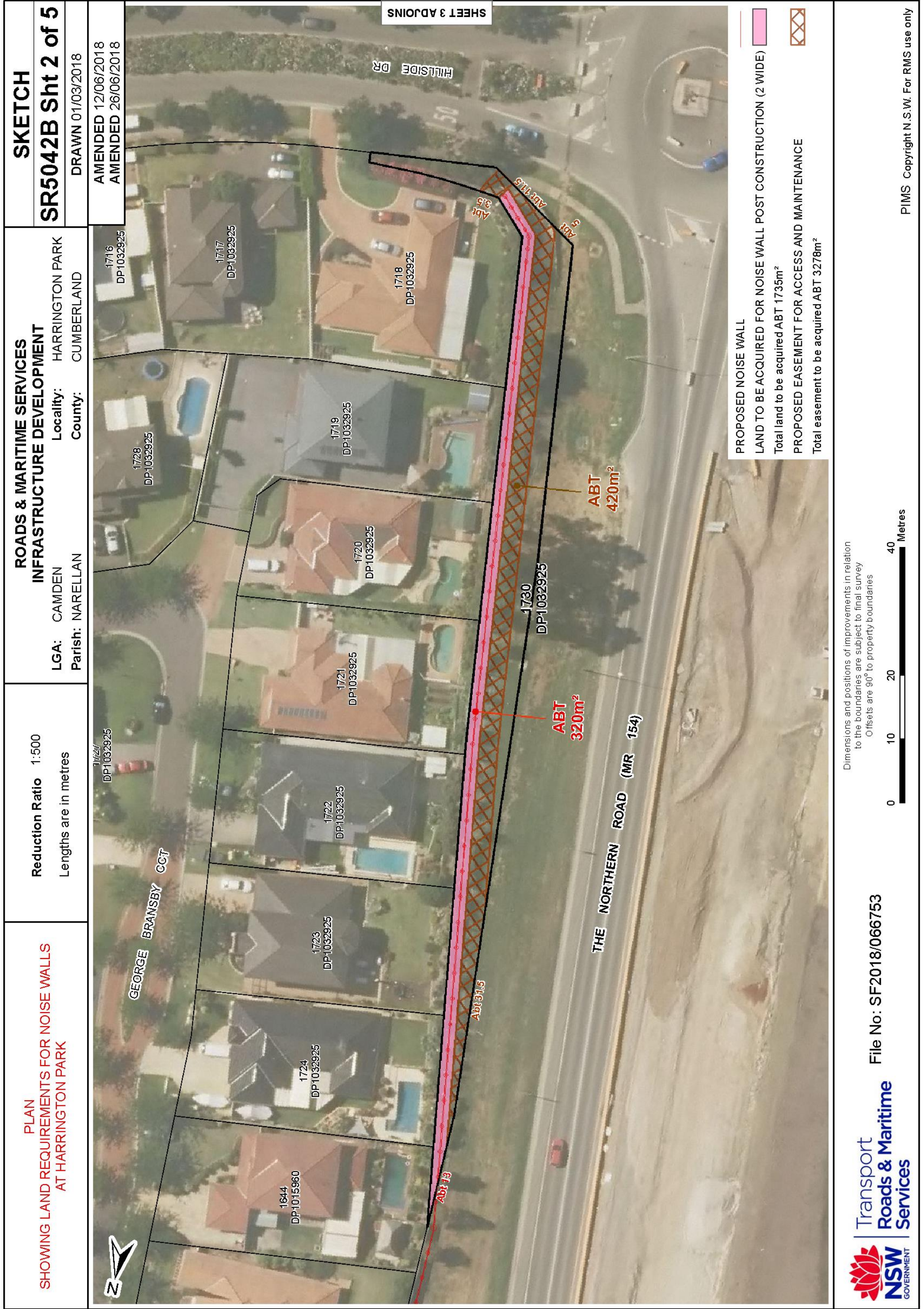
**SKETCH**  
**SR5042B Sht 1 of 5**  
 DRAWN 01/03/2018

**ROADS & MARITIME SERVICES**  
**INFRASTRUCTURE DEVELOPMENT**  
 LGA: CAMDEN  
 Parish: NARELLAN  
 Locality: HARRINGTON PARK  
 County: CUMBERLAND

Reduction Ratio 1:1900  
 Lengths are in metres

**PLAN**  
**SHOWING LAND REQUIREMENTS FOR NOISE WALLS**  
**AT HARRINGTON PARK**

AMENDED 12/06/2018  
 AMENDED 26/06/2018



**SKETCH**  
**SR5042B Sht 2 of 5**  
 DRAWN 01/03/2018  
 AMENDED 12/06/2018  
 AMENDED 26/06/2018

**ROADS & MARITIME SERVICES**  
**INFRASTRUCTURE DEVELOPMENT**  
 Locality: HARRINGTON PARK  
 County: CUMBERLAND  
 LGA: CAMDEN  
 Parish: NARELLAN

Reduction Ratio 1:500  
 Lengths are in metres

**PLAN**  
**SHOWING LAND REQUIREMENTS FOR NOISE WALLS**  
**AT HARRINGTON PARK**

PROPOSED NOISE WALL  
 LAND TO BE ACQUIRED FOR NOISE WALL POST CONSTRUCTION (2 WIDE)  
 Total land to be acquired ABT 1735m<sup>2</sup>  
 PROPOSED EASEMENT FOR ACCESS AND MAINTENANCE  
 Total easement to be acquired ABT 3278m<sup>2</sup>

Dimensions and positions of improvements in relation to the boundaries are subject to final survey  
 Offsets are 90° to property boundaries



File No: SF2018/066753



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SHEET 3 ADJOINS



**SKETCH**  
**SR5042B Sht 3 of 5**  
 DRAWN 01/03/2018  
 AMENDED 12/06/2018  
 AMENDED 26/06/2018

**ROADS & MARITIME SERVICES**  
**INFRASTRUCTURE DEVELOPMENT**  
 Locality: HARRINGTON PARK  
 County: CUMBERLAND  
 LGA: CAMDEN  
 Parish: NARELLAN

Reduction Ratio 1:500  
 Lengths are in metres

**PLAN**  
**SHOWING LAND REQUIREMENTS FOR NOISE WALLS**  
**AT HARRINGTON PARK**

Dimensions and positions of improvements in relation to the boundaries are subject to final survey  
 Offsets are 90° to property boundaries

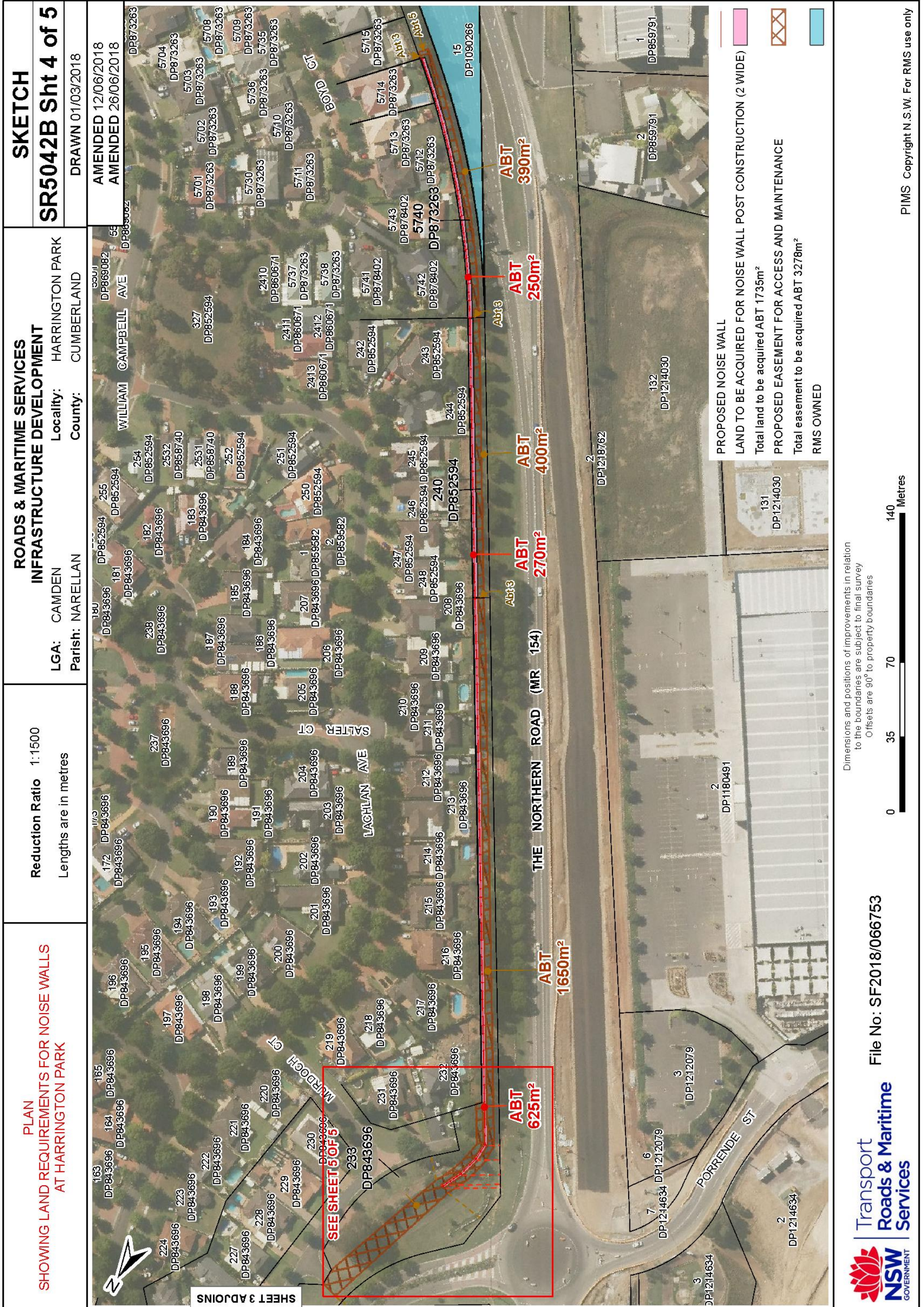
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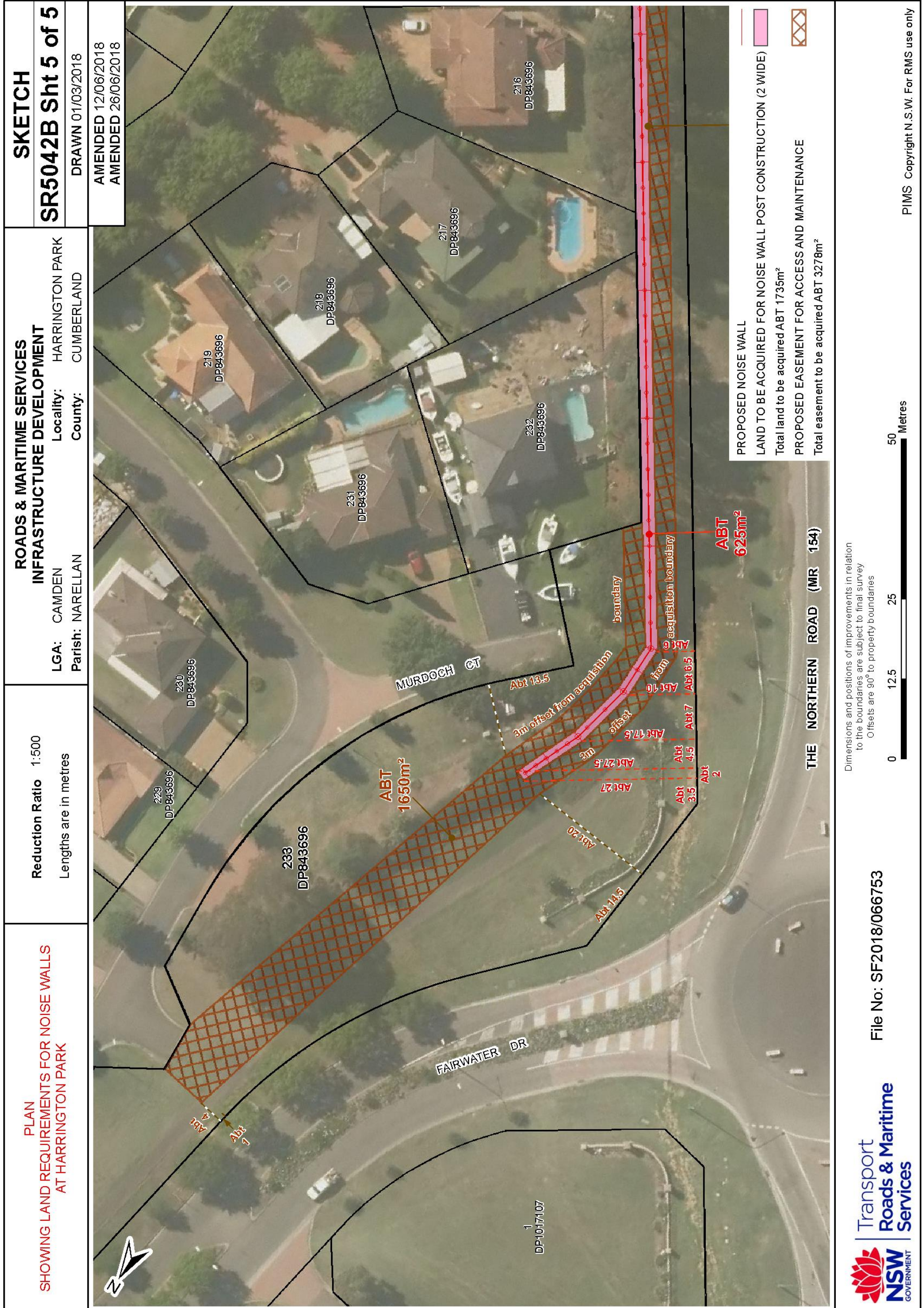
File No: SF2018/066753

**Transport Roads & Maritime Services**  
 NSW GOVERNMENT

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**PROPOSED NOISE WALL**  
**LAND TO BE ACQUIRED FOR NOISE WALL POST CONSTRUCTION (2 WIDE)**  
 Total land to be acquired ABT 1735m²  
**PROPOSED EASEMENT FOR ACCESS AND MAINTENANCE**  
 Total easement to be acquired ABT 3278m²

Dimensions and positions of improvements in relation to the boundaries are subject to final survey  
 Offsets are 90° to property boundaries

File No: SF2018/066753



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**SKETCH**  
**SR5042B Sht 5 of 5**  
DRAWN 01/03/2018  
AMENDED 12/06/2018  
AMENDED 26/06/2018

**ROADS & MARITIME SERVICES**  
**INFRASTRUCTURE DEVELOPMENT**  
LGA: CAMDEN  
Parish: NARELLAN  
Locality: HARRINGTON PARK  
County: CUMBERLAND

Reduction Ratio 1:500  
Lengths are in metres

**PLAN**  
**SHOWING LAND REQUIREMENTS FOR NOISE WALLS**  
**AT HARRINGTON PARK**