



CAMDEN TOWN CENTRE
Urban Design Framework

FINAL REPORT AUGUST 2018



Client: Camden Council

Consultants: ARUP, AEC, Design5, Hawes and Swan Planning, People Place and Partnership

Studio: McGregor Coxall Sydney

Proj No: 0566SYD

Report Contact: Benjamin Norris

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	MC, 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



AUSTRALIA

Sydney

Phone: +61 [0]2 9977 3853

Email: sydney@mcgregorcoxall.com

Address: 21c Whistler Street, Manly,
NSW 2095, Australia.

Melbourne

Phone: +61 [0]3 9999 1608

Email: melbourne@mcgregorcoxall.com

Address: Level 4, 125 Flinders Lane, Melbourne
VIC 3000, Australia.

CHINA

Shanghai

Phone: +86 21 5298 8050

Email: shanghai@mcgregorcoxall.com

Address: Building 1, Level 3, Suite 3F-R14
1107 Yuyuan Road, Shanghai 200050,
China.

中国上海市长宁区愚园路1107号1号楼4
3F-R14室200050

UK

Bristol

Phone: +44 [0]7496 282281

Email: bristol@mcgregorcoxall.com

Address: 77 Stokes Croft, Bristol
BS1 3RD, United Kingdom.

www.mcgregorcoxall.com

DISCLAIMER

This Study is for the confidential use only of the party to whom it is addressed (the client) for the specific purposes to which it refers. We disclaim any responsibility to any third party acting upon or using the whole or part of its contents or reference thereto that may be published in any document, statement or circular or in any communication with third parties without prior written approval of the form and content in which it will appear. This Study and its attached appendices are based on estimates, assumptions and information sourced and referenced by McGregor Coxall and its sub consultants. We present these estimates and assumptions as a basis for the reader's interpretation and analysis. With respect to forecasts we do not present them as results that will actually be achieved. We rely upon the interpretation of the reader to judge for themselves the likelihood of whether these projections can be achieved or not. If financial models have been included, they have been prepared from the best information available at the time of writing, no responsibility can be undertaken for errors or inaccuracies that may have occurred both with the programming or the financial projections and their assumptions. In preparing this Study we have relied upon information concerning the subject property and/or study area provided by the client and we have not independently verified this information except where noted in this Study.

Contents

1.0 Introduction.....	3
1.1 Executive Summary	4
1.2 Project Methodology	6
1.3 The Report Structure	7
1.4 The Study Area	9
1.5 Regional Context	11
1.6 Local Context	13
1.7 Historical Context	15
2.0 Place Vitality Criteria	17
2.1 Community	23
2.2 Built Form	29
2.3 Culture	37
2.4 Public Domain	45
2.5 Economics	53
2.6 Access & Movement	61
2.7 Natural Environment	69
2.8 Governance & Implementation	77
3.0 FRAMEWORK PRECINCTS.....	81
3.1 The Precincts	83
Appendix - Public Domain Manual	
Streetscape Principles	v
Paving	vii
Street Elements	xi
Signage and Wayfinding	xv



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.



Access & Movement

With no direct connections to the railway 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

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.

1.2 Project Methodology

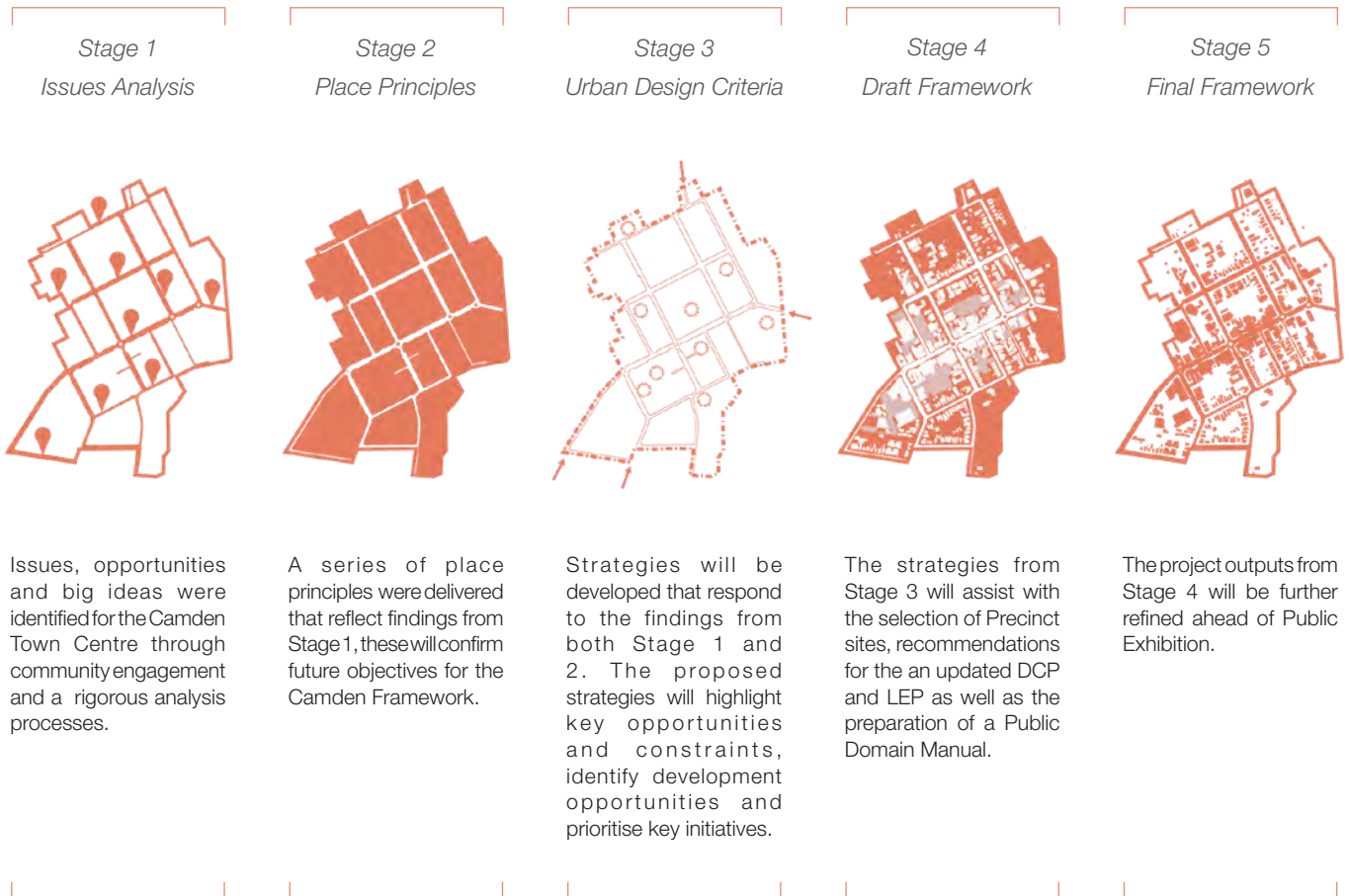
Introduction

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.

Place Vitality Criteria

This section is divided amongst the six Place Vitality Criteria, Built Form, Culture, Public Domain, Economics, Access and Movement and Natural Environment. Within each of the Place Vitality Criteria sits Stage 1: Issues Analysis, Stage 2 : Place Principles and Stage 3: Strategies.

Issues Analysis [Stage 1]

Through undertaking a rigorous analysis process a thorough understanding of the Town Centre character, the key issues have been identified. From these findings we have engaged with the community to further understand the Town Centre and how these issues are affecting the community.

Place Principles [Stage 2]

The 'Place Principles' were developed based on all the learnings and community feedback provided in Stage 01: Issues Analysis. They respond to the Place Vitality Criteria and form the fundamental 'tests for success' for the Framework and reflect the future directions the Framework should pursue.

Strategies [Stage 3]

The strategies are a response to the key findings from the analysis and are in keeping with the over arching place principles and are supported by best practice examples.

Frameworks Precincts

The Precincts are identified and design concepts developed to test the proposed strategies. Each design concept was developed based on achieving the optimum option for each site. The sites demonstrate future potential to sensitively revitalise Camden Town Centre and manage change.

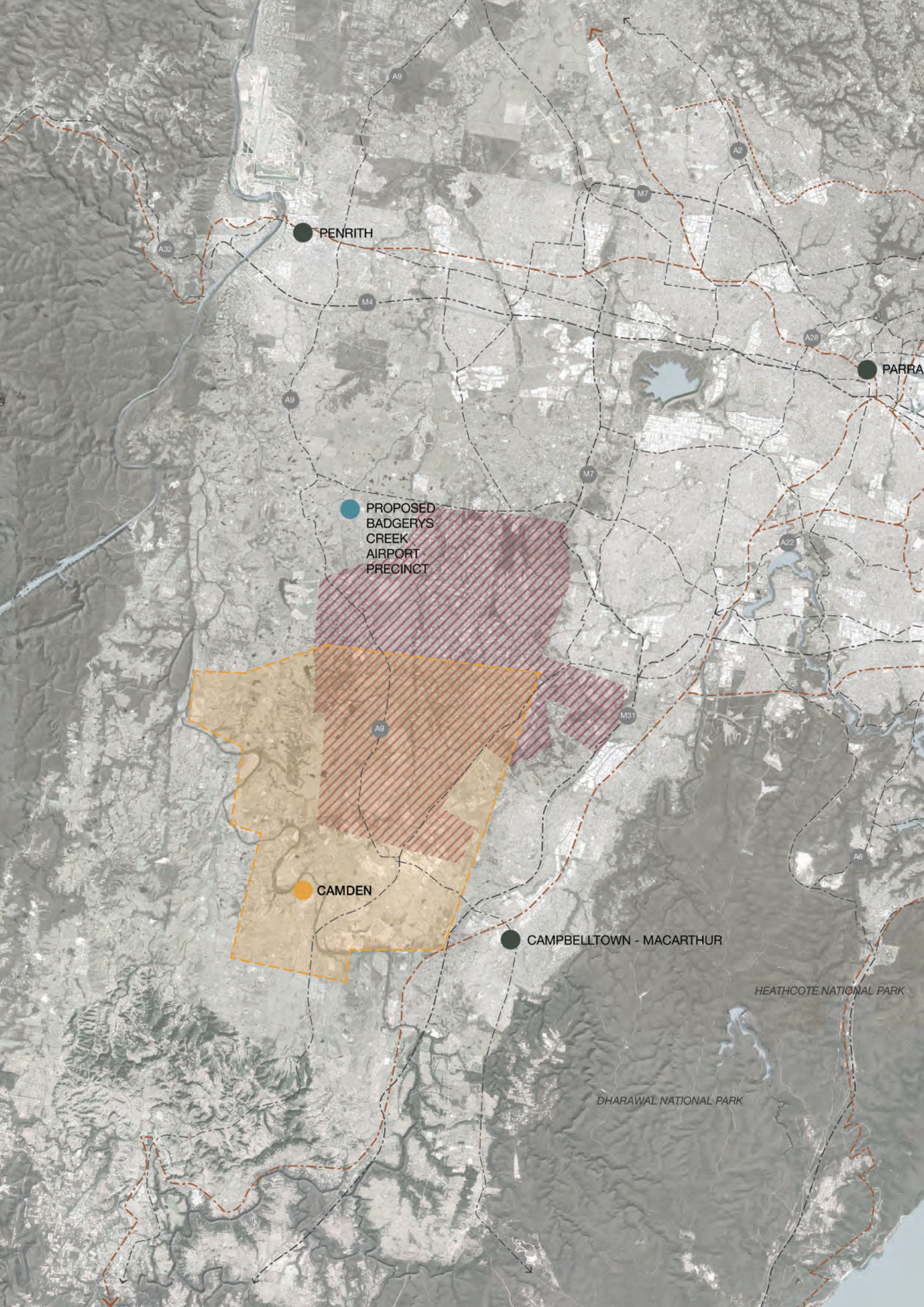
Public Domain Manual





1.4 The Study Area

The Camden Town Centre study area is defined by the Nepean River and adjacent flood plains to the North, East and West and a ridge line to the West. The boundary of the Town Centre area is outlined in the adjacent map.



PENRITH

PARRAMATTA

PROPOSED
BADGERYS
CREEK
AIRPORT
PRECINCT

CAMDEN

CAMPBELLTOWN - MACARTHUR

HEATHCOTE NATIONAL PARK

DHARAWAL NATIONAL PARK

A32

A9

A2

M7

M4

A28

A9

M7

A22

A9

M31

A6



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 65km 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 Badger's 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 Badger's Creek airport is completed.

Camden is located 25kms East of the Kanangra-Boyd National Park and Lake Burragorang. Camden rests within the relatively flat Sydney Basin and sits adjacent to the Nepean River and flood plains. 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.



5 KM

Cobbitty Road

• Macquarie Grove Road

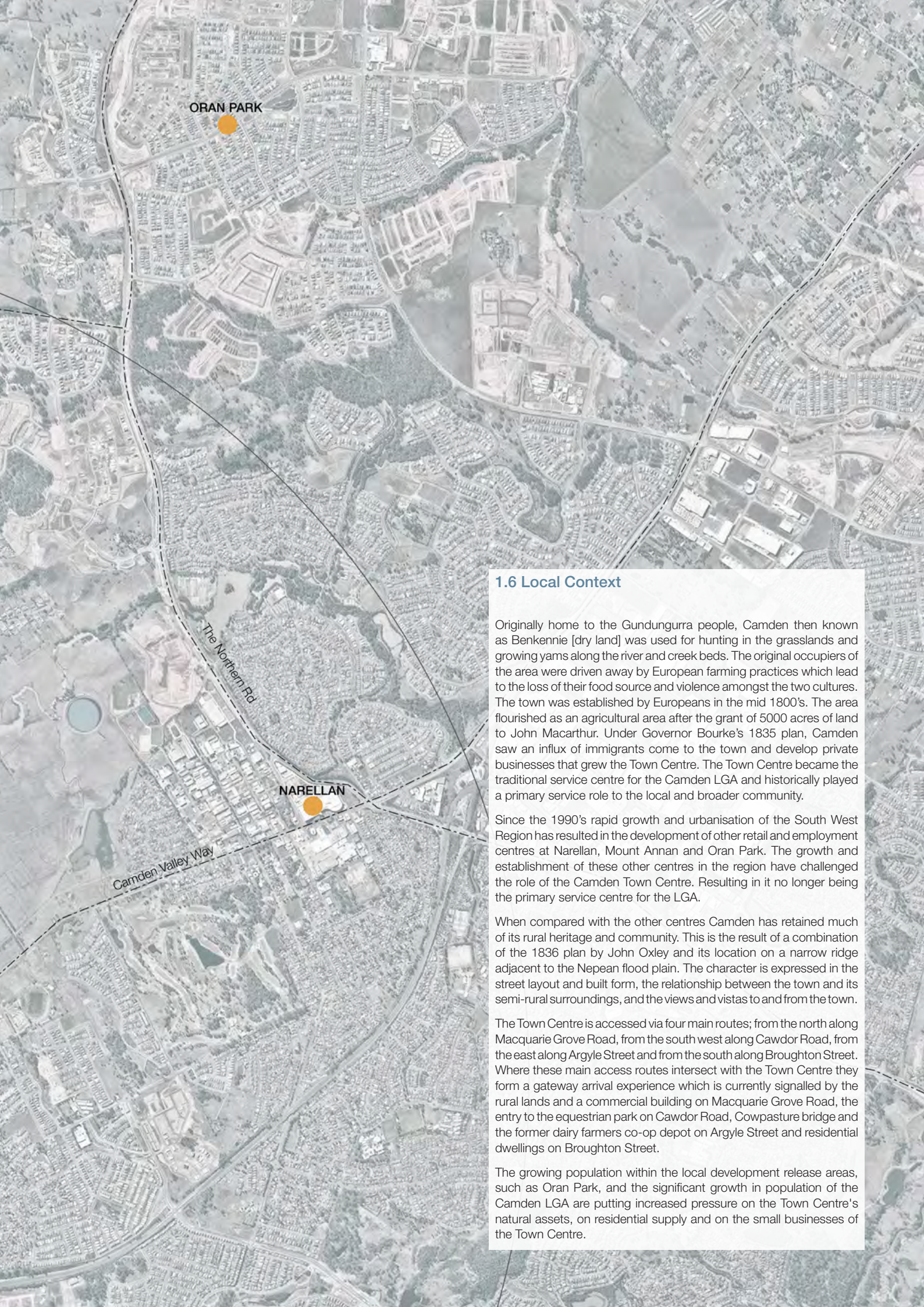
NEPEAN RIVER

1 KM

Argyle Street

Cawdor Road

Broughton Street



ORAN PARK



NARELLAN



The Northern Rd

Camden Valley Way

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.

1800

1900



Artist Interpretation of Gundungurra People Corroboree c. 1817



View of the farm c. 1825



View of John Street c. 1890



Building of the Bank Argyle Street c. 1878

Camden becomes a township mid 1800's

2000



Aerial of Camden c. 1940



Last Train on the Camden - Campbelltown Line c. 1963



Argyle Street 2017



Argyle Street looking West c. 1920



Aerial of Camden 2016



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.

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.

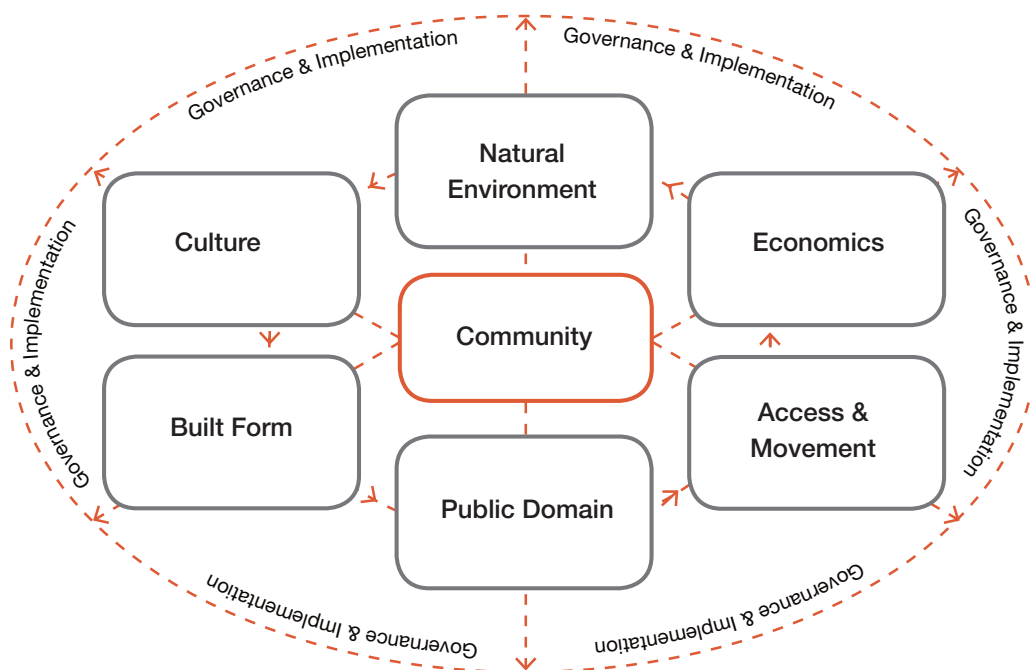
Community

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.



Note: In reality these criteria inter-relate with each other, reinforcing the complex relationships that interplay in creating an Framework.

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;

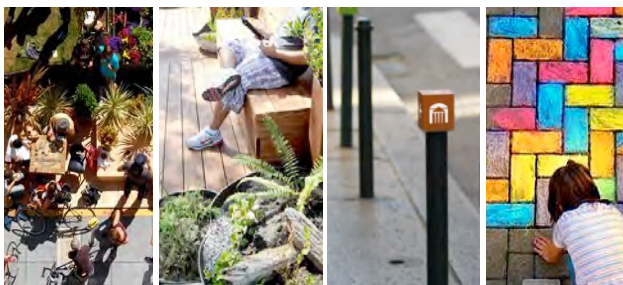
- Market Economics;
- Economic Heart and Mix;
- Land Uses;
- Active Frontages.

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



Economic Development



Access & Movement



Governance & Implementation

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 Show Community Consultation



Camden Show

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

Camden
Airport

The Nepean River

Macquarie Grove End

The Nepean River

Matanih Creek

Onslow Oval

Argyle St





Rotary
Cowpasture
Reserve

The three places the community would like to see changed are the John Street Precinct, Argyle Street and the Civic Centre many highlighting the need for appropriate future upgrades that respect the integrity of the local heritage character.

The most common favourite places in Camden Town Centre were St John's Church, Macarthur Park and the Camden Town Farm due to the valued community connection with these local places.

In contrast, the most common least favourite places were Argyle Street, the Civic Centre and the old Camden High School.

Legend

-  Most common places to see change
-  Most common favourite places
-  Most common least favourite places
-  Most common places to stay the same



Community and Business Consultation Input

Big Ideas for Camden Town Centre

Engagement Period 01: A number of future ideas for Camden Town Centre were received. Responses for access and movement were the most common received, some of which included an increase in pedestrian crossings, public transport, accessibility for the elderly, and transport infrastructure. The amount of responses received for public domain, built form and culture were similar. In contrast, responses regarding the natural environment were minimal, ranging from maintaining existing green spaces to preserving the flood plain.

Online Survey: The majority of suggestions involved the culture of Camden. Residents suggested making Camden the “food capital of the world” with a number of people suggesting more cafes, restaurants, and shops. They also felt that conserving the heritage and history of Camden should be a top priority. Access and movement ideas were also among the top suggestions, with respondents suggesting a train station, new roads, and the removal of traffic lights. Responses concerning the built form were also voiced through ideas of new information buildings and play areas for younger children.

Stay the Same in Camden Town Centre

The majority of suggestions involved the conservation/protection of areas throughout Camden, with particular emphasis on conserving Camden’s heritage and historical values. Suggestions included preserving historical buildings such as St John’s Church, Macarthur Park, and the Horse Paddock, as well as reconstructing Argyle Street so that history and heritage are the main elements. Height restrictions are also currently in place for heritage preservation in Camden Town Centre, some community members and stakeholders believe that this should not change to maintain historical integrity. With some individuals wanting to keep Camden Town Centre the same and raising concerns as to why a Framework is needed.

Change in Camden Town Centre

Numerous people suggested changes were needed to the old Camden High School, as well as building connecting roads, footpaths, and housing for the elderly. People also wanted to see empty land utilised to create a sense of arrival and a gateway to the Town Centre. There was a significant contrast in regards to parking – some wished to see more built, while others requested that council ceases the construction of them.

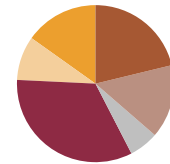
People would like to see that future public domain changes that occur within the Town Centre are sympathetic to the historic setting of the Town Centre and that they enhance the local character. People also responded with wanting an increase of green spaces throughout the Town Centre. Small business also responded with wanting 7 day trading to support local businesses and the local economy.

The community generally expressed the need for greater input at the beginning of the process.

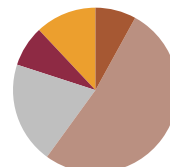
“Maintain character, more markets, more events for kids”

“Camden character and heritage maintained - ‘old world charm”

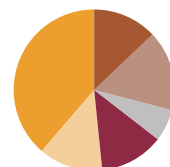
“More events like the Camden Show - community building events – like the outdoor cinema in Macarthur Park”



Big Ideas for Camden Town Centre



Stay the Same in Camden



Change in Camden
Results from the Community Open Day

2.2

BUILT FORM

Camden Airport

The Nepean River

The Nepean River

Matahi Creek

Rotary Cowpasture Reserve

Camden Town Farm

Onslow Oval

St. John Church

Macarthur Park

Exeter St

Mitchell St

Elizabeth St

Edward St

John St

Argyle St

Hill St

Murray St

Broughton St

Manangle St

Park St




Canlon St

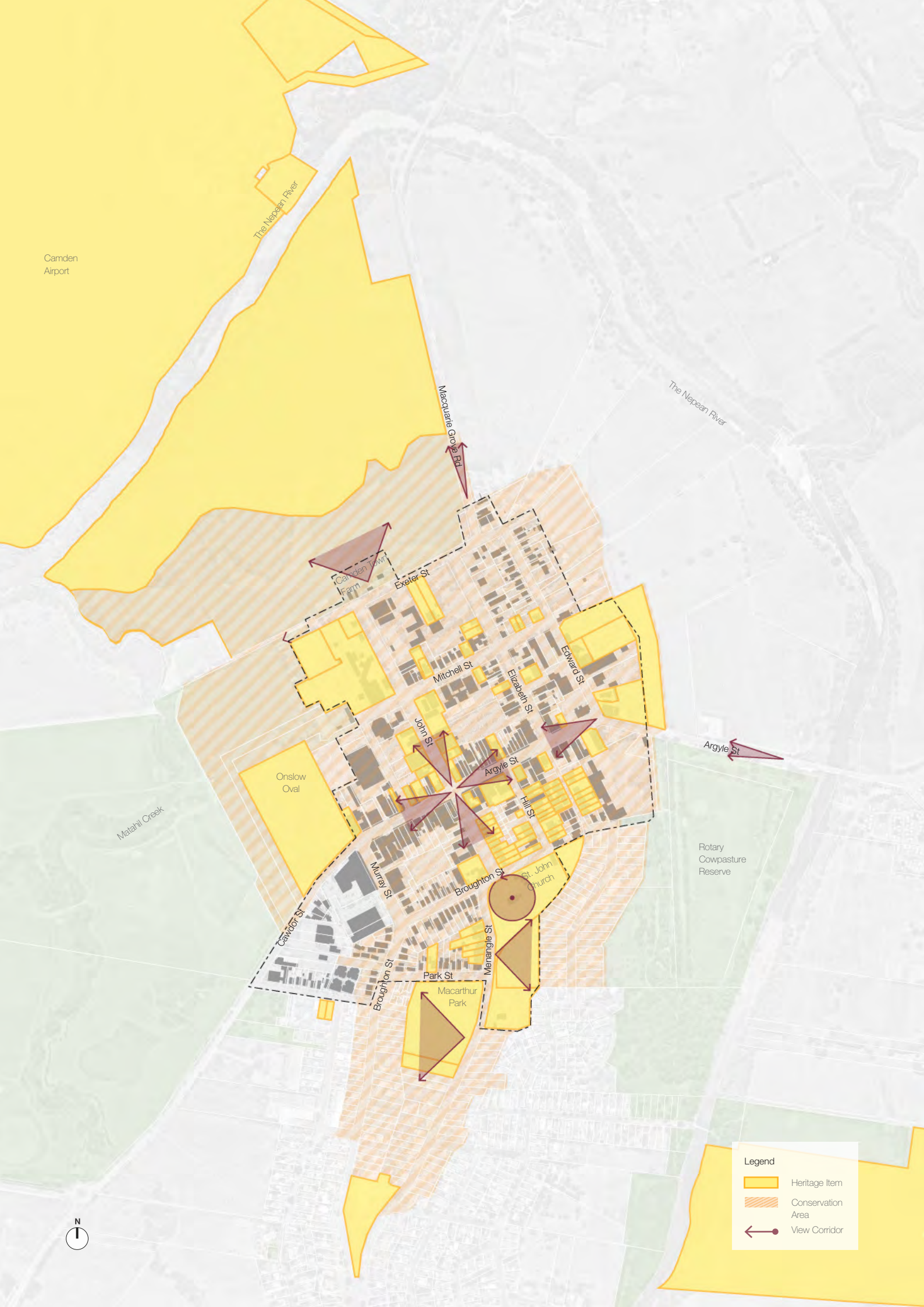
Broughton St

Argyle St

Macquarie Grove Rd

Legend

-  Heritage Item
-  Conservation Area
-  View Corridor



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 John Street



Camden Library and Heritage Museum



St Paul's Church



Macaria



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

Camden Airport

The Nepean River

Macquarie Grove Rd

The Nepean River

Camden Town Farm

Exeter St

Mitchell St

Elizabeth St

Edward St

Onslow Oval

Matahi Creek

John St

Argyle St

Argyle St

Hill St

Rotary Cowpasture Reserve

Cawdor St

Murray St

Broughton St

St. John Church

Park St

Menangle St

Macarthur Park

Legend

- Small-Scale Residential / Commercial
- Small-Scale Residential Opportunities



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



Shop top housing



Adaptive reuse of heritage built form



Adaptive reuse of industrial built form



Small House Example

Camden
Airport

The Nepean River

The Nepean River

Macquarie Grove Rd

Camden Town
Exeter St

Exeter St

Mitchell St

Elizabeth St

Edward St

Onslow Oval

Matahl Creek

Argyle St

Rotary
Cowpasture
Reserve

Canvor St

Murray St

Broughton St

Hill St

St. John
Church

Broughton St

Park St

Menangle St



Legend

- Major Events Use of Streets
- Event Locations

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 celebrations on John Street



Dye Hard Fun Run



Light Up Camden



Area Areas
try an
So beau

freepin
130

Space blue
traffic lights
Angie st/
By long
to back parking

smaller areas
more
town character
maintained +
the heritage
(see it respected)
celebrated.

What Are Place Vitality Criteria
PLACE VITALITY CRITERIA

- Synthesise and articulate goals
- Provide a clear framework
- Assess what development

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 town's 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 |

Camden
Airport

The Nepean River

Macquarie Grove Rd

The Nepean River

Camden Town
Hall

Exeter St

Mitchell St

Elizabeth St

Edward St

John St

Argyle St

Argyle St

Onslow
Oval

Matahil Creek

Hill St

Rotary
Cowpasture
Reserve

Camden St

Murray St

Broughton St

St John
Church

Park St

Menangle St

Macarthur
Park

Broughton St

Legend

- Existing Cultural Items
- Primary Cultural Precinct
- Flexible Use Public Space



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



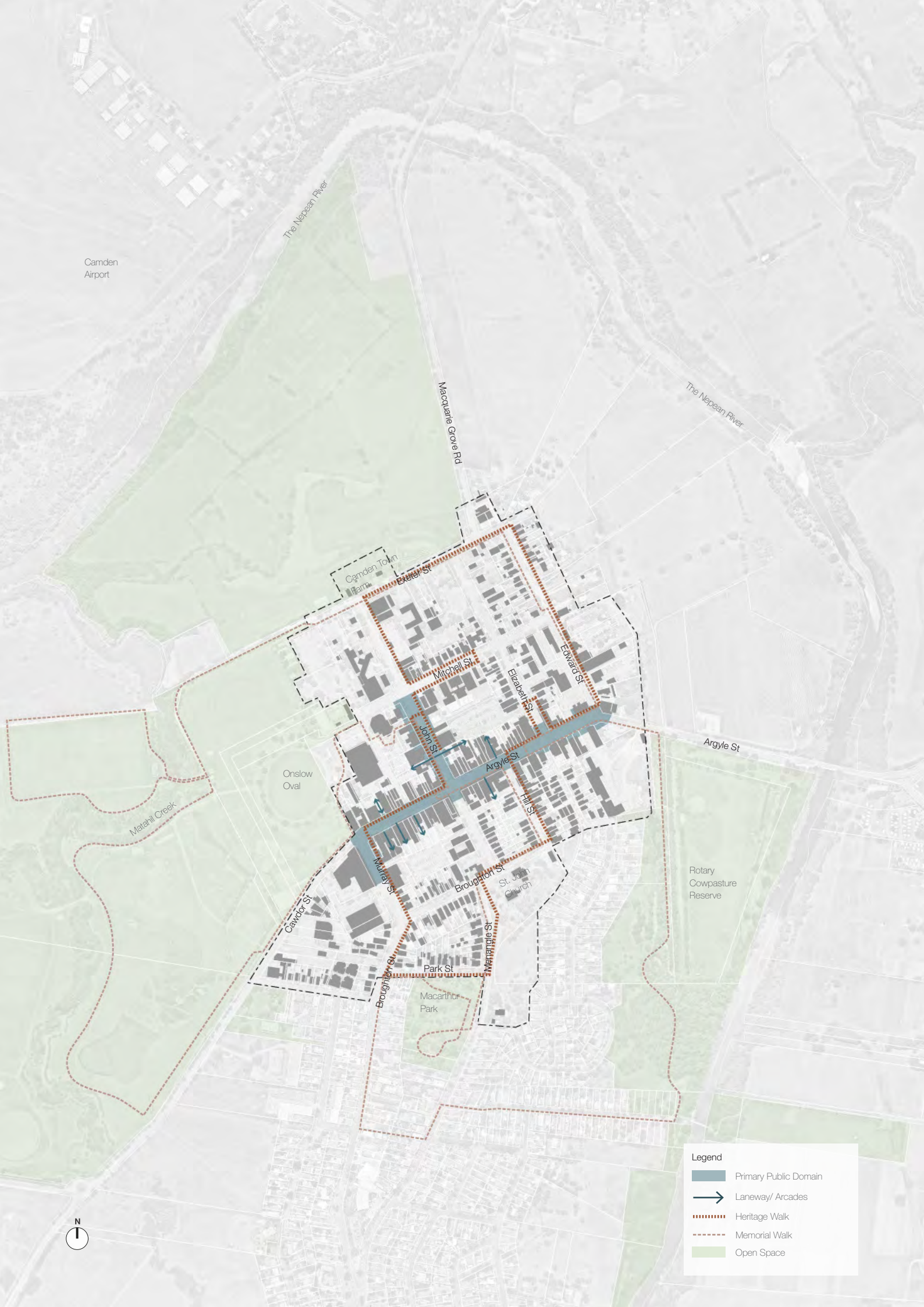
Flexible use of open space and public domain



Youth and community events



Creative organisation activities for communities



Camden
Airport

The Nepean River

Macquarie Grove Rd

The Nepean River

Camden Town
Farm

Exeter St

Exeter St

Michel St

Elizabeth St

Edward St

Onslow Oval

John St

Argyle St

Phill St

Argyle St

Rotary
Cowpasture
Reserve

Onslow Oval

Cawdor St

Murray St

Broughton St

St John
Church






Park St

Macarthur
Park

Marjorie St



Legend

-  Primary Public Domain
-  Laneway/ Arcades
-  Heritage Walk
-  Memorial Walk
-  Open Space

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

1. 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;
2. 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;
3. Currently streetscape materials throughout the Town Centre are patchy and don't appear to be coordinated with street hierarchy;
4. Signage and wayfinding throughout the Town Centre is not consistent and detracts from the heritage fabric;
5. 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;
6. 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;
7. 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



John Street



John Street



Laneway network



Back of house asphalt and concrete

CAMDEN

TOWNCE
URBAN

park .

favorite PLACE

Meath

Preserve
Camden Hospital
- a great public
medical service
for local
community .

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

Camden Airport

The Nepean River

Macquarie Grove Rd

The Nepean River

Camden Town Farm

Exeter St

Mitchell St

Elizabeth St

Edward St

Argyle St

Onslow Oval

Matahi Creek

John St

Argyle St

Hill St

Rotary Cowpasture Reserve

Cawdor St

Murray St

Broughton St

St. John Church

Park St

Macarthur Park

Broughton St

Menangle St



Legend

- Argyle Street
- John Street
- Laneways / Back of House
- Local Streets
- Flexible Use Public Space
- Heritage Walk
- Heritage Walk Signage
- RSL Memorial Walkway
- Memorial Walk Signage

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 or 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 public realm



Laneways



Heritage interpretation wayfinding and signage

Camden
Airport

The Nepean River

The Nepean River

Macarthur Grove Rd

Camden Town
Farm

Exeter St

Mitchell St

Elizabeth St

Edward St

John St

Argyle St

Hill St

Argyle St

Matani Creek

Onslow
Oval

Rotary
Cowpasture
Reserve

Caundor St

Murray St

Broughton St

St John
Church

Broughton St

Park St

Menangle St

Macarthur
Park

Legend

- Commercial Built Form
- Active Commercial Frontage
- Weekend Markets



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



Businesses along Argyle Street



Heritage commercial frontage



Clusters of small businesses



Commercial reuse of existing buildings



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

Camden
Airport

The Nepean River

The Nepean River

Macquarie Grove Rd

Camden Town
Farm

Exeter St

Mitchell St

Elizabeth St

Edward St

John St

Argyle St

Hill St

Onslow
Oval

Marahil Creek

Argyle St

Rotary
Cowpasture
Reserve

Canvor St

Murray St

Broughton St

St. John
Church

Broughton St

Park St

Menangle St

Macarthur
Park

Legend

- Existing Commercial Frontage
- Existing Hidden Commercial
- Hidden Commercial Opportunities
- Laneway Opportunities



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 business



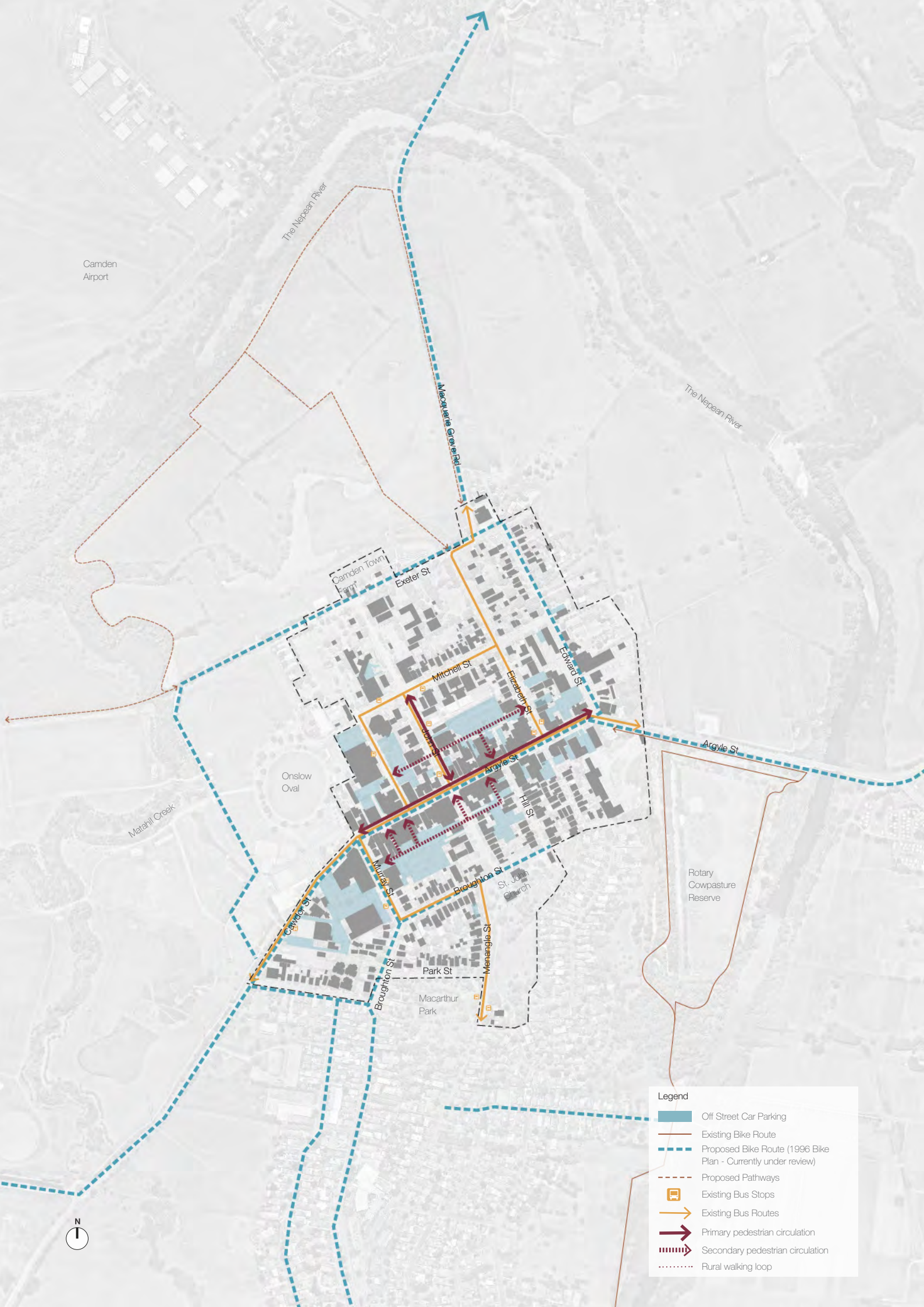
Courtyard dining



Outdoor produce market



Temporary events



Camden
Airport

The Nepean River

The Nepean River

Camden Town
Farm

Exeter St

Mitchell St

Elizabeth St

Edward St

Argyle St

Matanih Creek

Onslow Oval

Camden St

Murray St

Broughton St

Hill St

St John Church










Rotary
Cowpasture
Reserve

Park St

Macarthur
Park

Menangle St

Legend

-  Off Street Car Parking
-  Existing Bike Route
-  Proposed Bike Route (1996 Bike Plan - Currently under review)
-  Proposed Pathways
-  Existing Bus Stops
-  Existing Bus Routes
-  Primary pedestrian circulation
-  Secondary pedestrian circulation
-  Rural walking loop



Access & Movement Analysis

Introduction

With no direct connections to the railway 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."

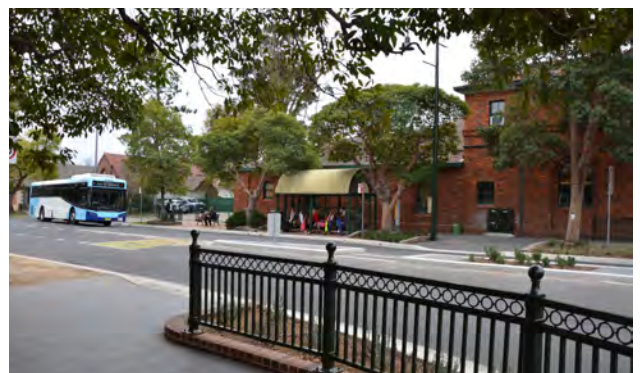
Site Photos



Intersection of Argyle and John Street upgrades



Council Carparks with laneway connections



John Street Bus Service

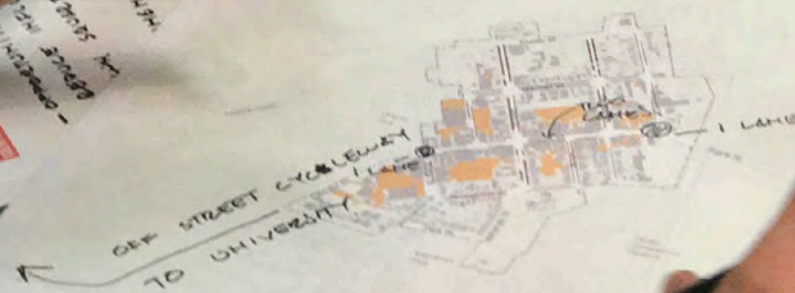


Pedestrian access via arcades and laneways



CAMDEN TOWN CENTRE URBAN DESIGN
ACCESS AND MOVEMENT - PARKING AND CYCLING

— OLD ROUTE TO MELBOURNE.
ADOLETTE STREET.
— NOT ACCESSING SHOPS — BECAUSE OF CROSSING.



CAMDEN TOWN CENTRE URBAN DESIGN

old milk Depot -> visitor centre



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.

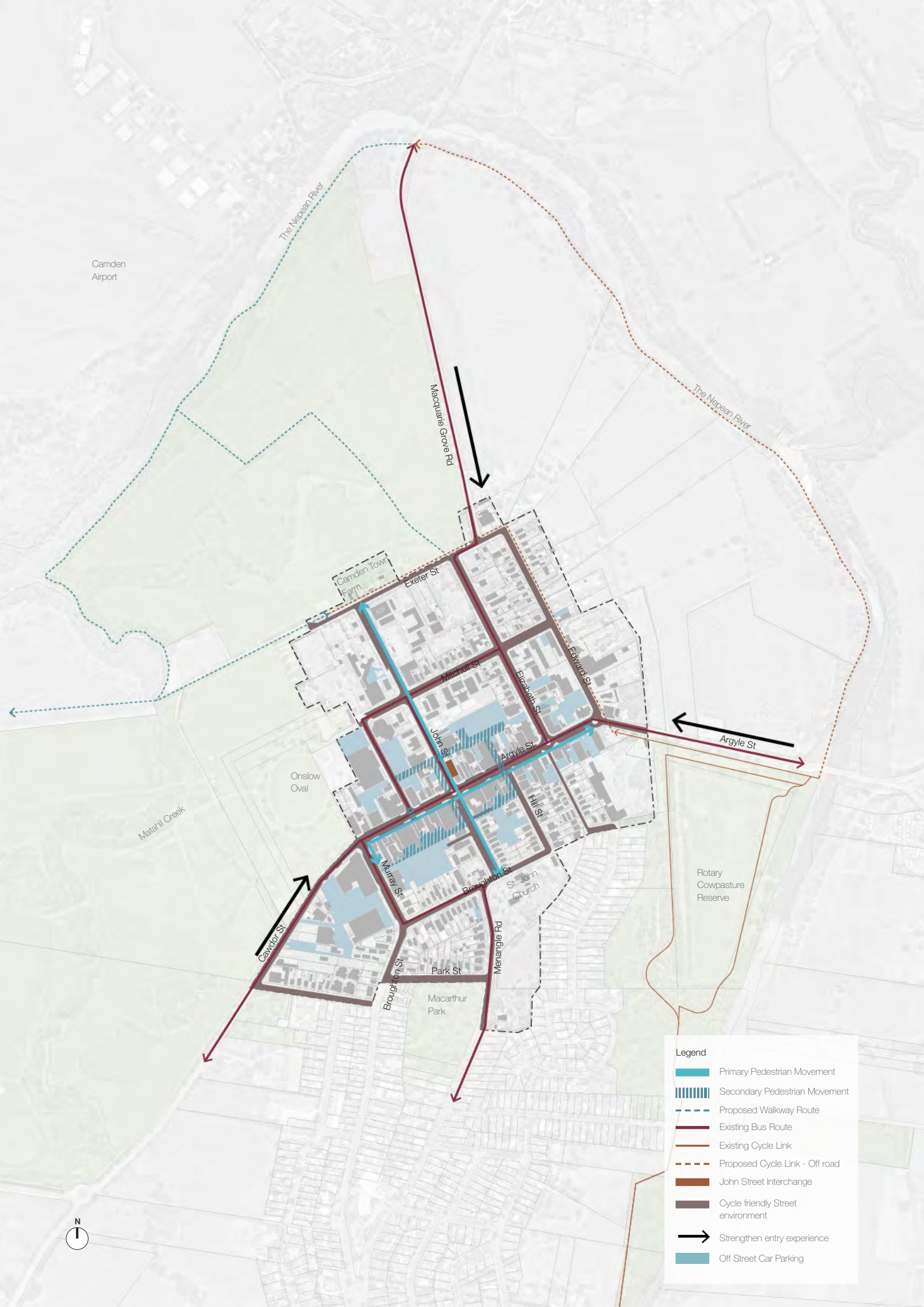
Community Comments

"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 |



- Legend**
- Primary Pedestrian Movement
 - Secondary Pedestrian Movement
 - Proposed Walkway Route
 - Existing Bus Route
 - Existing Cycle Link
 - Proposed Cycle Link - Off road
 - John Street Interchange
 - Cycle friendly Street environment
 - Strengthen entry experience
 - Off Street Car Parking



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/ Murray 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



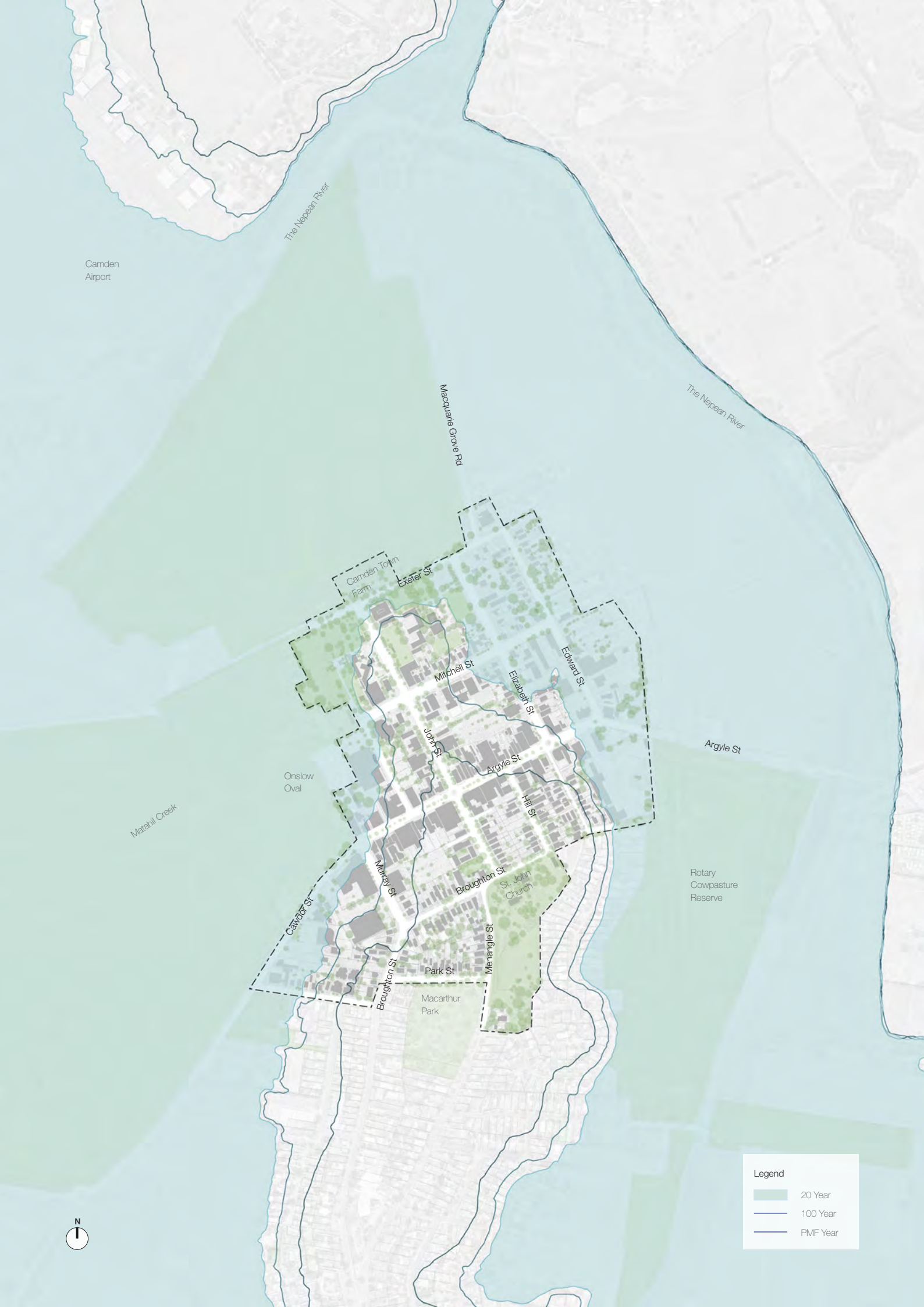
Parking moved to the edge of town



Transport interchange bike storage



Direct buses



Legend

- 20 Year
- 100 Year
- PMF Year

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



Recent street works incorporating increased permeable surfaces



Native Flora within the town



nsw.gov.au

ate
café

Combe
Town
Centre

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

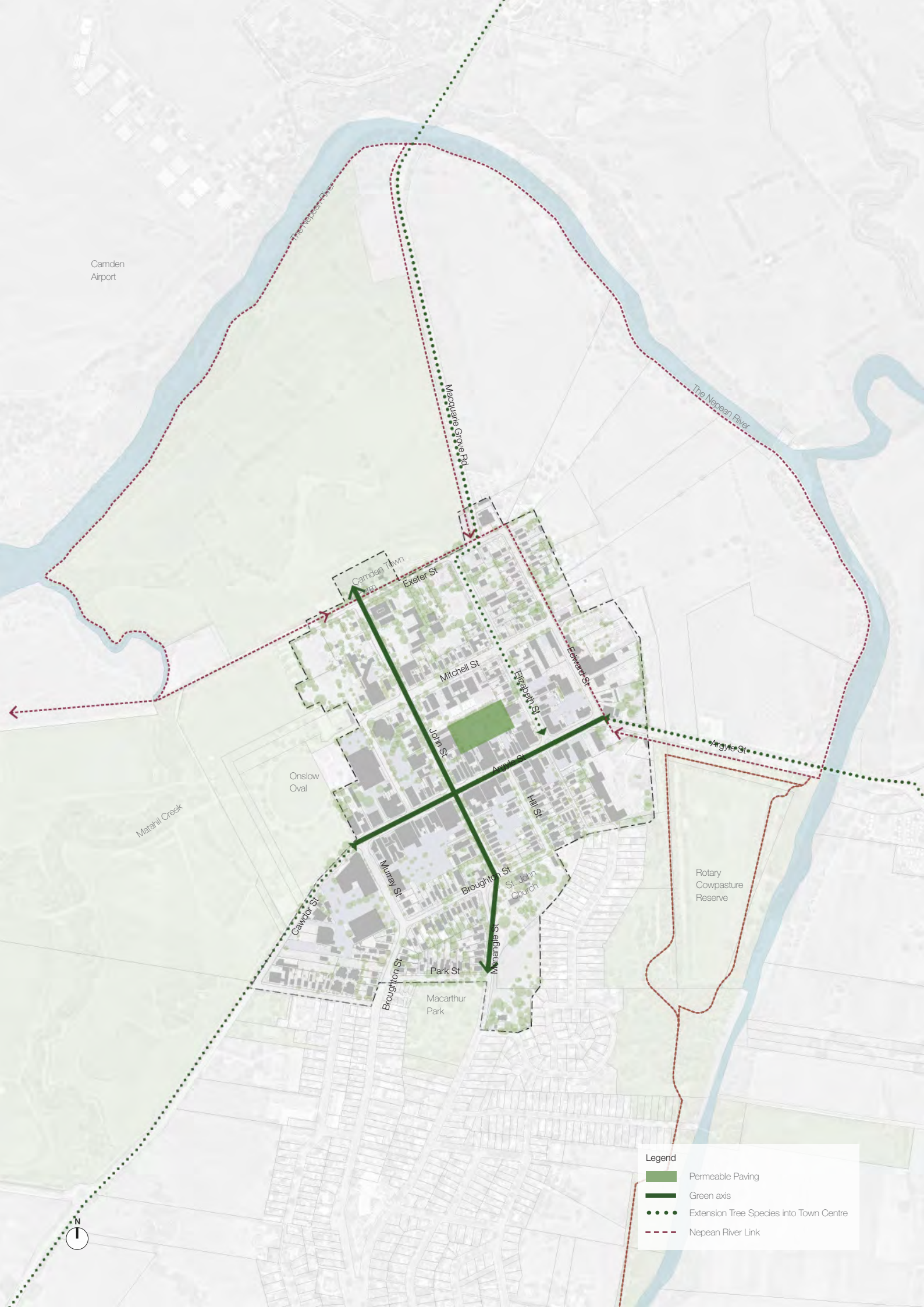
Community members articulated the importance of balancing the green and built spaces in Camden. Most individuals agreed that the principle reflected their view for the future aspirations of Camden. Developing the waterway in a way that the community can utilise were the most common responses received. 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 |



Camden Airport

The Nepean River

The Nepean River

Macquarie Grove Rd

Camden Town Hall

Exeter St

Mitchell St

Elizabeth St

Edward St

John St

Angels St

Argyle St

Matahi Creek

Onslow Oval

Rotary Cowpasture Reserve

Cawdor St

Murray St

Broughton St

St. John Church

Broughton St

Park St

Macarthur Park

- Legend**
- Permeable Paving
 - Green axis
 - Extension Tree Species into Town Centre
 - Nepean River Link



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 shareway



River activities



Community gardens



WSUD streets

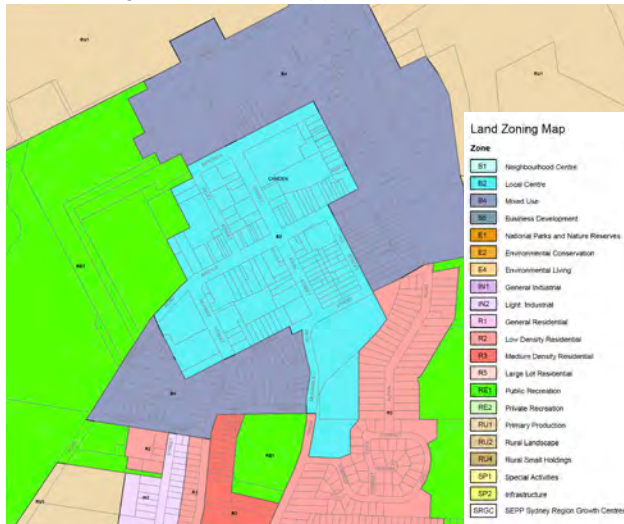
Governance & Implementation

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.

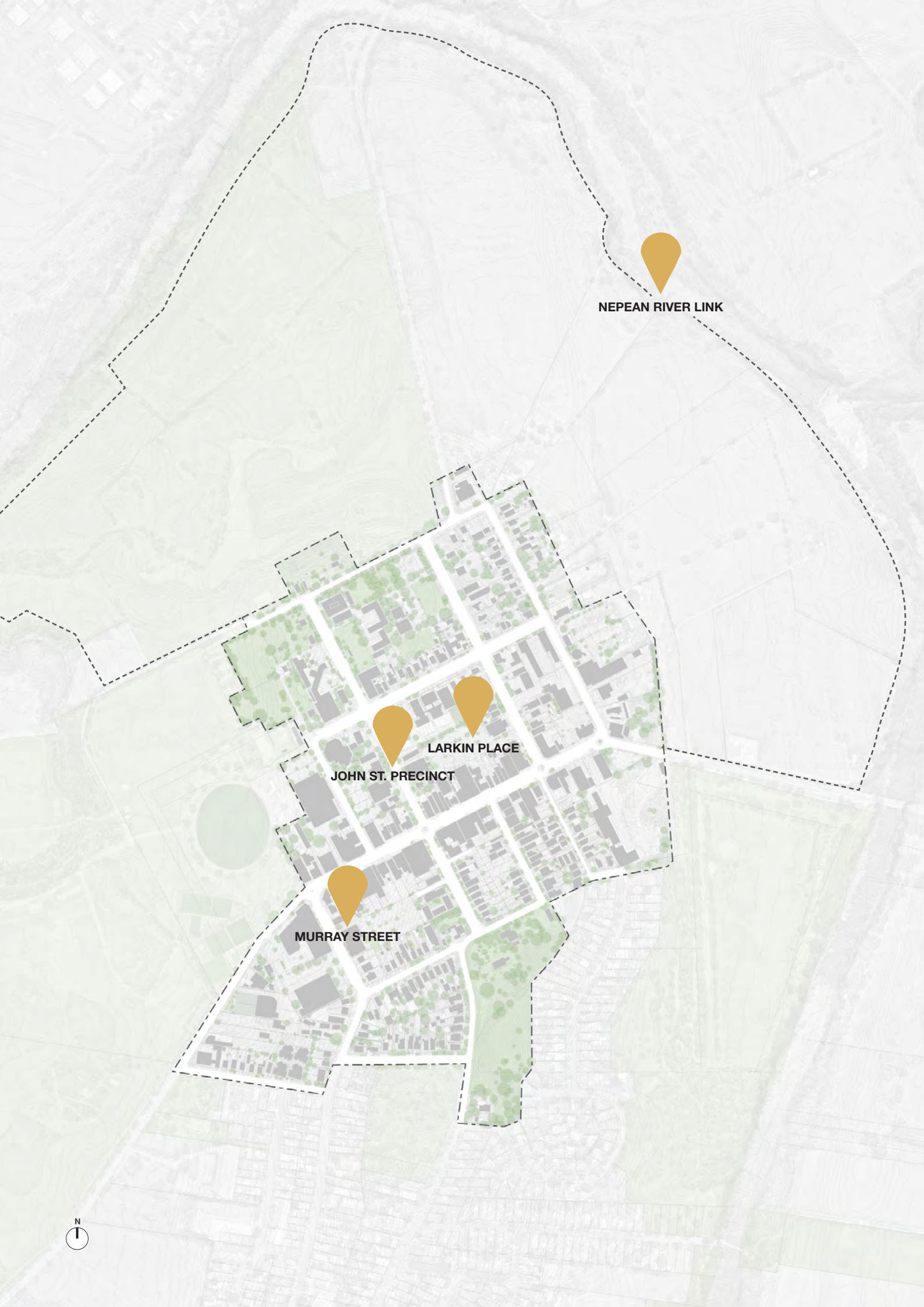
Recommendation – Height

- 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).



NEPEAN RIVER LINK

JOHN ST. PRECINCT

LARKIN PLACE

MURRAY STREET



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.



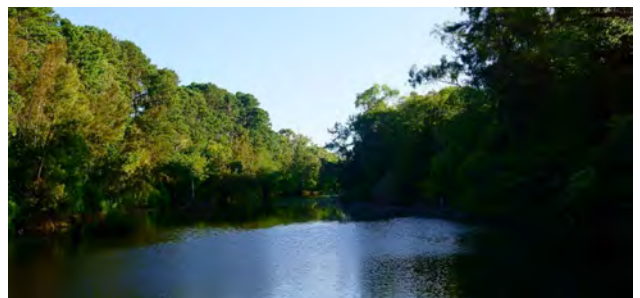
Murray Street

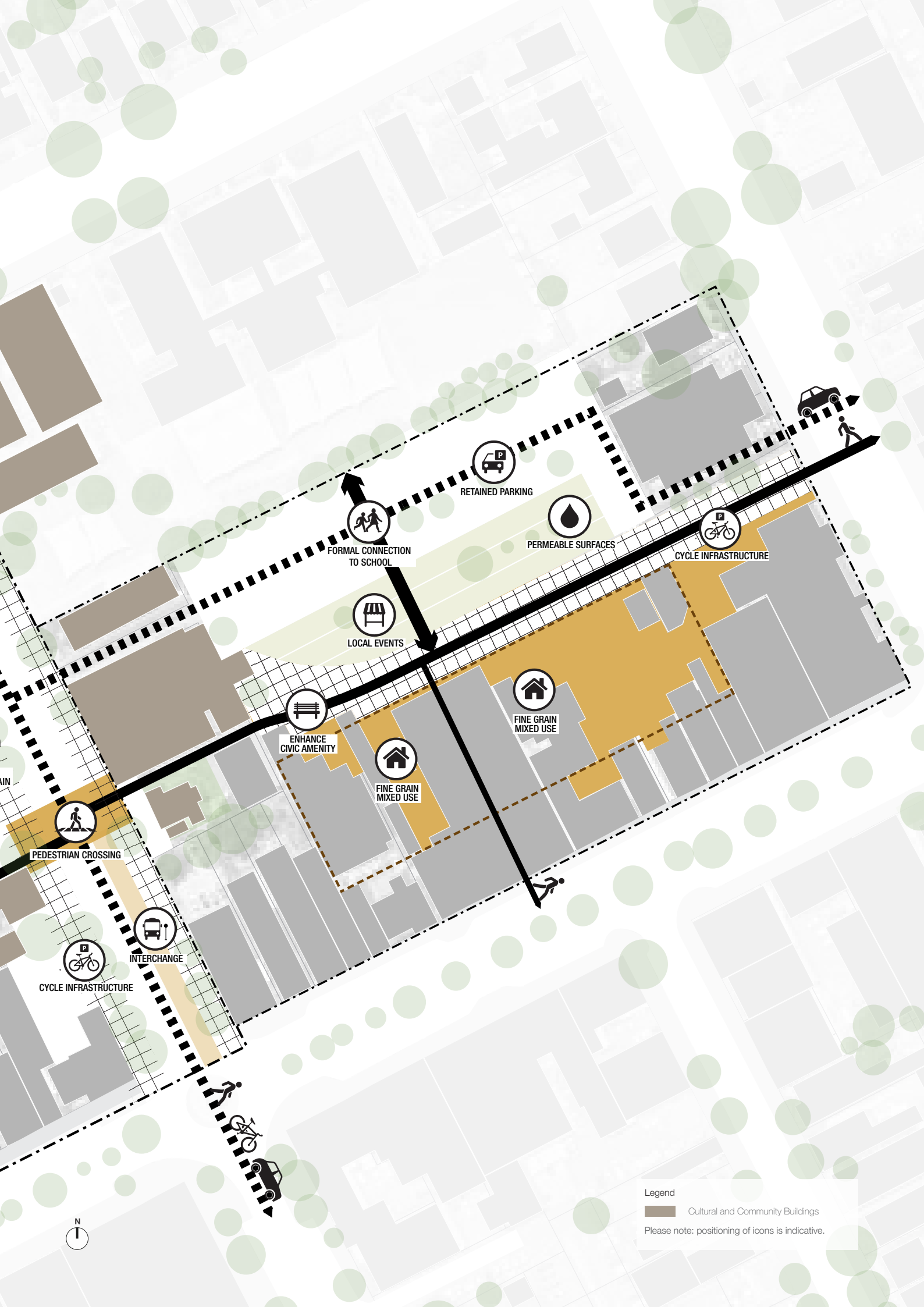
Murray Street is located at the south-western corner of Camden Town Centre and is the town's arrival point when approaching from the south via the Old Hume Highway. Its poor built form and inactive streetscape make for a streetscape that does not support Camden's existing character. This wide street 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.





PEDESTRIAN CROSSING

CYCLE INFRASTRUCTURE

INTERCHANGE

ENHANCE CIVIC AMENITY

FINE GRAIN MIXED USE

FINE GRAIN MIXED USE

FORMAL CONNECTION TO SCHOOL

LOCAL EVENTS

RETAINED PARKING

PERMEABLE SURFACES

CYCLE INFRASTRUCTURE

Legend

 Cultural and Community Buildings

Please note: positioning of icons is indicative.



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



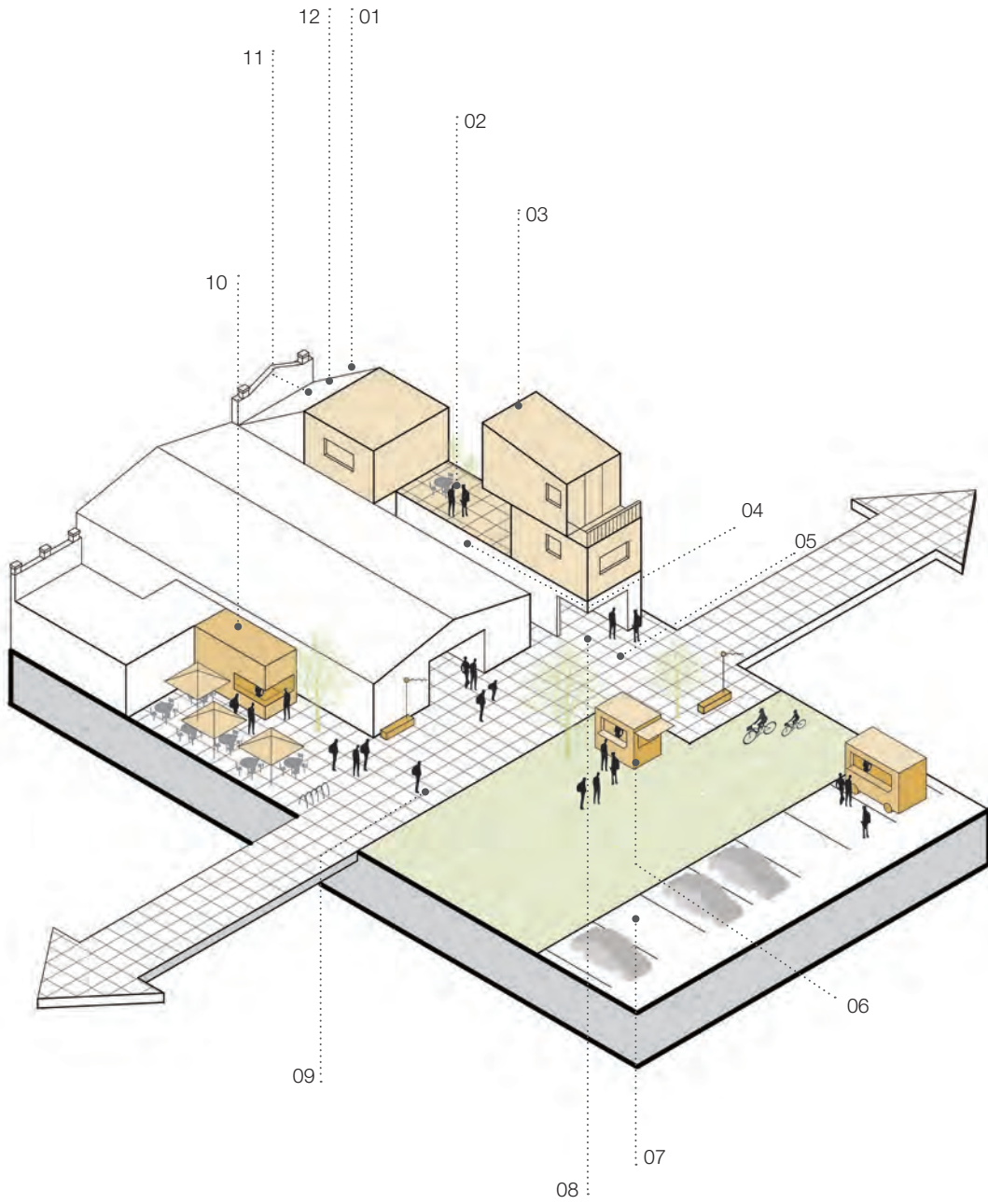
Public domain improvement



Small scale commercial



Larkin Place events



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 any additions
04. Retain service linkages to existing Argyle Street businesses
05. New developments to deliver associated public domain improvements
06. New developments contribute to carparking improvements [permeable green surface]
07. Council controls regarding parking contribution to be reviewed
08. Signage and lighting to be considered as part of overall urban palette and enhance civic amenity
09. Cycling infrastructure to be linked to public domain improvements
10. Infill development to accommodate fine-grain commercial and residential uses orientated towards and contributing to activity in Larkin Place
11. Maintain views and vistas to and from St Johns Church by utilising topography
12. 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 finer grain developments at the back of house will not compete with the FSR of Argyle Street.



ENHANCE CIVIC AMENITY

LOCAL EVENTS

ENHANCE PUBLIC DOMAIN

PEDESTRIAN CROSSING

CYCLE INFRASTRUCTURE

INTERCHANGE

ENHANCE CIVIC AMENITY

FORMAL CONNECTION TO SCHOOLS

LOCAL EVENTS

FINE MIX

REDUCED SPEED ZONE

Legend

 Cultural and Community Buildings

Please note: positioning of icons is indicative.



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."



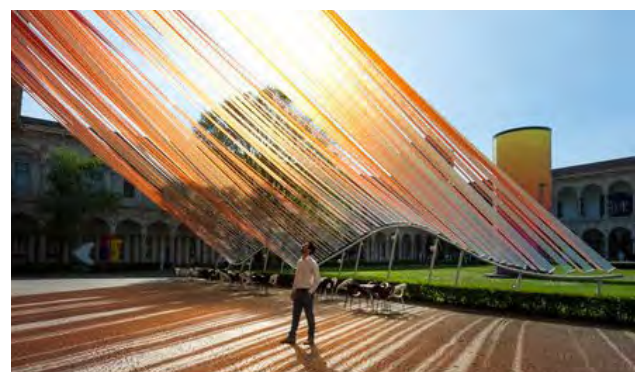
Incremental Activation



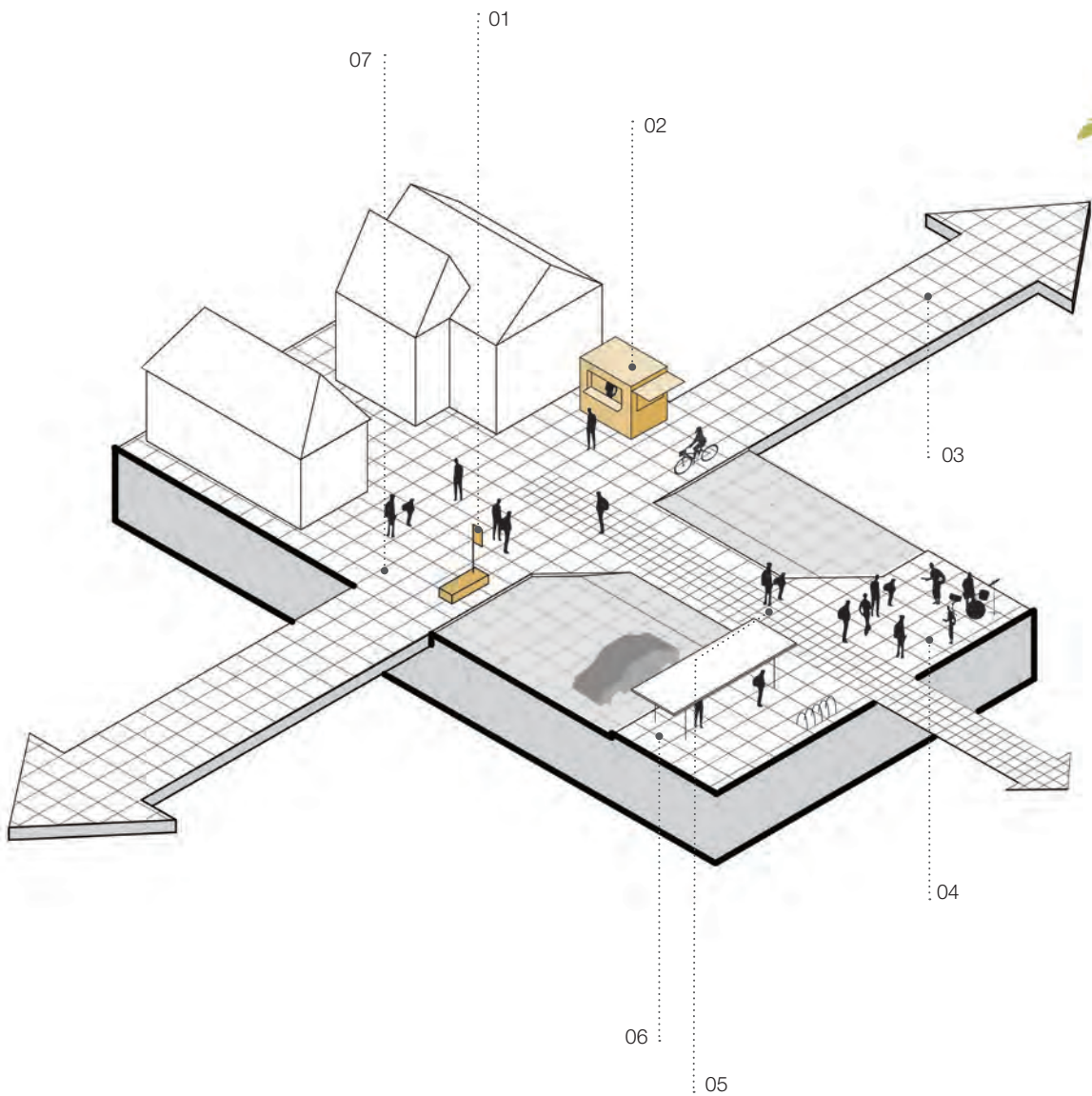
Programme



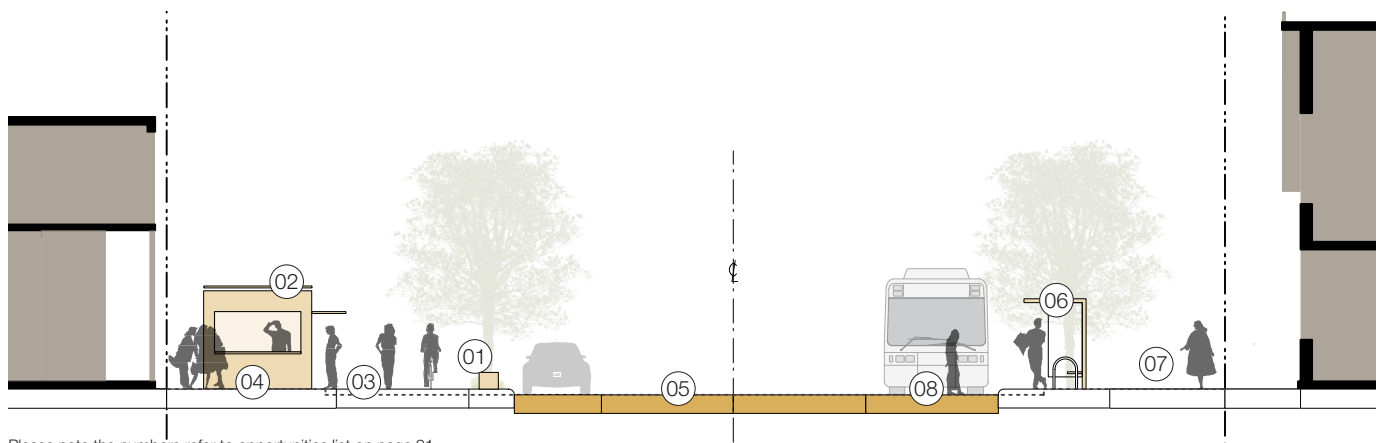
Cycle parking



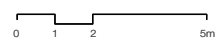
Temporary strutters and Public art display



Indicative typical Section (Between Argyle Street & Mitchell Street)



Please note the numbers refer to opportunities list on page 91



John Street Precinct



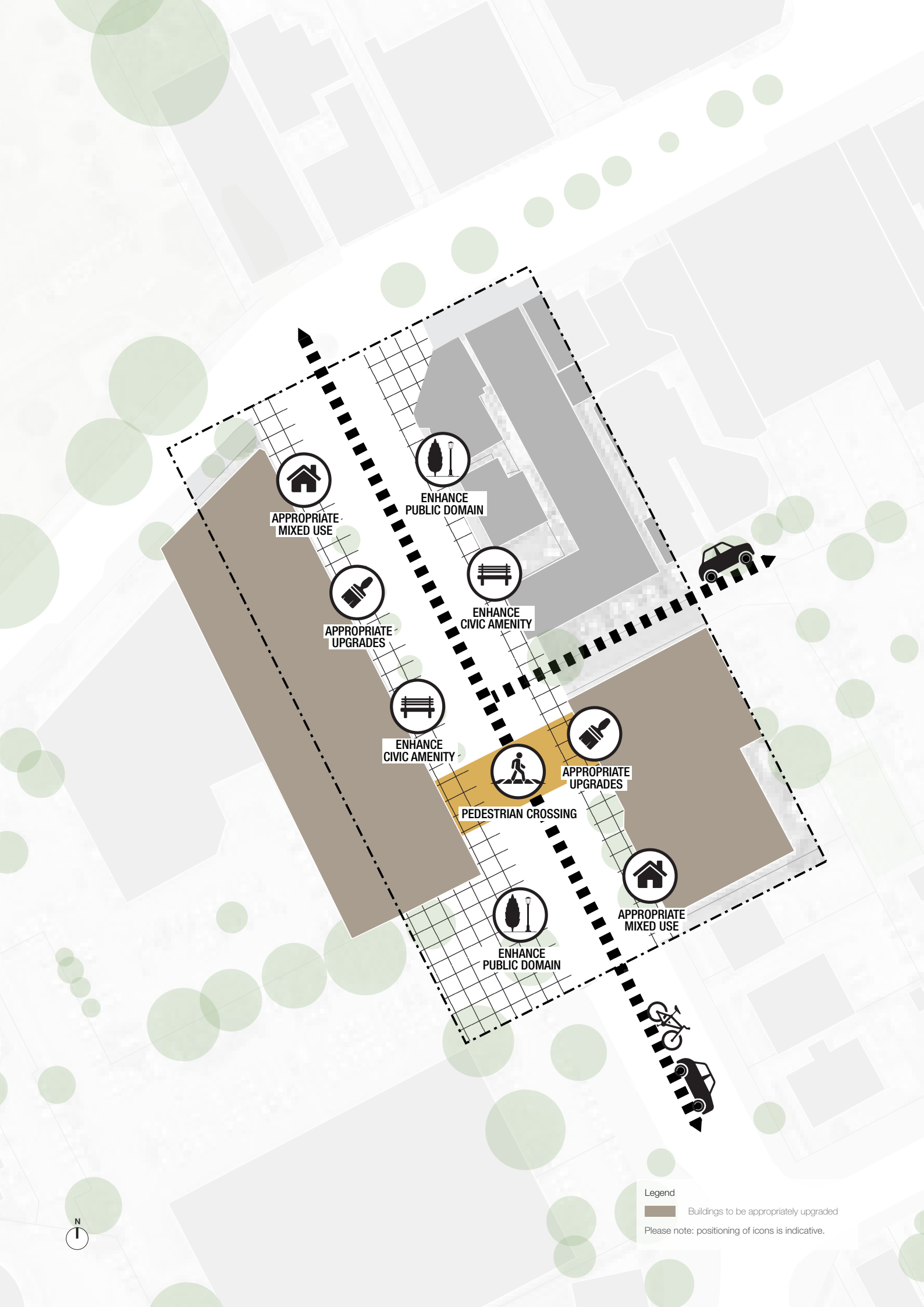
Opportunities

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.



APPROPRIATE MIXED USE



ENHANCE PUBLIC DOMAIN



APPROPRIATE UPGRADES



ENHANCE CIVIC AMENITY



ENHANCE CIVIC AMENITY



PEDESTRIAN CROSSING



APPROPRIATE UPGRADES




APPROPRIATE MIXED USE



ENHANCE PUBLIC DOMAIN



Legend

 Buildings to be appropriately upgraded

Please note: positioning of icons is indicative.



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



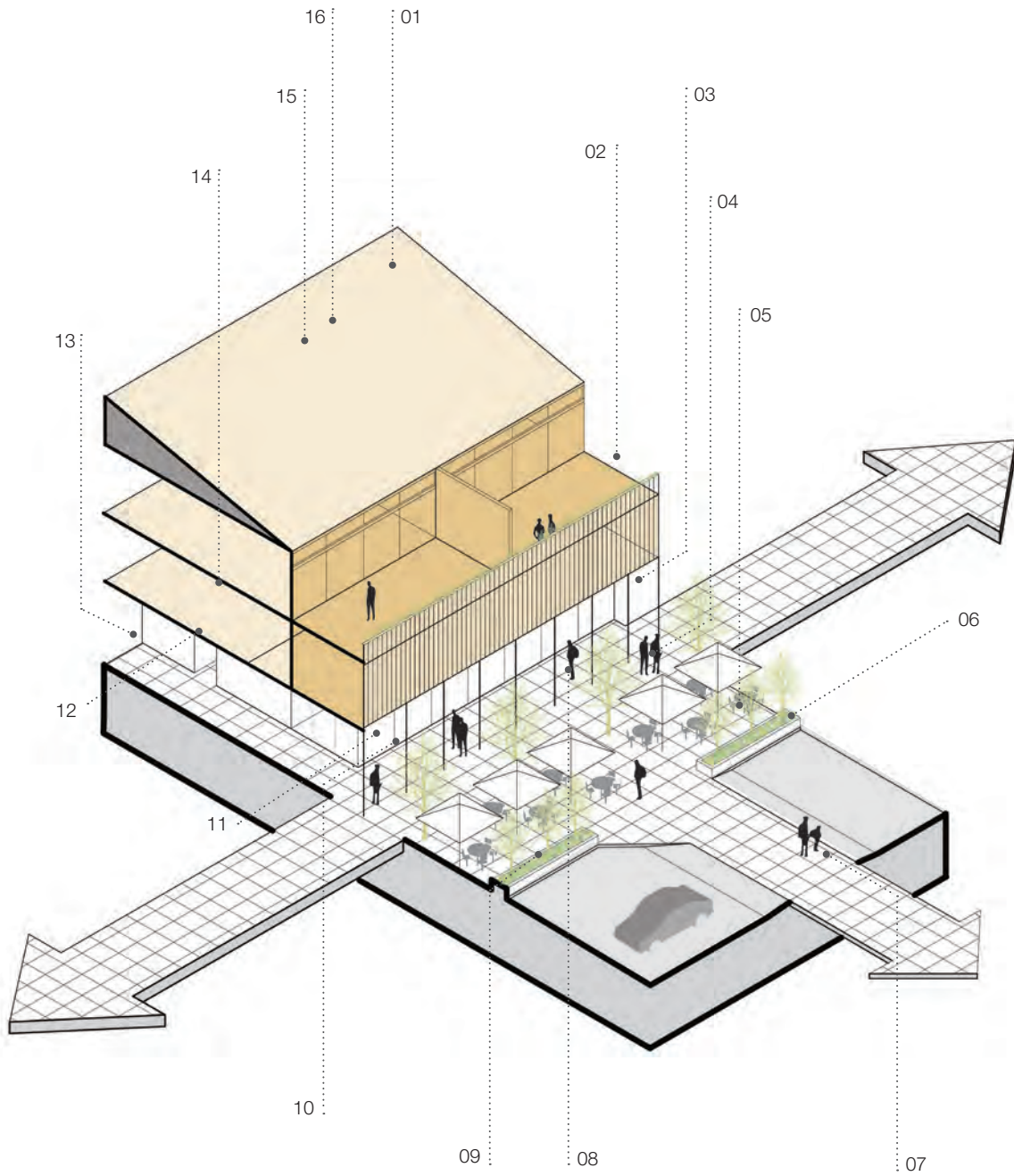
Ground floor Activation



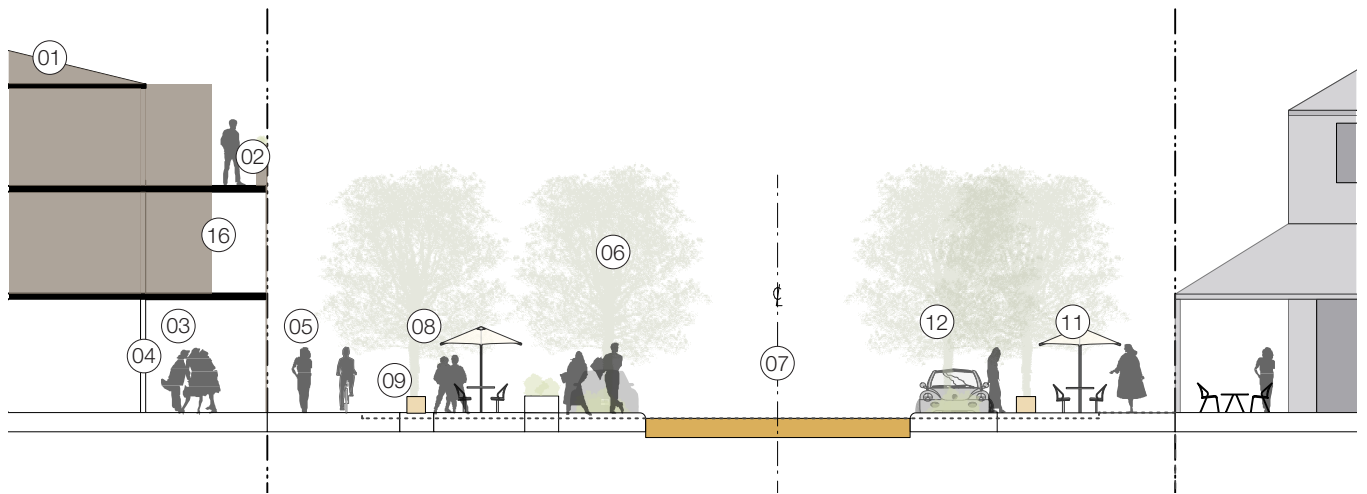
Incremental spatial offerings



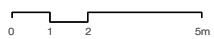
Sheltered street side dining



Indicative typical Section



Please note the numbers refer to opportunities list 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.



POSSIBLE CONNECTION (WALKWAY)

PROPOSED TOWN FARM ON ROAD CYCLE ROUTE

PROPOSED RIVERLINK CYCLE ROUTE

FUTURE WALKWAY

EXISTING CYCLE ROUTE

CYCLE INFRASTRUCTURE

CYCLE INFRASTRUCTURE

CYCLE INFRASTRUCTURE

EVERY STREET
CYCLABLE FRIENDLY

ENHANCE AMENITY

CYCLE INFRASTRUCTURE

RIVER ACTIVITIES

CYCLE INFRASTRUCTURE

ENHANCE AMENITY

REGIONAL CYCLE CONNECTIONS

Please note: positioning of icons is indicative.



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."

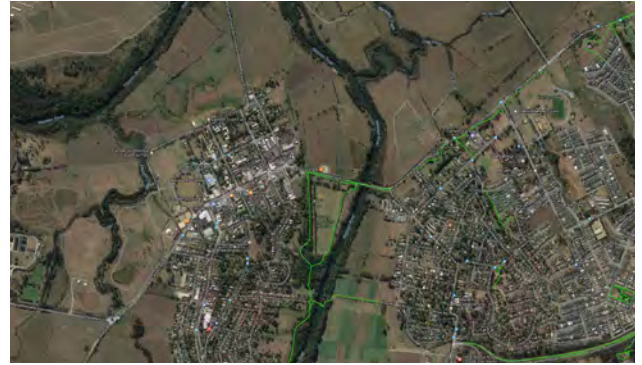
"Bike track from Eliz Macarthur to town farm through Eq. Park."

"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



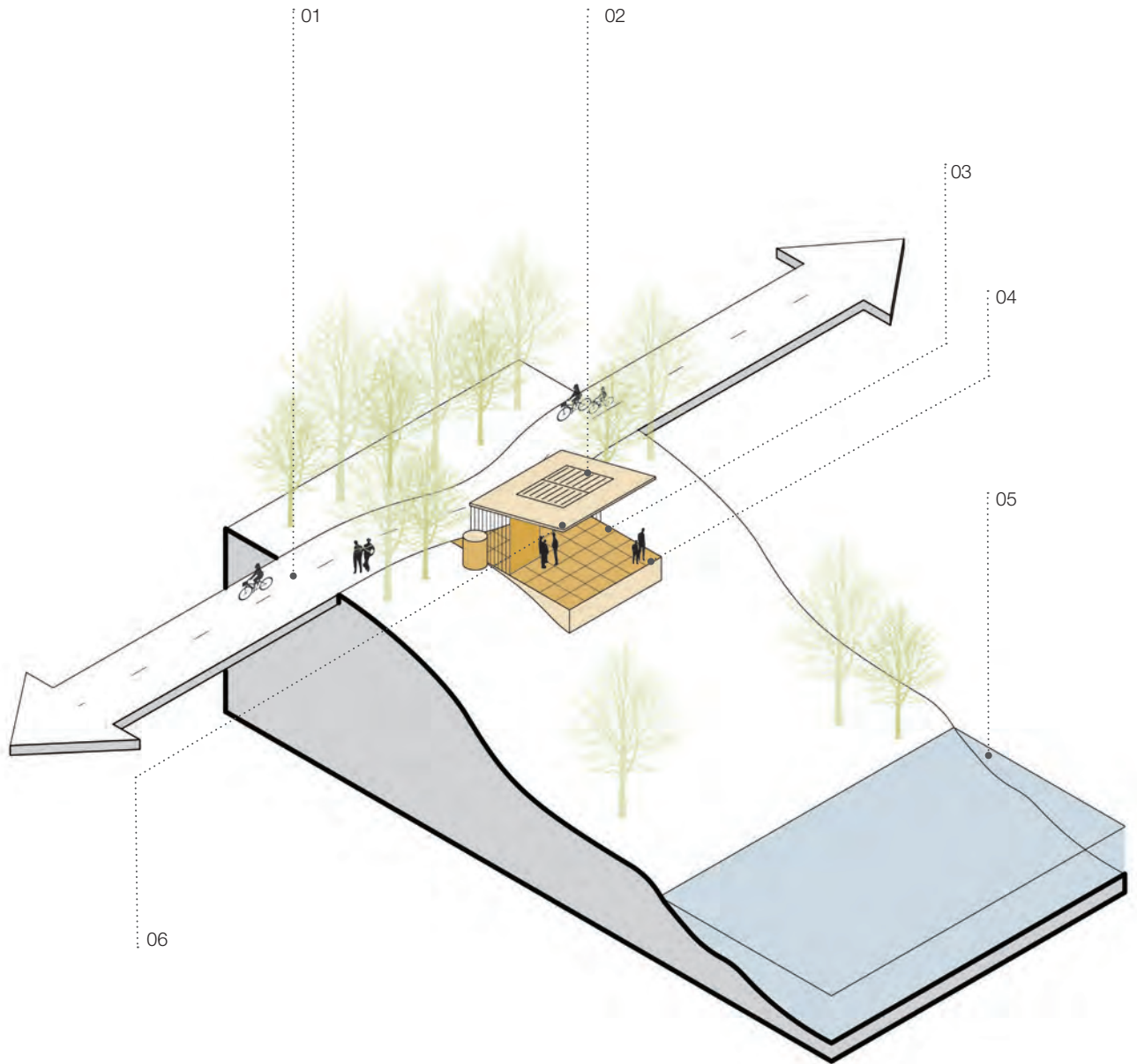
Establish a holistic Active Transport Network



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





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.

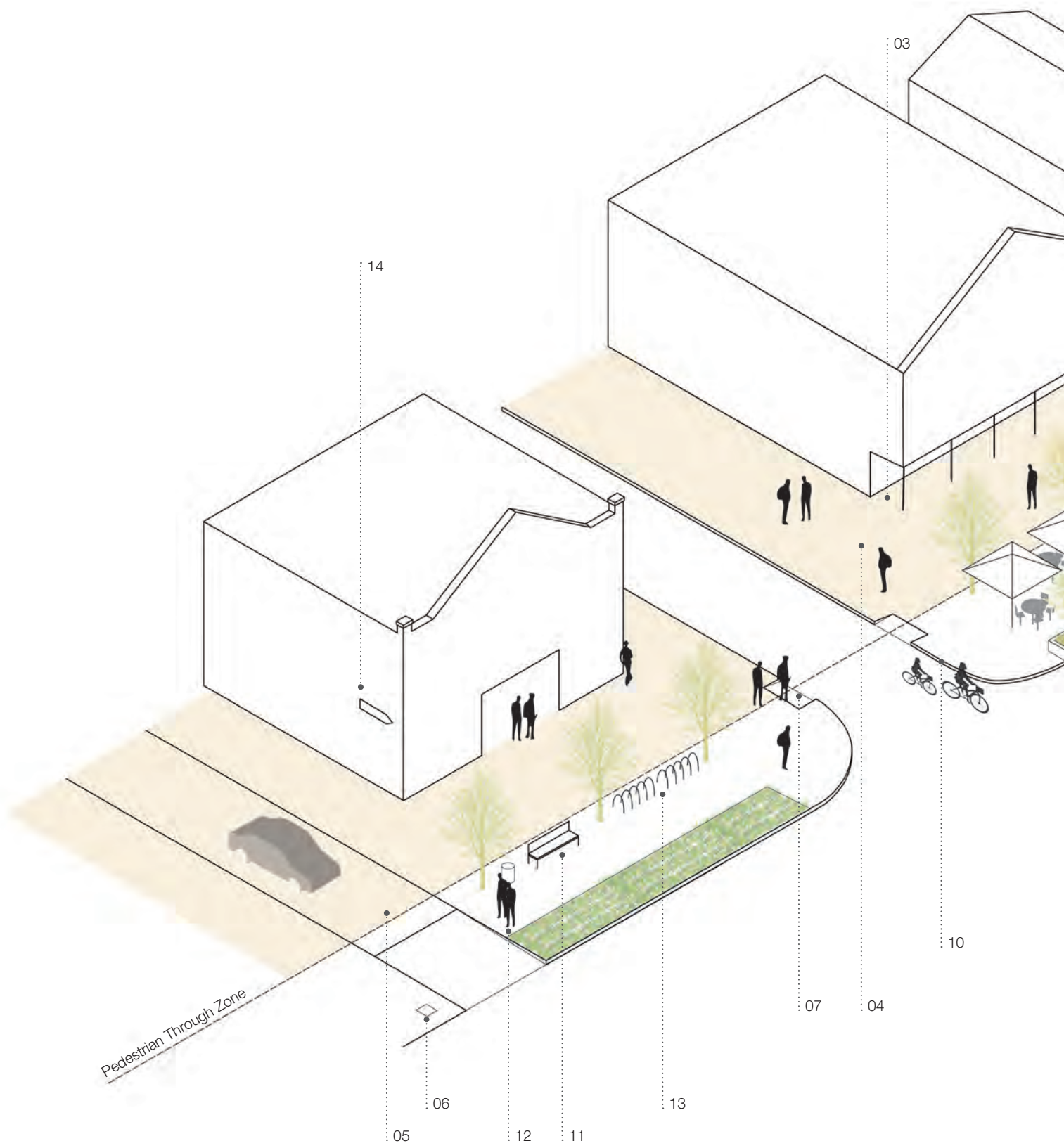
To ensure a holistic approach to any upgrades of the public domain, it is essential that the public domain design links back to the broader principles of the Framework. By applying this overarching approach over the decades to come, a consistency of materials, street furniture and signage will ensure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

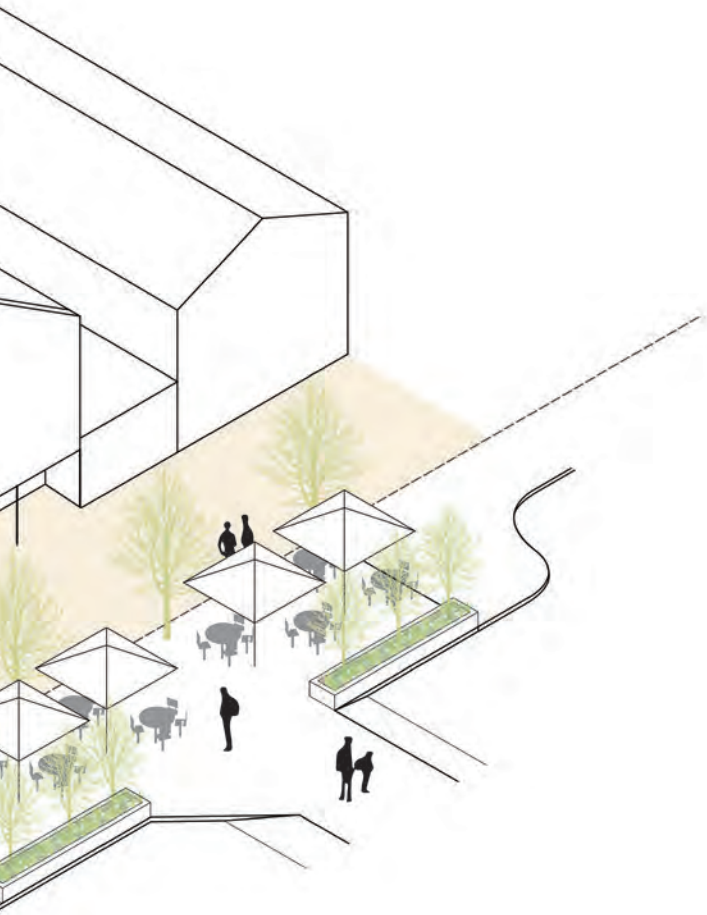
Intent

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 responses should be considered at a detailed level to respond to the street and surroundings on a site by site basis.

Note: Street 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



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 transition, Argyle Street



Paving transition, John Street



Paving, John Street



Brick Paving, Laneway

Camden
Airport

The Nepean River

Macquarie Grove Fld

The Nepean River

Camden Town
Farm

Exeter St

Mitchell St

Edward St

Elizabeth St

John St

Argyle St

Hill St

Argyle St

Matahi Creek

Onslow
Oval

Rotary
Cowpasture
Reserve

Caundor St

Murray St

Broughton St

St John
Church

Park St

Macarthur
Park

Menangle St

Legend

- Argyle Street and Murray Street
- John Street
- Local Street
- Laneways
- Agricultural Street
- Car Parks



Location

Argyle Street and Murray Street

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.



John Street

Cultural and civic street.



Local Street and Agricultural Street

High durability and easy maintenance.



Laneways

Through blocks links used to connect spaces.



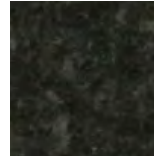
Car Parks

Durable and water sensitive sustainable materials required for high pedestrian and vehicular use.



TGI's

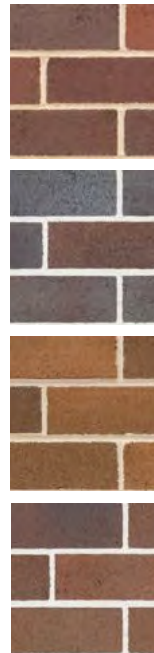
Material



Austral Black Paving Stone or equal

Materials/Finish - Exfoliated
Tested to ensure compliance with slip resistance standards

Mounting - Mortar fixed onto a concrete base



Pressed Common Bricks or equal

Materials/Finish
Tested to ensure compliance with slip resistance standards

Mounting - Mortar fixed onto a concrete base



Concrete Recycled aggregate and sand mix

Materials/Finish - Broom Finished

Mounting - In-situ

Minimum 1.5m wide



Recycled Dry Pressed Common Bricks or equal

Materials/Finish
Tested to ensure compliance with slip resistance standards

Mounting - Mortar fixed onto a concrete base



Permeable Paving

Materials/Finish - Porous concrete
Tested to ensure compliance with slip resistance standards

Mounting - In strict accordance with manufactures instructions



Warning Tactile Classic Stainless Steel

Materials/Finish - Stainless steel
Tested to ensure compliance with slip resistance standards, Luminance tested to ensure compliance with standards

Mounting - Strictly in accordance with the manufacturers instruction



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

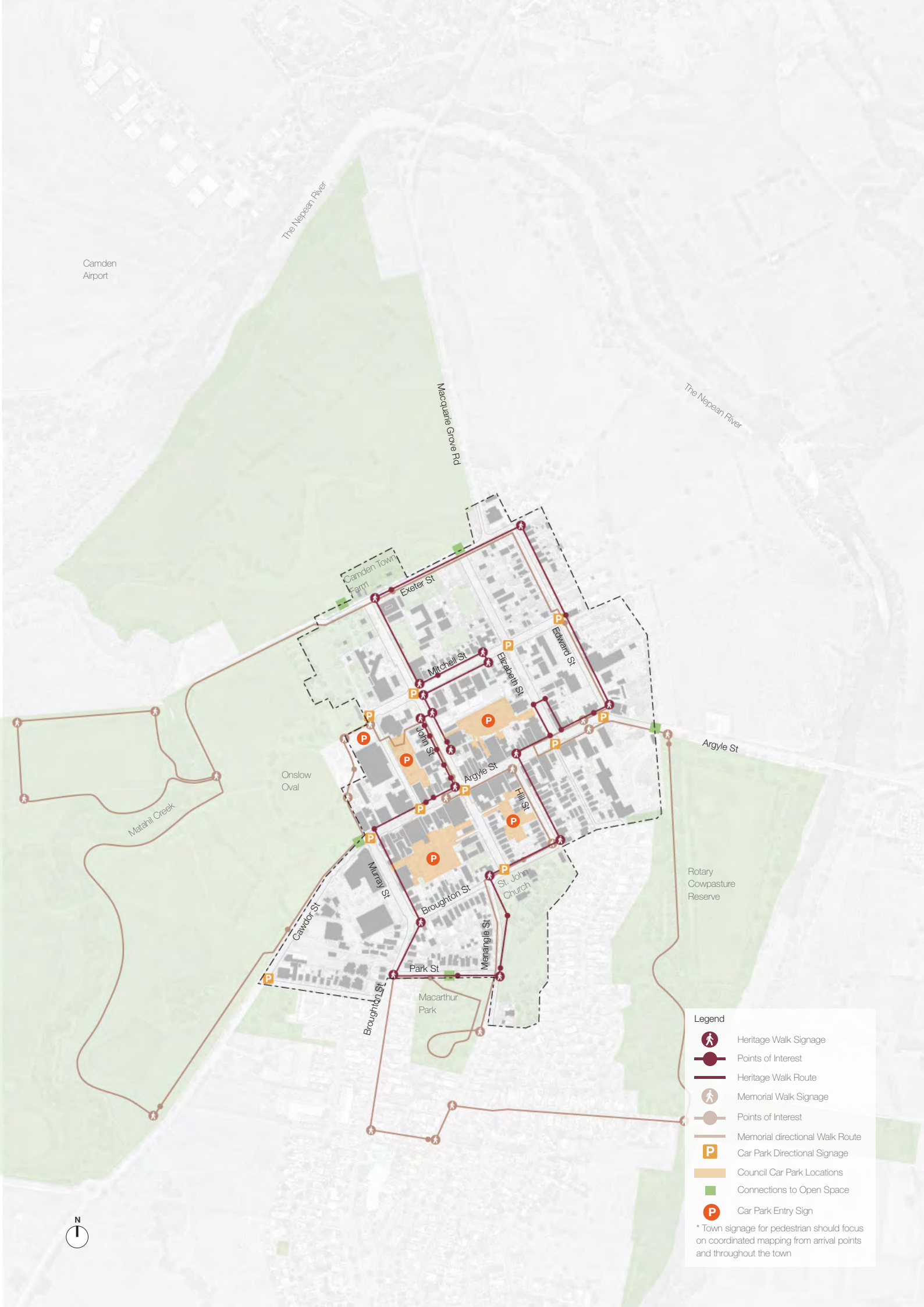


Product Information

Product
Traditional Bollard

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

Mounting
Subsurface



Camden Airport

The Nepean River

Macquarie Grove Rd

The Nepean River

Camden Town Farm

Exeter St

Edward St

Mitchell St

Elizabeth St

John St

Argyle St

Hill St

Argyle St

Onslow Oval

Matahi Creek

Rotary Cowpasture Reserve

Murray St

Broughton St

St. John Church

Cawdor St











Park St

Menangle St

Macarthur Park

Broughton St

Legend

-  Heritage Walk Signage
-  Points of Interest
-  Heritage Walk Route
-  Memorial Walk Signage
-  Points of Interest
-  Memorial directional Walk Route
-  Car Park Directional Signage
-  Council Car Park Locations
-  Connections to Open Space
-  Car Park Entry Sign

* Town signage for pedestrian should focus on coordinated mapping from arrival points and throughout the town



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.

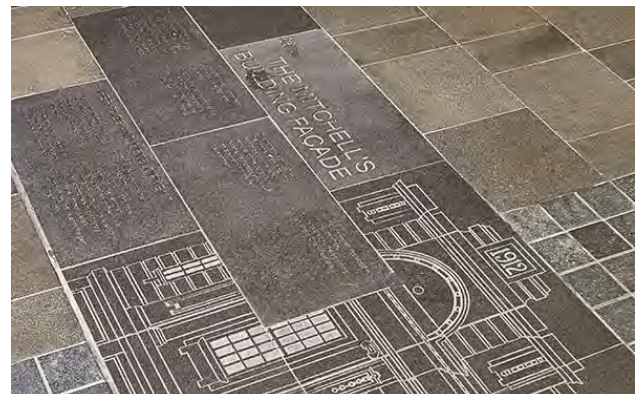
Bespoke Signage Precedents



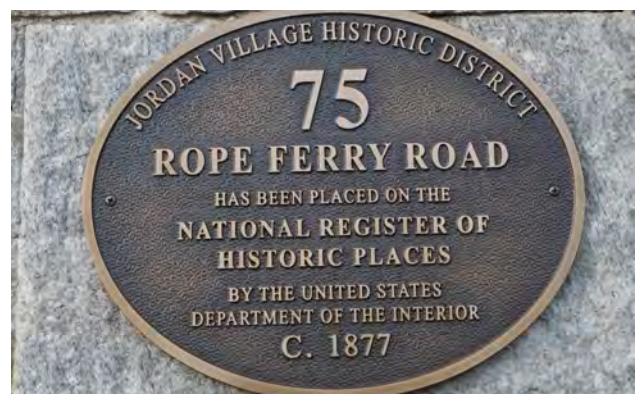
Story telling and wayfinding signage



Heritage interpretation signage



Signage embedded into pavement



Traditional plaque signage

