



Camden Town Farm Masterplan

DOCUMENT CONTROL

REVISION NO.	DATE	REVISION DETAILS	PREPARED	REVIEWED
A	14 May 2024	For stakeholder comment	GW	TV
B	22 May 2024	For stakeholder comment	GW	TV
C	18 June 2024	Draft masterplan update	GW	TV
D	21 June 2024	Draft masterplan update	GW	TV
E	11 Sept 2024	Masterplan Adopted	LQ	KB

GW - George Wang
TV - Tim Vyse
PM - Patrick Mulqueeney

HN - Hayley Neville
KB - Kieran Berryman
LQ - Lingling Qiu

ACKNOWLEDGEMENT OF COUNTRY

Council acknowledges that the Camden LGA is situated on the sacred Traditional Lands and Waterways of the Dharawal peoples. We also recognise surrounding Dharug and Gundungurra peoples that may have connections to these lands. We pay our respects to Elders past, present, and emerging, and to all Aboriginal and Torres Strait Islander peoples on these lands.

SUMMARY

Camden Town Farm Masterplan

The Vision

“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”

Strategic Direction 1 Agricultural Use	Strategic Direction 2 Public Access and Tourism	Strategic Direction 3 Educational use	Strategic Direction 4 Environmental Management and Sustainability	Strategic Direction 5 Heritage and History
<ol style="list-style-type: none"> 1. Best practice model farming 2. Biosecurity Management 3. Opportunities for agritourism 4. Investigate options for production and marketing of local produce 	<ol style="list-style-type: none"> 1. Create more inviting public access into the Farm 2. Restoration, activation and use of the Heritage Cottage 3. Improvements to event infrastructure 4. Support the Miss Llewella Davies Community Garden 5. Wayfinding, signage and marketing 	<ol style="list-style-type: none"> 1. Partnering with educational institutions 2. Community Education Programs 3. Community Education Spaces 	<ol style="list-style-type: none"> 1. Weed and pest management 2. Storm water and urban runoff 3. Sustainability 4. Eco-tourism Opportunities 	<ol style="list-style-type: none"> 1. Preserve heritage buildings and structures 2. History of Camden Town Farm 3. Cultural Heritage

BACKGROUND

Miss Llewella Hope Davies OAM made significant contributions to the Camden community throughout her nearly century-long life. Fondly known as “Miss Camden,” she engaged in various charitable activities and preserved the rich heritage of the area through her stories and memories.

Her most enduring legacy, however, was the bequest of her family’s dairy farm to Camden Council. This generous donation has transformed into Camden Town Farm, a cherished community facility.

In her last will and testament Miss Davies, among other things specified:

“... I give the farm to the Council of Camden subject to the following conditions.....that the farm be used as a working dairy farm or for some other agricultural pursuit to the intent that it should operate as a working model farm to enable the community to see such a farm in operation at close hand...or if that is not possible as a passive recreation area...”

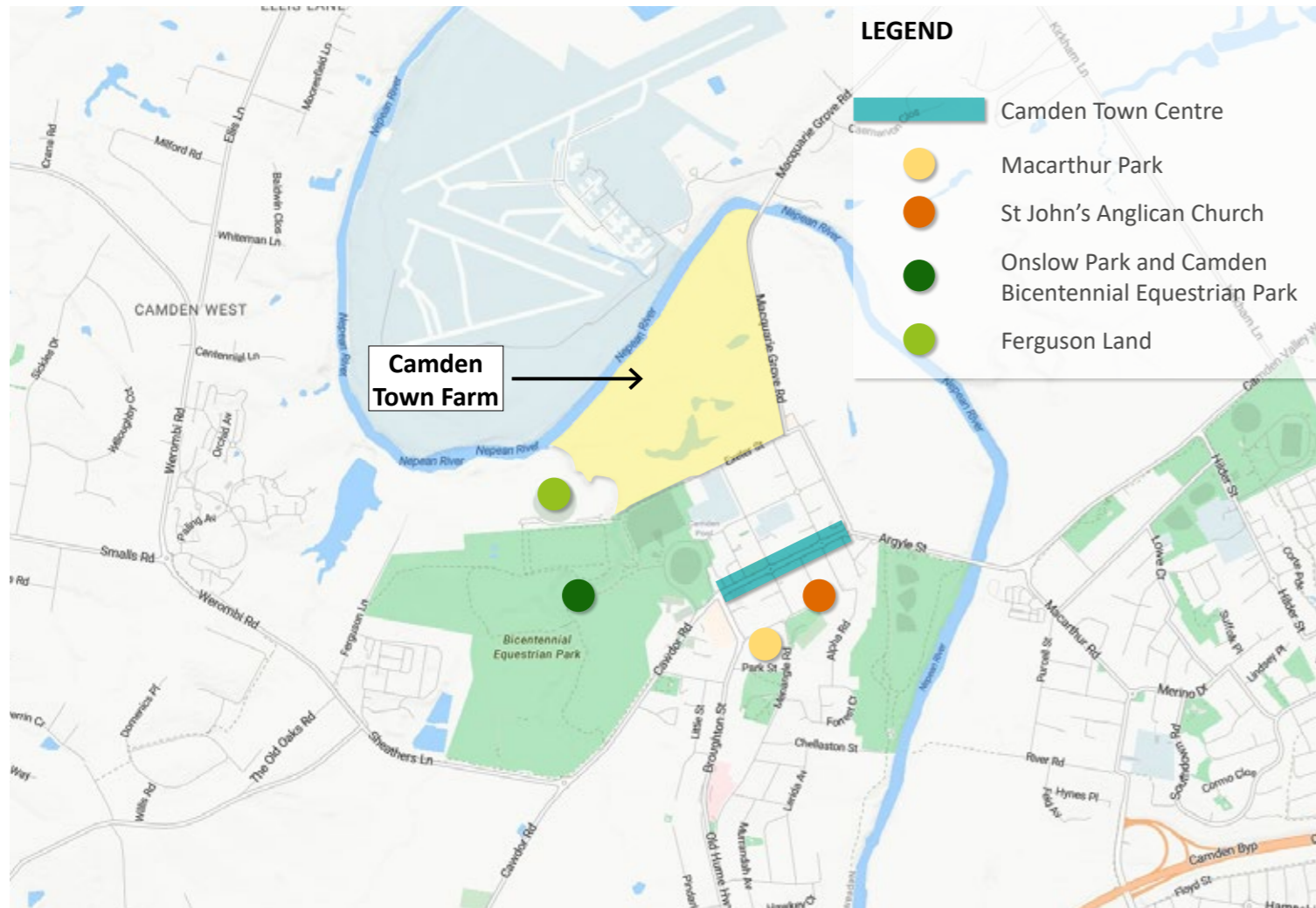
Today, Camden Town Farm attracts tens of thousands of locals and visitors who appreciate its historical agricultural significance, serene environment, natural beauty and unique charm. Miss Davies’ extraordinary gift continues to enrich the lives of the Camden community and beyond, creating a lasting impact for generations to come.

Previous Masterplans

Camden Council adopted two previous masterplans for Camden Town Farm, the first in 2007 and another in 2016. These plans were developed to guide the Farm’s development, adapting to its evolving needs while honouring Miss Davies’ bequest and the Farm’s adopted vision.

Each iteration played a significant role in establishing Camden Town Farm as the beloved and valued public asset it is today.





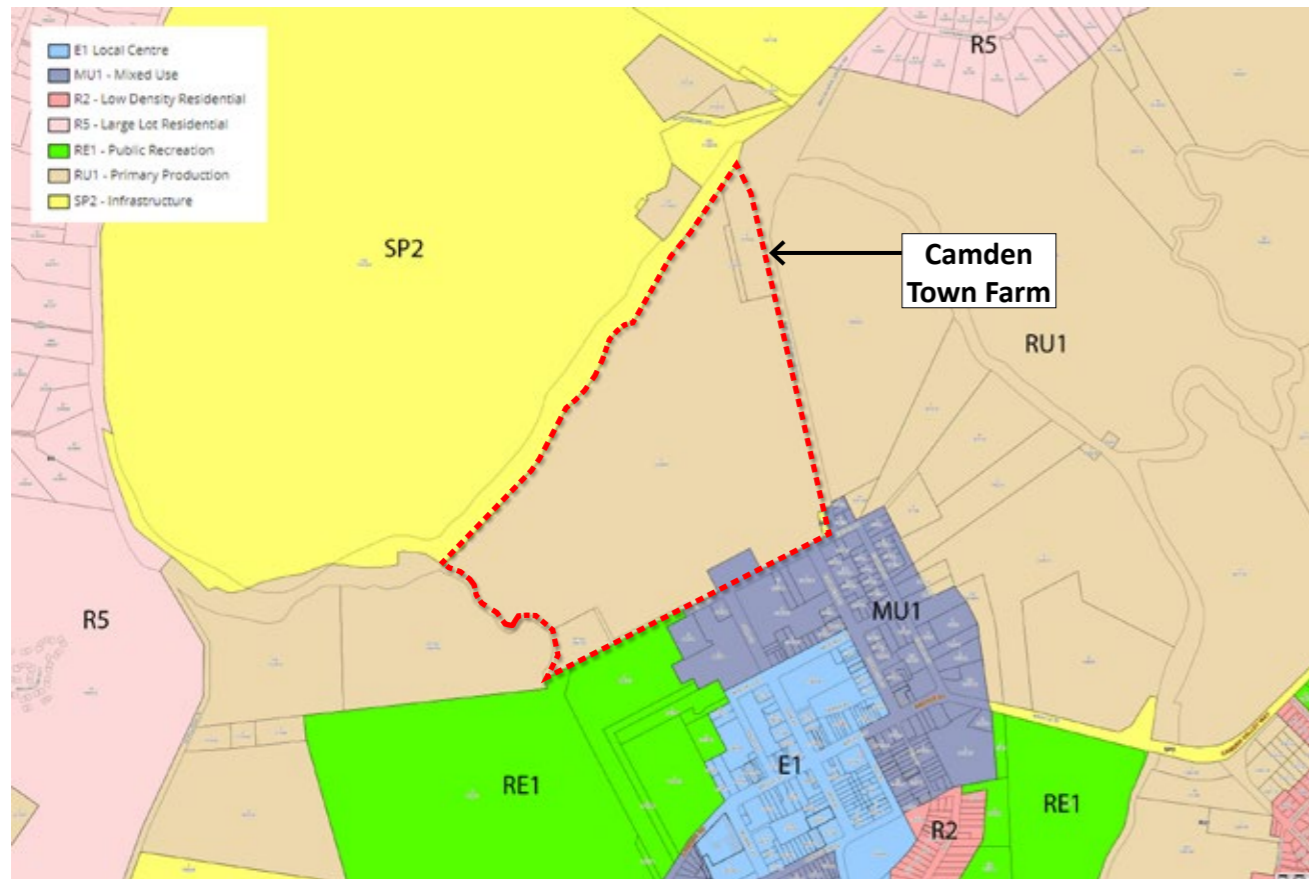
Source of base map: Bing map

The Farm is a 54 hectare property at the northern end of Camden township. It previously operated as a working dairy for over one hundred years and remains as a valued asset of the Camden Local Government Area (LGA).

It is located off Exeter Street and its boundary includes Macquarie Grove Road, the Nepean River and Matakahil Creek.

The Farm is flood prone, which limits the development opportunities and constrains the type of buildings that may be constructed.

OPPORTUNITIES AND CHALLENGES



Zoning - Camden and surround. Source: Camden Council IntraMap

OPPORTUNITIES

- Constructed walkways and Camden Art Trail will help to attract visitors and tourists.
- Recent tree plantings are providing better amenity, both visually and functionally.
- Existing amenities such as public toilets, Farm View Pavilion, and seating are functional and at convenient locations.
- Agricultural operations are established and predictable.
- Existing event area can also be utilised for educational purposes.
- Existing heritage items are well preserved and contribute to cultural value and attract tourist visitation.
- Natural connections to Nepean River.
- A vacant authentic heritage cottage with potential for future community use.
- Strong connectivity to the Camden Town Centre.
- Loved venue for community and major events.

CHALLENGES

- Balancing agricultural activities with public use, educational purposes and events.
- Limited opportunities to modify heritage items, including fences, which constrain pedestrian movement.
- Population growth in Metropolitan Sydney and around Camden will lead to increased visits from locals and tourists, especially for large events, putting additional pressure on public farm facilities.
- Insufficient parking space for events, with minimal opportunities for expansion.
- Mature trees, while providing shade, limit potential activities and developments.
- Maintaining all farm uses on flood-affected land.
- Limited connectivity between public access areas and walkways of the Farm.
- Limited wayfinding signage throughout the Farm walkways.



Agriculture

Public access and tourism

Education

Environmental Management and Sustainability

Heritage and History

THE VISION AND STRATEGIC FRAMEWORK

In 2005, an overarching vision for the Camden Town Farm was identified:

“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.”

This vision has guided the development and use of the Camden Town Farm since, and its relevance continues to this day.

Following extensive community consultation in 2024, a new Camden Town Farm Masterplan has been developed to reflect work undertaken to date, and guide future use and further development of the Farm.

This plan provides a strategic framework with the objective of balancing opportunities for serene reflection, community and visitor use, education and its function as an operational model farm.

Five strategic directions have been identified each supported by key actions.

1. Agricultural Use
2. Public Access and Tourism
3. Educational Use
4. Environmental Management and Sustainability
5. Heritage and History


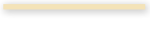



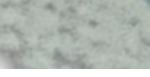
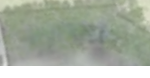

Interpreting the Masterplan

It is important to note that concept plans and images depicted in this masterplan are for illustrative purposes, with the intent of guiding future projects at the Farm. Individual projects will be subject to a detailed design and approval process.



MASTERPLAN - HIGH LEVEL CONCEPT

LEGEND

-  Existing walkway
-  Proposed formalised walkway
-  Points of interest
-  Entry signage
-  Existing Camden Town Farm signage x 7
-  Existing trees and vegetation in and around Camden Town Farm
-  New planted trees
-  Proposed trees



STRATEGIC DIRECTION 1 - AGRICULTURAL USE

Agriculture underpins every aspect of the Farm, and the model Farm is a key attractor for the site both for the Camden community and visitors. The following identified key actions will deliver a best practice model Farm, providing agritourism opportunities whilst maintaining biosecurity requirements of the operation.

1. Best practice model farming

- Implement best practice model farm elements of the Camden Town Farm regarding pasture management, herd management, weed and pest management, and farming operations.

2. Biosecurity management

- Maintain an up to date, published biosecurity plan for the Farm.

3. Opportunities for Agritourism

- Identify potential attractor crop for the Farm e.g. sunflowers, canola, wheat.
- Cultivate attractor crops in targeted locations within the Farm to provide picturesque fields ideal for photography and visitation.

4. Investigate options for production and marketing of local produce

- Explore opportunities to develop Camden Town Farm Beef for local provision.
- Develop opportunities for produce grown on Camden Town Farm to be harvested, branded, and marketed locally to boost Farm income as well as providing educational and tourism opportunities, such as 'farm to table' experiences, focusing on the food supply chain and food security.



STRATEGIC DIRECTION 1 - AGRICULTURAL USE



LEGEND

-  Existing Town Farm buildings
-  Agricultural operational areas
-  Potential area for agricultural operational
-  Livestock yards
-  Community garden
-  Sheepdog Trial Yards
-  Chinese Well location
-  Location of historic orchard
-  Maintenance access
-  Existing vegetation
-  New shade trees

STRATEGIC DIRECTION 2 - PUBLIC ACCESS AND TOURISM

The Farm provides a unique opportunity for the Camden community and tourists to visit, learn and experience a working Farm. The following key actions outline important infrastructure improvements and programs which will extend opportunities for public access and encourage increased visitation.

1. Create more inviting public access into the Farm

- Design of delivery of a formal, highly visible entry way to the Farm which welcomes patrons and visitors from the Camden Town Centre.
- Extend existing walkways to improve access from Exeter St and John Street, to public areas and the internal Farm walkways to connect with community access spaces such as event areas and the community garden.
- Explore opportunities for pop up events through the Camden Town Farm to encourage use of the new Nepean River Trail.

2. Restoration, activation and use of the Heritage Cottage

- Develop scope for the restoration and redevelopment of the Heritage Cottage, with consideration to potential uses which will encourage visitation and community use, such as: community meeting rooms, produce outlet, Pop-up café, training or education rooms, Visitor Information, local agricultural history and farm museum etc.
- Deliver the restoration and redevelopment of the flood affected workers Cottage to provide greater public access and use.
- Improve landscaping around cottage to provide for greater public use and access while highlighting heritage and period nature of the building.

3. Improvements to event infrastructure

- Upgrade the existing dirt floor in the Farm View Pavilion with a hard stand surface suitable for events.
- Delivery of infrastructure to create distinct event spaces to maximise use, including the installation of the identified new vehicle access point.

4. Support the promotion and development of the Miss Llewella Davies Community Garden

- Increase usable space within the Gardens precinct with additional plots, bulk storage bins and pathways landscaped in a style complementary to the current platypus design.

- Explore opportunities for construction of a storage shed structure within the existing Gardens footprint.
- Extension of the existing gardens pathway to connect to boundaries on Exeter St and internal laneways to provide public access when the Gardens are open.
- Investigate opportunities for a farm gate stall that provides for Community gardens sale of produce direct to the public.

5. Wayfinding, signage and marketing





















- Map and install appropriate wayfinding signage within the Camden Town Farm.
- Continue to investigate and implement informative point of interest interpretive signage throughout the farm along new and existing walkway and within public access areas.
- Develop a marketing and promotion plan for the Camden Town Farm which highlights opportunities for access, hireable spaces etc.
- Develop collateral to support the promotion and marketing of the Farm.



STRATEGIC DIRECTION 2 - PUBLIC ACCESS AND TOURISM



LEGEND

-  Existing Town Farm buildings
-  Existing walkways
-  Proposed walkways
-  Vehicular access (events only)
-  Existing continuous canopy
-  Newly planted trees
-  Preferred Vehicle access
-  Preferred Pedestrian access
-  Maintenance access
-  Off-street car park
-  On-street car park
-  Overflow car park (events only)
-  Vehicular entry (Special Events only)
-  Pedestrian entry
-  Maintenance access
-  Key views
-  Artwork / landmark
-  Proposed community garden storage shed
-  Chinese Well location
-  Location of historic orchard

STRATEGIC DIRECTION 2 - PUBLIC ACCESS AND TOURISM - PUBLIC ART AND SIGNAGE

Camden Town Farm is home to Camden's first official public art trail. There is opportunity to extend this trail in the future with new bespoke artworks reflecting the agricultural and cultural history of Camden and its surrounds. It is intended that an opportunistic approach to artwork provision will be taken in the future, subject to grant and partnership opportunities.

Specific locations for future signage and artwork will give consideration to flood and engineering requirements, most suitable location given design and intent and ensuring that vistas valued at the Farm are enhanced.



STRATEGIC DIRECTION 3 - EDUCATIONAL USE

The Farm provides unique opportunities for education and a key objective of this plan is to provide a diverse offering for visitors to the Farm, to enhance their understanding of agriculture, art and the region. Education opportunities at the Farm can be extended through partnership, programming, interpretive signage, hands-on experiences and infrastructure provision.

1. Partnering with educational institutions

- Seek education partnerships with surrounding institutions. For example, local secondary primary and infants schools, tertiary education and government institutions, botanic gardens and others.
- Continue bovine health program including cooperative use of facilities and livestock for educational and animal welfare purposes.
- Explore opportunities for provision of excursions or field trips with government and independent schools including provision of worksheets and programs.

2. Community education programs

- Provision of community education or workshop opportunities. For example, agriculture, cooking, health, gardening, bee keeping, weed management, sustainability, arts, Bushcare, photography etc.
- Develop and deliver interpretive signage and information which outlines the operations of the Camden Town Farm.
- Promote and share the environmental values of the site with the community, including through citizen science activities.

3. Community education spaces

- Replacement of the existing uneven dirt floor in the Farm View Pavilion with a hard stand surface suitable for educational use in all weather.
- Develop scope and design of the Bookworm Garden.
- Develop scope and design of a cultural garden with consideration given to a cultural and / or medicinal gardens.
- Provision of safe field learning facilities and opportunities for university vets.
- Develop an outdoor classroom facility to support learning at the Farm.



STRATEGIC DIRECTION 3 - EDUCATIONAL USE



LEGEND

- Existing Town Farm buildings
- Opportunity for outdoor classroom
- Opportunity for Bookworm garden
- Opportunity for cultural garden
- Chinese Well location
- Location of historic orchard
- Heritage Cottage with potential to be used for education purpose
- Farm View Pavilion has already been used for education purpose
- Livestock yard has already been used for education purpose
- Wetland planting done as part of an education program

STRATEGIC DIRECTION 4 - ENVIRONMENTAL MANAGEMENT AND SUSTAINABILITY

The Farm is a unique open space environment in the heart of Camden, a continued focus on environmental management and sustainability at the Farm is a priority moving forward. Key actions relating to weed and pest management, stormwater and sustainability, provide a foundation to promote potential eco-tourism opportunities at the Farm.

1. Weed and pest management

- Develop and implement a best practice weed and pest fauna management strategy for pasture, natural and riparian areas.
- Seek to partner with government agencies to protect and restore waterways from damage caused by pest species, for example European Carp.

2. Storm water and urban runoff

- Investigate options for reducing the impact in terms of water quality and pollution from stormwater that enters the Farm's waterways.
- Identify areas of erosion and develop a plan to control run-off.

3. Sustainability

- Develop a plan for management of the bushland and riparian areas to support biodiversity and enhance the green and blue grid.
- Track the use of energy and water at the Farm and seek to reduce usage.
- Develop an event management framework to guide increased sustainability of event delivery at the Farm.

4. Eco-tourism opportunities

- Develop strategy for promotion of Camden Town Farm as a "close to nature, close to town" location for bird and fauna watchers.
- Investigate opportunities to extend promotion of Bushcare activities on the Farm to visitors as well as locals.
- Investigate opportunities for observing and recording of native flora and fauna data, for example, Birddata, FrogID, NatureMapr apps.



STRATEGIC DIRECTION 4 - ENVIRONMENTAL MANAGEMENT AND SUSTAINABILITY



LEGEND

- Existing Town Farm buildings
- Revegetation - completed and scheduled to be completed
- Existing agroforestry
- Possible wetland planting
- Proposed gross pollutant trap
- Stormwater inlet

STRATEGIC DIRECTION 5 - HERITAGE AND HISTORY

The heritage and history of the Camden Town Farm will continue to enrich community identity and education through the preservation of heritage buildings, the documentation of its diverse historical narratives, and the celebration of cultural and indigenous heritage, fostering a deeper appreciation of the site's significance and evolution over time.

1. Heritage buildings and structures

- Restoration / preservation / repair of the milking parlour and adjacent feed hopper
- Development of the Cottage in keeping with heritage requirements to include public access.
- Ongoing maintenance and management of heritage infrastructure including cool room, machinery shed, storage sheds, calf shed and fencing.

2. History of Camden Town Farm

- Develop and publish a full history of Camden Town Farm including:
 - Indigenous history
 - Ownership
 - Agricultural operation
 - Development
 - Chinese Market gardeners
 - Built structures
 - Paddock uses and names
 - Fence line history
 - Agricultural pioneers
 - Council custodianship etc.

3. Cultural Heritage

- Recognise indigenous heritage and physical evidence of occupation of Town Farm through interpretive signage, web information and art.
- Develop scope and design of a cultural garden.
- Investigate options to highlight the Chinese market garden operations conducted at the Farm



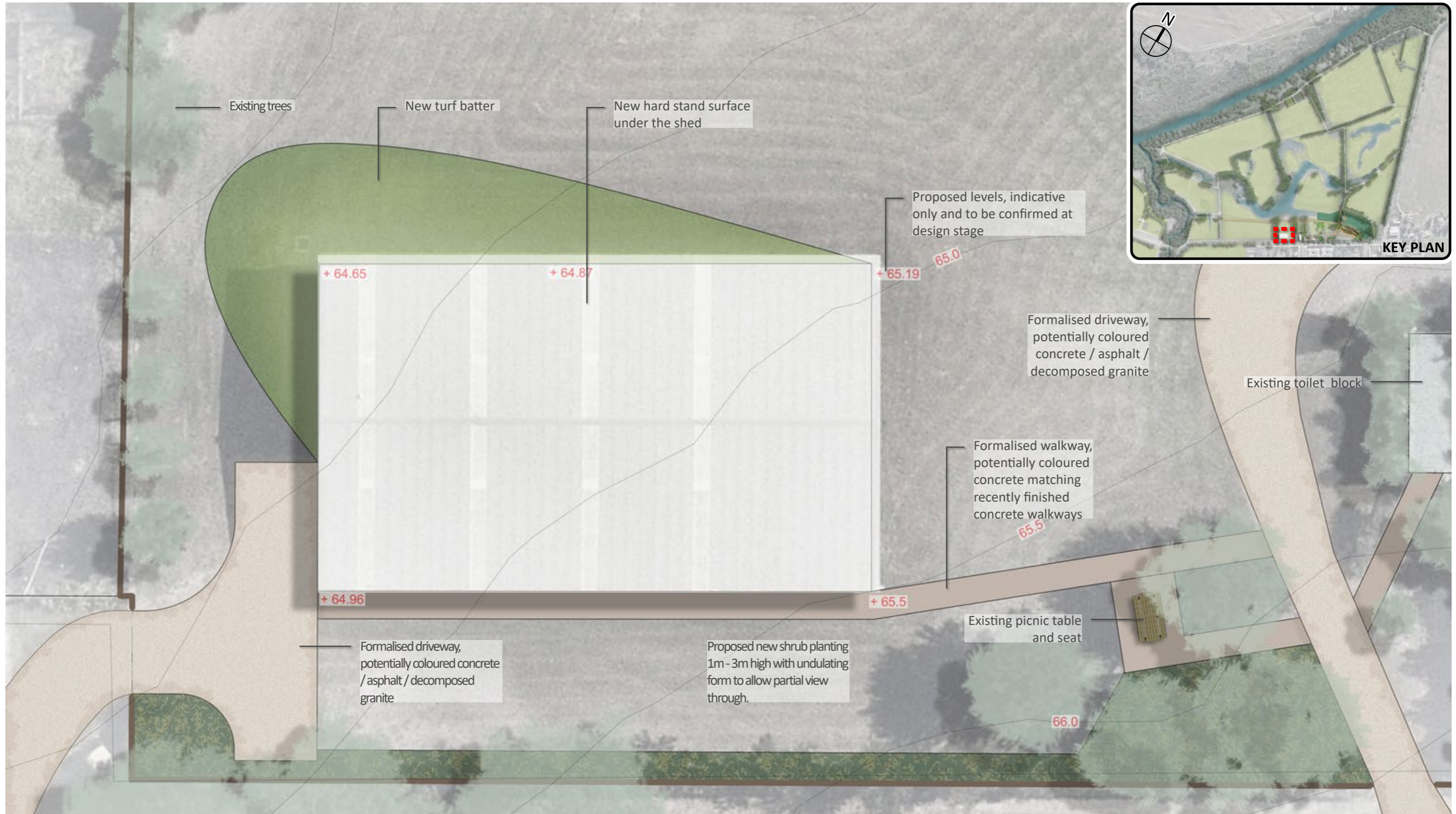
STRATEGIC DIRECTION 5 - HERITAGE AND HISTORY



LEGEND

- Existing Town Farm buildings
- Heritage building / structure
- Aboriginal relics
- Sheepdog Trial Yards
- Shoemith yard
- Historic Chinese well location
- Location of historic orchard
- Historic Chinese house site
- Historic red sand filter pits
- Historic Chinese water pump location
- Historic location - bricks for St Johns Church
- Historic fence
- Historic fencing alignment

CONCEPT PLAN - FARM VIEW PAVILION



The Farm View Pavilion currently has a dirt floor that follows the natural slope of the land. This uneven surface and its tendency to become sodden during wet weather limit its suitability for certain events. By leveling the floor and installing a hardstand all-weather surface, the area's usefulness, safety, and overall amenity for all users will be significantly improved.

CONCEPT PLAN - HERITAGE COTTAGE



The Heritage Cottage presents unique opportunity to activate the heritage precinct at the Farm. A number of opportunities for further investigation have been identified through community consultation including:

- Welcome centre for the Farm
- Farm or makers shop
- Visitor Information
- Bookable spaces for community use
- Pop up café or food trucks



POTENTIAL USE FOR THE HERITAGE COTTAGE



Source: Google Map 2024



Source: City of Charles Sturt website, "Bower Cottages Community Centre"



Information Centre, Source: Port Fairy Australia website, "Port Fairy & Region Visitor Information Service"



Source: Scenic Rim Farm Shop website



Source: Glam Adelaide website, "Introducing Audrey Vintage Cafe: a 1963 coffee and catering caravan"



Source: Buggybuddy website, "Peninsula Farm Cafe, Maylands"

CONCEPT PLAN - BOOKWORM GARDEN



A Bookworm Garden is a themed garden designed to encourage a love of reading and nature among children and adults. It typically features areas inspired by children's books, where each section of the garden represents a different story or book. These gardens combine elements of storytelling with horticulture to create an immersive, educational, and interactive environment.



Source: Roadtripsforfamilies website, "Bookworm Gardens in Sheboygan, Wisconsin"



Source: gooshkoshkids website, "Visit Bookworm Gardens in Sheboygan, Where Books Come to Life!"

CONCEPT PLAN - OUTDOOR CLASSROOM

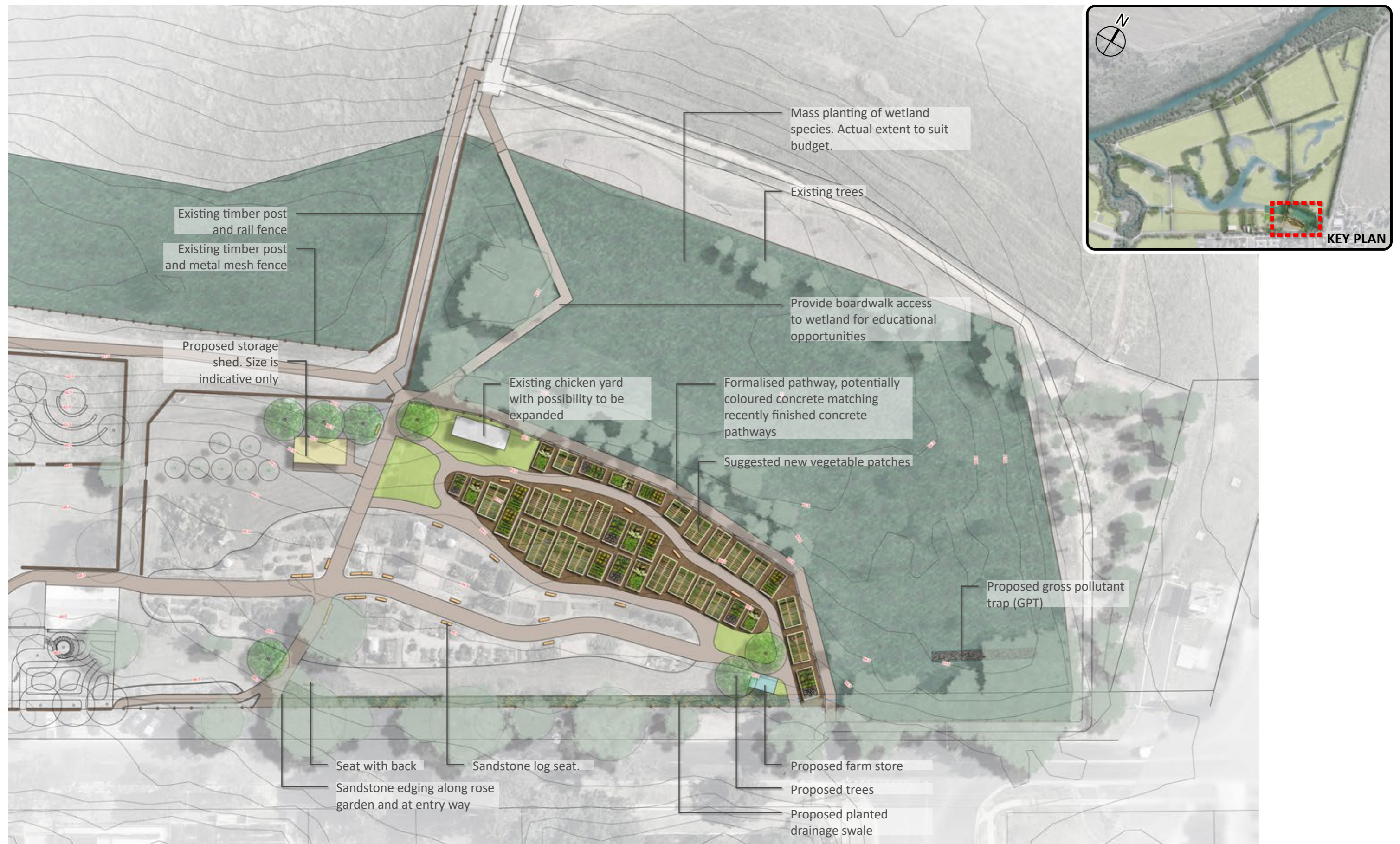


Amphitheatre style rustic seating and stage area would support education at the Farm whether it be agricultural, arts, science or other learning areas and utilise a currently underutilised sloped space within the heritage precinct.



Source: CNN Travel website, "Outdoor classes are safer. How can teachers make it happen?"

CONCEPT PLAN - COMMUNITY GARDEN AND CULTURAL GARDEN





CAMDEN TOWN FARM