

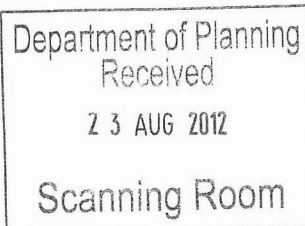
Camden Council
37 John Street, Camden NSW 2570 DX 25807
PO Box 183, Camden 2570 ABN: 31 117 341 764
Telephone: 02 4654 7777 Fax: 02 4654 7829
Email: mail@camden.nsw.gov.au



Binder: Amendment No. 19 – Reclassification of Lands

20 August 2012

Peter Goth
Department of Planning and Infrastructure
Locked Bag 5020
PARRAMATTA NSW 2124



Dear Peter,

RE: CAMDEN LEP 2010 (AMENDMENT No. 19) – RECLASSIFICATION OF LANDS

I refer to the Planning Proposal attached for the Department of Planning and Infrastructure's consideration.

Council, at its meeting on 14 August 2012, resolved to submit this Planning Proposal to the Department of Planning and Infrastructure for the reclassification of certain lands from 'Community Land' to 'Operational Land'.

In this regard, please find enclosed the following documents accompanying this letter:

- Planning Proposal and associated attachments;
- Applicable s.117 directions;
- Council Report dated 14 August 2012;
- Council Resolution dated 14 August 2012; and
- Compact Disc containing the above material.

Should you or your officers require any further information, please do not hesitate to contact either myself on 4654 7798.

Yours sincerely,

Matt Loader
Senior Project Officer

ORDINARY COUNCIL

ORD09

SUBJECT: CAMDEN LOCAL ENVIRONMENTAL PLAN 2010 (AMENDMENT NO. 19) - RECLASSIFICATION OF LANDS

FROM: Director Governance

BINDER: Amendment No. 19 - Reclassification of Lands

PURPOSE OF REPORT

The purpose of this report is to seek Council's endorsement to submit a Planning Proposal to the Department of Planning and Infrastructure (DPI) for the reclassification of various Council owned sites throughout the Local Government Area (LGA) from 'Community' to 'Operational' land. The Planning Proposal also seeks to rectify the reference to land for a local heritage item and insert an additional local provision into the Camden Local Environmental Plan 2010 (LEP).

BACKGROUND

In accordance with Clause 25 and 26 of the *Local Government Act 1993* (LG Act 1993), all land within Council ownership is required to be classified as either Community or Operational Land. The classifications of these lands ultimately determine how Council operates the land.

Operational Land has no restrictions other than those which apply to any piece of land (e.g. easements, restrictions to user, etc.). However, Community Land is generally reserved for public use and restrictions required by the LG Act 1993 apply to the land.

Community Land:

- cannot be sold;
- cannot be leased, licensed or any other estate granted over the land for more than 21 years; and
- must have a plan of management prepared for it.

The classification of land in accordance with the LG Act 1993 is classified by one of the following means:

1. by resolution of Council, prior to or within 3 months of when the land is acquired; or
2. by a Local Environmental Plan prepared under the Environmental Planning and Assessment Act 1979; or
3. by operation of the Local Government Act –
 - a. applies to certain land controlled by Council at 1 July 1993, or
 - b. where Council has since acquired land and there is no resolution to classify the land.

MAIN REPORT

Council has prepared a Planning Proposal for submission to the DPI to undertake the reclassification of Council owned lands from Community to Operational land. The purpose of the reclassification of each of the sites varies. The following details the lands subject to the reclassification and a brief description on the purpose of the reclassification:

- **Camden Town Farm**
 - Lot 1 in Deposited Plan 532049 – 75A Macquarie Grove Road, Camden
 - Lot 2 in Deposited Plan 532049 – 40 Exeter Street, Camden
 - Lot A in Deposited Plan 337924 – 75 Macquarie Grove Road, Camden

Whilst Council resolved to classify the above lands as 'Operational' at the time that it was acquired, the requirement to formally notify the public of its operational status was overlooked. This planning proposal will allow the existing and intended use of the land, as outlined in the Camden Town Farm Master Plan, to be carried out on the site with the correct classification. The Camden Town Farm Master Plan is presented within the Planning Proposal provided as **Attachment 1 to this report**.

- **Elizabeth Park – Narellan Vale**
 - Part Lot 2 in Deposited Plan 1138792 – Waterworth Drive, Narellan Vale

Allow the reclassification to Operational land in order for Council to undertake a consolidation of the subject and adjoining lands. The consolidation will allow a Community centre to be constructed on the site.

- **Mount Annan Leisure Centre**
 - Lot 53 in Deposited Plan 857052 – 156A Waterworth Drive, Mount Annan
 - Lot 1101 in Deposited Plan 884135 – 363 Welling Drive, Mount Annan

Allow the reclassification to Operational land in order for Council to consolidate the site currently occupied by the Mount Annan Leisure Centre. The consolidation of land will allow Council to undertake planned development and expansion of the site to meet the demands of the Community.

- **Smeaton Grange – Topham Road**
 - Lot 3513 in Deposited Plan 830128 – 55 Topham Road, Smeaton Grange

Whilst Council resolved to classify the above lands as 'Operational' at the time that it was acquired, the requirement to formally notify the public of its operational status was overlooked. This planning proposal will allow the existing and intended use of the land to be carried out on the site with the correct classification.

Camden Town Farm

The Camden Town Farm was dedicated to Council in 2003, as a bequest through the will of Miss L Davies for the benefit and enjoyment of the residents of Camden. In

2007, a master plan was adopted for the guidance of use and development of the Camden Town Farm in accordance with Miss Davies' wishes.

The subject site has since operated as a Community garden, a site for a regular farmers/produce market and a site for grazing cattle. However, in order to achieve the objectives and undertake the uses listed in the adopted Master Plan, the site requires a reclassification of the land from Community to Operational lands.

Notwithstanding the reclassification, the Planning Proposal also seeks amend the property description of the Camden Town Farm within Schedule 5 of the LEP 2010 to the correct property description to that which is listed above. The Camden Town Farm also inserts an additional local provision into the LEP 2010, which will allow the use of the farm to be undertaken in accordance with the adopted Camden Town Farm Master Plan in addition to the uses permissible within the Land Use Table.

All of the above information is contained in the draft Planning Proposal provided as **Attachment 1 to this report**.

Public Exhibition

It is proposed that the Planning Proposal will be publicly exhibited for a period of 28 days following receipt of a favourable Gateway Determination from the DPI. During the public exhibition period, relevant public agencies will also be contacted and given the opportunity to comment on the Planning Proposal. In this regard, it is proposed that the Rural Fire Service, Sydney Metro Airports and the Mine Subsidence Board will be directly consulted.

The Planning Proposal will be advertised in the local newspaper, with the public exhibition material available at the following locations:

- Narellan Customer Service Centre and Narellan Library, Queen Street, Narellan (Hard Copy).
- Camden Customer Service Centre and Camden Library, John Street, Camden (Hard Copy).
- Council's website for the length of the exhibition period (Electronic Copy).

The reclassification of land, in any instance, requires a public hearing to take place and conducted by an independent professional in accordance with Section 32 of the *Local Government Act 1993*. In 21 days following the exhibition period, a public hearing will be held for the Community to ask questions or present a case in support or objection to the reclassification of the lands. At the conclusion of the public hearing, a report is prepared by the facilitator of the public hearing for Council's consideration which details any submissions to the reclassification of land.

The outcomes of the public agency consultation, the public exhibition and the public hearing will be reported to Council at the conclusion of the exhibition period.

CONCLUSION

The classification of public owned land ultimately determines how that land is operated and used by Council. The reclassification of the lands, which are the subject of the Planning Proposal, allow Council to operate the land as originally intended. The Planning Proposal also contains the amendment of a property description and the addition of an additional local provision for the Camden Town Farm.

The Planning proposal, should a favourable Gateway Determination be received from the DPI, will be publicly exhibited and consultation with public agencies will be undertaken.

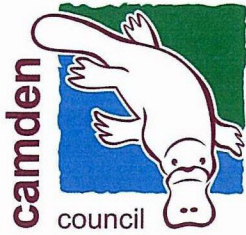
RECOMMENDED

That Council:

- i. support the Planning Proposal for the reclassification of lands within Council ownership;**
- ii. submit the Planning Proposal to the Department of Planning and Infrastructure for a Gateway Determination;**
- iii. upon receipt of a favourable Gateway Determination:**
 - a. consult relevant public authorities in accordance with the terms of the determination;**
 - b. publicly exhibit (including notification and advertising) the Planning Proposal in accordance with the terms of the determination and the *Environmental Planning and Assessment Regulation 2000*; and**
 - c. appoint a facilitator to chair and conduct a public hearing for the reclassification of the lands in accordance with the Gateway determination, *Local Government Act 1993* and the *Environmental Planning and Assessment Act 1979*; and**
- iv. prepare a further report for Council's consideration at the conclusion of the public exhibition period addressing:**
 - a. any submissions received from the public in relation to the Planning Proposal;**
 - b. any submissions received from the state government agencies in relation to the Planning Proposal; and**
 - c. the report prepared by the facilitator of the public hearing held for the reclassification of lands which are the subject of the Planning Proposal.**

ATTACHMENTS

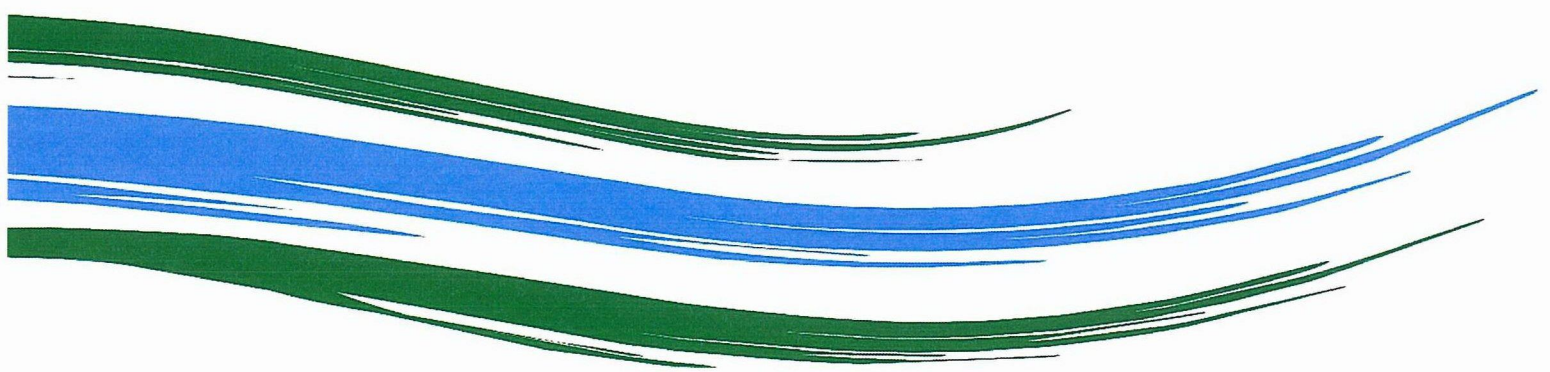
- 1. Planning Proposal**



Camden Council Minutes

Ordinary Council Meeting
14 August 2012

**Camden Civic Centre
Oxley Street
Camden**



ORDINARY COUNCIL

TABLE OF CONTENTS - ORDINARY COUNCIL

Present	3
Staff	3
Apologies.....	3
Declarations of Interest.....	3
Public Addresses	3
Confirmation of Minutes	4
ORD01 Alterations And Extensions to St John's Church Hall, its Use as a Public Place of Worship And Associated Site Works, No 6 (Lot 1 DP 1024949) Menangle Road, Camden	4
ORD02 Section 96 Modification Application - Modified Unit Mix, Landscaping, Vehicular Access, Car Parking and Approved Plans at No 2-14 (Lot 1 DP 806544) John Street, Camden	4
ORD03 Subdivision of Land to Create 26 Residential Lots, 1 Residue Lot and Associated Site Works at No 46 (Lot 1 DP 1155727) Crookston Drive, Camden South.....	4
ORD04 Subdivision of Land to Create 23 Residential Lots, 1 Residue Lot and Associated Site Works at No 46 (Lot 1 DP 1155727) Crookston Drive, Camden South.....	5
ORD05 Construction of Two Storey Addition at No 51 (Lot 2 DP302447) Menangle Road, Camden	5
ORD06 Staged Subdivision to Create 34 Business Development Lots including Road Construction, Drainage, Riparian Corridor Works, Landscaping and Associated Site Works at No 650 (Lot 74 DP 1154772) Camden Valley Way, Gledswood Hills	5
ORD07 Proposed Renaming of Part of Cobbitty Road, Oran Park - Result of Public Exhibition	5
ORD08 Draft Gledswood Hills Voluntary Planning Agreement Explanatory Note.....	6
ORD09 Camden Local Environmental Plan 2010 (Amendment No. 19) - Reclassification Of Lands	6
ORD11 Request for Additional Funding for 2012 Light Up Camden Celebrations - Camden Light Up Festival Committee.....	7
ORD12 Request for Funding for 2012 Inaugural Christmas in Narellan Event.....	7
ORD13 Delivery Program Six Month Report January To June 2012.....	7
ORD14 Investment Monies - June 2012.....	7
ORD15 Roads And Maritime Services 2012/13 Block Grant Agreement And Program Funding.....	8

PRESENT

Cr Warren (Mayor/Chairperson), Cr Anderson, Cr Cagney, Cr Campbell, Cr Cottrell, Cr Dewbery, Cr Funnell, Cr Symkowiak

STAFF

General Manager, Director Governance, Director Development and Health, Acting Director Works and Services (Manager Community Services), Manager Corporate Services, Manager Environmentally Sustainable Design, Manager Development, Manager Environment and Health, Acting Manager Strategic Planning (Team Leader Strategic Planning), Manager Special Projects, Manager Employee & Community Relations, Governance Officer.

APOLOGIES

The Mayor stated that Councillor Patterson may be attending the meeting later in the evening but at this stage was an Apology.

DECLARATIONS OF INTEREST

Resolution: Councillor Dewbery declared an interest in Items ORD03 & ORD04 as she lives in the vicinity of Crookston Avenue, however did not consider it a pecuniary interest and would be participating in debate and voting.

Councilor Symkowiak declared a conflict of interest in Items ORD03 & ORD04 as her sister lives in the vicinity of Crookston Drive, and as such, she would be leaving the Chamber on the commencement of Item ORD03.

Councilor Cagney declared an interest in Item ORD01 as she is a member of St Johns Church, however did not consider it a pecuniary interest and would be participating in debate and voting.

Moved Councillor Funnell, Seconded Councillor Dewbery that the declarations be noted.

ORD177/12 THE MOTION ON BEING PUT WAS **CARRIED**

PUBLIC ADDRESSES

Resolution: Moved Councillor Anderson, Seconded Councillor Campbell that all speakers be allowed to address Council.

ORD178/12 THE MOTION ON BEING PUT WAS **CARRIED**

Mr Tom Pastor address Council in relation to Item ORD01.

Mr Peter Standen addressed Council in relation to Item ORD09.

Mr Richard Harris addressed Council in relation to Item ORD06.

Mr Geoff Corrigan addressed Council in relation to Item ORD03 & ORD04.

Mr David Buckley addressed Council in relation to Item ORD09.

Mr Ross Newport addressed Council in relation to Item ORD01.

Mr Anthony Pistolese addressed Council in relation to Item ORD01.

Mr Scott Lockrey addressed Council in relation to Item ORD06.

Mr Geoff Corrigan addressed Council in relation to Code of Conduct Investigations.

ORD179/12 THE MOTION ON BEING PUT WAS **CARRIED**

Moved Councillor Campbell, Seconded Councillor Funnell that the public addresses be noted.

CONFIRMATION OF MINUTES

Resolution: Moved Councillor Funnell, Seconded Councillor Cagney that the Minutes of the Ordinary Council Meeting held 24 July 2012, copies of which have been circulated, be confirmed and adopted.

ORD180/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD01 Alterations And Extensions to St John's Church Hall, its Use as a Public Place of Worship And Associated Site Works, No 6 (Lot 1 DP 1024949) Menangle Road, Camden

Resolution: Moved Councillor Cagney, Seconded Councillor Funnell that Council approve the Development Application 195/2012 for alterations and extensions to St John's Church hall, its use as a public place of worship and associated site works at No 6 (Lot 1, DP 1024949) Menangle Road, Camden subject to the draft development consent conditions shown above.

ORD181/12 THE MOTION ON BEING PUT WAS **CARRIED**
(Councillors Anderson, Cagney, Dewbery, Funnell, Symkowiak, Warren and Cottrell voted in favour of the Motion. Councillor Campbell voted against the Motion.)

ORD02 Section 96 Modification Application - Modified Unit Mix, Landscaping, Vehicular Access, Car Parking and Approved Plans at No 2-14 (Lot 1 DP 806544) John Street, Camden

Resolution: Moved Councillor Funnell, Seconded Councillor Dewbery that Council approve Section 96 Modification 644(2)/2008 at No 2-14 (Lot 1 DP 806544) John Street, Camden subject to the above draft modified conditions of consent.

ORD182/12 THE MOTION ON BEING PUT WAS **CARRIED**
(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren and Cottrell voted in favour of the Motion. No Councillors against for the Motion.)

(Councillor Symkowiak, having previously declared an interest in Items ORD03 & ORD04, left the Chamber, the time being 6.56pm.)

ORD03 Subdivision of Land to Create 26 Residential Lots, 1 Residue Lot and Associated Site Works at No 46 (Lot 1 DP 1155727) Crookston Drive, Camden South

Resolution: Moved Councillor Funnell, Seconded Councillor Dewbery that Council approve Development Application 443/2012 for a residential subdivision at No 46 (Lot 1 DP 1155727) Crookston Drive, Camden South, subject to the draft development consent conditions provided above.

ORD183/12 THE MOTION ON BEING PUT WAS **CARRIED**

(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Warren and Cottrell voted in favour of the Motion. No Councillors against for the Motion.)

ORD04 Subdivision of Land to Create 23 Residential Lots, 1 Residue Lot and Associated Site Works at No 46 (Lot 1 DP 1155727) Crookston Drive, Camden South

Resolution: Moved Councillor Funnell, Seconded Councillor Dewbery that Council approve Development Application 444/2012 for a residential subdivision at No 46 (Lot 1 DP 1155727) Crookston Drive, Camden South subject to the draft development consent conditions provided above.

ORD184/12 THE MOTION ON BEING PUT WAS CARRIED

(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Warren and Cottrell voted in favour of the Motion. No Councillors against for the Motion.)

(Councillor Symkowiak returned to the Chamber, the time being 7.09pm)

ORD05 Construction of Two Storey Addition at No 51 (Lot 2 DP302447) Menangle Road, Camden

MOTION

Moved Councillor Campbell, Seconded Councillor Funnell that the item be deferred for further consideration following a site inspection.

ORD185/12 THE MOTION ON BEING PUT WAS CARRIED

(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren and Cottrell voted in favour of the Motion. No Councillors against for the Motion.)

ORD06 Staged Subdivision to Create 34 Business Development Lots including Road Construction, Drainage, Riparian Corridor Works, Landscaping and Associated Site Works at No 650 (Lot 74 DP 1154772) Camden Valley Way, Gledswood Hills

Resolution: Moved Councillor Funnell, Seconded Councillor Symkowiak that Council approve Development Application 277/2012 for a staged business development subdivision at No 650 (Lot 701, DP 1154772) Camden Valley Way subject to the draft development consent conditions provided above.

ORD186/12 THE MOTION ON BEING PUT WAS CARRIED

(Councillors Anderson, Campbell, Dewbery, Funnell, Symkowiak, Warren and Cottrell voted in favour of the Motion. Councillor Cagney voted against the Motion.)

ORD07 Proposed Renaming of Part of Cobbitty Road, Oran Park - Result of Public Exhibition

Resolution: Moved Councillor Campbell, Seconded Councillor Funnell that Council:

- i. approve the renaming of Cobbitty Road between The Northern Road and Oran Park Drive to Dan Cleary Drive;
- ii. publish the approved name in the NSW Government Gazette and in the local paper; and

- iii. inform Australia Post, the Registrar General, Surveyor General and the RMS of the approved name.

ORD187/12 THE MOTION ON BEING PUT WAS CARRIED

(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren, Cottrell voted in favour of the Motion. No Councillors against for the Motion.)

ORD08 Draft Gledswood Hills Voluntary Planning Agreement Explanatory Note

Resolution: Moved Councillor Anderson, Seconded Councillor Cagney that Council:

- i. adopts the amended Explanatory Note which forms Attachment 1 to this report; and
- ii. exhibits the amended Explanatory Note along with the draft VPA previously adopted by Council on 24 July 2012 for the purposes of public exhibition.

ORD188/12 THE MOTION ON BEING PUT WAS CARRIED

(Councillors Anderson, Cagney, Campbell, Dewbery, Funnell, Symkowiak, Warren and Cottrell voted in favour of the Motion. No Councillors against for the Motion.)

ORD09 Camden Local Environmental Plan 2010 (Amendment No. 19) - Reclassification Of Lands

Resolution: Moved Councillor Funnell, Seconded Councillor Dewbery that Council:

- i. support the Planning Proposal for the reclassification of lands within Council ownership;
- ii. submit the Planning Proposal to the Department of Planning and Infrastructure for a Gateway Determination;
- iii. upon receipt of a favourable Gateway Determination:
 - a. consult relevant public authorities in accordance with the terms of the determination;
 - b. publicly exhibit (including notification and advertising) the Planning Proposal in accordance with the terms of the determination and the *Environmental Planning and Assessment Regulation 2000*; and
 - c. appoint a facilitator to chair and conduct a public hearing for the reclassification of the lands in accordance with the Gateway determination, *Local Government Act 1993* and the *Environmental Planning and Assessment Act 1979*; and
- iv. prepare a further report for Council's consideration at the conclusion of the public exhibition period addressing:
 - a. any submissions received from the public in relation to the Planning Proposal;
 - b. any submissions received from the state government agencies in relation to the Planning Proposal; and
 - c. the report prepared by the facilitator of the public hearing held for the reclassification of lands which are the subject of the Planning Proposal.

ORD189/12 THE MOTION ON BEING PUT WAS CARRIED

(Councillors Anderson, Dewbery, Funnell, Warren, Cottrell voted in favour of the Motion. Councillors Cagney, Campbell and Symkowiak voted against the Motion.)

ORD10 Request for Additional Sponsorship of 2012 Goulburn to Camden Cycle Classic - Macarthur Collegians Cycling Club Inc

MOTION

Moved Councillor Campbell, Seconded Councillor Cagney that Council grant the request from Macarthur Collegians Cycling Club for donation of \$5000, along with \$1500 in kind support, with \$547 for Development Application and \$92.40 for Traffic Management Plan fee to be reimbursed from Councillor Ward Funds.

ORD190/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD11 Request for Additional Funding for 2012 Light Up Camden Celebrations - Camden Light Up Festival Committee

MOTION

Moved Councillor Cagney, Seconded Councillor Campbell that \$5,000, as per the current budget allocation, along with an additional \$5,000, totalling \$10,000, be donated to the Camden Light Up Festival Committee for 'Light Up Camden Celebrations'.

ORD191/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD12 Request for Funding for 2012 Inaugural Christmas in Narellan Event

MOTION

Moved Councillor Cagney, Seconded Councillor Campbell that a donation of \$10,000 be made to Narellan Chamber of Commerce for 'Christmas in Narellan'.

ORD192/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD13 Delivery Program Six Month Report January To June 2012

Resolution: Moved Councillor Campbell, Seconded Councillor Cagney that Council:

- i. note the report; and
- ii. publish the report on the Council website to allow community access

ORD193/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD14 Investment Monies - June 2012

Resolution: Moved Councillor Anderson, Seconded Councillor Cagney that Council:

- i. note that the Principal Accounting Officer has certified that all investments held by Council have been made in accordance with the *Local Government Act*, Regulations, and Council's Investment Policy.
- ii. the list of investments for June 2012 be noted.

- iii. the weighted average interest rate return of 5.62% p.a. for the month of June 2012 be noted.

ORD194/12 THE MOTION ON BEING PUT WAS **CARRIED**

ORD15 Roads And Maritime Services 2012/13 Block Grant Agreement And Program Funding

Resolution: Moved Councillor Dewbery, Seconded Councillor Cagney that Council:

- i. accepts RMS funding of \$277,000 under the Regional Road Block Grant Agreement;
- ii. accepts RMS funding of \$60,000 towards reconstruction of Argyle Street, Camden, under the REPAIR Program with matching Council funding of \$60,000 being sourced from the Capital Works Reserve;
- iii. accepts RMS funding of \$54,800 under the Local Government Road Safety Program with matching Council funding being already allocated in the adopted 2012/13 Budget;
- iv. accepts RMS funding of \$28,000 under the Local Government Pedestrian Facilities Program towards a project on Menangle Road, Camden and Pedestrian Access and Mobility Plan, with matching Council funding of \$28,000 from the Capital Works Reserve;
- v. accepts RMS funding of \$118,000 under the Cycleways Program towards the shared paths on Camden Valley Way, Elderslie and Hilder Street / Lodges Road, Elderslie / Narellan, with matching Council funding of \$43,000 from the Capital Works Reserve and \$75,000 from the Lodges Road Reconstruction Project (already included in current budget); and
- vi. authorises the relevant documentation to be completed under Council Seal as necessary.

ORD195/12 THE MOTION ON BEING PUT WAS **CARRIED**

THE MEETING CLOSED AT 8.03PM



CAMDEN COUNCIL

PLANNING PROPOSAL

Amendment No. 19 – Reclassification of Lands

August 2012

Version 1 – 14 August 2012

Contents

Background.....	3
Part 1 – Objectives or Intended Outcomes	5
Part 2 – Explanation of provisions.....	6
Part 3 – Justification.....	9
Part 4 – Community Consultation	13
Attachment A – Locality Maps.....	14
Attachment B – Camden Town Farm Master Plan	15
Attachment C – Land Reclassification (Part Lots) Map	16
Attachment D – Applicable section 117 directions.....	17

Background

Camden Local Environmental Plan 2010 (LEP 2010) was gazetted on 3 September 2010 and became the principal planning instrument covering land use and zoning in the Camden Local Government Area (LGA). The adoption of the LEP 2010 was a 'best fit' transition from the superseded Camden LEP's in an attempt to maintain a 'status quo' from the old to the new LEP.

Council, in its attempts to carry out the intended outcomes of each site primarily require a reclassification of lands from 'community' to 'operational' land. The following sites subject to this planning proposal include:

Camden Town Farm

- Lot 1 in Deposited Plan 532049 – 75A Macquarie Grove Road, Camden
- Lot 2 in Deposited Plan 532049 – 40 Exeter Street, Camden
- Lot A in Deposited Plan 337924 – 75 Macquarie Grove Road, Camden

The Camden Town Farm was dedicated to Council in 2003, as a bequeath from the will of Miss L Davies for the benefit and enjoyment of the residents of Camden. In 2007, a Master Plan was adopted for the guidance of use and development of the Camden Town Farm in accordance with Miss Davies wishes.

The subject site has since operated as a community garden and a site for grazing cattle. However, in order to achieve the objectives and undertake the uses listed in the adopted Master Plan, the site requires a reclassification of the land from community to operational land.

At the time of transfer of the land to Council ownership, a resolution was made to classify the land as operational land. In accordance with Section 34 of the *Local Government Act 1992*, the classification must be advertised for 28 days within three months of the transfer of title into Council ownership notifying the public of Council's decision to classify the land. The process to notify the public of Council's decision to classify the land subsequently overlooked, hence this planning proposal being prepared to reclassify the land to operational land as initially intended.

Elizabeth Park – Narellan Vale

- Part Lot 2 in Deposited Plan 1138792 – Waterworth Drive, Narellan Vale

Council's reference to the Elizabeth Park site in Narellan Vale refers to a small portion of land located at the eastern boundary of the subject site. The land as a whole is currently operating as a public reserve, serving the community of Narellan Vale.

Since 2005, adjoining land owners – the Baptist Churches of NSW Property Trust, has approached and been in discussion with Council to construct a community centre over the adjoining (owned by the Baptist Churches of NSW Property Trust) and subject lands. These discussions have progressed to a point that the land subject to reclassification is to be consolidated into the adjoining lot to cater for the construction of the community centre and its ancillary development. In this regard, the initial step in the process is to reclassify the land to operational land so the plan of consolidation can be registered with the Land and Property Information.

Mount Annan Leisure Centre

- Lot 53 in Deposited Plan 857052 – 156A Waterworth Drive, Mount Annan
- Lot 1101 in Deposited Plan 884135 – 363 Welling Drive, Mount Annan

Council acquired Lot 53 in 2010, where at the time of transfer was dedicated as public reserve classified as community land. The Council report did not address the classification of land and therefore, no resolution was made to classify it as operational land.

Lot 1101 was consolidation of its parent lots (Lot 51 and 52 DP 857052) which was registered in 1999. There are no known Council records which detail if both of the parent lots were classified as operational land. At the time of consolidation, the land would carry forward as community land if no resolution was made to classify the land as operational. Therefore, as a precautionary approach, this planning proposal seeks to reclassify this lot as operational land as it was originally intended.

The future aspirations of these sites, as a whole, is to undertake small additions to the existing Mount Annan Leisure Centre to serve the increasing demand from the community. In order to undertake the planned expansion of the development, the subject lots will need to be consolidated. In this regard, the initial step in the process is to reclassify the land to operational land so the plan of consolidation can be registered with the Land and Property Information.

Smeaton Grange – Topham Road

- Lot 3513 in Deposited Plan 830128 – 55 Topham Road, Smeaton Grange

Council acquired this site in 2001, where at the time of transfer a Council resolution was made to dedicate this as operational land. In accordance with Section 34 of the Local Government Act 1992, the reclassification must be advertised for 28 days within three months of the transfer of title into Council ownership notifying the public of Council's decision to reclassify the land. The process to notify the public of Councils decision to reclassify the land subsequently overlooked, hence this planning proposal being prepared to reclassify the land to operational land as initially intended.

Locality Maps for the above properties subject to the reclassification to operational lands are provided as **Attachment A** to this planning proposal.

Part 1 – Objectives or Intended Outcomes

This planning proposal seeks to reclassify four (4) sites within the Camden Local Government Area (LGA), amend the LEP 2010 to introduce a clause where uses of Camden's Town Farm can be carried out in accordance with its adopted Master Plan, and correct the reference to lots that are listed as a heritage item within Schedule 5 of the LEP 2010.

This planning proposal will allow the intended outcomes of each of the subject sites to be achieved. The following is a brief description of each sites intended outcome:

Camden Town Farm

- Reclassify the land from community to operational land to permit the intended uses of the land to be carried out in accordance with the adopted Master Plan. A copy of the adopted Camden Town Farm Master Plan is provided as **Attachment B**.

Elizabeth Park – Narellan Vale

- Reclassify the land from community to operational land to undertake a consolidation of the subject and adjoining lands. The consolidation will allow a community centre to be constructed on the consolidated site.

Mount Annan Leisure Centre

- Reclassify the land from community to operational land to consolidate the site currently occupied by the Mount Annan Leisure Centre. The consolidation of land will allow council to undertake planned development and expansion of the site to meet the demands of the community.

Smeaton Grange – Topham Road

- The initial advertising period to reclassify the land to operational land was overlooked. This planning proposal will reclassify the land from community to operational land which will allow the existing and intended use of the land to be carried out on the site with the correct classification.

Part 2 – Explanation of provisions

Explanation of provisions for each of the subject sites are provided under the following relevant headings:

Camden Town Farm

The Camden Town Farm lands are subject to reclassification, introduction of an additional local provision and amendment to the heritage items description of lands in Schedule 5 of LEP 2010. This will require the following amendments to the LEP 2010:

Reclassification – Insert into Part 2 of Schedule 4 the following:

Column 1	Column 2	Column 3
Locality	Description	Any Trusts etc. not Discharged
Camden	Lot 2, DP 532049, 40 Exeter Street; Lot 1, DP 532049, 75A Macquarie Grove Road; Lot A, DP 337924, 75 Macquarie Grove Road	Nil

Additional Local Provision – Insert into Part 7 the following:

7.9 Camden Town Farm

- (1) This clause applies to land identified as Lot 2, DP 532049, Lot 1, DP 532049, and Lot A, DP 337924 known as Camden Town Farm;
- (2) The carrying out of development on land to which this clause applies may be carried out:
 - (a) with development consent in accordance with the adopted Camden Town Farm Master Plan, and
 - (b) if the adopted Camden Town Farm Master Plan so provides—without development consent,

in accordance with the conditions (if any) specified in the adopted Camden Town Farm Master Plan in relation to that development.
- (3) This clause has effect despite anything to the contrary in the Land Use Table or other provision of this Plan.

Description of Lands – amend Item I26 of Schedule 5 to read:

Part 1 Heritage items

Suburb	Item name	Address	Property description	Significance	Item No
Camden	Camden Town Farm (including cottage, dairy, milking parlor, barn, rustic storage sheds and out buildings, fences and views to Nepean River and hinterland)	40 Exeter Street	Lots 1 and 2, DP 532049; Lot A, DP 337924	Local	I26

Elizabeth Park – Narellan Vale

The Elizabeth Park Narellan Vale site is only subject to reclassification under this Planning Proposal. This will require the following amendments to the LEP 2010:

Reclassification – Insert into Part 2 of Schedule 4 the following:

Column 1	Column 2	Column 3
Locality	Description	Any Trusts etc. not Discharged
Narellan Vale	Part Lot 2, DP 532049, 40 Exeter Street – as shown edged blue on the Land Reclassification (Part Lots) Map	Nil

Due to only part of the subject site that is being reclassified, this will require the preparation of a new Land Reclassification (Part Lots) Map. The new map titled 1450_COM_RPL_013_010_20120814 is provided as **Attachment C**.

Mount Annan Leisure Centre

The Mount Annan Leisure Centre site is only subject to reclassification under this Planning Proposal. This will require the following amendments to the LEP 2010:

Reclassification – Insert into Part 2 of Schedule 4 the following:

Column 1	Column 2	Column 3
Locality	Description	Any Trusts etc. not Discharged
Mount Annan	Lot 53, DP 857052, 156A Waterworth Drive; Lot 1101, DP 884135, 363 Welling Drive	Nil

Smeaton Grange – Topham Road

The Smeaton Grange site is only subject to reclassification under this Planning Proposal. This will require the following amendments to the LEP 2010:

Reclassification – Insert into Part 2 of Schedule 4 the following:

Column 1	Column 2	Column 3
Locality	Description	Any Trusts etc. not Discharged
Smeaton Grange	Lot 3513, DP 830128, 55 Topham Road	Nil

Part 3 – Justification

Section A – Need for the planning proposal.

1. Is the planning proposal a result of any strategic study or report?

The planning proposal is not a result of any strategic study or report. The proposed amendments to the Camden LEP 2010 identified within this Planning Proposal have been identified by Council Staff and are considered minor in nature.

2. Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?

It is considered that the planning proposal provides the best way of achieving the objectives and intended outcomes.

3. Is there a net community benefit?

Given the minor nature of the matters contained within this planning proposal, it is not considered that a Net Community Benefit Test is required. The matters addressed by this planning proposal will provide the community with new and improved community facilities.

Section B – Relationship to strategic planning framework.

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy (including the Sydney Metropolitan Strategy and exhibited draft strategies)?

The planning proposal is consistent with both the draft South Western Regional strategy and the Sydney Metro Strategy.

5. Is the planning proposal consistent with the local council's Community Strategic Plan, or other local strategic plan?

The planning proposal is consistent with Camden Council's Strategic Plan Camden 2040.

6. Is the planning proposal consistent with applicable state environmental planning policies?

The Camden Town Farm creates an additional local provision, which is land within an existing rural zone. In this regard, Clause 7 of State Environmental Planning Policy (Rural Lands) 2008 is applicable which reads:

7 Rural Planning Principles

The Rural Planning Principles are as follows:

- (a) the promotion and protection of opportunities for current and potential productive and sustainable economic activities in rural areas,*
- (b) recognition of the importance of rural lands and agriculture and the changing nature of agriculture and of trends, demands and issues in agriculture in the area, region or State,*
- (c) recognition of the significance of rural land uses to the State and rural communities, including the social and economic benefits of rural land use and development,*
- (d) in planning for rural lands, to balance the social, economic and environmental interests of the community,*
- (e) the identification and protection of natural resources, having regard to maintaining biodiversity, the protection of native vegetation, the importance of water resources and avoiding constrained land,*
- (f) the provision of opportunities for rural lifestyle, settlement and housing that contribute to the social and economic welfare of rural communities,*
- (g) the consideration of impacts on services and infrastructure and appropriate location when providing for rural housing,*
- (h) ensuring consistency with any applicable regional strategy of the Department of Planning or any applicable local strategy endorsed by the Director-General.*

Despite the introduction of an additional local provision that permits the development of this land in accordance with an adopted Master Plan, the primary production values and objectives of the rural landscape are maintained. The vision of the Camden Town Farm Master Plan is that the *'farm will be developed and maintained primarily for agricultural, tourism and educational purposes'*.

Strategies to achieve the vision for the Camden Town Farm are:

- 1. Foster Agricultural pursuits and activities*
- 2. Facilitates tourism and visitation*
- 3. Integrate educational uses and activities*
- 4. Establish best practice environmental management*

5. Portray history of farm

The vision and strategies for the Camden Town Farm foster an agricultural and educational focus, which caters for the community interest. The Master Plan provides an environmentally responsive approach to the planning of the site sympathetic to its heritage and its past agricultural values. It is considered that the planning proposal is consistent with the rural planning principles outlined within Clause 7 of the SEPP (Rural Lands) 2008.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?

The planning proposal is consistent with applicable Ministerial Directions as explained in **Attachment D**.

Section C – Environmental, social and economic impact.

8. Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?

There is no likelihood of any adverse affect on any critical habitat or threatened species, populations or ecological communities, or their habitats, as a result of this planning proposal.

9. Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?

There are no likely environmental effects as a result of this planning proposal.

10. How has the planning proposal adequately addressed any social and economic affects?

There are no likely social or economic effects as a result of this planning proposal.

Section D – State and Commonwealth interests.

11. Is there adequate public infrastructure for the planning proposal?

Not applicable.

12. What are the views of state and Commonwealth public authorities consulted in accordance with the gateway determination?

Due to the Elizabeth Park and Mount Annan Leisure Centre sites being located within the Campbelltown Mine Subsidence precinct, consultation with the Mine Subsidence Board is required should the planning proposal receive a gateway determination.

The Camden Town Farm also contains bushfire prone lands and portions of its lands within Australian Noise Exposure Forecast (ANEF) and Obstacle Limitation Surface (OLS) zones. In this regard, consultation with the Rural Fire Service and Sydney Metro Airports is required should the planning proposal receive a gateway determination.

In this regard, consultation will be undertaken with the following public authorities:

- Mine Subsidence Board;
- Rural Fire Service; and
- Sydney Metro Airports.

Part 4 – Community Consultation

The matters dealt with in this planning proposal are of a minor nature, and do not result in any adverse impacts upon the community. Due to the nature of the amendments, it is considered that an exhibition period of 28 days is appropriate for this planning proposal. As a result of the reclassification of community lands to operational lands, a public hearing will also take place 21 days after notification to the community. The public hearing will be conducted by an independent professional in accordance with Section 32 of the *Local Government Act 1993*.

The Elizabeth Park and Mount Annan Leisure Centre sites are located within the Campbelltown Mine Subsidence precinct. In this regard, consultation will be undertaken with the Mine Subsidence Board during the public exhibition period.

Consultation with the Rural Fire Service will also be undertaken during the public consultation period given that the Camden Town Farm contains land which is subject to bush fire hazards.

Consultation with Sydney Metro Airports will be undertaken during the public consultation period given that the Camden Town Farm contains portion of its land within ANEF and OLS zones.

A report will be submitted to Council at the conclusion of the community consultation period notifying of any submissions received in relation to this planning proposal.

Attachment A – Locality Maps

Attachment B – Camden Town Farm Master Plan

Attachment C – Land Reclassification (Part Lots) Map

Attachment D – Applicable section 117 directions

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
1. Employment and Resources			
1.1 Business and Industrial Zones	The objectives of this direction are to: (a) encourage employment growth in suitable locations, (b) protect employment land in business and industrial zones, and (c) support the viability of identified strategic centres.	A planning proposal must: (a) give effect to the objectives of this direction, (b) retain the areas and locations of existing business and industrial zones, (c) not reduce the total potential floor space area for employment uses and related public services in business zones, (d) not reduce the total potential floor space area for industrial uses in industrial zones, and (e) ensure that proposed new employment areas are in accordance with a strategy that is approved by the Director-General of the Department of Planning.	This direction is applicable as the Smeaton Grange site is located within the business and industrial zones. This planning proposal is for the reclassification of land, which does not propose the alteration to the location or total potential floor space area of any business or industrial zones. It is considered that this planning proposal is consistent with the objectives of this direction.
1.2 Rural Zones	The objective of this direction is to protect the agricultural production value of rural land.	A planning proposal must: (a) not rezone land from a rural zone to a residential, business, industrial, village or tourist zone.	This direction is applicable as the Camden Town Farm is located within the RU1 – Primary Production zone. The proposal intends to insert an additional local provision to develop and allow the intended use of the lands to achieve its planned potential as

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
		(b) not contain provisions that will increase the permissible density of land within a rural zone (other than land within an existing town or village).	described in the adopted Camden Town Farm Master Plan. the uses proposed within the Camden Town Farm Master Plan are generally low scale, agricultural and community related uses. This is applicable only to the lands of the Camden Town Farm and not the RU1 zone as a whole.
1.5 Rural Lands	The objectives of this direction are to: (f) protect the agricultural production value of rural land, (g) facilitate the orderly and economic development of rural lands for rural and related purposes.	A planning proposal to which clauses 3(a) or 3(b) apply must be consistent with the Rural Planning Principles listed in State Environmental Planning Policy (Rural Lands) 2008.	This direction is applicable as the Camden Town Farm is located within a rural zone. It is considered that the planning proposal is consistent with the rural planning principles outlined within Clause 7 of the SEPP (Rural Lands) 2008. please refer to Part 3 – Question 6 for justification.
2. Environment and Heritage			
2.3 Heritage Conservation	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance.	A planning proposal must contain provisions that facilitate the conservation of: (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area, (b) Aboriginal objects or Aboriginal places	This direction is applicable as the Camden Town Farm is listed as a local heritage item under the LEP 2010. The planning proposal is consistent with the objectives of this direction as the proposal does not permit or prohibit development that would adversely impact the heritage significance of the site. Furthermore, any development on the subject lands require an assessment against Clause 5.10 of the LEP 2010 prior to the development or use of the site for that purpose.

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
		that are protected under the National Parks and Wildlife Act 1974, and (c) Aboriginal areas, Aboriginal objects, Aboriginal places or landscapes identified by an Aboriginal heritage survey prepared by or on behalf of an Aboriginal Land Council, Aboriginal body or public authority and provided to the relevant planning authority, which identifies the area, object, place or landscape as being of heritage significance to Aboriginal culture and people.	
3. Housing, Infrastructure and Urban Development			
3.1 Residential Zones	The objectives of this direction are: (h) to encourage a variety and choice of housing types to provide for existing and future housing needs, (i) to make efficient use of existing infrastructure and services and ensure that new housing has appropriate access to infrastructure and services, and (j) to minimise the impact of residential development on the environment and resource lands.	A planning proposal must, in relation to land to which this direction applies: (a) contain a requirement that residential development is not permitted until land is adequately serviced (or arrangements satisfactory to the council, or other appropriate authority, have been made to service it), and (b) not contain provisions which will reduce the permissible residential density of land.	This direction applies as the Elizabeth Park and Mount Annan Leisure Centre sites are located within the R2 – Low Density Residential zone. Although the subject sites are located within the residential zone, the proposed reclassification of the sites from community to operational land will have no adverse impact on the existing residential densities as the sites are an existing community facility.
3.5 Development Near Licensed	The objectives of this direction are: (a) to ensure the effective and safe	In the preparation of a planning proposal that sets controls for the development of	This direction is applicable as the Camden Town Farm is located partially within an ANEF and OLS

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
Aerodromes	operation of aerodromes, and (b) to ensure that their operation is not compromised by development that constitutes an obstruction, hazard or potential hazard to aircraft flying in the vicinity, and (c) to ensure development for residential purposes or human occupation, if situated on land within the Australian Noise Exposure Forecast (ANEF) contours of between 20 and 25, incorporates appropriate mitigation measures so that the development is not adversely affected by aircraft noise.	land in the vicinity of a licensed aerodrome, the relevant planning authority must: (a) consult with the Department of the Commonwealth responsible for aerodromes and the lessee of the aerodrome, (b) take into consideration the Obstacle Limitation Surface (OLS) as defined by that Department of the Commonwealth, (c) for land affected by the OLS: (i) prepare appropriate development standards, such as height, and (ii) allow as permissible with consent development types that are compatible with the operation of an aerodrome (d) obtain permission from that Department of the Commonwealth, or their delegate, where a planning proposal proposes to allow, as permissible with consent, development that encroaches above the OLS. This permission must be obtained prior to undertaking community consultation in satisfaction of section 57 of the Act.	zone from Camden Airport. The Planning proposal proposes an additional local provision for the town farm to cater for development and uses of the land in accordance with the Camden Town Farm Master Plan. Whilst the planning proposal does not rezone land, it permits sensitive land uses in proximity to the ANEF and OLS zones. However, the Master Plan prescribes development zones that permit the uses and development throughout the site, which the erection of any building is located external to the mapped ANEF zones. Nonetheless, as outlined within the planning proposal, consultation will be undertaken with Sydney Metro Airports during the public exhibition period

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
4. Hazard and Risk			
4.2 Mine Subsidence and Unstable Land	The objective of this direction is to prevent damage to life, property and the environment on land identified as unstable or potentially subject to mine subsidence.	When preparing a planning proposal that would permit development on land that is within a Mine Subsidence District a relevant planning authority must: (a) consult the Mine Subsidence Board to ascertain: (i) if the Mine Subsidence Board has any objection to the draft Local Environmental Plan, and the reason for such an objection, and (ii) the scale, density and type of development that is appropriate for the potential level of subsidence, and (b) incorporate provisions into the draft Local Environmental Plan that are consistent with the recommended scale, density and type of development recommended under (4)(a)(ii), and (c) include a copy of any information received from the Mine Subsidence Board with the statement to the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction	This direction is applicable due to the Elizabeth Park and Mount Annan Leisure Centre sites are located within the Campbelltown Mine Subsidence District. As outlined within the planning proposal, consultation is required with the Mine Subsidence Board, which will be undertaken during the public exhibition period.

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
		of section 57 of the Act.	
4.3 Flood Prone Land	The objectives of this direction are: (a) to ensure that development of flood prone land is consistent with the NSW Government's Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005, and (b) to ensure that the provisions of an LEP on flood prone land is commensurate with flood hazard and includes consideration of the potential flood impacts both on and off the subject land.	A planning proposal must include provisions that give effect to and are consistent with the NSW Flood Prone Land Policy and the principles of the Floodplain Development Manual 2005 (including the Guideline on Development Controls on Low Flood Risk Areas). A planning proposal must not contain provisions that apply to the flood planning areas which: (c) permit development in floodway areas, (d) permit development that will result in significant flood impacts to other properties, (e) permit a significant increase in the development of that land, (f) are likely to result in a substantially increased requirement for government spending on flood mitigation measures, infrastructure or services, or (g) permit development to be carried out without development consent except for the purposes of agriculture (not including dams, drainage canals, levees, buildings or structures in	This direction is applicable due to the Camden Town Farm being located within the 1 in 100 Year flood zone. The introduction of an additional local provision provides development and uses to be carried out in accordance with the Camden Town Farm Master Plan. It is noted that the Master Plan is responsive to the flooding site constraint, which specifically prescribes development sitings and uses that will create no impact on the flood levels, flows or risk to human life.

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
		floodways or high hazard areas), roads or exempt development.	
4.4 Planning for Bushfire Protection	The objectives of this direction are: (a) to protect life, property and the environment from bush fire hazards, by discouraging the establishment of incompatible land uses in bush fire prone areas, and (b) to encourage sound management of bush fire prone areas.	In the preparation of a planning proposal the relevant planning authority must consult with the Commissioner of the NSW Rural Fire Service following receipt of a gateway determination under section 56 of the Act, and prior to undertaking community consultation in satisfaction of section 57 of the Act, and take into account any comments so made, A planning proposal must: (a) have regard to Planning for Bushfire Protection 2006, (b) introduce controls that avoid placing inappropriate developments in hazardous areas, and (c) ensure that bushfire hazard reduction is not prohibited within the APZ. A planning proposal must, where development is proposed, comply with the following provisions, as appropriate: (a) provide an Asset Protection Zone (APZ) incorporating at a minimum: (i) an Inner Protection Area bounded by a perimeter road or reserve	This direction is applicable due to the Camden Town Farm containing bushfire prone land along its northern boundary. The introduction of an additional local provision provides development and uses to be carried out in accordance with the Camden Town Farm Master Plan. As outlined within the planning proposal, consultation is required with the Rural Fire Service, which will be undertaken during the public exhibition period. It is noted that the Master Plan is responsive to the bushfire prone land, which details development sitings and uses that are compatible and respective to the known risk. The controls on the development and uses are detailed within the Camden Town Farm Master Plan.

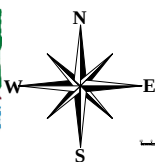
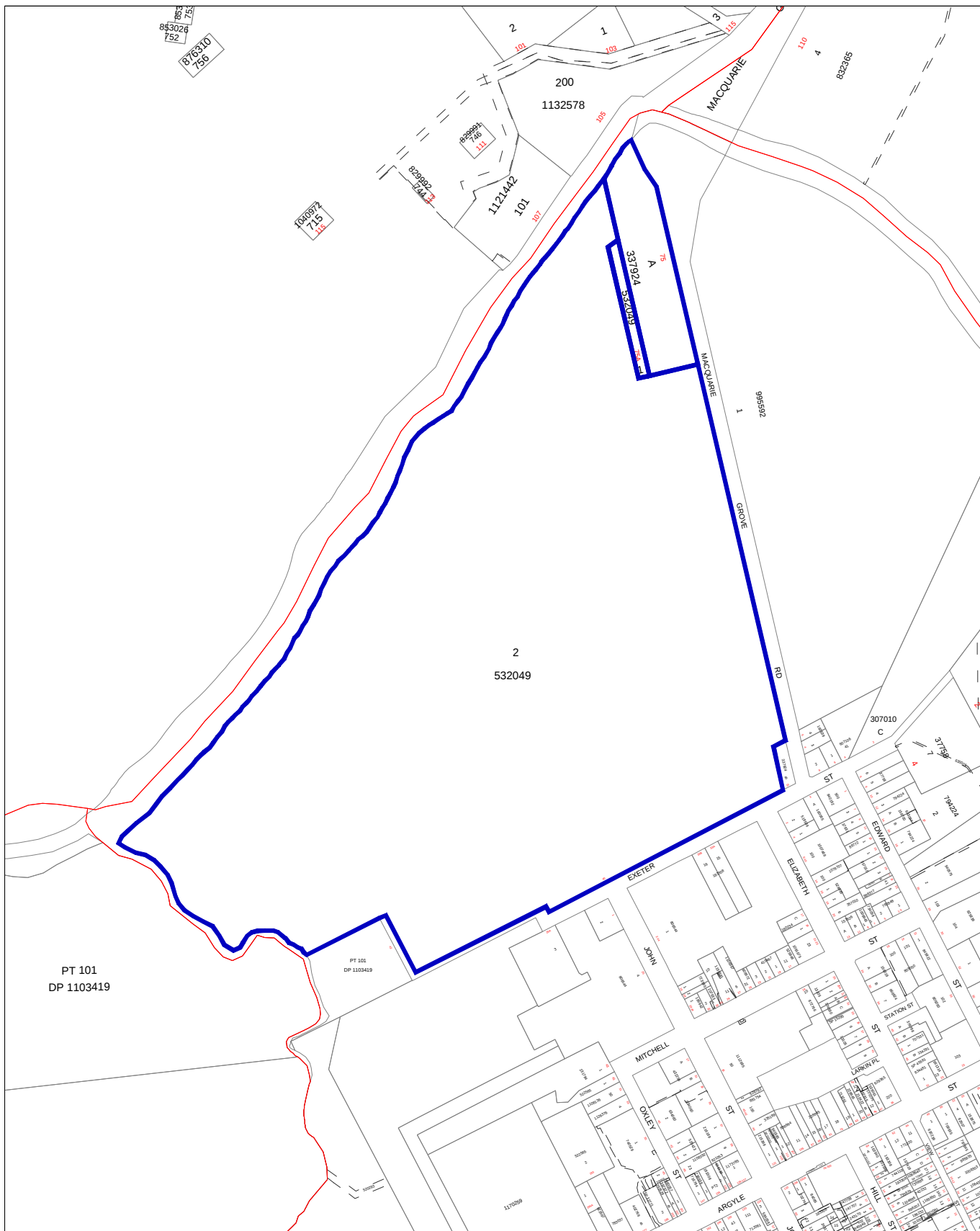
S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
		which circumscribes the hazard side of the land intended for development and has a building line consistent with the incorporation of an APZ, within the property, and (ii) an Outer Protection Area managed for hazard reduction and located on the bushland side of the perimeter road, (b) for infill development (that is development within an already subdivided area), where an appropriate APZ cannot be achieved, provide for an appropriate performance standard, in consultation with the NSW Rural Fire Service. If the provisions of the planning proposal permit Special Fire Protection Purposes (as defined under section 100B of the Rural Fires Act 1997), the APZ provisions must be complied with, (c) contain provisions for two-way access roads which links to perimeter roads and/or to fire trail networks, (d) contain provisions for adequate water supply for firefighting purposes, (e) minimise the perimeter of the area of land interfacing the hazard which may	

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
		be developed, (f) introduce controls on the placement of combustible materials in the Inner Protection Area.	
6. Local Plan Making			
6.1 Approval and Referral Requirements	The objective of this direction is to ensure that LEP provisions encourage the efficient and appropriate assessment of development.	A planning proposal must: (a) minimise the inclusion of provisions that require the concurrence, consultation or referral of development applications to a Minister or public authority, and (b) not contain provisions requiring concurrence, consultation or referral of a Minister or public authority unless the relevant planning authority has obtained the approval of: (i) the appropriate Minister or public authority, and (ii) the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General), prior to undertaking community consultation in satisfaction of section 57 of the Act, and (c) not identify development as designated development unless the	Development occurring as an indirect result of this planning proposal does not generate any additional need to obtain concurrence, consultation or referral to the Minister or any public authority.

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
		relevant planning authority: (i) can satisfy the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) that the class of development is likely to have a significant impact on the environment, and (ii) has obtained the approval of the Director-General of the Department of Planning (or an officer of the Department nominated by the Director-General) prior to undertaking community consultation in satisfaction of section 57 of the Act.	
6.3 Site Specific Provisions	The objective of this direction is to discourage unnecessarily restrictive site specific planning controls.	A planning proposal that will amend another environmental planning instrument in order to allow a particular development proposal to be carried out must either: (a) allow that land use to be carried out in the zone the land is situated on, or (b) rezone the site to an existing zone already applying in the environmental planning instrument that allows that land use without imposing any development standards or	This direction applies due to an additional local provision being provided for the Camden Town Farm lands. The planning proposal introduces an additional local provision that will allow for the development and use of the land to be carried out as per the adopted Camden Town Farm Master Plan.

S.117 Direction	Objective	What a relevant planning authority must do if this direction applies	Response
		requirements in addition to those already contained in that zone, or (c) allow that land use on the relevant land without imposing any development standards or requirements in addition to those already contained in the principal environmental planning instrument being amended. A planning proposal must not contain or refer to drawings that show details of the development proposal.	
7. Metropolitan Planning			
7.1 Implementation of the Metropolitan Strategy	The objective of this direction is to give legal effect to the vision, land use strategy, policies, outcomes and actions contained in the Metropolitan Strategy.	Planning proposals shall be consistent with: (a) the NSW Government's Metropolitan Plan for Sydney 2036 published in December 2010 ("the Metropolitan Plan").	The proposal is consistent with the NSW Government's Metropolitan Strategy 2036 published in December 2010.

Camden Town Farm



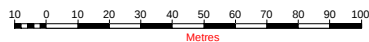
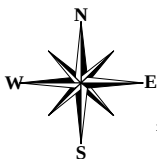
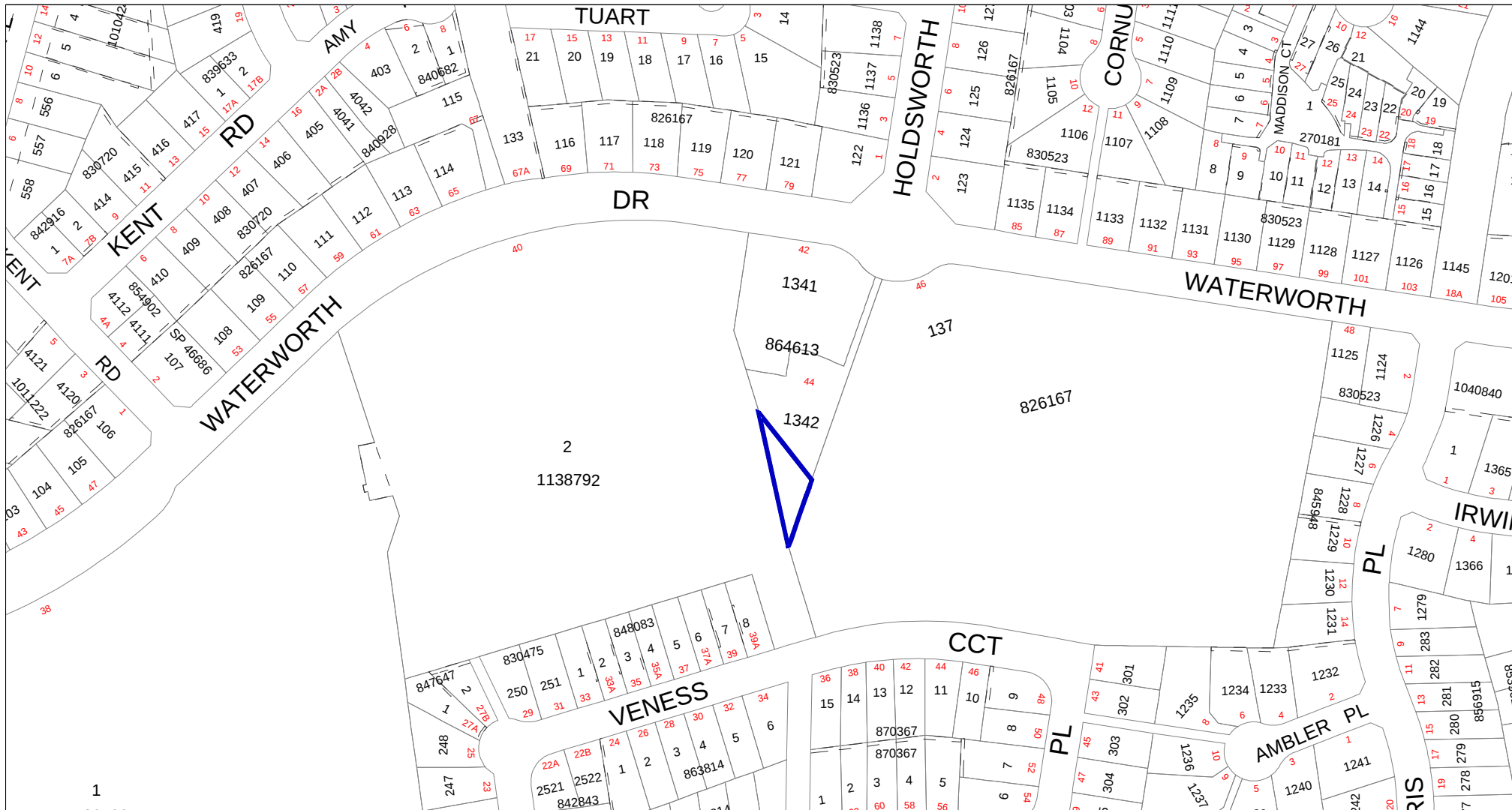
This map has been prepared from Council records by the Land Information section. If you intend to rely on this information you should have this verified.

Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.

Scale: 1:7500

Printed Date: 02:08:12

Elizabeth Park - Narellan Vale

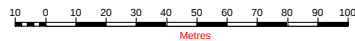
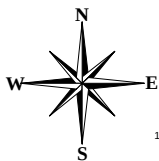
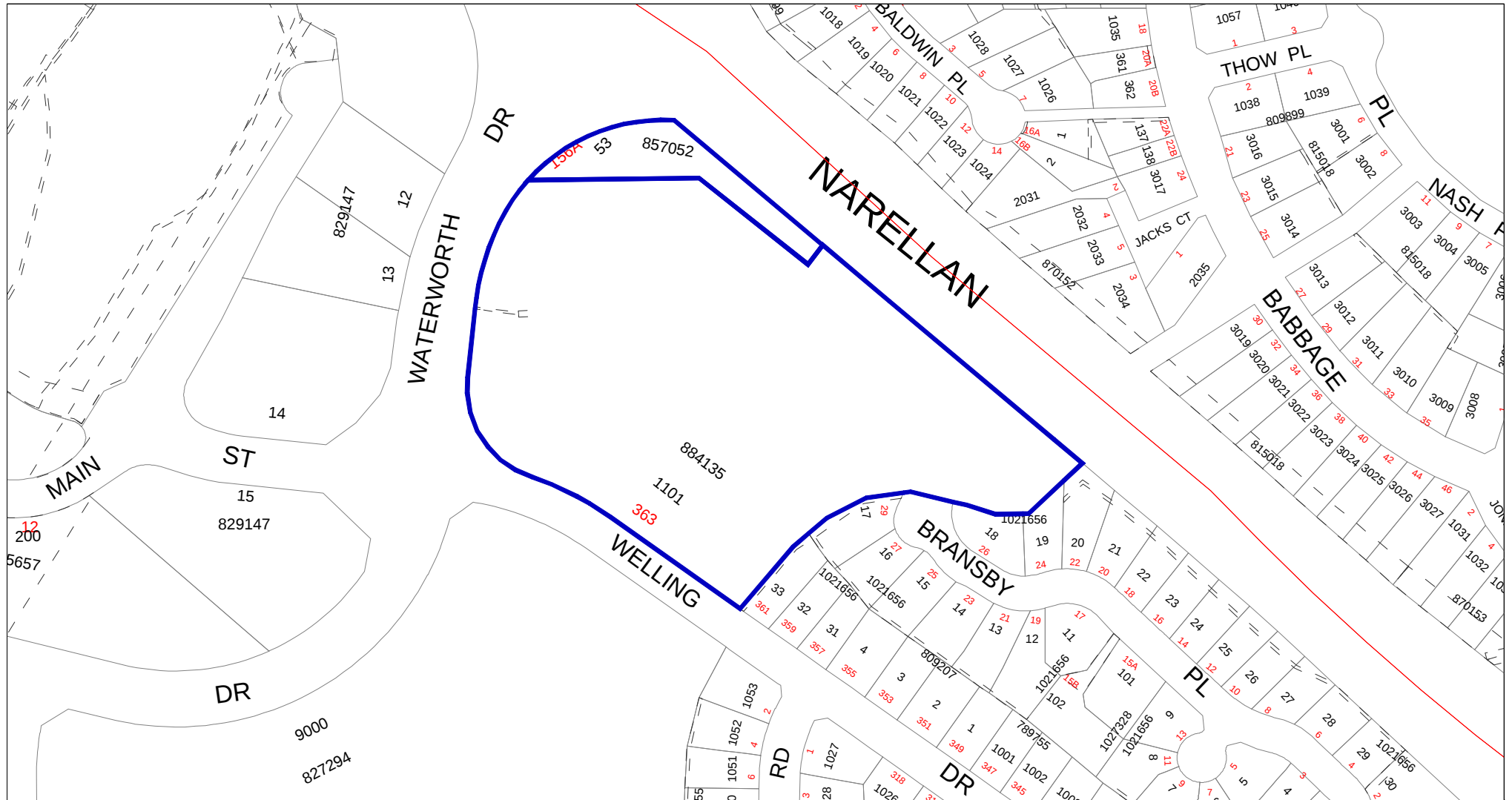


This map has been prepared from Council records by the Land Information Section. If you intend to rely on this information you should have this verified.

Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.

Scale: 1:2400

Printed Date: 02:08:12

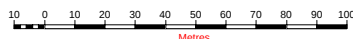
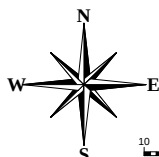


This map has been prepared from Council records by the Land Information Section. If you intend to rely on this information you should have this verified.

Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.

Scale: 1:2500

Printed Date: 02:08:12



This map has been prepared from Council records by the Land Information Section. If you intend to rely on this information you should have this verified.

Camden Council accepts no responsibility for any errors or omissions. This map should not be reproduced without the permission of Camden Council.

Scale: 1:2500

Printed Date: 02:08:12



C A M D E N T O W N F A R M



M A S T E R P L A N



prepared by: **cityscape**planning+projects

March 2007

cityscape planning + projects

abn: 37 089 650 386

phone: 4739 3374

fax: 4739 3408

mobile: 0408 866913

email: cityscape@cityscape.net.au

www.cityscape.net.au

post: PO Box 127

Glenbrook NSW 2773



© cityscape planning + projects, 2007

This report dated 9 March 2007 and represents a masterplan for the Camden Town Farm and is to be used for that purpose solely and for *Camden Council* ('the client') exclusively. No liability is extended for any other use or to any other party. Whilst the report is derived in part from our knowledge and expertise, it is based on the conditions prevailing at the time of the Report and upon the information provided by the client.

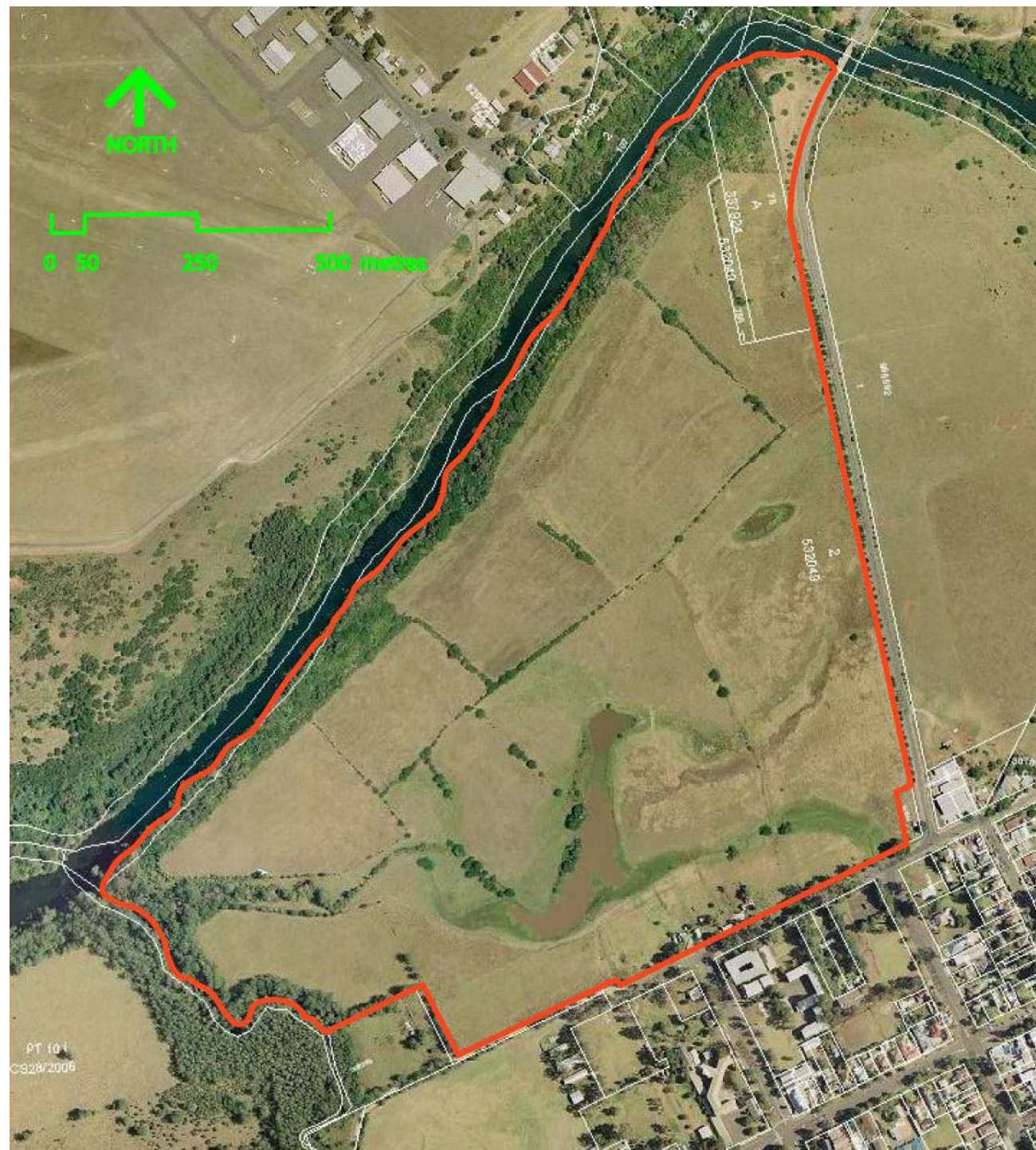
TABLE OF CONTENTS

1.0	PRELIMINARY.....	1
1.1	PURPOSE OF PLAN.....	2
1.2	REGIONAL CONTEXT.....	3
1.3	LOCAL CONTEXT.....	3
1.4	VISION.....	5
1.5	STRATEGIES.....	5
1.6	DESIGN WORKSHOP.....	5
1.7	KEY LANDUSE+ ACTIVITIES	6
2.0	SITE ANALYSIS.....	7
2.1	NEPEAN RIVER	8
2.2	DRAINAGE.....	9
2.3	VEGETATION	10
2.4	FENCING.....	11
2.5	FARM BUILDINGS.....	12
3.0	DESIGN PRINCIPLES.....	14
3.1	INTEGRATION.....	15

3.2 ZONING.....	16
3.3 DIVERSITY.....	18
3.3.1 COTTAGE CAFÉ.....	19
3.3.2 LIVING MUSEUM.....	20
3.3.3 DEMONSTRATION HERDS.....	21
3.3.4 ANIMAL FARM NURSERY.....	22
3.3.5 COMMUNITY GARDEN.....	23
3.3.6 FARMGATE SALES.....	24
3.3.7 EVENTS AREA.....	26
3.3.8 EXHIBITION HALL.....	30
3.3.9 BBQ + PICNIC AREA.....	32
3.3.10 CAR PARKING.....	34
3.4 TOURISM.....	35
3.5 FLEXIBILITY.....	38
3.5.1 MARKETS OVERLAY.....	38
3.5.2 VEHICLE ACCESS.....	41
3.5.3 FLEXIBLE BUILT FORMS.....	42
3.6 INTEGRATION.....	43
4.0 MASTERPLAN	45

1.0 PRELIMINARY

- Introduction
- Purpose of Plan
- Regional Context t
- Local Context
- Vision
- Strategies
- Design Workshop
- Key land use and activities

Figure 1: Camden Town Farm

1.1 INTRODUCTION

One of Camden's most colourful identities, the late Llewella Davies, bequeathed the Camden Town Farm to Council. Miss Davies, the last of her family to reside on the family dairy in Exeter Street, Camden, had always maintained that the property would be left to the people of Camden for their benefit and enjoyment. True to her word when Llewella passed away, aged 98, the property was officially transferred to Council.

In giving responsibility for the property to Council on behalf of the community, Miss Davies preference was that the farm should continue to be used as a working dairy farm. If this was not possible then she favoured agricultural pursuits in the form of a working model farm to enable the community to see such a farm in operation at close hand. Alternatively if neither of these options proved feasible the farm should be used for the grazing of livestock or passive recreation.

An image of the Camden Town Farm is provided at Figure 1.

1.2 PURPOSE OF PLAN

Cityscape Planning + Projects has been engaged by Camden Council to prepare a Masterplan for the Camden Town Farm.

The Camden Town Farm Masterplan will provide Council and the Town Farm Management Committee with a clear graphical portrayal of the key elements of the farm precinct, including potential activities and developments, their functional relationships and activity impacts.

Figure 2: Regional Context

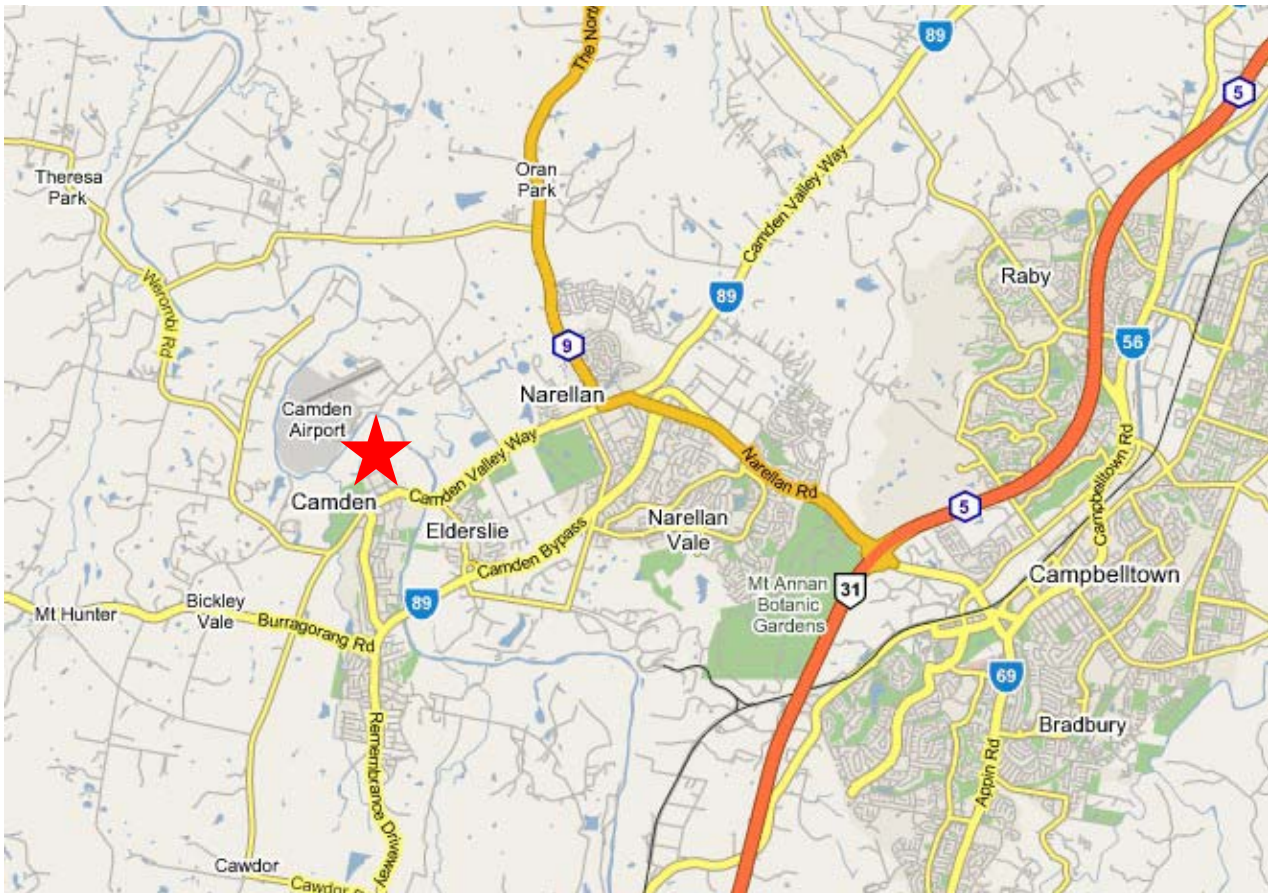


Figure 3: Location of Site



1.3 REGIONAL CONTEXT

Camden forms part of the Macarthur region located approximately 65 km southwest of the Sydney CBD. Figure 2 provides an image of the local area and depicts the regional context of the Farm.

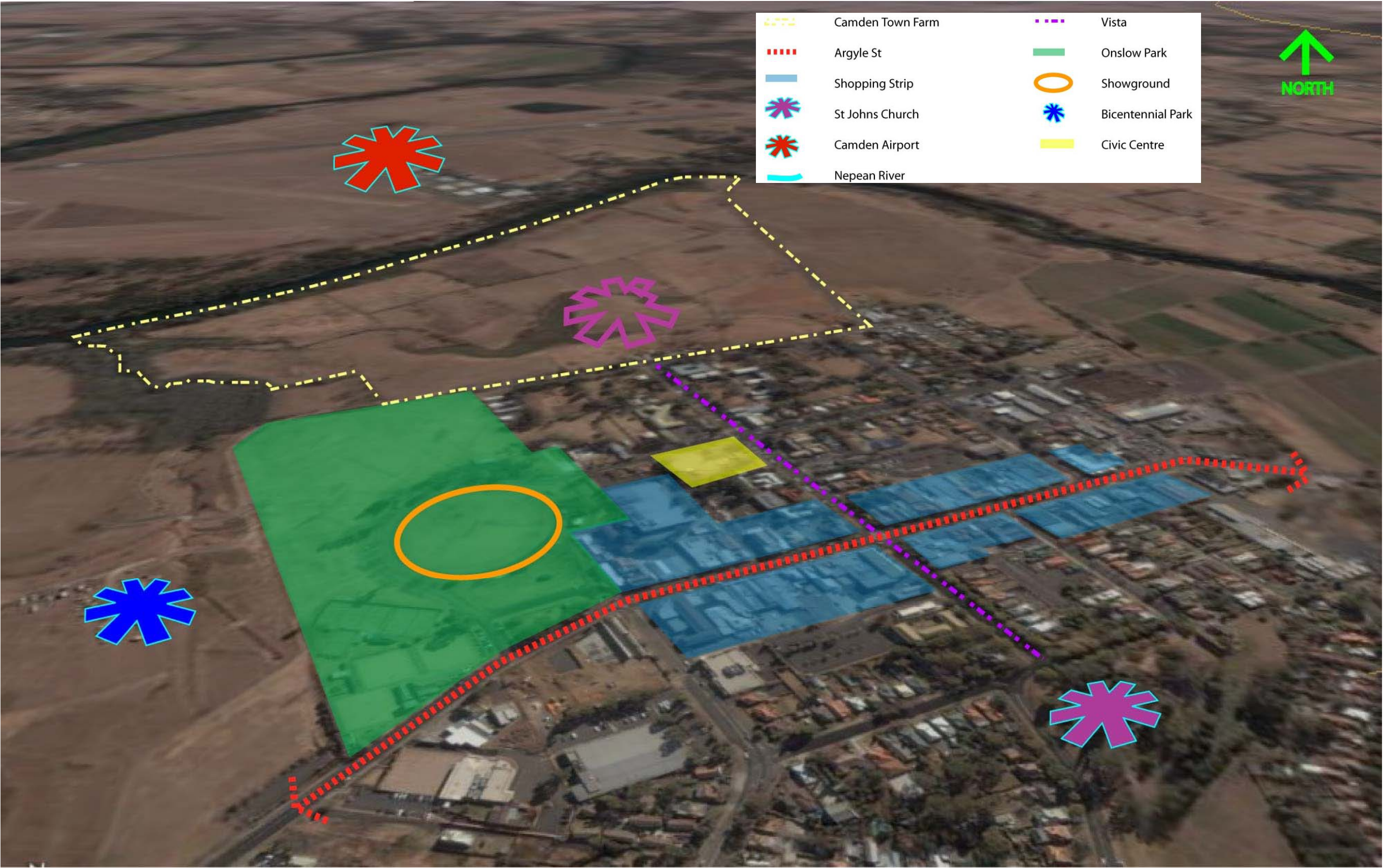
1.4 LOCAL CONTEXT

The Farm remains a significant property on the northern fringe of the township. The farm has operated as a working dairy for over a hundred years and remains a highly valued asset for the local community.

Located in Exeter Street, the fifty-four (54) hectare property is also bounded by Macquarie Grove Road and the Nepean River.

Figure 3 provides an image of the site that identifies its location in proximity to the Camden Township. Figure 4, provides a more detailed analysis of the sites local context with regard to key feature of the Camden Township.

Figure 4: Local Context



1.5 VISION

Camden Council has appointed a Community Management Committee to examine all possible options for the future use and development of the farm.

The following represents both Councils and the Committee's vision for the farm:

"The farm will be developed and maintained primarily for agricultural, tourism and educational purposes. It will be operated and managed in a sustainable manner that retains its unique character and encourages and facilitates community access, participation and visitation".

1.6 STRATEGIES

The following strategies were also developed by the Committee to assist in advancing the vision:

1. Foster Agricultural pursuits and activities
2. Facilitates tourism and visitation
3. Integrate educational uses and activities
4. Establish best practice environmental management
5. Portray history of farm

1.7 DESIGN WORKSHOP

A design workshop was held with the Committee to assist in the development of the masterplan. This workshop proved tremendously useful in helping to determine the spatial arrangements of future farm activities and landuses.



Design Workshop with Community Management Committee

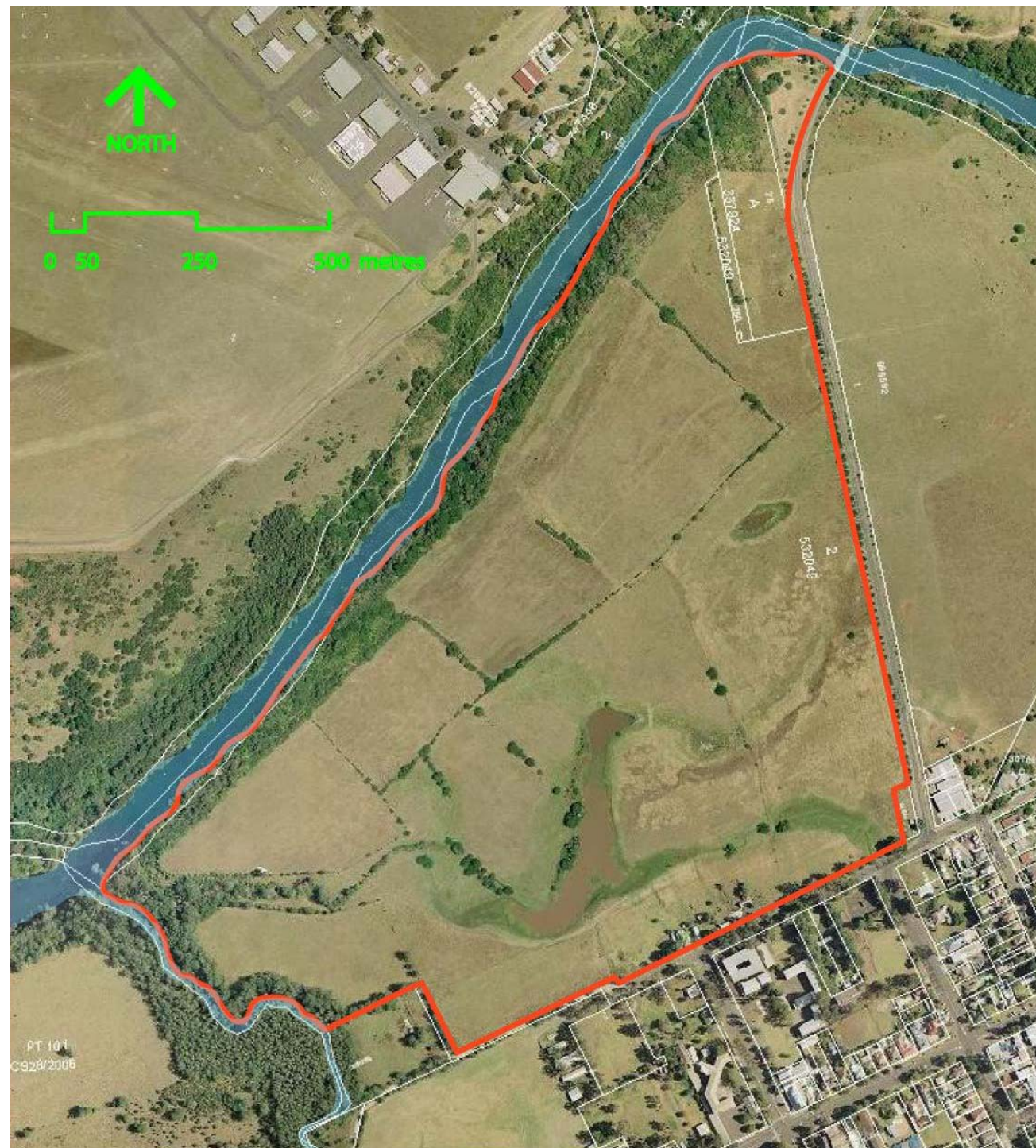
1.8 KEY LAND USES + ACTIVITIES

The Farm Management Committee has identified a broad range of future land uses and activities that should be explored as part of the future master planning of the site. These activities are identified below and are considered to be consistent with the vision and strategies developed by the Farm Management Committee.

- Grow feed crops
- Demonstration herds
- Event Area
- Exhibition Space
- Recreational Fishing
- Community garden
- Growers market
- Dairy Museum
- Educational space
- Agri-forestry
- Walking, bicycle + horse trails
- Café
- Retail outlet
- Picnic + BBQ area
- Car park

2.0 SITE ANALYSIS

- Nepean River
- Drainage
- Vegetation
- Fencing
- Farm buildings

Figure 5: Nepean River

2.1 NEPEAN RIVER

The Nepean River forms the North-western boundary of the site as shown in the image provided at Figure 5.

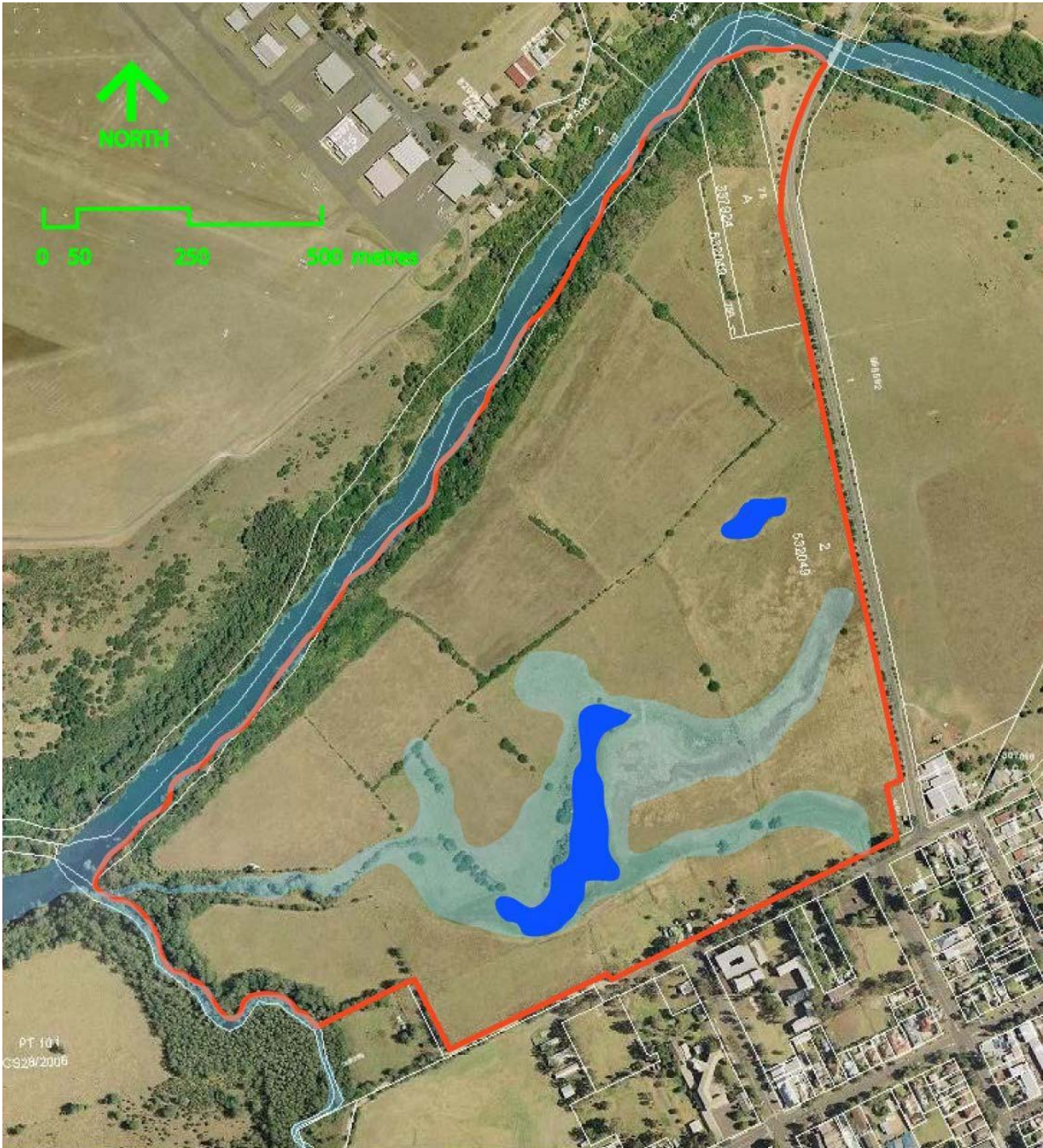
The River is a large body of water that represents the primary natural drainage line both in the local areas and the broader region. As such there are significant constraints as to the type of activities and development that can occur within proximity to the River Corridor.

Matahil Creek is a tributary of the Nepean River and forms the western boundary of the site.

Flooding (1% AEP) from these watercourses extends across the entire site and beyond and clearly represents a major site constraint to future development.



Figure 6: Site Drainage

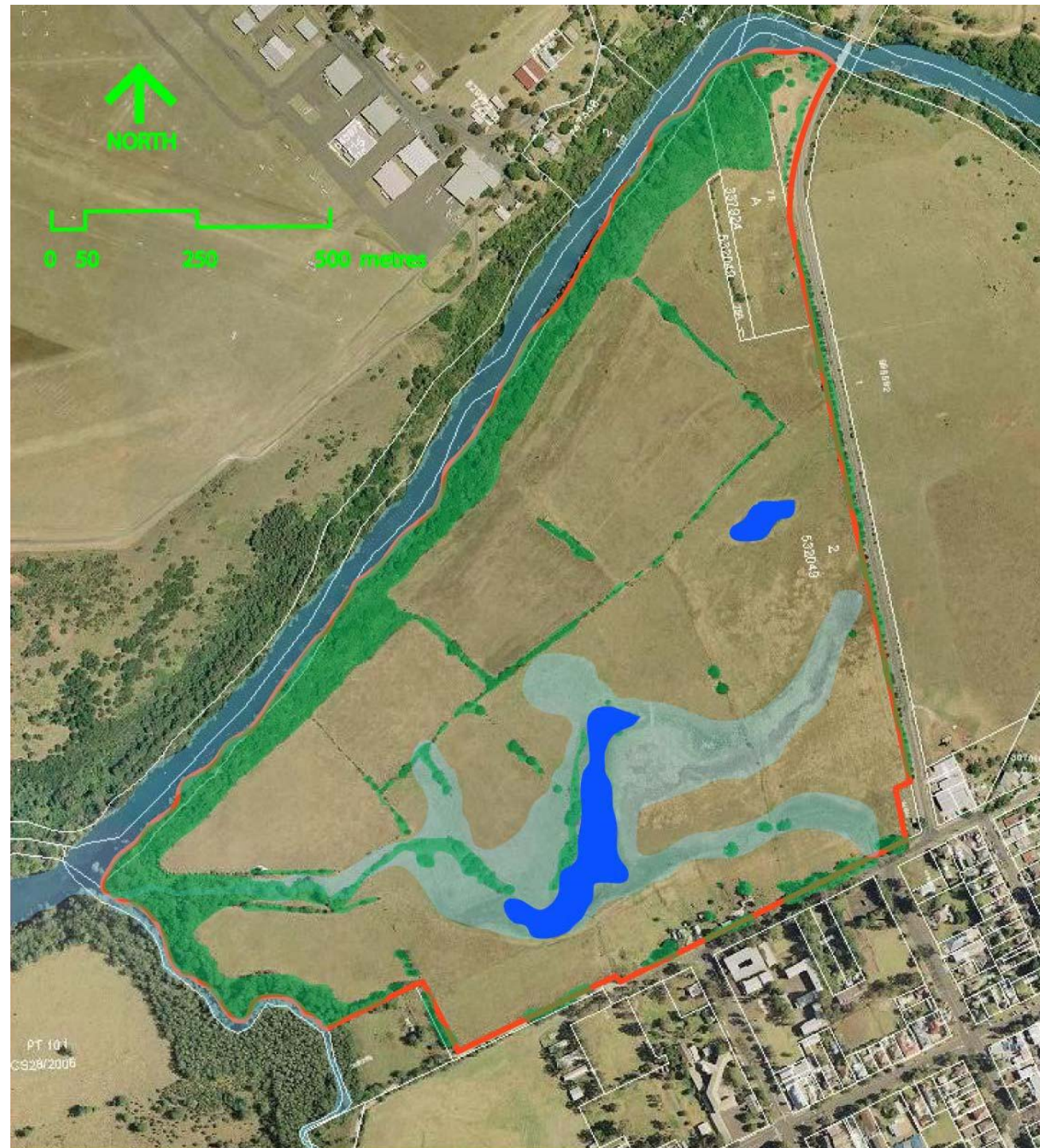


2.2 DRAINAGE

The site receives stormwaters form the Camden Township which enter from both the south eastern corner and end of John St and then drain across the central areas of the site until it ultimately enters the Nepean River at the western extremity of the site.

The drainage line is generally represented as open, low-lying grass swales and the extent of these are depicted at Figure 6. However, the central areas of the site have formed as a wetland. The significance of this wetland is recognised by its listing on the relevant schedule to Sydney Regional Environmental Plan No. 20 (Hawkesbury – Nepean River (No .2 1997). Images of the wetland are provided below.



Figure 7: Vegetation

2.3 VEGETATION

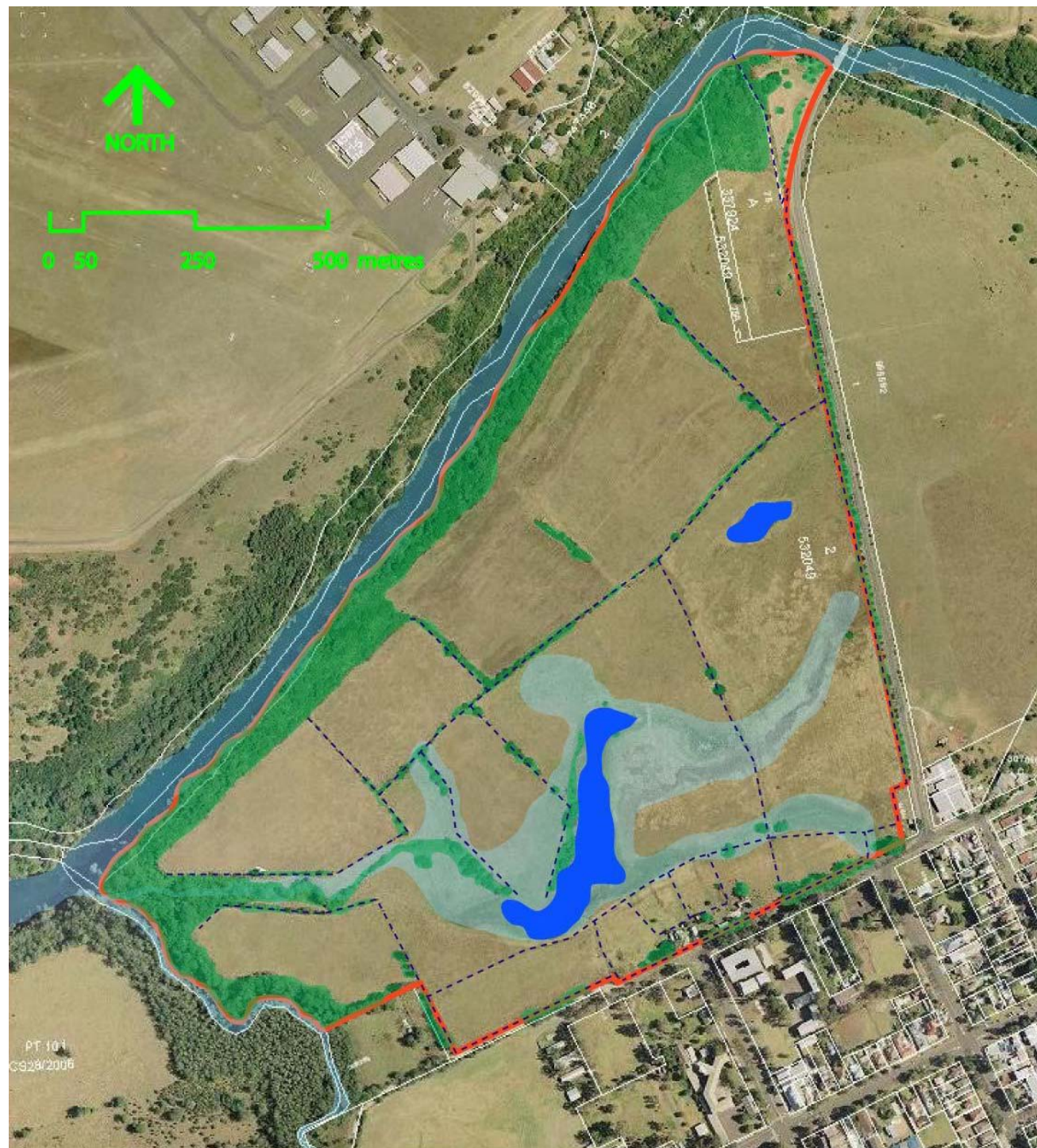
Much of the natural vegetation on the site has been cleared as part of farming activities. However, significant remnant vegetation occurs along the River Corridors that define the western and northern boundaries of the site. The central area of the site also accommodates endemic wetland type species.

The remainder of on site vegetation extends across the site in a lineal manner, following fence line and road verges. There are also clusters or trees and shrubs provided in the curtilage of the farmhouse and outbuildings. Images of site vegetation are provided below, whilst its location is provided at Figure 7. Much of the vegetation located on fence line and within the farm house curtilage are exotic type species typically associated with farming activity and period type plantings.

The site also accommodates significant weed problems particularly along the Nepean River Corridor. The wetland has a significant Alligator Weed infestation.

The northern corner of the site also has undergone a significant Bushland regeneration project sponsored by both Camden Council and National Heritage Trust.



Figure 8: Fencing

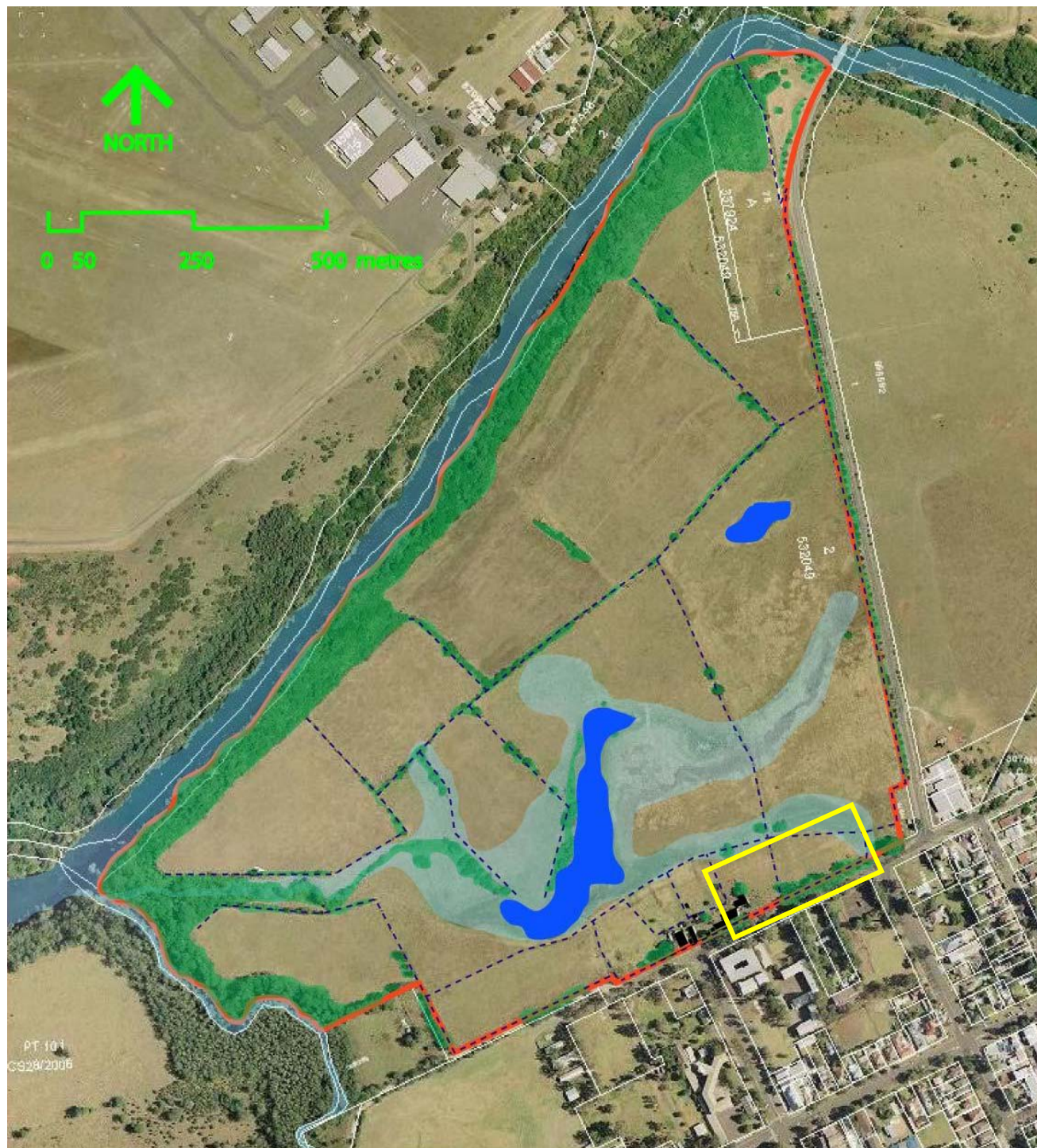
2.4 FENCING

Fence lines on the site not only provide habitat opportunities for flora and fauna but define areas of differing farming activity and pattern of usage of the site. The location of the fence lines are provided at Figure 8.

In this respect the fence lines presence continue to portray the historic farming use of the site and help interpret how that farming was undertaken.

Images of the diverse fences and gates that exist across the site are provided below.



Figure 9: Farm Buildings Cluster

2.5 FARM BUILDINGS

The site accommodates a cluster of buildings located in proximity to Exeter St. The location of this clustered arrangement of buildings is identified at Figure 9 and includes a farm cottage, a dairy shed for milking of cows and a variety of farm outbuildings and sheds.

The cottage is the only building currently listed on the Schedule to Councils Heritage LEP, however, further detailed examination and analysis would be likely to reveal that the entire cluster of building together with the broad farm landscape presents environmental and cultural heritage value of the Camden township and LGA.

Figure 10 over page provides a more fine grained view of this building cluster together with photos of the individual buildings.

Consideration should be given to the listing of this cluster of buildings as a heritage item within Councils LEP.



Figure 10: Farm Buildings Cluster Detail



3.0 DESIGN PRINCIPLES

- Integrity
- Zoning
- Diversity
- Tourism
- Flexibility
- Integration

3.1 INTEGRITY

A key theme that must underpin all future planning and use of the site is to ensure that future development maintains the integrity of the traditional farm activity and land use patterns as well as the sites environmental resources and their on going sustainability.

A performance indicator of the success of such a design theme would be that a future visitor to the site, would not only recognise but immediately identify the site as the Camden Town Farm because it retained and enhanced the integrity

of the sites environmental features, built forms, fence lines, farming activities and cultural heritage values.

The fundamentals of any future masterplan for the site should therefore reflect the existing use and appearance of the site as represented by the aerial photo and site plan at Figure 11 below.

Figure 11: Site Plan

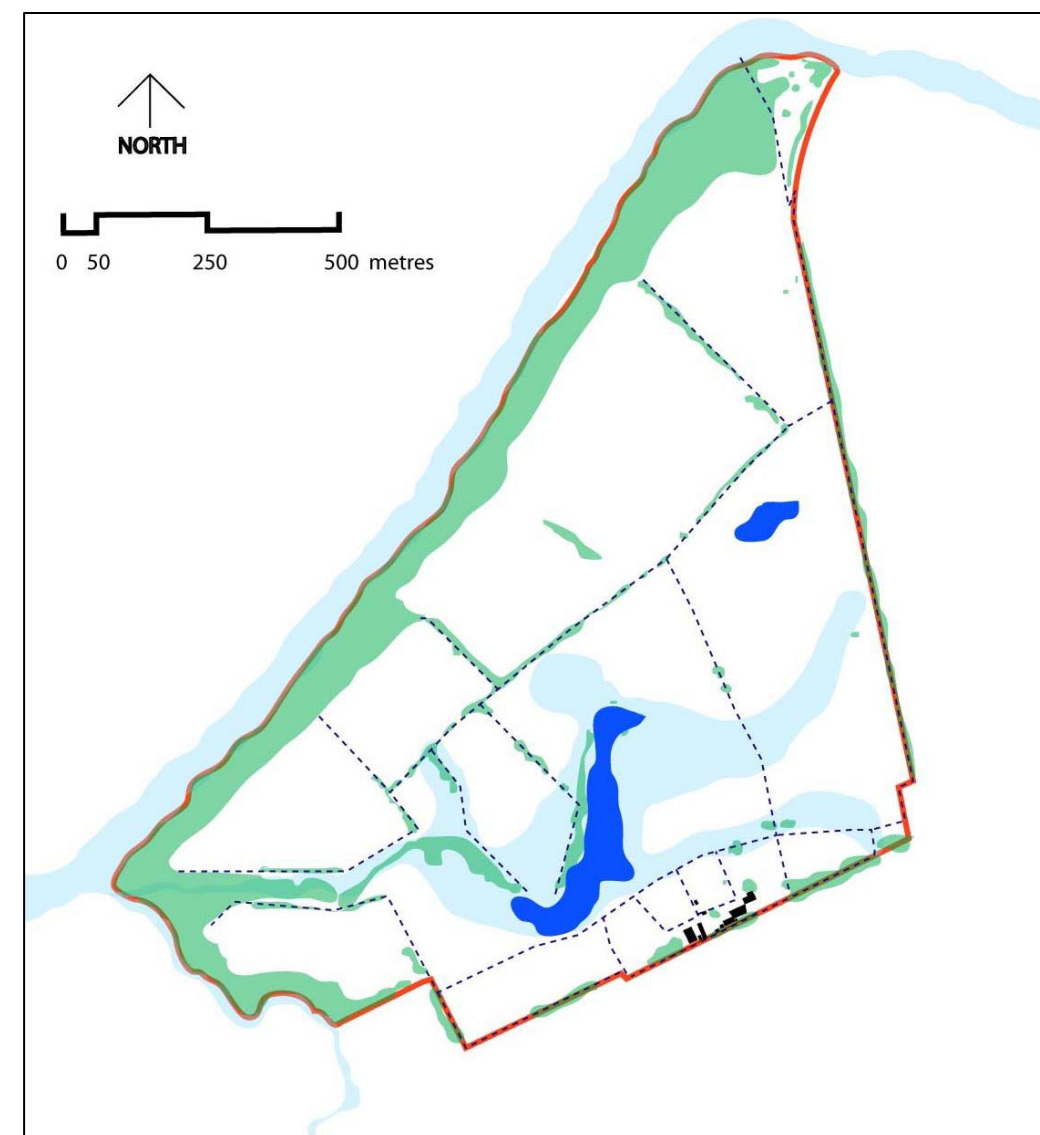
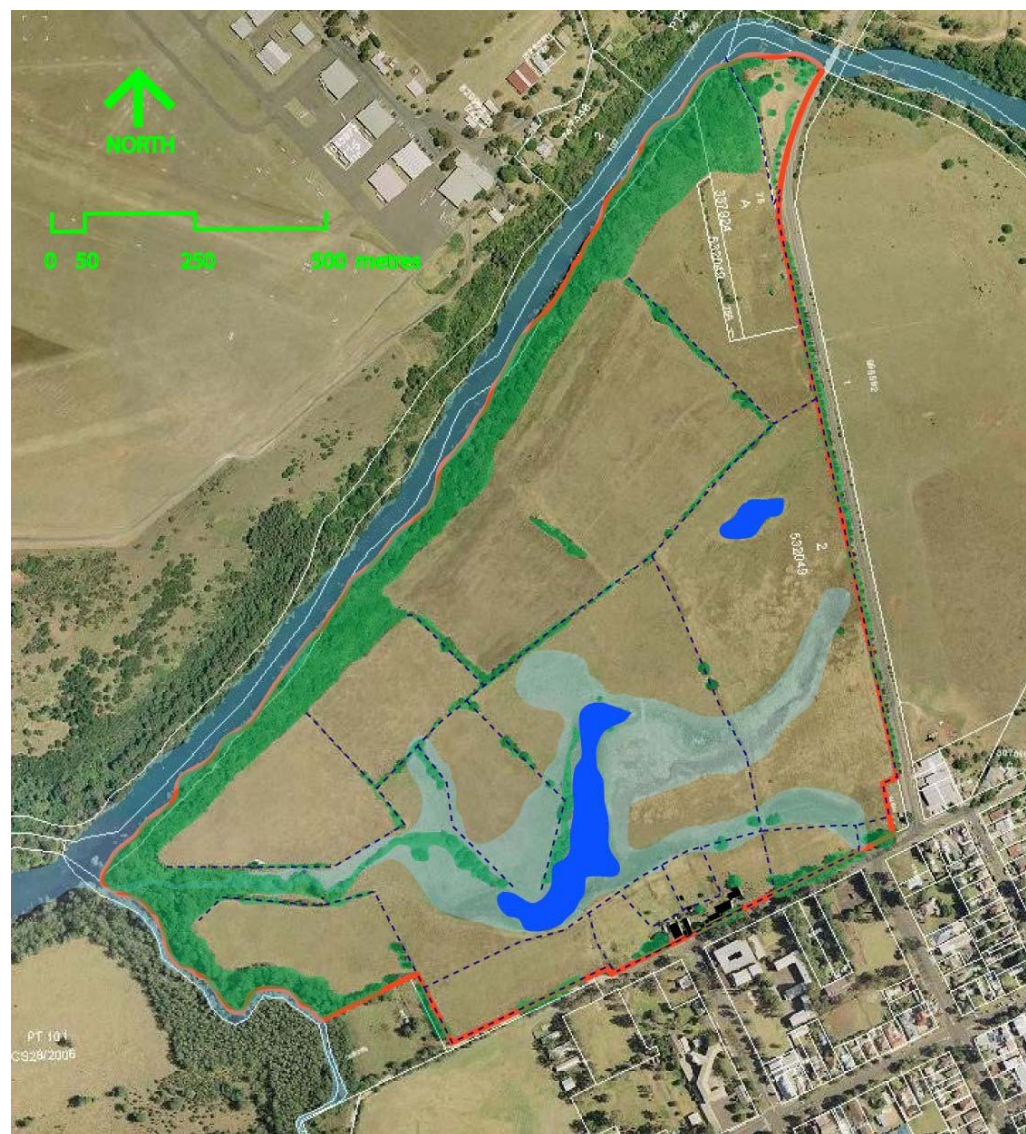
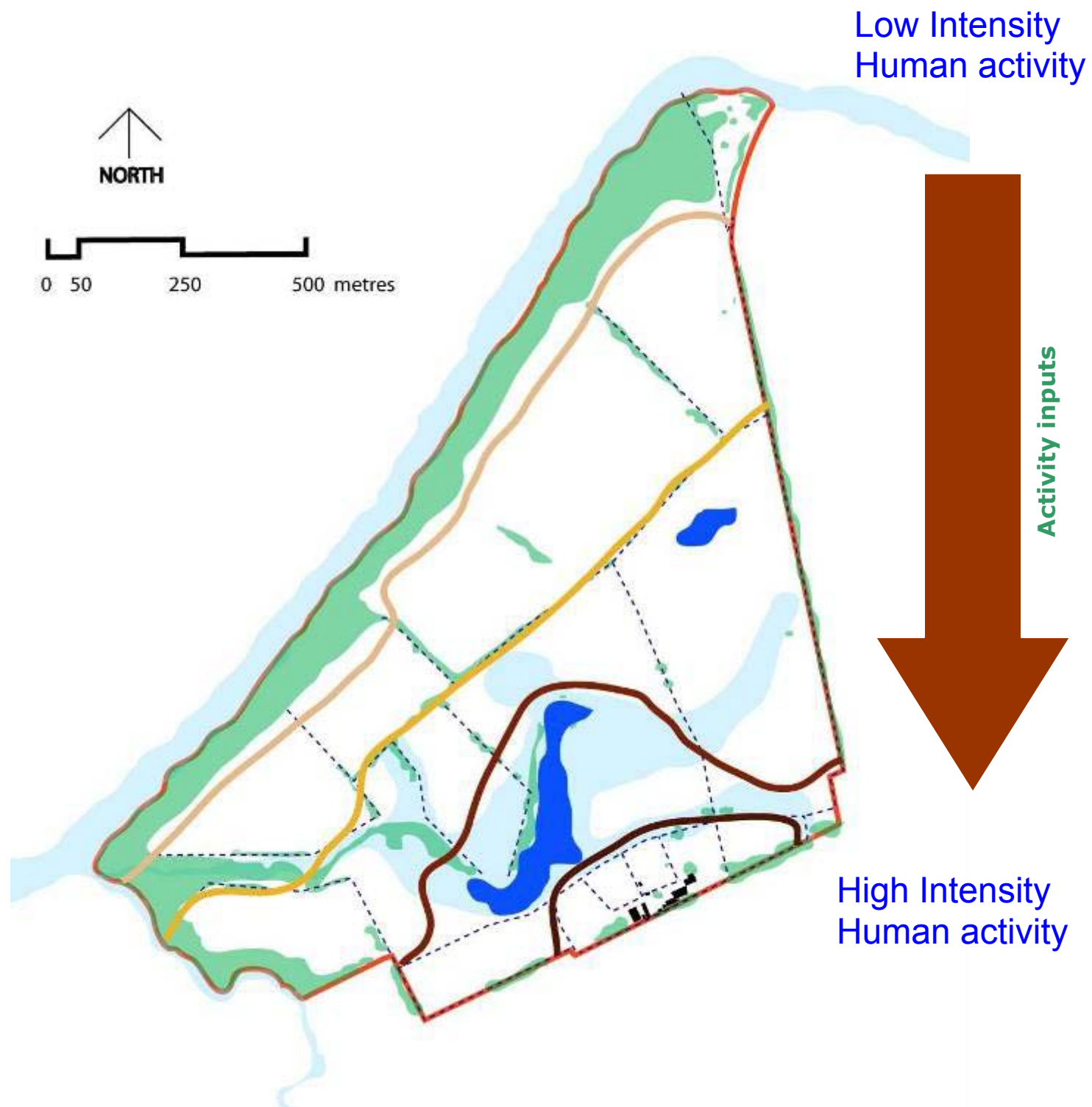


Figure 12: Zoning Intensity Plan



3.2 ZONING

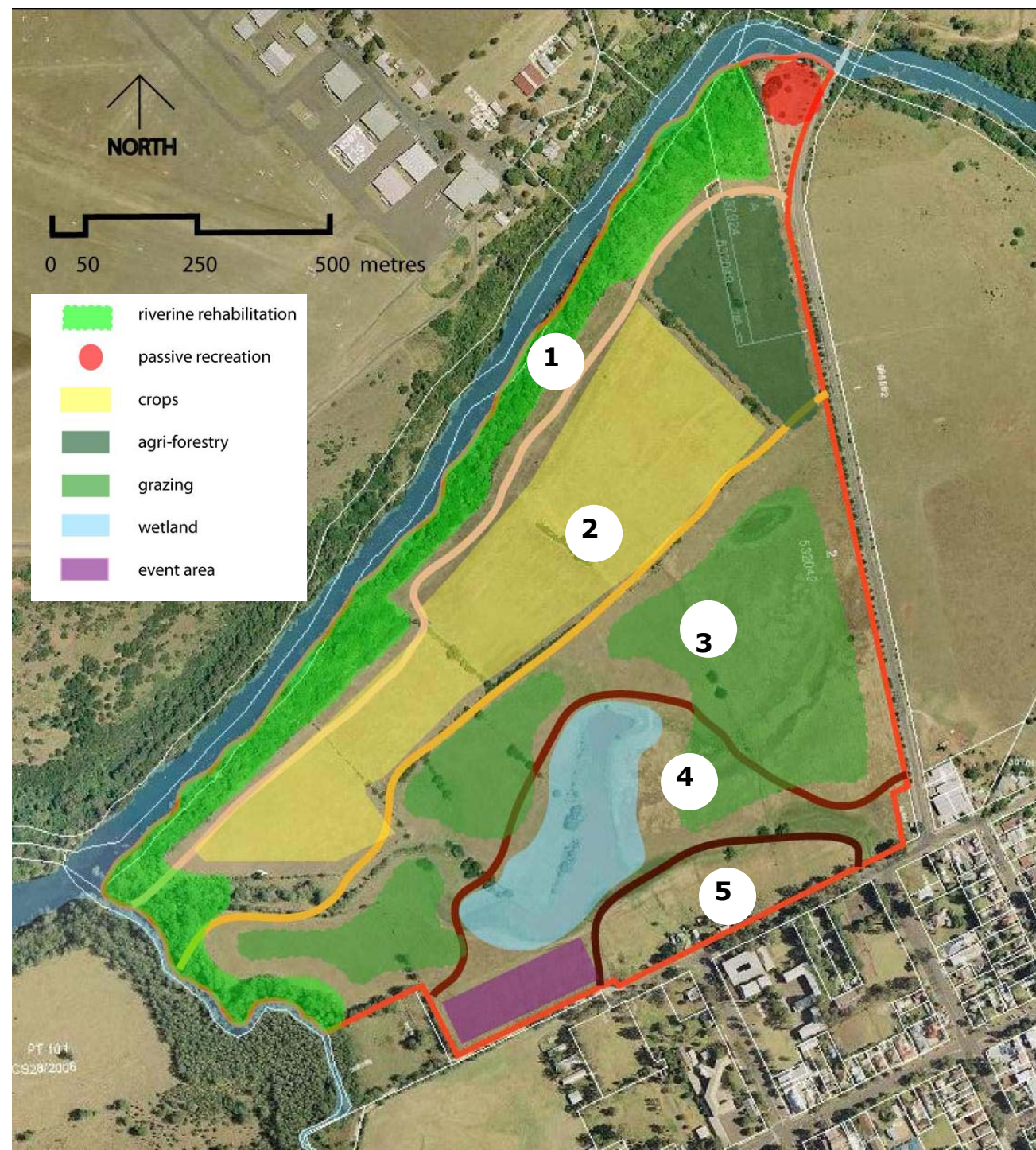
The zoning of farming activities and land use patterns across a site represents a traditional farming practice. It is applied by farmers as a means of ensuring efficient energy inputs as part of the farm management.

This practice has been applied during past use of the site and should continue to be applied as a design theme that informs future planning and use of the Camden Town Farm.

Zones should therefore be applied across the site on the basis of differing levels of human activity that each requires. Those activities associated with the greatest human interventions or inputs should therefore occur within close proximity to the farm cottage and its associated cluster of outbuildings, whilst those activities demanding decreasingly lesser human inputs or activity occurring at the northern extremity the site.

This design theme is represented at Figure 12.

A description of each zone and the type of activities that each should accommodate is provided overpage and at Figure 13.

Figure 13: Farm Zoning Plan

ZONE 1: This zone accommodates the sites most significant environmental features represented as the Nepean River and its associated riparian ecosystems and is also located at the greatest distance from the farm cottage and its associated activity intensity zone.

Accordingly, these lands should be set aside for the conservation of those valuable environmental resources and only experience rehabilitation or passive type recreation activities.

ZONE 2: This zone will continue to accommodate cropping activities as this reflects current usage of the site and only requires occasional or seasonal human interventions of any significant scale, eg. sowing or harvesting. Crops options will continue to focus on livestock feed such as hay, but may also see the establishment of an agri-forestry which can occur at the zones western extent, as this allows for an extension of the existing rehabilitation project works that have occurred in the northern extent of the site.

ZONE 3: This central zone of the site should remain available for the continued grazing of livestock as it reflects current patterns of use of the site and is conveniently located to allow for the more frequent resource demands associated with the management of livestock.

ZONE 4: This zone is closely located to the farm cottage and the sites urban interface and therefore allows for the introduction of more intensive activities such as display and exhibition spaces. The zone also accommodates the wetland which will require intensive management in terms of weed and carp removal and water quality management practises.

ZONE 5: This zone accommodates the cottage and out-building cluster. Given its location adjacent to the sites urban interface, it is the best placed location to attract those significant activity generators, inclusive of tourist and retail experiences identified at section 1.8 of this report.

3.3 DIVERSITY

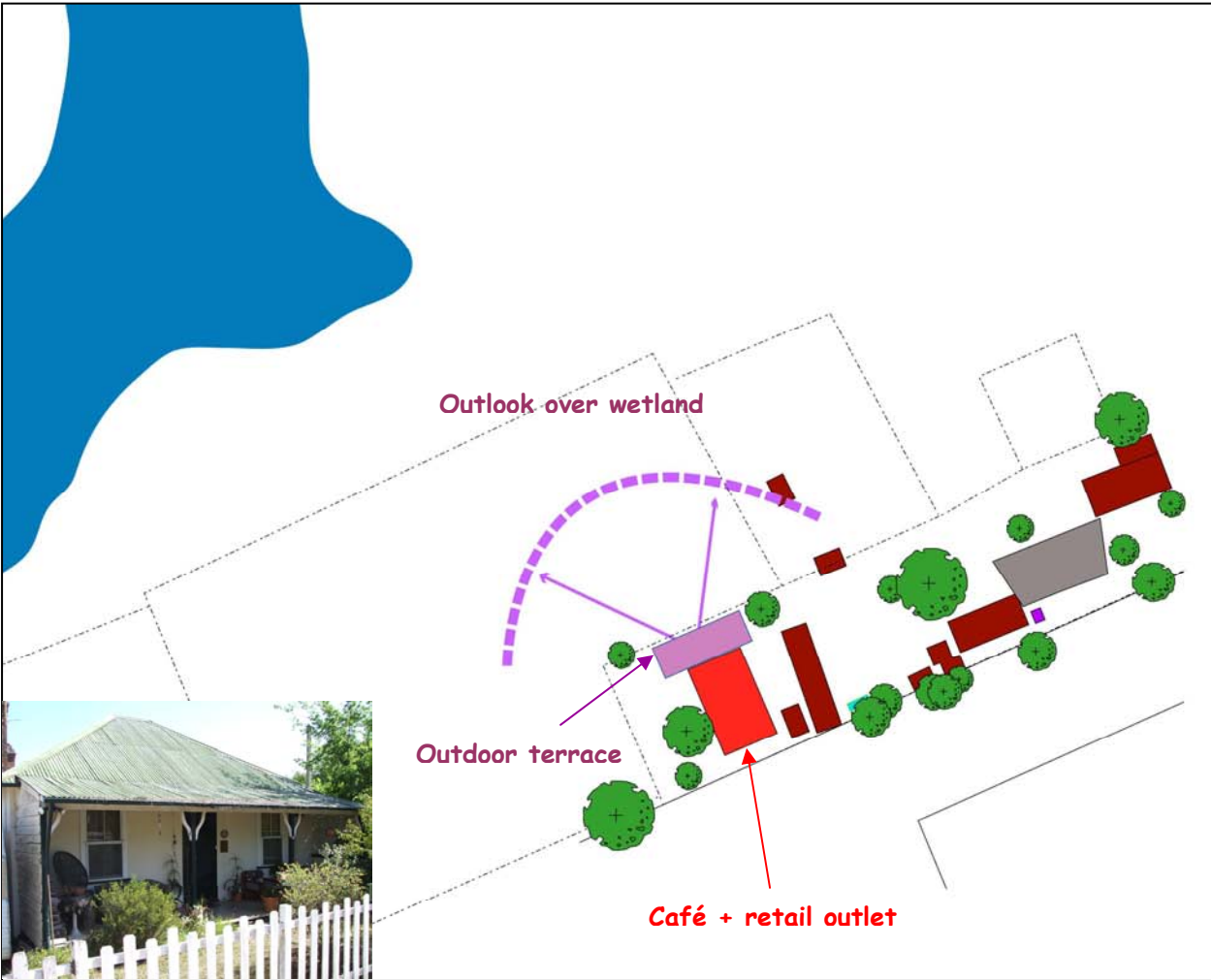
The third design theme is diversity and relates to both the diversity of use that is inherently associated with traditional farming practises and the vision and strategies developed by the Farm Management committee which seeks to encourage community participation tourism activity on site.

The previous section of the report identified that the focus of these diverse activities should occur within Zone 1 represented below at Figure 14. This section of the report, therefore seeks to accommodate the balance of the diverse array of activities, identified at section 1.8 of the report, within that zone utilising site responsive design principles as the primary organising element of that process.

Figure 14: Zone 1 - Building Cluster



Figure 15: Cottage Café



3.3.1 COTTAGE CAFÉ

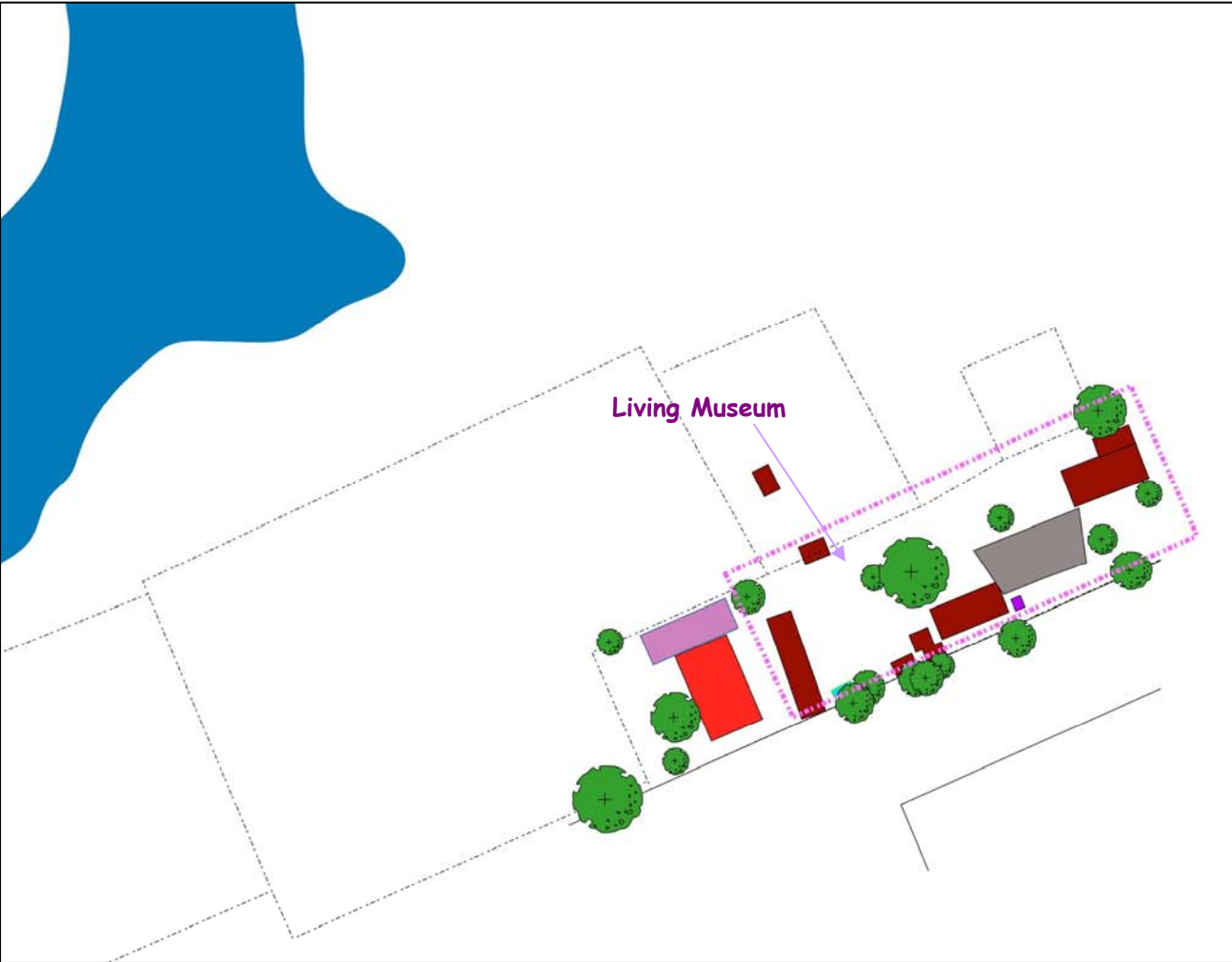
The creation of retail spaces and or café type experiences on site represents a key opportunity to attract tourists and generate revenues for the site.

The farm cottage is considered to be the best location for that activity given that it is the most accessible location within the site being conveniently located to Exeter St and the township, and therefore increases patronage opportunities.

The cottage can also be readily converted for such a land use, as reflected by the existence of similar type activities in cottage building throughout the broader town area. Limited adaptive works will also allow for the establishment of an outdoor terrace area at the rear of the site that takes advantage of expansive and highly scenic views across the wetlands and distant farm zones. This is demonstrated at Figure 15.



Figure 16: Living Museum



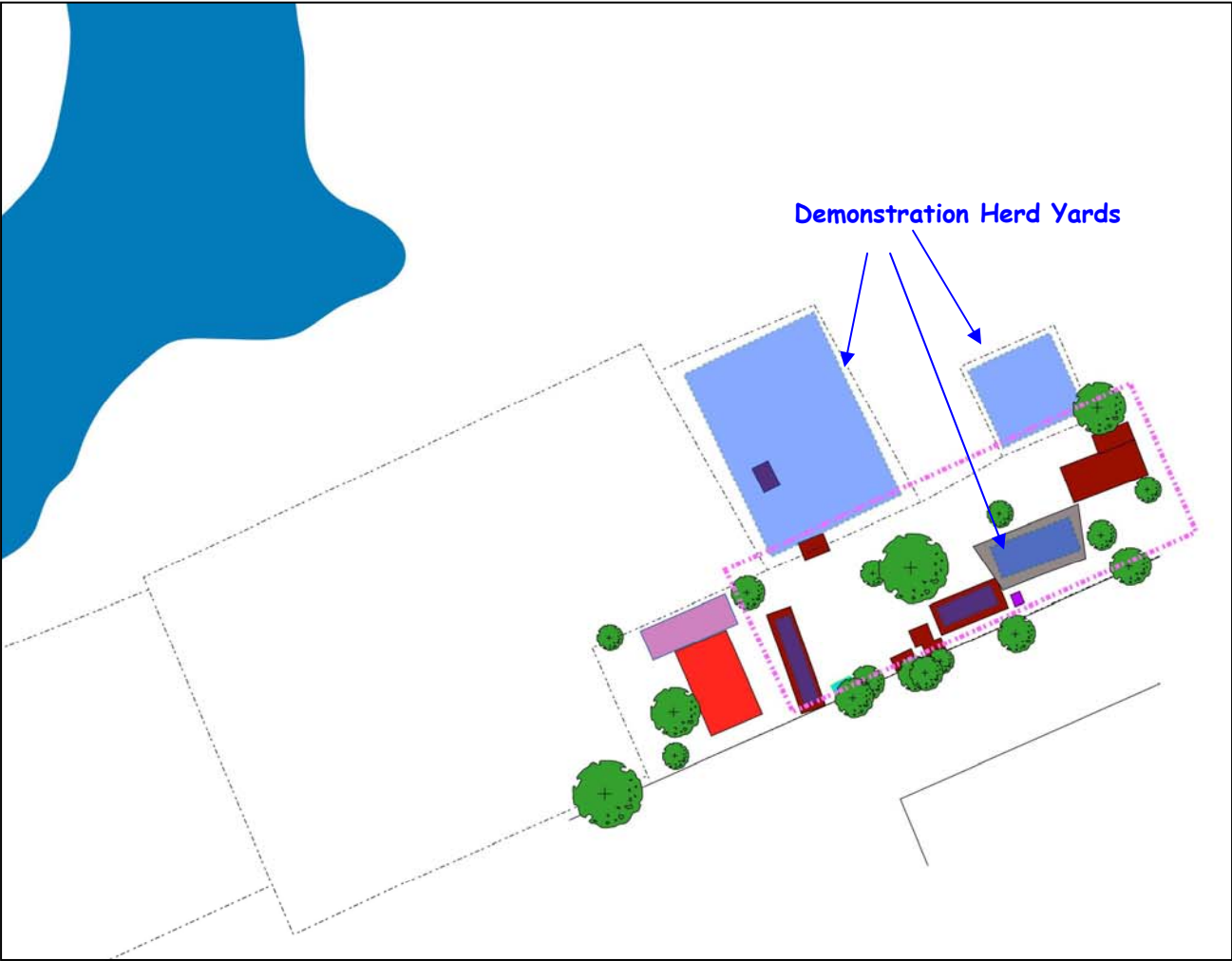
3.3.2 LIVING MUSEUM

Central elements of the strategic vision for the farm call for it to portray the history of the farm and provide educational spaces. The cluster of outbuildings located in the eastern curtilage area of the farms cottage provides an ideal opportunity to allow such initiatives to be realised. This area is demonstrated at Figure 16.

Understanding of the role these buildings play in the sites farming history can be provide through, not only their conservation, but through the provision of interpretive information boards, fit-out with traditional farm tools and equipment, guided tours and demonstration of the building use through milking displays etc.



Figure 17: Demonstration Herds



3.3.3 DEMONSTRATION HERDS

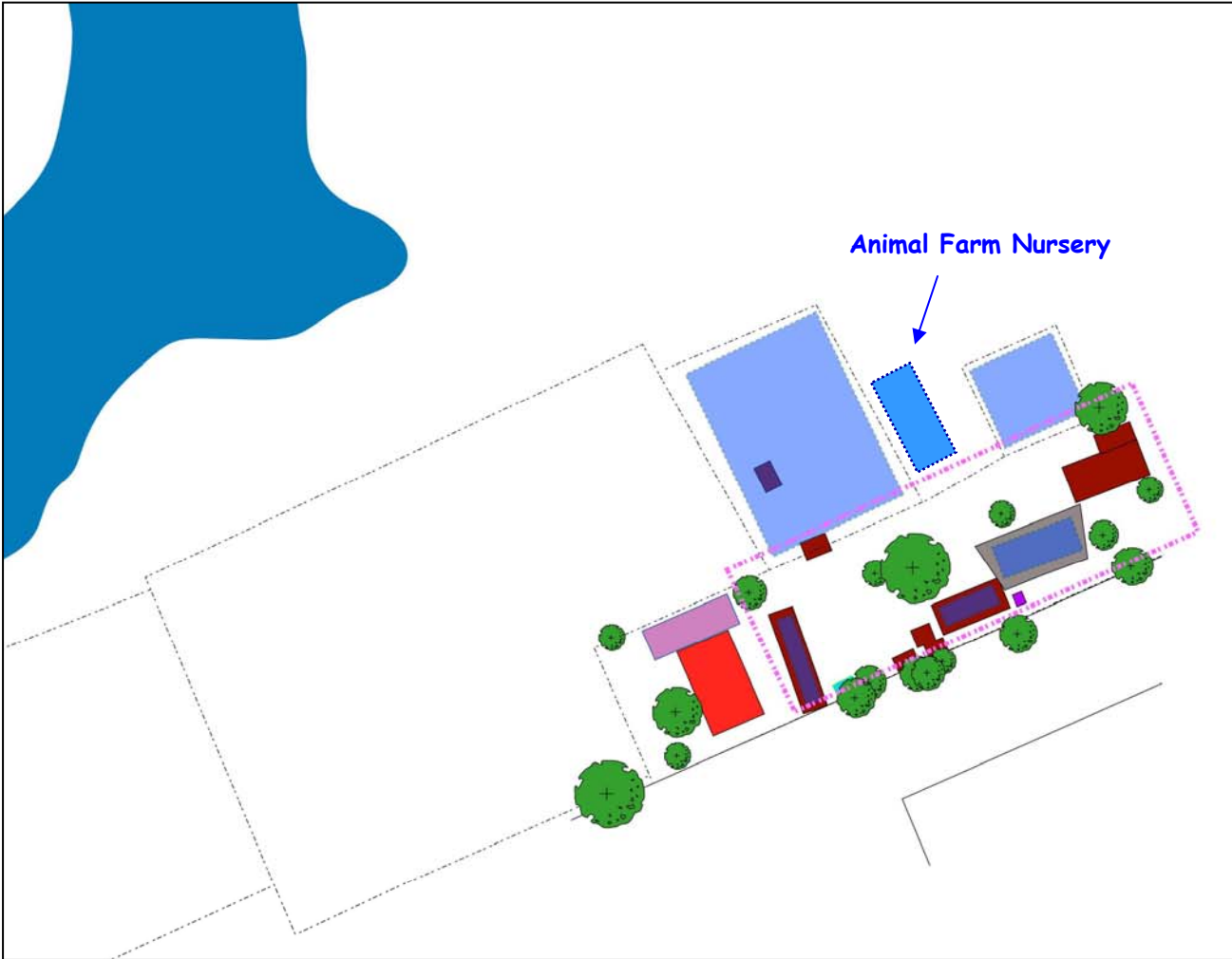
The provision of spaces for demonstration herds also allows for a portrayal of the farms history.

Whilst the demonstration herds may initially focus on dairy type livestock, it may ultimately extend to a broader array of livestock reflective of contemporary farming practises.

The demonstration herd would be able to graze within Zone 2, however, could be readily displayed in existing yard areas located immediately adjacent to the cluster of outbuildings to allow for greater access and visibility. These yard spaces are demonstrated at Figure 17 and would allow for easy viewing of livestock by tourists and visitors to the site.



Figure 18: Animal Farm Nursery



3.3.4 ANIMAL FARM NURSERY

Animal nurseries and petting zoo facilities are extremely popular elements of agricultural shows, fetes, and City Farm locations. The sites farming and particularly its livestock history, makes it well placed to provide such a facility as an integrated element of the broader farm layout.

Such a facility need not be a long term or even permanent element of the site, as it requires limited built infrastructure and can be established for key events or tourist periods.

However, regardless of its permanent or temporary nature, the nursery should be co-located with the demonstration herds given the synergy of those two activities and proximity of access to other elements of the site.





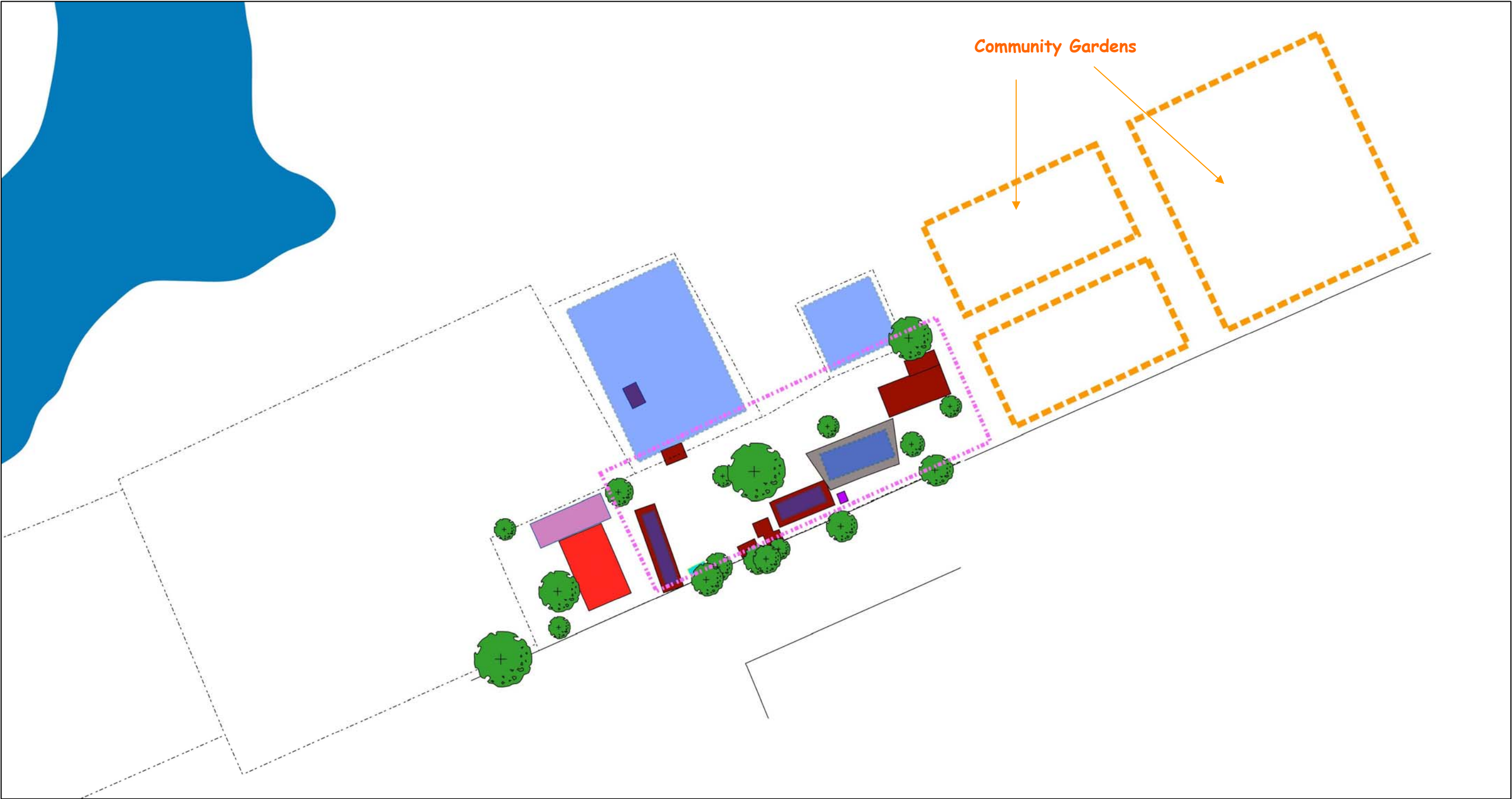
3.3.5 COMMUNITY GARDEN

Community Gardens are an increasingly important community building and gathering locations within urban environments. The establishment of such a garden on site would therefore clearly be consistent with the strategic initiatives of fostering agricultural pursuits and promoting local community visitation and access.

The elevated lands that run along the Exeter St frontage are some of the most fertile and best drained areas of the site and thereby best suited to the type of crop production that could be expected to be associated with a community garden. The proposed location for these gardens is provided at Figure 19.

This location also allows ready access for members of the community as well as the potential to share use of the adjacent farm buildings, and provides good accessibility to the new public toilet facility.

Figure 19: Community Gardens





3.3.6 FARMGATE SALES

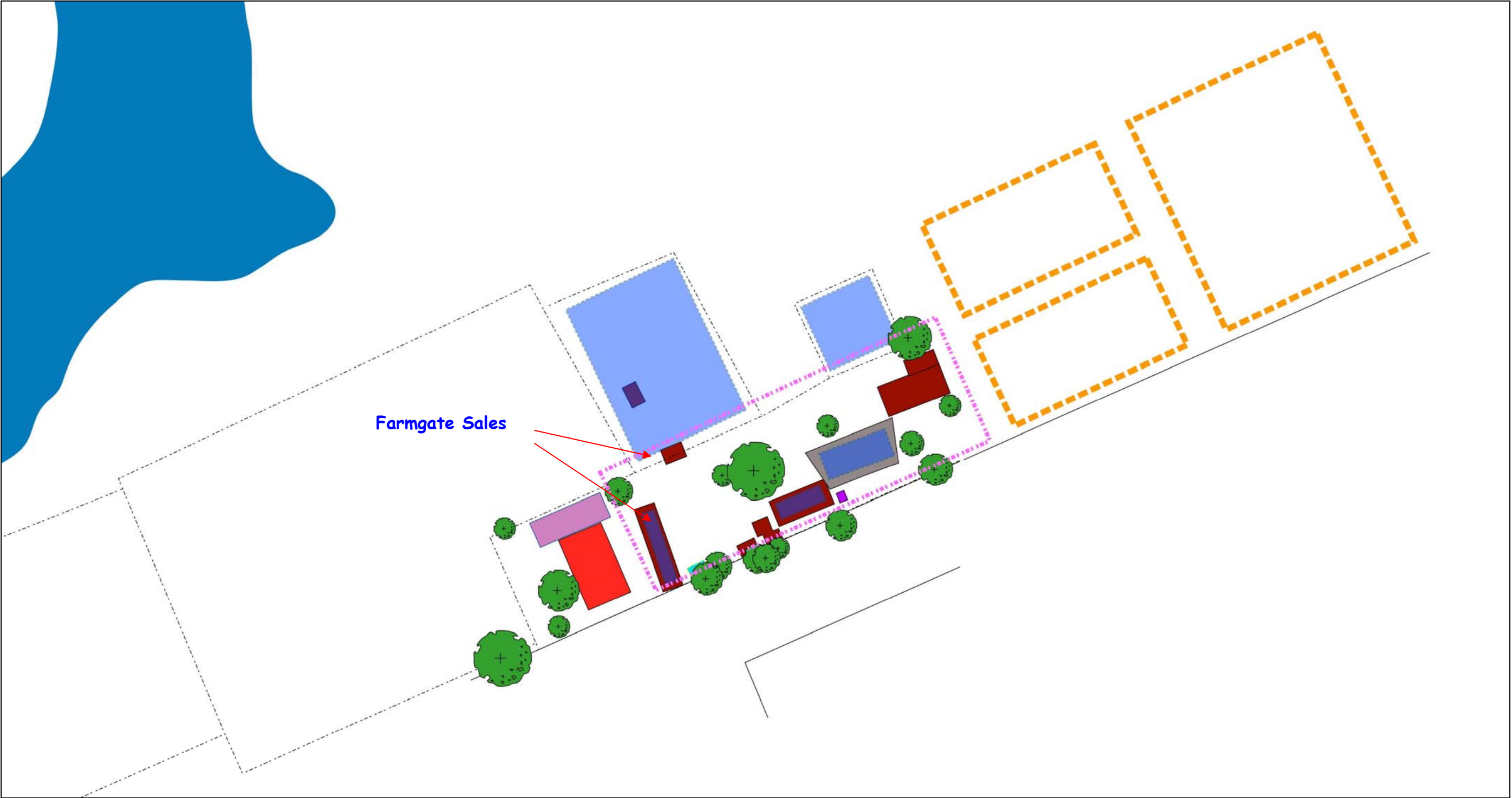
The use of the site for community gardens will produce crops that could be made available for sale from the site.

Farmgate sales, potentially with an organic branding, could generate significant visitation to the site, generate additional revenues and provide significant compatibilities with the other proposed activities on site, together with satisfying the broader vision and strategies for the Town farm.

The produce could be sold on a regular or even permanent basis from within the existing outbuildings on site. These buildings are identified below and also at Figure 20.



Figure 20: Farmgate Sales



3.3.7 EVENTS AREA

The provision of display areas on site for the accommodation large events and exhibitions inclusive of dog shows, sheep trials or even non related events such as themed car exhibitions or concerts will allow for the site to attract large scale crowds that can generate significant revenues and confirms the sites role as a key focus area of the local and regional communities.

The southern perimeter of the site provides large, flat and unencumbered lands that are well suited to the accommodation of events of this type. This locations proximity to the adjacent showground area will also allow for the synergies of that similar facility to be captured.

Figure 21 provides an image of the proposed location for the event and display area.

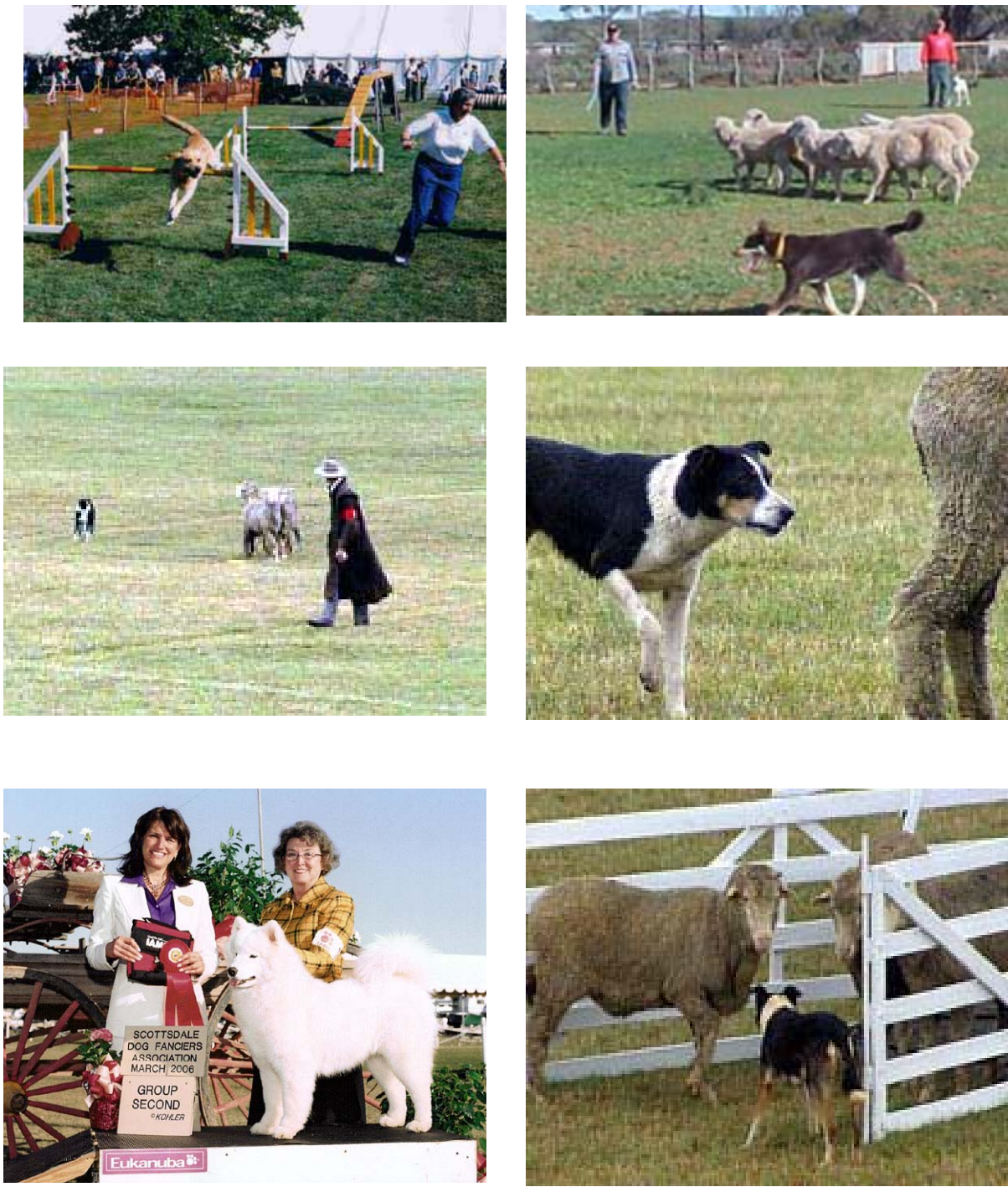


Figure 21: Event + Display Area



3.3.8 EXHIBITION HALL

Should the site be able to capitalise on its potential to host large scale events, then there may be some longer term demand and feasibility for the injection of capital to establish a large exhibition type hall on site. Such a facility should clearly be located adjacent to the outdoor event area, so it can operate in tandem with that adjoining use.

An ideal location for that future facility is identified at Figure 22.

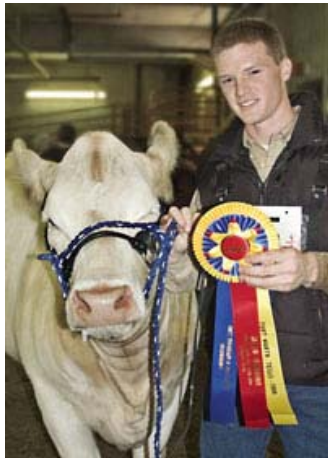


Figure 22: Exhibition Hal





3.3.9 BBQ + PICNIC AREA

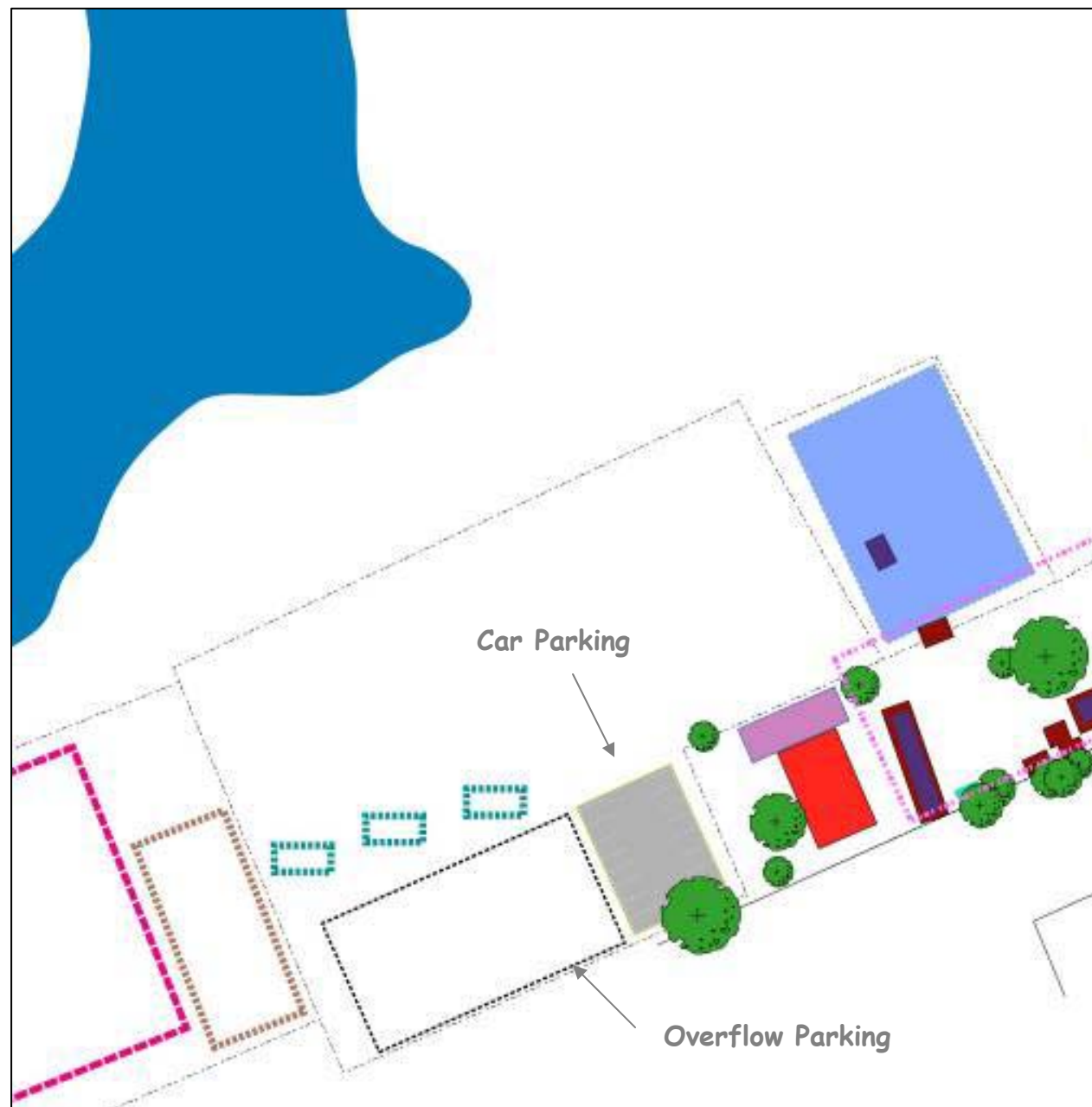
The scenic qualities of the site, inclusive of the outlook over the wetland, also creates an ideal opportunity to attract picnic and BBQ type visitation to the site that could complement the other tourism type related activities that are being sought to be located on site.

Relatively limited infrastructure or facilities is required to promote the site for such a use. An ideal location for such facilities is identified at Figure 23 as it allows for easy access from Exeter St and provides scenic views over the wetland and distant farm areas.

This location would be in addition to another similar opportunity previously identified for passive recreation facilities at the northern most extent of the site.

Figure 23: BBQ + Picnic Hall



Figure 24: Car Parking

3.3.10 CAR PARKING

The introduction of a diverse array of new land uses and activities clearly necessitates the provision of parking areas on site to cater for the parking demand of those new site visitors.

Parking areas must be both convenient and accessible; however, they must also be sited and developed in a manner to maintain the cultural integrity of the site.

The most frequent and highest demand use of the site could be expected to be that associated with the patronage of the Cottage Café. A parking area should therefore be located in close proximity to that facility. Figure 24 demonstrates a parking area of approximately 15 spaces located in close proximity to the café. This location also ensures that the parking areas do not interrupt the quality views and outlook to the broader farm landscape as viewed from Exeter and John Streets. Construction and finishing the parking area in gravel overlain on road base would also limit the visual impact of the car park and respect the heritage values of this precinct.

A large overflow parking area could also be provided adjacent to that car park as demonstrated at Figure 24 to accommodate larger crowds and patronage attracted the adjacent event and exhibition precinct.

3.4 TOURISM

All successful tourist facilities employ a site planning methodology that seeks to take visitors on a journey through the facility, with that journey structured to provide the following experiences:

Arrival Experience: A bold introduction to the site through a landmark or gateway entry that signals the tourist arrival to the facility and heightens their excitement and anticipation for the forthcoming experience.

Story-telling Experience: Generally provided utilising a variety of tools including showcasing, guided tours, interpretation and demonstration of the values that underpin the site.

Climax Experience: As the tourist nears the end of their journey, they are provided with a showcase of the key attraction or feature of the site that will create a memorable and lasting impression of their visit.

Take- home Opportunity: Capitalising on the effective story telling and climatic experiences, this last stage gives the tourist an opportunity to 'take-home' a part of that story and journey with them through purchasing souvenirs etc.

This same site methodology should underpin site planning of the Camden Town Farm. In this regard, the arrival experience can be created by removing the existing lean-to type shed and associated shrubbery located east of the Cottage. This shed and shrubbery are recent additions to the site (1970's) and therefore have no intrinsic value. Their removal would up views to the broader site from the Exeter and John St location and provide a legible, obvious and attractive arrival experience for visitors.

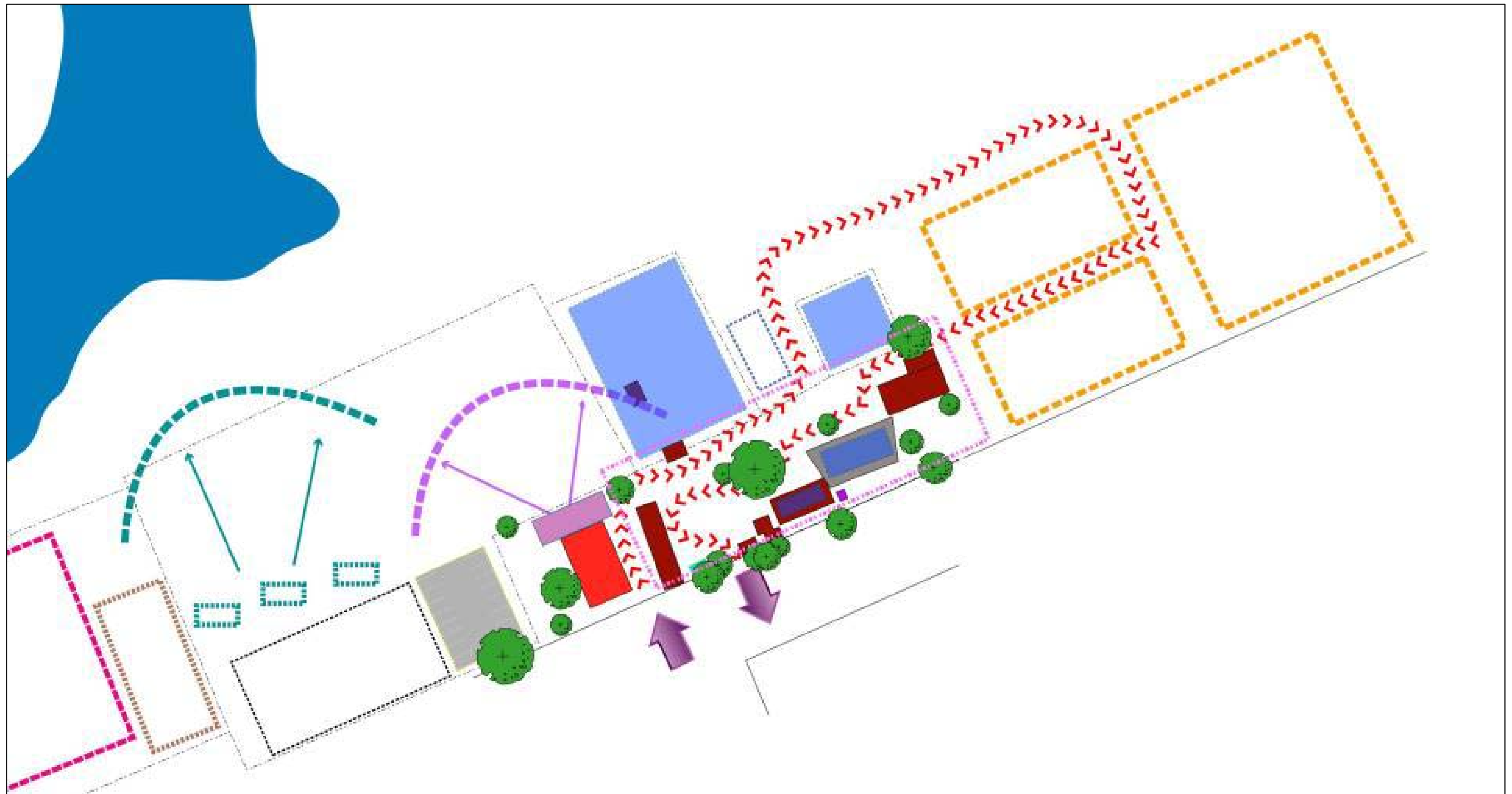


The story telling experience can then be provided through guiding visitors through the living museum, demonstration herds, and community gardens, before climaxing at displays of milking dairy cows.

The take home opportunity could be dually represented as both the opportunity to purchase organically grown farm produce or the souvenirs and memorabilia at the cottage café.

The pathway of this journey is demonstrated at Figure 25, whilst figure 26 also shows the pathway extending to take in walkway around the wetland area.

Figure 25: Tourist Journey



3.6 FLEXIBILITY

Flexibility is a traditional core theme of all farm practises and site planning, as it allows sites to capitalise on seasonal variations that arise. Subsequently, flexibility in site planning is the fifth design theme that should underpin master planning for the Camden Town Farm.

Flexibility will be represented in the masterplan in the following ways:

3.6.1 COMMUNITY MARKETS OVERLAY

Camden currently hosts a regular community market that specialises in locally grown farm produce. This market is currently run within the road reserve in close proximity to the Camden Town Farm, however, there is some agreement that this is a sub-optimum location.

The establishment of a community garden on site, together with the strategic initiatives of promoting agricultural activity would identify the Camden Town Farm as an ideal location to host this event.

The open yard area centred around the cluster of outbuildings represents an ideal location for such an activity and would require no new infrastructure or facilities as such activities generally provide their own temporary 'overlay'. Existing sheds at that location could even be utilised for stalls.

Figure 27 provides an image that demonstrates the ideal location for the community market stalls. Should the event prove to be successful then it cold readily extend its footprint to the west and even include exhibition spaces as demonstrated at Figures 28.



Figure 27: Community Market Overlay



Figure 28: Community Market Overlay Extension

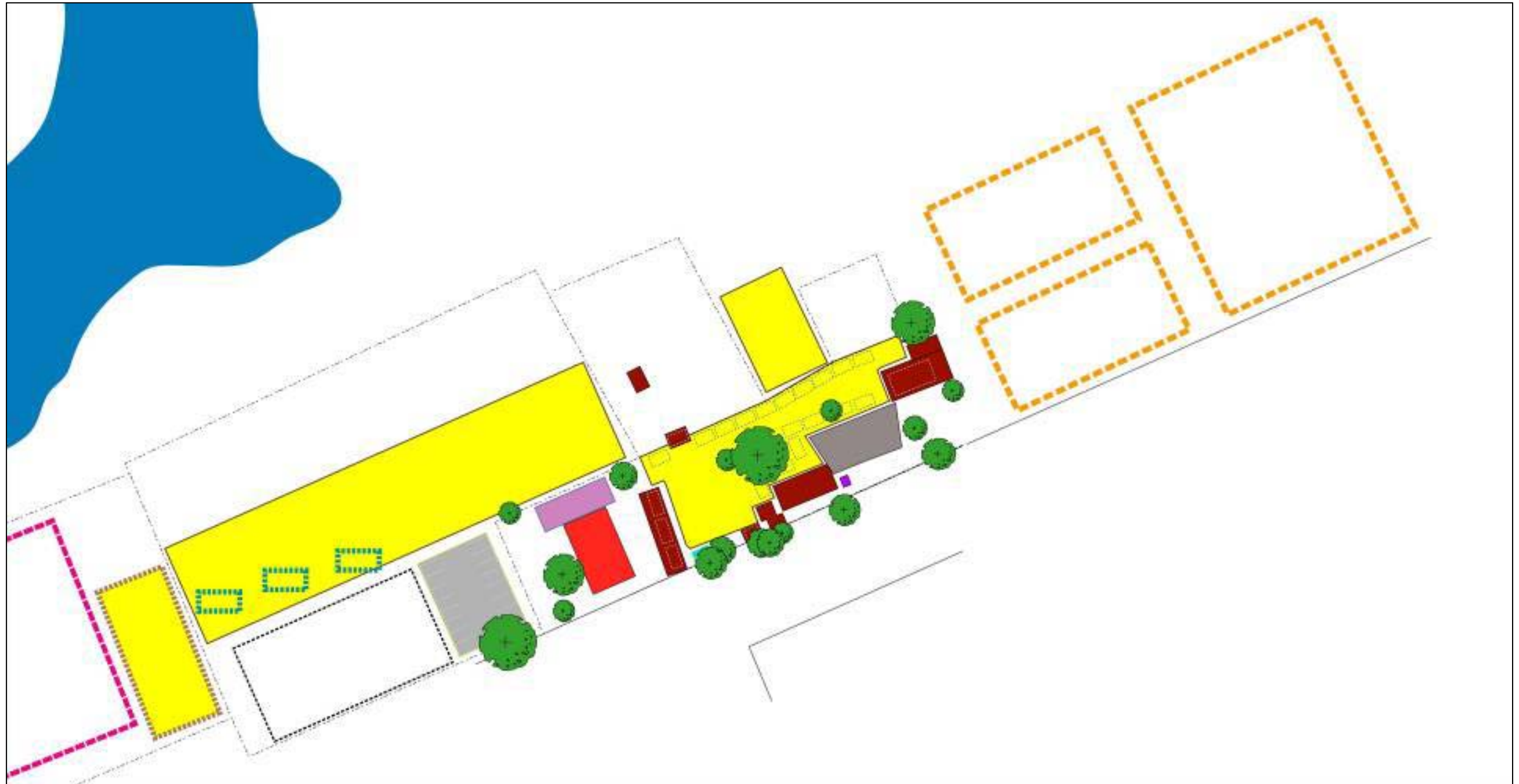
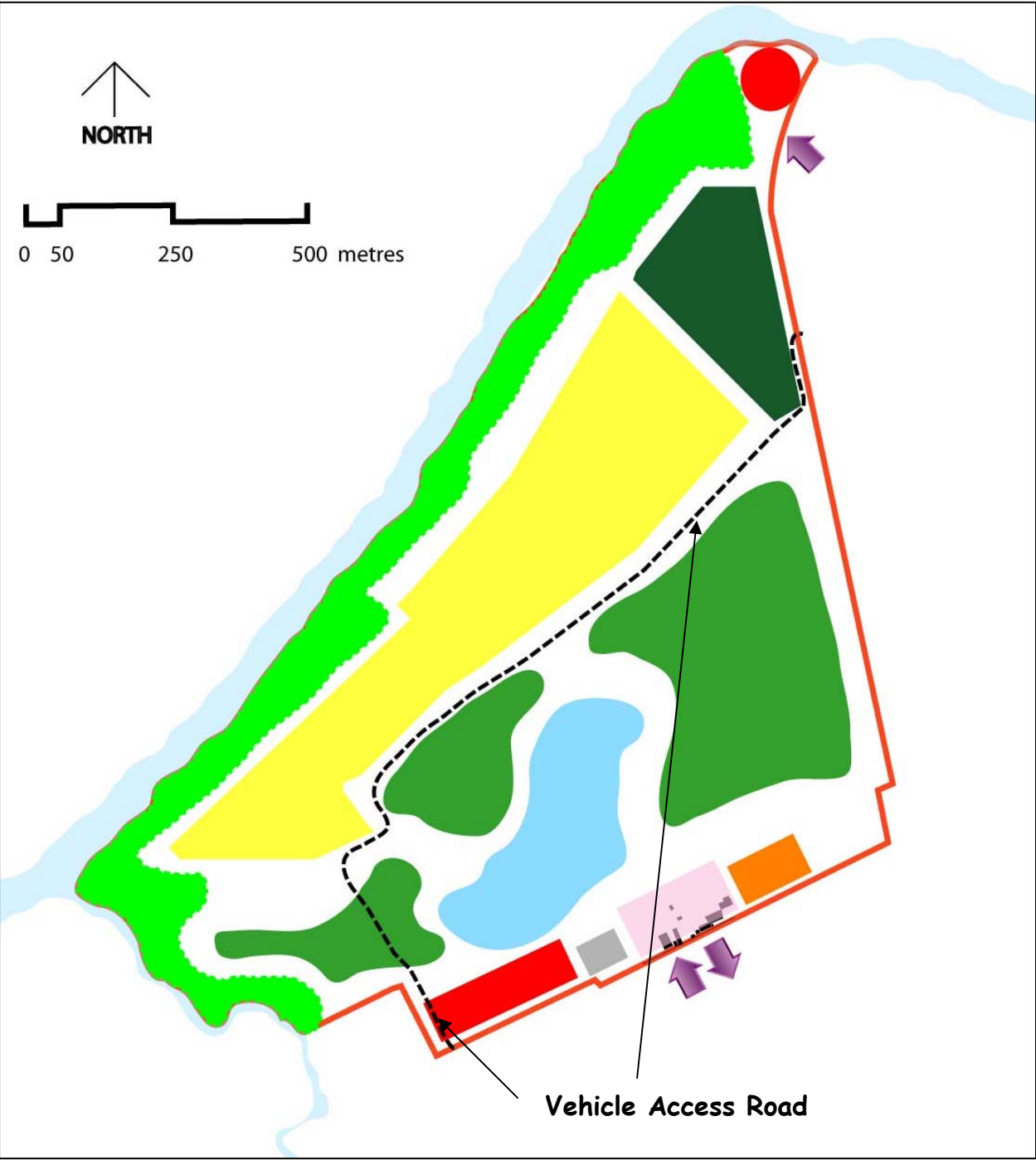


Figure 29: Vehicle Access



3.6.2 VEHICULAR ACCESS

The provision of a new vehicular access route through the site will provide future flexibility in the ability of all zones within the site to change and adapt over time.

This route need not necessarily be provided as a fully sealed road but could simply be a graded or two wheel track, not dissimilar to existing vehicle access ways currently on site.

The route of the proposed vehicular access way is defined at Figure 29.

Figure 30: Flexible Built Forms

3.6.3 FLEXIBLE BUILT FORMS

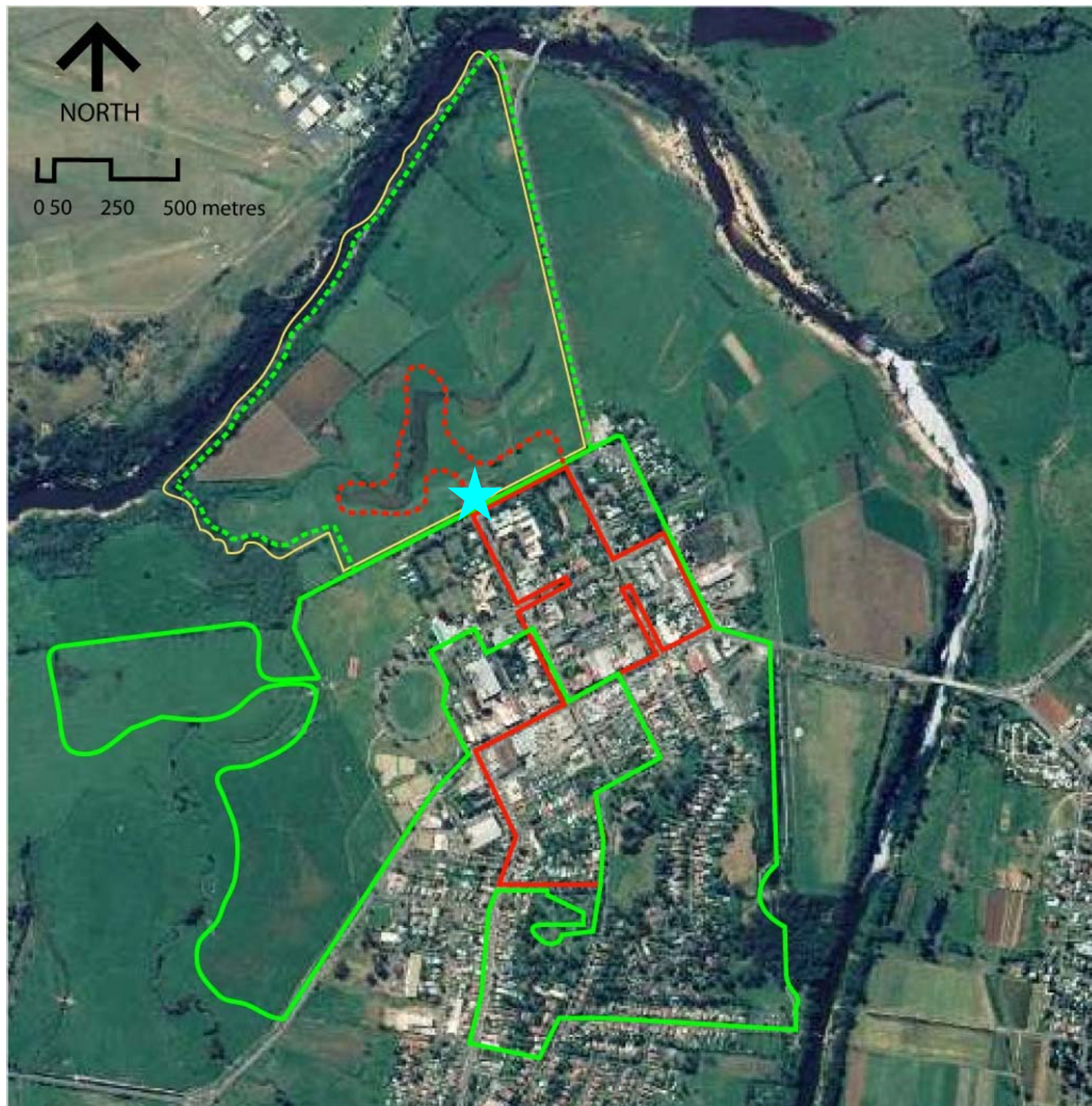
Flexibility in farm use should also be represented in the built forms that would accompany any development of the site.

All new buildings should be able to accommodate a wide range of activities, inclusive of animal pens, market stalls, and picnic or BBQ shelters.

These buildings should also embody traditional Australian, rural architecture elements and should also recognise that the entire site is flood prone.

Examples of such buildings that would meet the above criteria are provided at Figure 30 and include structures that are currently found in the adjacent Onslow Park.

Figure 31: Extended Bicycle and Pedestrian Paths



3.7 INTEGRATION

The Camden Town Farm is ideally placed to integrate itself with the broader township. This integration would be mutually beneficial to both the town farm and township itself, because of shared tourism opportunities.

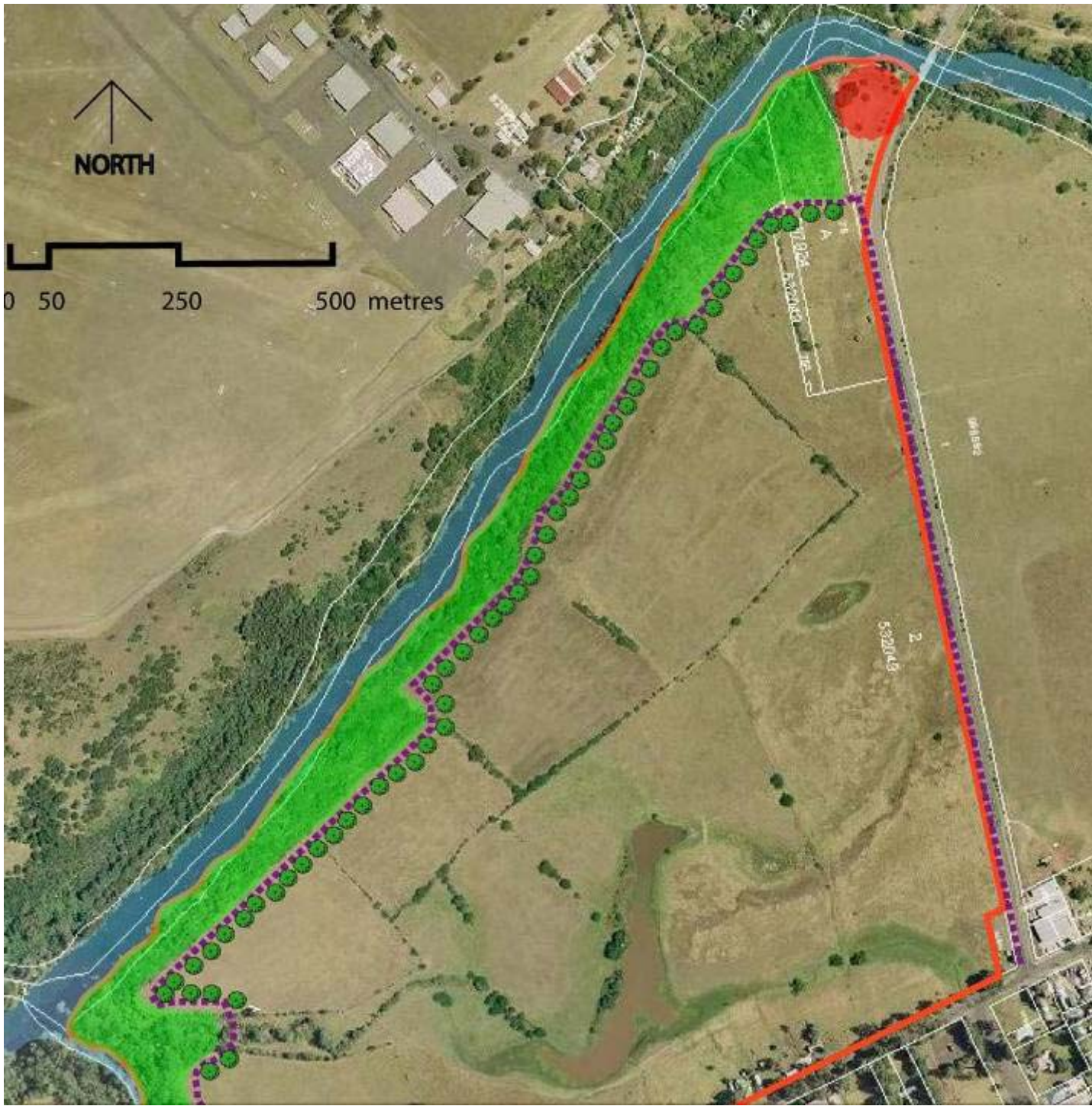
Some integration of the township with the surrounding environs currently occurs with both pathways and cycle ways currently provided throughout the township and past the front door of the site.

Further integration could be significantly enhanced by extending the pathway and cycleway into the site as shown at Figure 31. Figure 32 provides a more detailed example of how this pathway could be represented on the site.

There is also scope for these pathways to also serve local 'hay' or horse ride tours of the farm and township, with the Town Farm being the starting and finishing point of that ride.



Figure 32: Detail Pathway Extension



4.0 MASTERPLAN

The Camden Town Farm Masterplan is represented at Figure 33.

Figure 33: Camden Town Farm Masterplan



Camden Local Environmental Plan 2010 (Amendment No. 19)

Camden Council
37 John Street
Camden, NSW 2570

Map Cover Sheet

The following map sheets are revoked:

Map Sheet	Map Identification Number
NIL	NIL

The following map sheets are adopted:

Map Sheet	Map Identification Number
Reclassification (Part Lots) Map	
RPL_013	1450_COM_RPL_013_010_20120803

Certified

Chris Lalor
(Acting) Manager Strategic Planning 08/03/2012

Minister for Planning



Camden Local Environmental Plan 2010

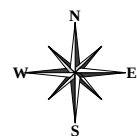
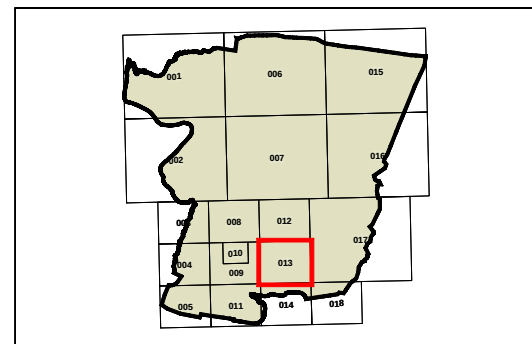
Land Reclassification (Part Lots) Map - sheet RPL_013

Land Reclassification (Part Lots)

-  Operational Land
-  Community Land

Cadastre

-  Cadastre 03/08/2012 © Camden Council



Projection GDA 1994
MGA Zone 56

0 50 150 300
Metres

Scale: 1:10000 @ A3

Map identification number: 1450_COM_RPL_013_010_20120803

