TOCAL
CONSERVATION AND MANAGEMENT PLAN
Volume 2: Attachments to Report

Prepared by

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For

CB Alexander Foundation
NSW Department of Primary Industries within
NSW Department of Trade, Investment and Regional
Infrastructure and Services

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FINAL D
1001
ISSUE 6
30 October 2014
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ATTACHMENT 1  BRIEF
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TOCAL CONSERVATION AND MANAGEMENT PLAN

BRIEF

Prepared by

Eric Martin and Associates

For

Tocal College

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ISSUE 2
Project No 1001
13 January 2010
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1. SITE

The site includes the whole campus including the main college (including service facilities such as maintenance, swimming pool, Glendarra, dairy), the homestead precinct, farms on the whole property plus the property and setting (including any history or archaeological evidence). A site plan plus inventory of all buildings to be provided by I & I NSW. Refer attached Tocal Farm Map.

2. METHODOLOGY

The CMP will adopt accepted practices as outlined by Australia ICOMOS and will include:

2.1 Introduction

This will outline the brief, the site, current status, methodology adopted, authorship, acknowledgements and limitations. There may well be a need for more detailed study in some areas or on some structures should any work be proposed on them in the future.

2.2 Documentary Evidence

This will detail the history of the site, the main precincts (College and Homestead) and the other individual structures and items.

Given the size and the wealth of information available this will use existing and new material as attachments or separate references with only a summary in the main report. This will enable existing material to be used as it currently exists.

The history will include a major review of the history of the site including information from the initial formation of the area, indigenous use of the area, discovery, settlement and development and how individual elements have changed over time. It will also include uses and how they have changed to suit changing circumstances. This will include some consultation with key stakeholders and individuals such as Philip Cox.

2.3 Physical Evidence

This will include a more detailed description of the site and each precinct, building and items to determine condition and integrity.

This will use existing material particularly the existing Homestead CMP and any other reports on the buildings. Once again, given the size much of the detail will be in attachments with a summary in the main report.

2.4 Assessment & Statement of Significance

The assessment uses the NSW Heritage Council Criteria a-g and assesses the significance of Tocal as a whole, the main precincts and individual items. It will also assess the main elements of individual items.

There will need to be an assessment of Social Significance and how people have associated with Tocal and the role Tocal has played in the community.

A comparative study of similar places will be undertaken by desktop to ascertain the significance of Tocal in a wider NSW and Australian context.

Existing assessments will be used as part of this process.

From this assessment the significance of Tocal as a whole, the precincts, individual structures and items and main elements will be determined and a statement of significance provided.
2.5 Opportunities & Constraints

This will set down the opportunities and constraints arising from:
- Authorities e.g. NSW Heritage, I & I, Local Councils
- The Statement of Significance
- Burra Charter
- Client
- Non-statutory organisations e.g. National Trust, Australian Institute of Architects
- Regulations such as the Building Code of Australia

2.6 Conservation Policies

This will establish policies related to:
- Use
- Changes to existing structures and elements including major and minor
- Changes associated with new work or structures
- Retention of significance
- Maintenance
- Setting/landscape
- Archaeology

2.7 Management

This will define:
- Who is responsible
- Any essential works program short, mid or long term (This will be an overview only)
- Maintenance programs
- Interpretation
- Update of CMP

3. REPORT

Format to follow a I+I template to be provided.

The project is a very comprehensive one and given its size it will not delve into every detail of every structure.

The aim is to provide a workable and easily used reference to guide the future of Tocal.

It will refer to other reports, books for details and will include a number of attachments. The current series of books in Tocal provide an enormous amount of useful material.

It is normal to prepare a draft report for review and then a final report

4. PROGRAM

No program was set but we suggest the following:

<table>
<thead>
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<th>Duration</th>
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<tbody>
<tr>
<td>Draft report – briefing meeting and confirmation of program plus identification of existing material and gaps.</td>
<td>2 weeks</td>
</tr>
<tr>
<td>Evidence – documentary and physical</td>
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<tr>
<td>Assessment</td>
<td>4 weeks</td>
</tr>
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<td>Opportunities and constraints, conservation policies and management</td>
<td>2 weeks</td>
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<tr>
<td>Draft report</td>
<td>2 weeks</td>
</tr>
<tr>
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<td>4 weeks</td>
</tr>
<tr>
<td>Finalise report</td>
<td>5 weeks</td>
</tr>
</tbody>
</table>
5. CONSULTANT TEAM

Eric Martin & Associates (EMA) Conservation Architects and Team Leader.
Industry & Investment NSW (I & I) Base material maps, plans, photography, documentary evidence, history and background material to assist in determining social values. Liaison with indigenous people including coordination of their input on all indigenous issues and details.

Landscape Architect to be selected

At this stage we do not believe engineering consultants will be required.
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ATTACHMENT 2  C. B. ALEXANDER FOUNDATION ACT 1969
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C.B. Alexander Foundation Incorporation Act 1969 No 61
Current version for 15 July 2001 to date (accessed 29 August 2011 at 08:18)
Status information

Status information

Currency of version
Current version for 15 July 2001 to date (accessed 29 August 2011 at 08:18).
Legislation on this site is usually updated within 3 working days after a change to the legislation.

Provisions in force
The provisions displayed in this version of the legislation have all commenced. See Historical notes

Responsible Minister
Minister for Regional Infrastructure and Services jointly with the Minister for Primary Industries

Authorisation
This version of the legislation is compiled and maintained in a database of legislation by the Parliamentary Counsel's Office and published on the NSW legislation website, and is certified as the form of that legislation that is correct under section 45C of the Interpretation Act 1987.


An Act to constitute the C.B. Alexander Foundation and to define its objects and powers; to authorise the making and performance of an agreement relating to the taking over by the Minister of responsibility for the operation, maintenance and management of the C.B. Alexander Agricultural College; and for purposes connected therewith.

1 Name of Act
This Act may be cited as the C.B. Alexander Foundation Incorporation Act 1969.

2 Definitions
In this Act, except in so far as the context or subject-matter otherwise indicates or requires:

**estate trustees** means trustees for the time being of the Will.

**Foundation** means C.B. Alexander Foundation constituted by this Act.

**member** means member of the Foundation.

**order** means decretal order dated the seventeenth day of May, one thousand nine hundred and sixty-three made by the Supreme Court of New South Wales that approved the proposals made by the Presbyterian Church of Australia in New South Wales in the matter of the trusts of the Will.

**the C.B. Alexander Agricultural College** means the college that, immediately before the commencement of this Act, was maintained pursuant to the order on the land described in the Schedule to this Act and includes any college or like institution maintained after that commencement under that name, or under any other name, on that land or any part thereof, whether or not the same college or like institution is also maintained on other land.

**the Will** means the will and two codicils of Charles Boyd Alexander late of “Tocal”, Paterson, New South Wales.

**Trust** means The Presbyterian Church (New South Wales) Property Trust.

**trust property** means land and other property vested in or belonging to the Foundation but does not include:

(a) moneys paid to the Foundation under section eight of this Act or any interest thereon or income therefrom or investment thereof or any conversion of any such investment, or

(b) property that, immediately before it vested in the Foundation, was held by the estate trustees in connection with the payment under the Will of annuities to Margarita Curtis and Myrtle Eliza Curtis or to or in respect of any income therefrom or interest thereon or investment thereof or any conversion of any such investment.

### 3 Constitution of Foundation

(1) There is hereby constituted a corporation under the corporate name of “C.B. Alexander Foundation”.

(2) The members of the Foundation shall be appointed by the Minister and shall consist of five persons, of whom:

(a) one shall be Edward Alan Hunt, Esquire, or if he is unable or unwilling to act as a member or vacates his office as a member, such person as he may nominate to the Minister for the purpose before or at the time notice of his inability or unwillingness is given to the Minister, or his office as a member is vacated, as the case may be, whether or not such a nomination is made before or after the commencement of this Act or, in default of any such nomination, the law agent of the Presbyterian Church of Australia in New South Wales at the time of that inability, unwillingness or vacation of office, and

(b) one shall be Colin Hector Dunlop, Esquire, while he remains one of the estate trustees.

(3) The Minister may, by the instrument of appointment or by another instrument, appoint a member to be the Chairman of the Foundation.
(4) A member (other than a member referred to in paragraph (a) or (b) of subsection two of this section) shall, subject to this Act, hold office as a member for such period, not exceeding seven years, as may be specified in the instrument of appointment and shall, subject to this Act, be eligible for reappointment.

(5) (Repealed)

(6) Where there is a vacancy in the membership of the Foundation, the Minister may, subject to this Act, appoint a person to the vacancy.

(7) A member who is not an officer of the Public Service or of a statutory body representing the Crown shall receive from the funds of the Foundation such remuneration and allowances, and a member who is such an officer shall receive from those funds such allowances, as the Foundation determines and the Minister approves.

(8) Where by or under any Act provision is made requiring the holder of an office specified therein to devote the whole of his time to the duties of his office, that provision shall not operate to disqualify him from holding that office and also the office of a member.

(9) The office of a member shall, for the purposes of any Act, be deemed not to be an office or place of profit under the Crown.

(10) A member shall be deemed to have vacated his office:
(a) if he dies,
(b) if he becomes bankrupt, compounds with his creditors, or makes any assignment of his salary, remuneration, allowances or estate for their benefit,
(c) if he becomes a mentally ill person, a protected person or an incapable person within the meaning of the Mental Health Act 1958,
(d) if he or she is convicted in New South Wales of an indictable offence that is punishable by imprisonment for 12 months or more or is convicted elsewhere than in New South Wales of an offence that, if committed in New South Wales, would be an offence so punishable,
(e) if he resigns his office by writing under his hand addressed to the Minister,
(f) if he is removed from office by the Minister,
(g) if he ceases to hold a qualification by virtue of which he was appointed, or
(h) if, at the time of his appointment as a member, he was an officer of the Public Service or of a statutory body representing the Crown and he ceases to be such an officer.

(i) (Repealed)

(11) The Minister may, for any cause which appears to him sufficient, remove any member from office.

(12) The common seal of the Foundation shall be kept in the custody of the Chairman of the Foundation and shall not be affixed to any instrument except in pursuance of a resolution of the Foundation.

(13) The procedure for the calling of meetings of the Foundation and for the conduct of business at such meetings shall, subject to this Act, be as determined by the Foundation.
(14) The Chairman, or in the absence of the Chairman, the member chosen by the members present at the meeting to act as Chairman, shall preside at any meeting of the Foundation.

(15) Three members shall form a quorum and any duly convened meeting of the Foundation at which a quorum is present shall be competent to transact any business of the Foundation and shall have, and may exercise and discharge, all the powers, duties and functions of the Foundation.

(16) The Chairman or member acting as Chairman at any meeting of the Foundation shall, in the event of an equality of votes, have in addition to a deliberative vote a second or casting vote.

(17) A decision of a majority of the members present at a duly convened meeting of the Foundation at which a quorum is present shall be a decision of the Foundation.

(18) No matter or thing done, and no contract entered into by the Foundation, and no matter or thing done by any member or by any other person acting under the direction of the Foundation shall, if the matter or thing was done or the contract was entered into bona fide for the purpose of executing this Act, subject them, or any of them, personally to any action, liability, claim or demand whatsoever.

4 Objects

The objects of the Foundation shall be:

(a) to promote and advance, either alone or in conjunction with the Minister, agricultural education at the C.B. Alexander Agricultural College or at any other agricultural college or agricultural institution,

(b) to advise and assist, as far as is practicable, the Minister in the operation and maintenance of the C.B. Alexander Agricultural College,

(c) to take or accept any gift, subsidy or endowment, whether subject to any special trust or not, for all or any of the objects of the Foundation and to carry out any special trust to which such gift, subsidy or endowment may be subject according to the terms thereof,

(d) to effect improvements to the C.B. Alexander Agricultural College or other agricultural colleges or agricultural institutions,

(e) to grant scholarships or financial assistance to students attending the C.B. Alexander Agricultural College,

(f) to support with or without grant of financial aid and whether or not initiated by the Foundation any scheme or activity which in the opinion of the Foundation is capable of assisting in the advancement of agricultural education in the State of New South Wales, and

(g) to do such supplemental, incidental and consequential acts as may be necessary or expedient for the exercise or discharge of its powers, duties and functions under this Act.

5 Agreement for vesting of certain property

(1) Subject to this Act, the Minister on behalf of Her Majesty, and the Treasurer, may enter into an agreement with the Trust for and with respect to:

(a) the handing over to the Minister of the operation, maintenance and management of the C.B. Alexander Agricultural College pursuant to this Act,

(b) the vesting in Her Majesty of:

(i) the land described in the Schedule to this Act or any part thereof,
(ii) any other land that, pursuant to the order, was vested in the Trust before the commencement of this Act, and

(iii) any other land used for the purposes of, or in connection with, the C.B. Alexander Agricultural College,

(c) the assurance to the Foundation, for the purposes of this Act and by direction of the Minister on behalf of Her Majesty, of the land the subject of the agreement,

(d) the transfer to Her Majesty of personal property used or produced for the purposes of, or in connection with the operation, maintenance or management of, the C.B. Alexander Agricultural College,

(e) the consideration in money to be paid by the Treasurer for the performance of the agreement by the Trust,

(f) the giving of any indemnity with respect to any obligation of the Trust in connection with the Will or order,

(g) the payment of moneys to the Trust for the purpose of discharging any liability of the Trust or any other person incurred, or to be incurred, in connection with the C.B. Alexander Agricultural College, and

(h) such other matters and things as, in the opinion of the Minister and the Treasurer, are connected with or incidental to the matters referred to in paragraphs (a), (b), (c), (d), (e), (f) and (g) of this subsection.

(2) The *Stamp Duties Act 1920* shall not apply to or in respect of:

(a) any instrument executed after the commencement of this Act whereby any real or personal property is, or is agreed to be, conveyed, transferred or leased to the Foundation,

(b) any devise or bequest in favour of the Foundation taking effect after that commencement, or

(c) the receipt of money by the Foundation.

(3) All acts, matters or things that, by an agreement entered into under subsection one of this section are agreed, directed, authorised or permitted to be done or executed thereunder may, notwithstanding anything in the Will, the order or any other Act, be done or executed without any further authority than this Act.

(4) Subject to this Act, trust property shall be held by the Foundation upon trust for Her Majesty for the purposes of the C.B. Alexander Agricultural College.

(5) The Foundation shall not, without the consent of the Governor, alienate, mortgage, charge or demise any trust property.

6 Minister to operate the C.B. Alexander Agricultural College

(1) Subject to this Act, on and from a day specified for the purpose in, or determined in a manner specified for the purpose in, an agreement entered into under subsection one of section five of this Act, the Minister shall be responsible for the operation, maintenance and management of the C.B. Alexander Agricultural College.
(2) For the purposes of subsection one of this section, the Minister shall have and may exercise in respect of any trust property, such powers, authorities, duties and functions as he would have if that trust property were vested in Her Majesty.

7 Variation of order

Where, pursuant to the order, any land or other property would, but for this subsection, be vested in the Trust after the commencement of this Act, the order shall be deemed to have been varied to the extent necessary to provide for that land or other property to be vested in the Foundation.

8 Endowment

(1) The Treasurer may, in the year commencing upon the commencement of this Act and in each succeeding year, pay to the Foundation by way of endowment such sum of money as the Treasurer deems necessary to enable the Foundation to carry out its objects under this Act in so far as they relate to the C.B. Alexander Agricultural College.

(2) Any moneys payable by the Treasurer under this section shall be paid out of moneys provided by Parliament.

9 Investment of funds by Foundation

(1) Subject to subsection two of this section, the Foundation may invest its funds in such manner as the Minister may approve.

(2) Where the donor of a gift to the Foundation imposes a condition or gives a direction in relation to the gift, the Foundation may invest the gift in accordance with the condition or direction.

10 Report and audit of accounts of Foundation

The Foundation shall, in the year commencing on the commencement of this Act, and in each year thereafter, and at such other times as the Minister may specify, prepare and submit to the Minister a report of its activities together with a balance sheet and statement of its financial position, duly audited by an auditor appointed by the Foundation and approved by the Minister.

11 Contracts by Foundation

(1) Contracts on behalf of the Foundation may be made as follows:

(a) a contract that if made between private persons would be by law required to be in writing under seal may be made on behalf of the Foundation in writing under the common seal of the Foundation,

(b) a contract that if made between private persons would be by law required to be in writing signed by the parties to it may be made on behalf of the Foundation in writing signed by any person acting under its express or implied authority,

(c) a contract that if made between private persons would be valid by law although made by parol only (and not reduced into writing) may be made by parol on behalf of the Foundation by any person acting under its express or implied authority.

(2) Any contract made in accordance with subsection (1):
(a) is effectual in law and binds the Foundation and its successors and all other parties to the contract, and

(b) may be varied or discharged in the manner in which it was authorised to be made.

12 Certain rights not to be affected

Nothing in this Act shall be construed as operating, or as authorising the doing of any thing, in a manner that would prejudice or affect any right or interest of Margarita Curtis or Myrtle Eliza Curtis.

13 Exemption from local government rates

The C.B. Alexander Agricultural College shall be deemed to be a school to which section 555 (1) (f) of the Local Government Act 1993 applies and, for the purposes of that paragraph:

(a) land occupied and used in connection with that college,

(b) land used as a playground in connection with that college, and

(c) land occupied and used for a residence by a caretaker, servant or teacher of that college and used in connection therewith,

shall, if it is vested in the Foundation, be deemed to belong to that college.

Schedule

(Section 5)

The whole of the land comprised in Certificate of Title Volume 221 Folio 60.

The whole of the land comprised in Certificate of Title Volume 195 Folio 128.

The whole of the land comprised in Certificate of Title Volume 5122 Folio 193.

The residue of the land comprised in Certificate of Title Volume 4264 Folio 146 after the issue of Certificate of Title Volume 10479 Folio 250 and resumption of the land referred to in Dealing No K412110.

Historical notes

The following abbreviations are used in the Historical notes:

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<td>substituted</td>
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</tbody>
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Table of amending instruments

C.B. Alexander Foundation Incorporation Act 1969 No 61. Assented to 6.11.1969. This Act has been amended as follows:


Date of commencement of the provisions of Sch 1 relating to the C.B. Alexander Foundation Incorporation Act 1969, assent, sec 2.

1997 No 152 Environmental Planning and Assessment Amendment Act 1997. Assented to
Date of commencement, 1.7.1998, sec 2 and GG No 101 of 1.7.1998, p 5119.

Date of commencement of sec 7 and Sch 5, 1.1.2000, sec 2 (1) and GG No 144 of 24.12.1999, p 12184.

Date of commencement of Sch 1, 15.7.2001, sec 2 (1) and Commonwealth Gazette No S 285 of 13.7.2001.

**Table of amendments**

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<tr>
<td>Sec 3</td>
<td>Am 1990 No 46, Sch 1; 1999 No 94, sec 7 (1) and Sch 5, Part 1.</td>
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<tr>
<td>Sec 11</td>
<td>Subst 2001 No 34, Sch 1.1.</td>
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<td>Sec 13</td>
<td>Am 1997 No 152, Sch 4.2.</td>
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ATTACHMENT 3  HERITAGE LISTINGS AND CITATIONS

Tocal Homestead¹

New South Wales State Heritage Register Listing No 00147, 2 April 1999, Gazette 27 p1546

Heritage Act - Permanent Conservation Order – former Listing No 001472, 6 November 1981, Gazette 170

National Trust of Australia (NSW), No R4729

CB Alexander College Campus²

DOCOMOMO Australia National Register²

New South Wales State Heritage Register Database Listing No 01908 gazetted 17 April 2013, Gazette No 48 Page 983 (excludes moveable collection).

NSW State Government Section 170 Register, No 3040083

The Australian Institute of Architects Register of Significant 20th Century Architecture New South Wales (number 4700063) and National List.⁴

Bona Vista⁵

NSW State Government Section 170 Register, No 3040082, Gazette No 107, 03 Nov 89. p 9347

National Trust of Australia (NSW) No R4720

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AIA NATIONALLY SIGNIFICANT ARCHITECTURE CITATION

Date: 04 January 2011

CB Alexander Agricultural College (Tocal) Campus Buildings

Paterson Road, Paterson NSW, 2421

Philip Cox & Ian Mackay

1963

1965

Tocal College is situated on the hilltop immediately south of the historic Tocal Homestead. Many of the elements of the College are derived from the Homestead complex. There is an extensive use of natural materials of timber, brick and tiles. The design is based on the concept of quadrangles with the north one open to the homestead. A regular grid of 2,700mm was established. The timbers used are from the area and include ironbark brush box and tallow wood. Timber is exposed and includes large verandah post and roof beams. The brickwork is purposefully rough to indicate the rustic nature of the buildings. There is an extensive use of kiln fired pavers and rubble drains in lieu of gutters. On the buildings where gutters were required copper guttering was used. The roof includes terracotta tiles at a pitch of 21°.

The vision was for the buildings to age and merge with the landscape and mature with age. This has been achieved. The later additions have followed the spirit and intention of the original concepts. The design has proven to be durable and of extremely low maintenance.

The landscape is one of scattered eucalyptus (spotted gum) and other native trees and shrubs. Lawns are maintained but are not irrigated thereby reflecting the moods of the Australian landscape.


Designed for the Presbyterian Church of Australia in 1963 as a post secondary level agricultural college it was the first major commission for the association of Philip Cox and Ian McKay establishing their design reputation for environmental sensitivity.

They adapted the principles of vernacular architecture to a large-scale complex, reflecting the grand vernacular of the silos and barns in the region, which was completely alien to the prevailing modernist institutional architecture of its time. The College epitomises the Sydney School whose principles include loose extendable planning, integration with the landscape, use of local materials, honest structural expression and return of crafted architecture.

Criteria Applicable

N1. Significant heritage value in demonstrating the principal characteristics of a particular class or period of design.

N3. Significant heritage value in establishing a high degree of creative achievement.

N5. Having a special association with the life or works of an architect of significant importance in our history.

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6 AIA NSA Citation - Tocal
ATTACHMENT 4 PHOTOGRAPHS

The attached photographs are a collection taken in 2010 and 2011 in the preparation of the CMP. Some have been used in Volume 1 but most are a record of Tocal at the time of preparing the CMP.
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SITE VISIT IMAGES 31 AUGUST - 1 SEPTEMBER 2010
SITE VISIT IMAGES 14 OCTOBER 2010
SITE VISIT IMAGES 14 DECEMBER 2010
SITE VISIT IMAGES 26 AUGUST 2011
SITE VISIT IMAGES 4 NOVEMBER 2011
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<th>ATTACHMENT 5</th>
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<td>5.1</td>
<td>1788-1820</td>
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<tr>
<td>5.2</td>
<td>1820-1830</td>
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</table>
1788-1820 (APPROXIMATELY 31 REMAINING)

1. Elizabeth Farm House (part), Parramatta (core of it 1793-4; 1806/26)

2. Experiment Farm Cottage, Parramatta (dates debated - 1790s/1821/25/34-5)

3. Salter's Cottage / Governor's Dairy Cottage, Parramatta Park, c1796-1800, converted to a dairy 1813-15

4. Old Government House, Parramatta (1799/1815 (extension)-26+)

5. Vaucluse House, Vaucluse, c.1805/27-8+ (incorporates early cottage)

6. Addington House, Ryde, 1806 (core)/1810 (rest)

7. The/Cox's Cottage, Mulgoa, 1809-11

8. Rose Cottage, Wilberforce 1810-11

9. Varroville outbuildings, Varroville, c.1810/13+

10. Collingwood, Liverpool, c.1811+

11. Clear Oaks/Mokey's farm house, Richmond, 1811-14/19/25

12. Dight's Farm house / Mountain View, Richmond, 1812+

13. Rouse Hill house, Vinegar Hill, (1813 - CL)/1818-22

14. Agnes Banks /Osborne, Agnes Banks, c1813-15 (second house by 1823)

15. Hume Mount / Meadowvale, Appin, c.1813-4 stone cottage, 1830s 2nd homestead

16. Bowman Cottage, Richmond, 1815/17/18

17. (Mount) / Gilead, Appin, c.1815

18. Macquarie Dale /Northampton Dale, Appin, c.1815-16

19. Orielton, Narellan, c.1815-34

20. Cadman's Cottage, Rocks, 1816 but used as a barracks; from 1827 as a house)

21. Warby's Barn & Stables /Leumeah House, Campbelltown, 1816+

22. Rose Farm (cottage), Ermington, c1816

23. Gate Keeper's Cottage, Mays Hill, Parramatta Park, 1817 (Great Wn.H'way)

24. Glenfield Farm house, Casula, c1817-25

25. Harrington Park house, Narellan 1817-27/29

26. Campbellfield, Minto, c.1818

27. Denbigh, Cobbitty (original cottage 1818-22)

28. Brush Farm House, core 1819-20, 1820s wings added

29. Brislington, Parramatta, 1819-21

30. Wilberforce school house, residence and church (first), 1819

31. The Ark, on a rock shelf over Kent Street, Sydney, pre-1820

32. Bob's Hall/Officers' Quarters, Lancer Barracks, Parramatta, 1819-20

33. Mens' Quarters, Lancer Barracks, Parramatta, 1819, rebuilt 1833-42

34. Cobham Hall/Solomon Wiseman's Inn/Hotel, Wiseman's Ferry, 1819-20 (first a house, later an inn)
1820-30 (APPROXIMATELY 53 REMAINING)

1. Throsby Park, Moss Vale, 1820/23/28+
2. Raby, Catherine Field, c1820-34
3. Kelvin / The Retreat / Cottage Vale, Bringelly, c1820/24-6
4. Macarthur Cottage, Belgenny Farm, Camden Park, Camden South, c1820-21
5. Cattai (Caddie), Cattai, c1821
6. Fernleigh, Caringbah, 1821
7. Morton Park Estate, Douglas Park, 1822 (cottage, later additions)
8. Beulah, Appin, c1822/4, rebuilt 1835
9. Beddick /Claremont Cottage, Windsor, 1822+
10. Denham Court House, Ingleburn, c1822
11. Lansdowne, Goulburn, c1822-4
12. Mamre, St.Marys, 1822-32
14. Harrisford, Parramatta, 1823/6-9 (later used as school, offices)
15. Glenlee, Menangle Park, 1823-4
16. Glenmore (Park), Mulgoa, 1824-5
17. Hambledon Cottage, Parramatta, 1824
18. Juniper Hall, Paddington, c1824-25
19. Epping Forest, Kearns, c1825
20. St.Matthew's Rectory, Windsor, 1825
21. Bonnyrigg House, Bonnyrigg, c1826
22. Clydesdale, Marsden Park, 1820s (ground floor)
23. 'Round House', Brownlow Hill estate, mid 1820s
24. Merton, Denman, 1826
25. Settlement Guardhouse, KAVHA*, Norfolk Island, 1826
26. Tahlee House/ Bible College, Carrington, 1826/8
27. Barrack Lane Cottages, Parramatta, 1820s
28. Box Hill House, Box Hill, 1820s (now McCall Gardens institution)
29. Cecil Hills Farm House, Cecil Park, c.1820s
30. Howe’s House, Thompson Square, Windsor (1820s, now part of Museum)
31. Manse Farm House, Pitt Town, 1820s
32. Millers Point & Dawes Point Village precinct, Sydney, c1820s+
33. Closebourne House / St.Johns Centre of Worship, Morpeth, 1827/29+/31
35. Surgeon’s Quarters & Kitchen, KAVHA*, Norfolk Island, 1827
36. Price's House, Richmond, c1827
37. Hobartville, Richmond, 1828
38. Linden House, Parramatta, 1828 (moved to Lancer Barracks in 1970)
39. Oldbury, Sutton Forest, 1828
40. Woodford Academy, Woodford (south wing), 1828
41. Foster's Farm & Outbuildings / Bridge House, 1 High St., Maitland, 1829 (stone outbuilding may be first cottage from 1819 – oldest building remaining in town)
42. Government House, KAVHA*, Norfolk Island, 1829
43. Wallis House Group, 1-3 High Street, Maitland, 1829
44. Foster's House / Toll House, Wallis Plains, c1829
45. Dalwood, Branxton, 1829-33
46. Military Barracks – Officers' Quarters, Norfolk Island, 1829-34
47. Newington House / Silverwater Correctional Centre, Silverwater, 1829-32
48. St. Peter's Parish Hall, East Maitland, c1829 (originally a school and master’s house)
49. Royal College of Radiologists, 37 Lower Fort Street, Miller's Point, pre-1830 – built as a residence, later used as an inn and offices;
50. Traveller's Rest Cottage Group, Parramatta, c1830
51. 49-51 Bosworth Street, Richmond, c1830, additions 1830s
52. 40 Banks Street, East Maitland, c1830
53. Samuel Clift's second house/ Bridge House, Maitland, c1830
54. Smith's Row / John Smith's Cottages, Wallis Creek/ Maitland, 1830s

*KAVHA= Kingston & Arthur's Vale Historic Area, Norfolk Island.

Note: Many more houses survive from the 1830s/40s (Wollombi, Hunter Valley - Maitland, Morpeth) etc.
ATTACHMENT 6 CONSULTATION
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Tocal Master Plan:
Community and Industry Consultation Workshops
Tocal College 26 and 27 August 2011

Report, November 2011

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Executive summary

Workshops were held at Tocal College on Friday 26 and Saturday 27 August 2011 to obtain input and feedback from members of the community and organisations to inform the development of a master plan that will guide changes and developments on the Tocal property over the next 20 to 40 years. Over 70 people attended, providing comprehensive representation of a diverse range of groups, organisations, residents and interests.

The focus of the workshops was the whole of Tocal, including the farms. Previous planning had concentrated on the Homestead or campus buildings, but now the focus was widened to encompass the whole of the Tocal property with all of its various elements.

The workshop program and process was identical on each day. It began with a brief tour and orientation, followed by an address by the College Principal, Cameron Archer and architect Eric Martin before participants formed into small groups to work through a series of questions and tasks related to Tocal’s future. The day concluded with a plenary session.

The features of Tocal greatly valued by the community include its visual amenity and architecture, Aboriginal and European history and heritage, agriculture, education, the working farms, the natural environment and conservation practices, Tocal Field Days, school visits and school linkages, community facilities, and Tocal’s community impact and outreach.

The community highlighted the importance of continuity of design, maintenance and ongoing use of existing structures, and flexibility to adapt to change.

Over the next 20 to 40 years the Tocal property should be a commercially viable farm and be put to the following uses:

- Supporting agricultural education and practising modern, low-carbon techniques and environmental stewardship
- Education of children and adults about food and fibre production
- Environmental and low-carbon education
- Community access and usage
- Public access and facilities including sport and recreation
- History, tourism and ecotourism
- Research and development in agriculture.

The potential threats to Tocal’s future include lack of planning, inconsistent planning, loss of focus, absorption by other institutions, subdivision, a change in Tocal’s leadership and direction, changes in government policy on Tocal’s use, loss of community involvement, failure to reinvest in and maintain the Tocal property, failure to maintain sufficient funding for full-time students, mining and coal-seam gas, and transport infrastructure developments such as a very fast train and a coal rail.

Workshop participants identified a large range of potential opportunities for the future of the Tocal property. Examples included greater use of facilities, a focus on vocational training with innovative best practice, reducing the city-country divide, increased linkages to other education institutions such as schools and universities, increased history and heritage activities, various recreational facilities, an international e-learning centre, establishment of eco-cottages and alternative energies.
The workshop endorsed the following vision statement for Tocal but indicated it requires amendment to specifically mention education, sustainability and excellence in agriculture.

'More than a farm, Tocal is a productive, welcoming and accessible Australian property. Its unique environment, architecture, history and its sense of community creates a diversity of services for the region, the state, nation and planet.'

The feedback and information from the workshops will now assist the development of a Tocal master plan, a draft of which will be released in November 2011 at Tocal's annual Foundation Day.

Acknowledgements
The successful two workshops could not have been convened and run without the support of many people. Our thanks to all those who supported the events, both within Tocal Agricultural Centre and from related organisations, rural industry and the community.
Background and purpose

The purpose of the community and industry consultation workshops was to obtain input to inform the master planning exercise that Tocal is currently undertaking to develop an overall plan for the future use of the property and its buildings. The workshops provided the opportunity for members of the community and other organisations who have an interest in the future of Tocal to take part in the master planning process.

Tocal has contact with a wide range of both the local and wider community and this was an opportunity for those people to have a say in the future of Tocal. The master plan will be a point of reference for future developments and will guide future management of the site.

A draft master plan will be released for comment at Tocal’s annual Foundation day on Friday 4 November 2011.

Further details of the master planning process and background papers are provided in attachment 5.

Program

Friday 26 August 2011 and Saturday 27 August 2011

Tocal College

9am  Arrival College reception area
9.15am  Buses depart for tour of Campus and to view farm areas
10.30am  Buses return and morning tea
10.45am  Address on overall aim of the day
11.15am  Discussion Groups form and discuss the future options for Tocal
12.30pm  Lunch
1.30pm  Reconvene and groups report back
2.30pm  Open Forum
3.30pm  Afternoon Tea and conclusion
**Invitations and advice re workshop including media**

Invitations were sent to all those on the College address list and other databases associated with the Centre such as Tocal Field Days. Special attention was given to contact groups who use Tocal facilities so they could have an input. A media release was issued in July and it created significant interest. From that the local media gave the process extensive coverage.

Representation at the two workshops was comprehensive and included:

- Hon. Robyn Parker MP, Member for Maitland, Minister for Environment and Heritage
- Hunter-Central Rivers Catchment Management Authority
- Mid-Coast Livestock Health and Pest Authority
- Tocal College
- Tocal College Advisory Council
- Friends of Tocal
- Tocal College Ex-students Association
- Tocal College ex-students
- Tom Farrell Institute, University of Newcastle
- local residents and residents of the lower Hunter Valley
- primary producers and landholders
- local government councillors and planning staff

A list of attendees and their roles is provided in attachment 1.

A number of apologies were received and these are listed in attachment 2.
Report on workshop sessions

Site tour

Workshop participants boarded buses for an orientation tour of the Tocal property and were driven to an elevated point in View Paddock from where much of Tocal and the surrounding countryside can be seen. At this point Cameron Archer provided an overview of the environmental history of the Paterson Valley and Tocal, including geology, soils, landscape features, Aboriginal history, and climate changes before European settlement. Aspects covered included:

- Tocal was the ancestral lands of the Wommarra Aboriginal people and the word "Tocal" means "bountiful" or "plentiful" in their language. Details of the history of contact between the Wommarra and Europeans are very sketchy;
- the European history of Tocal and the different land management practices of its owners or lessees including James Webber, the Wilsons, Reynolds and Alexanders;
- key features of Tocal such as the area of land subject to flooding, and main northern railway line that bisects the property;
- Tocal has a mix of low-lying areas and elevated country. It has the capacity to be productive in both wet and dry seasons, as its low and high country provides a balance for agricultural use;
- the property has been well looked after by its owners, neither overgrazed nor over-cleared, with some patches of remnant vegetation that probably predate European settlement. Tocal therefore provides a unique representation of an intact, large European pastoral estate;
- scattered throughout the farm are various significant heritage items that include Aboriginal grinding grooves, a convict stone quarry and the remnants of an early colonial vineyard.

Participants then returned to Tocal College for the workshop indoor sessions.
Above: a full-group session at the workshop.

Above: architect Eric Martin addressing the group.

Above: a group working on their tasks.

Tocal master plan, community and industry consultation workshops, report, page 7 of 38
Above: another group working on their tasks.

Above: one of the groups reporting back to the plenary session.

Total master plan, community and industry consultation workshops, report, page 8 of 38.
Opening address

The opening address by Cameron Archer included the following points:

- acknowledged the traditional owners of the land, the Guringai Clan of the Womarua Aboriginal people;
- explained the context and purpose of the day;
- the Tocal beef, dairy and chicken enterprises are examples of larger farms in the Hunter Valley and are productive and viable, grossing about $2.2m per year. An important question is how this land may be used in the future;
- up to this point planning has mainly focused on Tocal Homestead, with a conservation management plan (CMP) prepared in 1987 and revised in 1999 to guide development associated with the Homestead precinct;
- CMPs are important not only to guide future development, but as a part of submissions for funding for various government grants. The CMP now being prepared will focus on the whole Tocal property including the Homestead, College and farms;
- the College campus buildings has been classified by a group of architects as one of the top 20 buildings of the 20th century in Australia along with such icons as the Sydney Opera House;
- in addition to the significance of the campus buildings, the Tocal farms contain much heritage evidence from various periods such as the convict era and world war II. Thus there is important history and heritage scattered throughout and embedded in the whole property;
- a problem with heritage legislation that it sometimes freezes development, and when nothing is allowed to be changed a site can suffer ‘demolition by neglect’. It is therefore vital to give the Tocal farms, College and Homestead a clear sense of purpose into the future that will allow the site to adapt within that purpose and remain relevant and viable;
- during the 2009 planning for Tocal’s capital works under the Education Infrastructure Fund (EIF), proposed changes to the college kitchen were discussed with Professor Philip Cox in recognition of his moral rights as one of the original architects. As a result of these discussions it became clear that there is a need for a master plan, and that designing the adaptive reuse of campus buildings for the EIF project would have been much easier if a master plan were available;
- Philip Cox offered to assist with this process, modelling Tocal’s master planning on the process undertaken by his firm at Mount Bulla. A key part of the process is that people who use the facilities should have a say in the planning;
- another benefit of a master plan is to be able to respond in an appropriate manner to requests received by Tocal to host various government structures. A good example

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1 The campus is one of only 21 buildings currently listed (April 2010) by the Australian Working Party of Docomomo in its register of important Modern Movement buildings in Australia. Docomomo stands for documentation and conservation of the modern movement.
was the Boar Test Station, built on Tocal in 1985 as a joint government and industry initiative, and demolished in 1998 when its role was completed;

- the Hunter Catchment Management Authority and the regional Livestock Health and Pest Authority are located on Tocal, and requests from other organisations for space at Tocal are received from time to time, sometimes requiring an urgent response. It is essential that these relatively quick decisions are guided and informed by the long term framework provided by a master plan;

- another example is the possibility of Tocal sharing its sewerage waste treatment works with the Paterson village. This was proposed in the past and while there is no current proposal to do so, the master plan will be an invaluable guide to similar requests. The master plan will also guide any future proposals to purchase land;

- in 1965 Tocal College began with 15 students whereas now there are more than 100 residential students, with over 4,000 students graduating annually as a result of Tocal’s operation throughout New South Wales and interstate. Approximately 45,000 people visit Tocal each year, particularly for the Tocal Field Days and the Homestead, but also for community events such as the palliative care walkathon and a range of other activities organised by different groups and organisations;

- Tocal is at the confluence of three different local government areas while Tocal itself is a single geographical area, as an entity or suburb in terms of the Geographical Names Board;

- concluded by stressing the need to plan for the whole site and how it will be used by the community in the future. The site needs a strong purpose and a master plan that guides its adaptive reuse to remain relevant. If we fail to plan then we plan to fail. It is a case of ‘use it or lose it’. The master plan will provide that sense of purpose.

Address by conservation architect, Eric Martin

The heritage values of Tocal Homestead and the College campus buildings have been well recognised for many years and both are contained in the heritage registers. The conservation management plan (CMP) now under development has to cover all the Tocal components including the farms.

The CMP will identify opportunities and constraints. The master planning process being undertaken will generate ideas while the CMP will guide whether or not those ideas can be met. The CMP will allow Tocal to adapt, change and move forward in a strong and positive way that protects values for future generations.

The conservation process is one of identifying what is important, providing opportunities to work within those constraints to manage change without destroying heritage values. It is essential to have effective use of Tocal and to be able to implement change that does not destroy aspects that the community values.

Today, you are being asked what the social values are and what is important from the community point of view. The CMP will then synthesise conservation constraints with the objectives you identify to produce a useful tool for future growth and adaptive change.
Group tasks

Participants then broke into small groups to work on a series of tasks, as follows:

• what images or memories come to mind when I mention the word “Tocal”?
• what are some of your own positive experiences that you associate with Tocal?
• what features of the Tocal property, buildings and infrastructure do the community particularly value?
• how should the Tocal property (its farms, buildings and infrastructure) look in 20 and 40 years time?
• how should the Tocal property be used in 20 and 40 years time?
• what do you see as potential threats or undesirable development to the future of the Tocal property and facilities?
• what do you see as potential opportunities for the future of the Tocal property?
• who do you see as the main users of the Tocal property in the future?
Summary of group feedback

Note: detailed responses to each question are provided in attachment 3.

Question 1: what images or memories come to mind when I mention the word “Tocal”?

People associate Tocal with a highly diverse range of images and memories related to its various structures, activities and land. These include the Homestead and farms, beauty, history, public education, agricultural training, strong community experience, networks, and the integrity of Tocal.

Question 2: what are some of your own positive experiences that you associate with Tocal?

Positive experiences include learning, students and staff, the community, good resource for primary producers, innovative approach, integrity, preserving CB Alexander's vision, the Homestead, and encouragement of lifelong learning.

Question 3: what features of the Tocal property, buildings and infrastructure do the community particularly value?

This question generated numerous responses covering a great many aspects of Tocal. The features valued by the community generally fall within the following themes:

- visual amenity and architecture
- Aboriginal and European history and heritage
- education
- the natural environment and conservation practices
- Tocal's working farms and its agriculture
- Tocal Field Days
- school visits and school linkages
- community facilities
- Tocal's community impact and outreach.

Question 4: how should the Tocal property (its farms, buildings and infrastructure) look in 20 and 40 years time?

The importance of continuity of design, maintenance and ongoing use of existing structures, and flexibility to adapt to change were the most frequently recurring responses to this question.

Possible changes included a Tocal railway station, access to Singleton from Webbers Creek Road, new buildings, renewable energy installations, reduced carbon footprint, more intensive and diversified agriculture, maintenance of Tocal's working farms, increased tourism and community access, additional sporting facilities and a centralised agricultural centre where an increased number of government agencies are located.
**Question 5:** how should the Tocal property be used in 20 and 40 years time?

The large number of responses to this question generally fell within the following themes for usage of Tocal in the future:

- an integrated farm that supports agricultural education and practises modern, low-carbon techniques and environmental stewardship
- agricultural education
- education of children and adults
- environmental and low-carbon education
- community access and usage
- public access and facilities including sport and recreation
- history, tourism and ecotourism
- research and development in agriculture.

**Question 6:** what do you see as potential threats or undesirable development to the future of the Tocal property and facilities?

Potential threats include lack of planning, inconsistent planning, loss of focus, absorption by other institutions, subdivision, a change in Tocal's leadership and direction, changes in government policy on Tocal’s use, loss of community involvement, failure to reinvest in and maintain the Tocal property, failure to maintain sufficient funding for full-time students, mining and coal-seam gas, and transport infrastructure developments such as a very fast train and a coal rail.

**Question 7:** what do you see as potential opportunities for the future of the Tocal property?

Responses to this question fell within the same general themes as those identified for question 5 above, with a large number of specific possibilities identified, as shown in attachment 3.

Examples include greater use of facilities, a focus on vocational training with innovative best practice, reducing the city-country divide, increased linkages to other education institutions such as schools and universities, increased history and heritage activities, various recreational facilities, an international e-learning centre, establishment of eco-cottages and alternative energies.

**Question 8:** who do you see as the main users of the Tocal property in the future?

Responses included students of all ages, communities, schools, users of conference facilities, and a range of education, industry and recreational users.

**Question 9:** How would you like to describe the property in a short statement?

A working draft was provided to participants as follows:

'More than a farm, Tocal is a productive, welcoming and accessible Australian property. Its unique environment, architecture, history and its sense of community creates a diversity of services for the region, the state, nation and planet.'

Participants indicated the statement needs to specifically include education, sustainability and excellence in agriculture.
Plenary questions and answers

The plenary session consisted of a series of questions and comments by participants with a response by Cameron Archer, as follows:

**Question:** How does the funding of Tocal’s farms work? Who gets what, and where does the money go?

**Response:** In times past in the Department of Agriculture all income from research stations went back to treasury, then the by-product income account was established and Tocal’s farms were administered within this system whereby farm income is returned to the account and Tocal can apply for expenditure on farm items from that account. Under this system farm staff were CR (government) funded. The by-product income account is not managed at Tocal and not all Tocal farm income comes back to the farms.

In the 1990s Tocal was able to commercialise the dairy and thereby retain dairy income to spend on the farms (to a degree but not completely). As Tocal dairy lost farm staff they were replaced by staff funded from dairy income. Not all dairy money has come back to Tocal (for example, deregulation).

The Numeralla chicken farm was purchased by the CB Alexander Foundation in 1980 and is run by the Foundation on a commercial basis. The Foundation has been able to borrow to update Numeralla’s sheds and equipment. A scenario that merits further consideration is to bring all the Tocal farms under the CBAF as the one entity and run them as a business.

It is a long term aim to put all the farms on a self-funding business model. If Tocal’s farms were run by CBAF, this would generate funds to reinvest back into the farms. In doing so, there is a need to accept the tension between productivity and use of the farms for training.

As a wider issue, the funding for education is changing rapidly at the moment, as seen in the Victorian model where there is no core funding – training is funded solely on a ‘per student’ basis. This funding model can result in a surge in easy-to-deliver, profitable training by the private sector (for example, personal fitness), leaving the public sector underfunded and struggling to deliver training in higher cost sectors such as agriculture.

Tocal operates within a complex business model and it changes over time. Over half the College staff are not permanent public servants but are funded by grants and income generated from courses and other services.

**Question:** Would money from developments such as tourism be available to reinvest at Tocal?

**Response:** Yes but when there are tourism activities on the farms, a robust business model is needed that embeds tourism in the farm business. Farm people are focused on getting the job done, and tourism gets in the way of that, so it is important to get that right. Tourism would have to benefit the farms rather than just get in the way.

**Question:** If Tocal formed an alliance with a university, for example, where would that money go?

**Response:** Tocal would be able to keep that money as grant money.
Cameron Archer then concluded the workshop session on each day with a series of comments and observations as follows:

- if we fail to plan, we plan to fail;
- the challenge is to grow and develop without spoiling what we have;
- the concept of a working farm is the cornerstone of the future of Tocal. The working farm is a core of Tocal that must to be maintained;
- a working farm has to maintain itself from its own income, without government subsidy. The farm business has to maintain its integrity, not diminished by other activities such as research;
- a robust business model is needed for the farms, underpinned by a sustainable philosophy. If, for example, we put a dairy factory on the farm, this does not really work as it benefits one but not the other. Nevertheless it may be possible to have branded products in the future;
- R&D can only work on Tocal as long as it maintains the integrity of the farm and adds value to it. R&D by-products may not meet the specifications for the market. If the R&D compromises the integrity of the core business, if decisions are not fully commercial, this is a serious threat to the viability of the farm business;
- the possible decoupling of education and extension is a threat to Tocal. At present students can talk to advisory specialists and these specialists assist Tocal in the development of its publications in other words being part of DPI is a great strength of Tocal;
- it is possible to have a farmer’s market or farmer’s shop at Tocal. The burnt down hay shed (rebuilt) on the dairy would make a great farm shop;
- there is the potential for tag-along 4wd tours on Tocal that tell the story of farming and the landscape. We have a unique story with which to engage people on the dynamics, complexity and wonders of our farms;
- there is a lot of overseas interest in Tocal by visiting groups, but the local people and industries are the main game. They pay the taxes and it is important not to lose the local (NSW) focus;
- in the broader landuse situation, the future will see grants focused on carbon rather than biodiversity, environment, landcare or sustainability. As carbon is now driving grants, Tocal needs to be smart to capture that;
- the carbon footprint of the College is significant and there is much potential to improve energy efficiency. At present there is not a lot of incentive to change but over time these improvements have to be made at the college. There will be scope for solar panels and wind turbines at Tocal in the future, discretely sited in terms of heritage values. It may also be possible to harvest methane from dairy effluent for energy use;
- there is scope on Tocal for furthering Aboriginal history by establishing a museum or some other means to show how Aboriginal people lived;
- for school education, the Primary Industries Education Foundation is promoting agriculture to schools and has established www.primezone.edu.au as the must-go-to website for teachers and students, but it is difficult to get industry bodies to fund it;
- urban agriculture is interesting and important;
- a railway station at Tocal is a possibility for the future;
- Tocal College is just beginning to develop and offer e-learning, and much more will happen on this from Tocal in the future. There is a great opportunity for 'apps'
for ipad and smart phones to promote Tocal Homestead and College course information;

- more than 50 per cent of Tocal's book sales are now made through the internet. Tocal has 13 books on ibooks at the moment with more to come;

- complacency is our biggest threat. The Hunter Valley is comfortable and complacent. The Tocal community is not complacent and we do not want to become so.

Workshop close

Cameron Archer thanked the participants for their attendance. He hoped they found the workshops useful and he greatly appreciated their input. A draft summary report will be produced and circulated shortly.
Attachment 1: attendees

Friday 26 August 2011 (48 attendees)

Boland, Monica – community
Booth, Jan – neighbour and community
Brooks, Sandy – Tocal College Advisory Council Member – Wingham
Chaffey, Richard – Tocal College Advisory Council Member – Attunga
Collins, Tom – community
Corrocher, Liane – Hunter-Central Rivers Catchment Management Authority and community
Dent, Colin – former staff and farmer, Lstock.
Dunlop, Ian – Friends of Tocal and supporter
Edwards, Megan (part day) – ex-student and community, Dungog
Edwards, Jake (part day) – community
Edwards, Michelle – ex-student, Muswellbrook
Ellen, Dr Gary – Tom Farrell Institute, University of Newcastle
Ellis, Clem – Friends of Tocal
Ellis, Hilma – Friends of Tocal
Ewing, Rev Gordon – Friend of Tocal
Ford, Josh – Planner, Maitland City Council
Greiner, Noelene – Country Women’s Association and Friends of Tocal
Hallinan, Margaret – neighbour and community
Hallinan, Terry – neighbour and community
Hill, John – former staff
Hunter, Cynthia – Friends of Tocal and Paterson Historical Society
Iacono, Chris – farmer, Vacy
Kingston, Maureen – Friends of Tocal
Kingston, Rex – Friends of Tocal
Marshall, Fiona – General Manager, Hunter-Central Rivers Catchment Management Authority
McEvoy, Richard – Friends of Tocal and supporter
McKenzie, Cr Tony – Councillor, Dungog Shire Council, Clarence Town
Morris, Rod – ex-student, Toowoomba
Murray, John – supporter and community
Murray, Lorraine – supporter and community
O’Hearn, John – Hunter Water Corporation
Priestley, John – former staff, farmer and community
Pyle, Doug – Friends of Tocal
Pyle, Ken – Friends of Tocal
Rayward, Digby – Mid Coast Livestock Health & Pest Authority
Rayward, Lyn – Director, Mid Coast Livestock Health & Pest Authority and community, Clarence Town
Reynolds, Peter – Reynolds Family and Friends of Tocal
Roberts, Professor Tim – Tom Farrell Institute, University of Newcastle

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Rowe, Susan – Assistant Regional Director, Department of Trade & Investment, Regional Infrastructure & Services
Ryan, Peter – farmer, Dungog
Sawyer, Neville – Regional Development Australia – Hunter and community
Sokoloff, Boris – Paterson Historical Society
Sokoloff, Sue – Paterson Historical Society
Spearpoint, John – farmer, Seabrook
Stevens, Mike – community
Stevens, Rhonda – community
Wall, Cr Glen – Councillor, Dungog Shire Council, Dungog
Ware, Bruce – former staff

Saturday 27 August 2011 (14 attendees)
Allan, David – ex-student and supporter, Dubbo
Bayley, Sarah – community
Booth Cr Robert – neighbour and Councillor, Dungog Shire Council
Capp, Tim – farmer, Gresford
Coates, Andrew – Friends of Tocal and Maitland Upstage Theatre Group
Duncan, Margo – Chair, Tocal College Advisory Council, Seabrook
Holliday, Eric – former Tocal College Advisory Council Member and Friends of Tocal, Nelson Bay
Jackson, Robert – ex-student, Sydney
Jones, Keith – Friends of Tocal
Kater, Rod – farmer, Allynbrook
Kealy, Ed – farmer, Vacy
Parker MP, The Hon Robyn – Minister for the Environment, and Minister for Heritage, Member for Maitland
Sexton, Colin – former staff and community
Wokes, Julia – farmer, neighbour

Staff and service providers (Friday and/or Saturday)
Archer, Cameron – Tocal College, Principal, facilitator
Bayley, Darren – Tocal College, facilitator
Bell, Charlie, Tocal College, facilitator
Brouwer, David – Tocal College, facilitator
Clayton, Jill – Tocal College, observer
Connolly, Ian – Cox Richardson, Architects, Sydney
Courtney, Wayne – Tocal College, facilitator
Friis, Sally – Tocal College, facilitator
Gjesbers, Basil – Tocal College, facilitator
Keppie, Geoff – Tocal College, observer
Kinsey, Bill – Tocal College, facilitator
Martin, Eric – Eric Martin and Associates, Architects, Canberra
Presland, Denise – Tocal College, observer
Richards, Keran – Tocal College, facilitator

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Ryall, Ken – Tocal College, observer
Walsh, Brian – recorder
White, Julie – Tocal College, observer
Attachment 2: apologies

Atcheson, Marlene – Paterson Historical Society
Bailie, Barry – supporter and former Regional Director, Advisory Services
Bain, Doug – supporter, Coffs Harbour
Baldwin MP, The Hon Bob – Member for Paterson
Batten, Peter – TAFE NSW
Bell, Margaret – Reynolds family, Sydney
Bogan, Peter – community
Bogan, Thel – former staff member
Cameron, Bob – community
Cameron, Paula – community
Campbell, Bryan – community
Cross, Gerald – rural industry, Peak Hill
Cross, Marcia – supporter, Peak Hill
Danelon, Michael – Nursery & Garden Industry NSW & ACT
Davies, Ayla – community and former cooperating farmers
Davies, Ray – community and former cooperating farmers
Dent, Margaret – Country Women’s Association and community
Dougherty, Dr Frank – Australian Veterinary Association
Edwards MP, Garry – Member for Swansea
Evans, David – General Manager, Maitland City Council
Everingham, Joan – staff member and community
Eyb, Don – community
Farley, Ray – community
Farley, Susan – community
Finlay-Jones, Richard – supporter and community
Fitzgibbon MP, The Hon Joel – Member for Hunter
Gardener, Bruce – supporter
Gardener, John – supporter
Garnsey, Rev George – community
Gilmour, Anne – community
Grierson MP, Sharon – Member for Newcastle
Hamilton, W – community
Hodgson, John – Tocal College Advisory Council
Holstein MP, Chris – Member for Gosford
Hunt, David – Friends of Tocal and former member CB Alexander Foundation
Hunt, Judy – Friends of Tocal
Hunt, Sue – member CB Alexander Foundation
Hynes, Ray – ex-student and supporter
Jacobson, Niel – AgriFood Skills Council
Jansen, Joceline – Royal Agricultural Society Foundation
Laing, Meredith – Hunter Regional Organisation of Councils
Lowson, Alan – former staff member

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Lloyd, Jeff – community
Marsh, Rob – supporter and former staff member
Marsh, Julie – supporter
Marquet, Mervyn – supporter and community
Martin, The Hon Bob – former MP
Martin, Margaret – supporter
McFarlane, George – former Principal
Middlebrook, Scott – farmer
Mills, John – TAFE NSW
Moxey, Janet – Tocal College Advisory Council, Forbes
Mudd, Cr Stephen – Councillor, Maitland City Council
O’Connor, Bill – neighbour and community
O’Connor, Maryanne – neighbour and community
O’Donohue, Ray – supporter
Panhuber, Helmut – supporter, Tea Gardens
Peterkin, Brett – supporter
Reynolds, Jane – former staff and community
Rose-Wiseman, Beverley – Tocal College Advisory Council
Sansom, Tony – Regional Director, Department of Trade & Investment, Regional Infrastructure & Services
Saunders, Professor Nicholas – Vice Chancellor, University of Newcastle
Sippel, Jo – Friends of Tocal, Tocal Homestead Caretaker
Souris MP, The Hon George – Member for Upper Hunter, Minister for Tourism
Major Events Hospitality and Racing, and Minister for the Arts
Stacy, Miriam – Heritage Office of NSW
Throp, Victoria – Heritage Office of NSW
Walden, Stan – supporter, Narellan
Weeks, Michael – ex-student, Seaham
White, Dr Judy – supporter, Scone
Williams, Todd – Regional Development Australia - Hunter
Attachment 3: group findings

Question 1
What images or memories come to mind when I mention the word “Tocal”?

- Buildings
- Homestead × 2
- Property expense
- Networks and alumni
- Economic diversity and prosperity
- Community hub (pool etc)
- Field Days × 2
- Dairy
- A pastoral powerhouse
- Show successes etc
- Skills
- Public education
- Beauty and history
- Unique in retaining integrity
- Strong community spirit “an oasis in the desert”
- Stability
- Stimulating platform for learning
- Practical experiences
- No appreciation of history as a student, but when older, do
- Convict and aboriginal history
- Training in ag
- Multiple uses

Question 2
What are some of your own positive experiences that you associate with Tocal?

- Field Days
- Learning
- People: students and staff
- Positive feeling
- Good resource for producers: positive and innovative approach
- Tourism and convention capability
- Community
- Participating farmers for prac work
- Strong integrity; preserves CB Alexander’s vision—A spiritual link
- Co-location of Ag extension offices, LHPA, CMA
- Sticking to model has taken institution from ‘not exciting’ in 1970s to the top ag college and the extinction of other institutions
- Homestead
- Encouragement of lifelong learning
Question 3
What features of the Tocal property, buildings and infrastructure do the community particularly value?

- Homestead complex: history, icon, heritage × 6
- Homestead educational opportunities in history
- Source of pride for students in the institution for the future
- Animals at Homestead
- Buildings and architecture × 4
- Training facilities × 3
- Hall, chapel × 7
- Pool and tennis courts, playgroup × 6
- Farm, for production and training × 2
- Landscape: beautiful views × 2
  - habitat
  - lagoon
  - open space not compromised × 2
  - buffer against urban development and mining
  - diversity of land types
- Conference facilities × 2
- Visitor Centre for weddings etc × 4
- Accommodation facilities
- Closeness to major population centres
- Variety of enterprises × 2
  - high standard and quality: a benchmark
- Environmental and conservation practices
- Links with local schools, community and health, education, rural safety × 3
- Well laid out buildings and sense of space
- 3 very different farm types in close proximity
- Tocal Field Days × 4
- Excellence/Best practice:
  - courses, programs, practical learning in ag × 5
  - facilities
  - appropriate land use in built form
  - blends well with landscape
- Maintains relevance to contemporary farming practices
- A working property × 2:
- Catering facilities
- Skills Centre
- Vision from road: wetlands and lagoons: links with Homestead
- River
- School visits: promotion to public, parents, friends × 2
- Young children can interact with animals
- Association with Paterson
- Aboriginal connection
- Convict connection
- Bushranger connection
- Centre for distance learning
- Remnant vegetation in surrounds
- Teaching and experimental research: lab, field, demonstrations
Question 4
How should the Tocal property (its farms, buildings and infrastructure) look in 20 and 40 years time?

- Research and development centre (new or adapted)
- Flexibility in design × 2
- Continuity of design is important identifiable × 6
- Accommodation needs and uses will change
- Placement of new buildings is important (consider view from Homestead)
- Road will change (bridge? culvert? viaduct?) to link both sides
- Access to Singleton from Webbers Creek Road
- Rail access: line and station × 4
- Resist building v. fast train through property
- Flood mitigation addressed
- Sustainable operations: energy, renewables
- Foundation owning all enterprises and activities
- Continuing to provide ag education and enterprises × 2
  - (Research may conflict with education)

In 20 years:
- Part subdivided into smaller lots
- More intensive agriculture
- Smaller enterprises
- Farm more diversified
- Discrete accommodation (eg Barracks)
- Veterinarian training × 2
- More buildings

In 40 years:
- Tourist accommodation
- Residential suburbs encroaching
- More buildings
- Recreation areas for increased urbanisation
- Less farm enterprises
- Banks of solar panels
- Existing structures maintained and used × 2
- Don’t want subdivision
- Maintained as a working farm
- Reduced carbon footprint
- Utilise energy produced on the property
- Accessible to the community
- A centralised agricultural centre eg CMA, LHPA, Soil Con, Forestry, Horticulture etc
- Improve existing facility – pool, student accommodation
- Food education, nutrition for kids
- Restore the river and riverbanks
- Tree planting on the riverbanks
- Conference centre
- Sporting facilities
- Replace, regenerate paddock trees
- Energy efficiency of buildings

Tocal master plan, community and industry consultation workshops, report, page 24 of 38
Question 5
How should the Tocal property be used in 20 and 40 years time?

- Education for agriculture is a must × 4
- International expansion of above × 4
- Community events (a strong community base) × 2
- An entertainment venue
- Technical support for agriculture
- Research and development Centre of rural production and new technologies × 3
- Centre for demonstrating innovation in agriculture × 2
- A virtual community
- Likely to be no artificial fertiliser
  - Tocal needs to demonstrate potential for composting, worm farms, pastures
  - and livestock production
- Demonstrations for sustainable living × 2
- History excursions × 3
- Education at different levels:
  - life skills – sustainable × 3
  - history × 2
  - agriculture
  - energy × 2
  - geology
  - regeneration
- Carbon sequestration
- Energy generation – self-sufficient – depending on state of technology
- Recycling
- Water self-sufficiency
- More built infrastructure for ag training & horticulture
- More intensive agriculture demonstrated × 3
- Will there be agriculture in the Valley, or will it be an island?
- Tourism linked to education: camping, recreation, hands-on activities × 3
- Rural experience for kids
- Growers market
- Weddings
- Lifestyle
- Agriculture will disappear or contract
- Model farm
- Management skills
- Eco tourism
- Education for children and adults (ag and other) × 4
- More localised food production
- Maintain demand for students with appropriate courses
- Integration of one-stop advice (LEPA, Advisory, CMA)
- Use should be of enduring benefit
- Adaptive to environment and community needs
- Support Maitland/Lower Hunter as a food bowl
- As an integrated farm
- Buffer zone with local council planning
- Centre of excellence for rural and regional land use and systems planning
- Play group and community health
- Accommodation for functions and patrons
- Health – wellness centre/retreat
• Conference centre for team building
• Outward bound
• Passive recreation/tourism
• Higher education – university campus
• Retirement village, resort
• Golf course/country club
• More public access – sporting and recreational activities
• More diverse use

Question 6
What do you see as potential threats or undesirable development to the future of the Tocal property and facilities?
• Government funding for development × 6
• Lack of vision
• Lack of or change in planning × 3
• Lack of succession planning – ageing workforce
• Large holdings subdivided and broken up (rapacious developers) × 8
• Rising water levels
• Leadership of Tocal (change in vision, direction) × 3
• Inputs of fertiliser and energy
• Lose the points of difference in agriculture and land management
• Decoupling Tocal’s education role from Advisory
• Role of agriculture to the nation
• Becoming an ag Disneyland
• Damage from overuse
• Management of diversity/complexity
• Global warming
• Cost of land
• Overseas imports of food
• Reafforestation
• Declining demand for ag education
• Rise of Green politics
• Mining × 5
• Coal seam gas × 3
• Loss of scholarships/funds/donors
• Lack of entertainment to draw people in (loss of community involvement) × 2
• V. fast train track
• Coal rail line
• Rail corridor
• Road corridor
• Changes in gov’t policy re ownership and use × 2
• Not justifying existing assets are used to their potential currently and into the future × 2
• Funds not reinvested into property to maintain and improve × 2
• Not maintaining the financial viability of the Foundation
• Not maintaining supplementary funding for full-time students
• Loss of focus and absorbed by other institutions
• Unsustainable tourism and practices
• Natural disasters

Tocal master plan, community and industry consultation workshops, report, page 26 of 38
Question 7
What do you see as potential opportunities for the future of the Tocal property?

- Western end of property needs eco-development to protect it
- Pre-eminent resource in agricultural education
- Balance between working farm and education facilities
- Has to change but keep in line with core competency
- Remain the focal point of the community
- Heritage conservation, historical activities × 4
- Book publishing
- Grossman House template (download kit online)
- Recreational facilities
- Other educational opportunities and links with other institutions × 3
- International learning/e-learning × 3
- On-farm experience for urban dwellers
- Help reduce the city/country divide
- Future new technologies
- Outreach support for other areas
- Education for decision-makers
- Aboriginal museum
- Entertainment:
  - Field Days
  - Sound/light shows
  - Football/sports facilities
  - Theatre
- Holiday cottages (eco-style)
- Alternative energies ie methane, solar, wind, energy research
- Encourage more school groups – highlight ecology
- More scholarships
- Advertising/promo to highlight activities
- Diversity of community activities × 2
- Agritourism × 3
- Becoming a ‘world centre of excellence’
- Trailblazing of biomass crops
- Ready to identify and take advantage of any future opportunities
- Identification of business opportunities (eg other livestock breeds)
- Co-operative farming opportunities eg livestock
- Strategic partnerships
- Greater use of facilities (accommodation, skills centre)
- Increased environment/catchment emphasis
- Increased specialised land use education/training plus basic skill courses
- Co-habitation of appropriate Govt agencies within a scale commensurate with Tocal as a unique agricultural entity
- Focus on vocational training in an innovative best practice environment
- Strong links with universities × 3
- Diverse and innovative business and relationships base – strong links with other Hunter organisations
- Think about from a land supply rather than a product perspective (ie not a beef operation)
- More diverse offerings via short courses eg value add products & boutique industry support
- Tocal brand products sold from shop – permaculture, organic produce

Tocal master plan, community and industry consultation workshops, report, page 27 of 38
• TAFE partnership × 2
• Deep sense of the future to balance a deep view of the past
• Aquaponics
• Traineeships in agriculture and machinery
• Skills training to community – short courses
• Film location
• Agricultural presence in an urban area
• Services to ‘tree-changers’ lifestyle
• Training in skills sets that complement agriculture
• Training in business skills
• Men’s shed for retired farmers

Question 8
Who do you see as the main users of the Tocal property in the future?

• Students of all ages, plus international × 4
• Practical demonstrations
• Community/schools × 5
• Conference facilities × 2
• People seeking knowledge for sustainability/eco/ology/lifestyle
• Holistic education
• Camps for groups getting back to nature
• Horse riding – trails, horse events
• Pony club camps
• Dog obedience
• Schools – connection to food production
• Government
• Work experience
• Wine industry
• Mining industry
• Aboriginal communities (educ. heritage)
• Full time students
• Health services
• Play groups
• Seniors fitness
• Information outlet (CMA, LHPA etc)

Other issues identified, feedback received by email

1. How does the development of Tocal relate to the expected changes that the agricultural industry sees into the foreseeable future?
2. What are the future agricultural training market demands?
3. Is there a viable and larger international sector that could be developed?
4. Are there alternative commercial operations that could be integrated into the training? As you are aware some WA Ag schools run commercial service repair centres.
5. What further influences will technology have on training delivery and how is this to be accommodated?
6. Can a ‘Tocal’ training brand be created and may be franchised?
7. Could the integrity of Tocal be maintained if the training emphasis was more broadly based?

Tocal master plan, community and industry consultation workshops, report, page 28 of 38
How would you like to describe the property in a short statement? A working draft is recorded below.

'More than a farm, Tocal is a productive, welcoming and accessible Australian property. Its unique environment, architecture, history and its sense of community creates a diversity of services for the region, the state, nation and planet.'

- Needs to include education value somewhere
- Tocal will be the world’s best educator and inspirer of present and future generations
- Tocal is a productive working property and agricultural education facility that retains its innate heritage and valued presence in the community
- Centre of excellence for sustainability (community, environment, economics)
- buildings should maintain current appearance
- world centre of excellence in agriculture.
DEVELOPMENT OF TOCAL MASTER PLAN WORKSHOPS

FRIDAY 26 AUGUST 2011
OR
SATURDAY 27 AUGUST 2011

Commencing at 9.00am and concluding at 3.30pm

at Tocal College, Paterson

Tocal Agricultural Centre/Tocal College is undertaking a Master Planning exercise to put together an overall plan for the future use of the property and its buildings. We are inviting interested members of the wider Tocal community for their input.

Planning Workshops will be held on Friday 26 August 2011 and Saturday 27 August 2011 where members of the community and other organisations who have an interest in the future of Tocal can attend and take part in the process.

This is an opportunity for the community to have a say in the future of Tocal. The Master Plan will give a point of reference for future developments. It will provide guiding principles to assist future management.

Both of the days will be identical. The aim is to gather ideas from anyone who has had contact with Tocal and is interested in its future. The days will commence with a tour of key parts of the property followed by a series of small group discussions. All ideas will then be gathered from the groups. There is no cost and the day will be fully catered, so it is important that you register your interest. Please advise of any dietary requirements.

A Draft Master Plan will be released for comment at Tocal’s Annual Foundation Day on Friday 4 November 2011.

I hope you or representatives of your organisation can attend and contribute to the future of Tocal.

Please contact Reception on 4939 8888 or rsvp@tocal.com if you plan to attend by Monday 15 August 2011.

A package of background reading and information regarding the day will be forwarded to you.

Kind regards

Dr A C Archer
Director
Tocal Agricultural Centre
3 August 2011

Tocal master plan, community and industry consultation workshops, report, page 30 of 38
Media Release

Invitation to plan the Tocal of the future

Tocal is undertaking a Master Planning exercise to put together an overall plan for the future use of the property and its buildings.

“We are inviting interested members of the community to Tocal for their input,” Dr Cameron Archer, Tocal Director said.

Planning Workshops will be held on Friday 26 August and Saturday 27 August 2011 where members of the community and other organisations who have an interest in the future of Tocal can attend and take part in the process.

“I’d urge everyone to consider being involved. Please don’t take for granted that a place like Tocal is immune from undesirable development. Most people I talk to indicate that they wouldn’t like the place covered with houses, but what is to stop that happening in the long term?” Dr Archer said.

“Tocal has contact with a wide range of both the local and wider community and this is an opportunity for those people to have a say in the future of Tocal. The Master Plan will be a point of reference for future developments. It will provide guiding principles to assist future management,” Dr Archer said.

Both of the days will be identical. The first will enable people to attend in their work capacity, as well as members of the community who may be available. The second day will be run along the same lines and will involve other community members who have an interest in Tocal. The day will commence with a tour of key parts of the property followed by a series of small group discussions. There is no cost and the day will be fully catered so it is important that interest is registered.

A Draft Master Plan will be released for comment at Tocal’s annual Foundation day on Friday 4 November 2011.

The best way to ensure Tocal remains as a valued community and industry resource is to have some form of a plan for the future.

Further details of the Master Planning process and background papers will be available from the College by mid August.

Please contact Ms Val O’Brien for further details and to register interest.

Phone 4939 8865
val.o'brien@industry.nsw.gov.au

8 August 2011

Media: Dr Cameron Archer  cameron.archer@industry.nsw.gov.au

Mob 0427 202 948
Attachment 5: Background to Tocal’s master planning process

Background to the Tocal Master Plan

The first question you may ask is why are we doing a Master Plan?

The issue of a Master Plan has been on the agenda of the CB Alexander Foundation and the College in general for a long time. All those associated with Tocal realise Tocal’s importance as a state and national asset. It brings to the community a range of unique qualities and services that aren’t readily available elsewhere.

From time to time opportunities or requests come to undertake or establish activities at Tocal. Some come from left field and need to be responded to almost immediately; others are sought out and eventually develop over time.

Tocal Homestead is subject to heritage controls and these mean that it is our responsibility to have a Conservation Management Plan for the site. In 1987 a Conservation Management Plan (CMP) was prepared and this was revised in 1999. These two plans have guided the conservation and development of Tocal Homestead. The CMP for Tocal Homestead is currently being updated.

The Tocal Campus buildings and many parts of the farm are also of value from a heritage point of view and in fact the campus buildings are covered by heritage controls. We are therefore in the process of extending the Homestead CMP to the whole property.

This then raises the questions as to what are the options for future development?

We wish to see the heritage conserved but we don’t want to freeze the facility in time and make it impossible for it to grow and develop into the future.

Advice has been provided by Philip Cox, one of the original architects of the College buildings to assist with the development of a master plan. Cox and Associates have just finished a Master Plan for the Mt Buller Resort in the Victorian High Country. The CB Alexander Foundation and the Department were pleased to accept the offer of support from Philip Cox and his staff to guide the development of the Tocal Master Plan.

After reviewing the Mt Buller documents and process it became apparent that a Master Plan requires community consultation and involvement of all stakeholders. The first round of this process was undertaken in late 2010 through the circulation of a discussion paper and also meetings with each of the College and Centre’s stakeholder organisations to explain and develop the concept of a master plan and the master planning process.
It is now time to broaden the consultation and to develop a Master Plan for Tocal. I envisage that the master plan will produce the following:

- Guiding principles for future development of the site – some of these will already be in the Conservation Management Plan, however some will not be.
- An indicative map as to how the site may develop such as areas that ought not to be built on or developed, landscape zones, areas for the development of structures e.g. brick buildings, colour bond service buildings, farming activities etc.
- Lay the foundations for an adaptive management approach whereby future management of the site will have a point of reference to examine when further development and business opportunities arise.
- A master planning document which will enable the most to be made of future opportunities so that future management is not caught wrong-footed. In other words when future management are asked for a quick response to a possible idea for development there will be a point of reference to commence those discussions.

We see this process as being important for the long term operation of Tocal. It is a unique resource and needs to be developed with much consideration and with an eye to the future.

The Master Planning process should assist Tocal to develop in a way that is consistent with community values and is able to continue to provide benefits for a wide range interests.

I look forward to being part of the process and also to the preparation of an effective Master Plan.

I hope you or representatives of your organisation can be involved in the process.

Dr Cameron Archer
Director Tocal Agricultural Centre
Principal Tocal College
26 July 2011

A possible Master Plan working vision for Tocal:

‘More than a farm, Tocal is a productive, welcoming and accessible Australian property. Its unique environment, architecture, history and its sense of community creates a diversity of services for the region, the state, nation and planet.’
Lesson in farm survival

By DONNA SHARPE

I7 is the state's last bastion of true agricultural education and it is under threat of being swallowed by mining and urban sprawl.

Tocal Agricultural College is in a compelling position to make this happen.

It has a renowned national and international reputation, but its future is uncertain with the fear it might just remain a shadow of its former self.

College principal Cameron Archer says there is a genuine threat that the property may be sold and it transformed into a retirement village.

"There are two main threats and they are urban sprawl and mining and it is time agriculture stood up and said we want this land to stay as a farm."

"There are two main threats and they are urban sprawl and mining and it is time agriculture stood up and said we want this land to stay as a farm."  "At the moment it's a real farm and we want it to go on into the long term remaining a real farm that's accessible to people, academics and the public."

Tocal is unique to the east coast of Australia. There is no other farm in a five-hour drive that can provide such a strong connection between farming and agricultural education. It is not only accessible for courses, training, education and research and we're not careful, that could all slip away."

"The college's deputy principal Bill Kinney said there were many other agricultural institutions in NSW and they are no longer farming with agricultural programs. They are more focused on providing institutions for universities, as a minor part of what they do, and the majority all academic and not more practical skills," Mr Kinney said.

"The college will hold community workshops on August 19 and 20 for people interested in agriculture and the future of Tocal. The outcomes of the workshops and a draft master plan will be reviewed in 2011 at the Annual Foundation Dinner on November 4."

"We don't want to be too optimistic, we want to get others who have a stake in the place, to join in and see what they think," Mr Kinney said.
Tocal and the fate of farms

While the World Bank is warning about record food prices and their link to starvation and malnutrition, Australia is debating whether it’s worthwhile protecting farmland and agriculturally important water resources from permanent damage by mining.

The world’s population is soaring and, according to the World Bank, the price of important food products like maize, wheat and sugar are up to 84 percent higher than a year ago. In places the price rises have been even higher, and in the Horn of Africa alone more than 12 million people are in urgent need of food.

Civil unrest in many parts of the world is at least partly linked to high prices and lack of food security and, while market speculators are being blamed for some of the problem, a simple mismatch between supply and demand is also a culprit.

That mismatch seems likely to worsen as the global supply of arable land continues to shrink and fertile soil continues to be lost to erosion and desertification.

Australia’s national debate on the future of some of the world’s best farmland is exemplified by the situation in the Hunter Valley and on the Liverpool Plains where high energy prices are encouraging mining companies to seek permission to extract coal and gas from fertile land.

That pressure – and similar pressure from urban sprawl – is now being blamed for putting the future of the Hunter’s iconic Tocal Agricultural College under a cloud. Once one of many similar institutions, Tocal is the last hands-on farming school of its kind in NSW. As such, the college is a vital custodian of the knowledge and skills that future generations of Hunter farmers will require.

Its loss would be a tragic blow to the region’s heritage but, worse than that, it would be a statement by those who can influence its fate that they are willing to sacrifice agriculture for the short-term gains offered by mineral extraction and real estate deals.
Help needed for Tocal master plan

Tocal, the state’s only dedicated agricultural college, is undertaking a master planning exercise to put together an overall plan for the future use of the property and its buildings.

“We are inviting interested members of the community to Tocal for their input,” Tocal director and principal Cameron Archer said.

Planning workshops will be held on Friday, August 26, and Saturday, August 27, and members of the community and other organisations who have an interest in the future of Tocal can attend and take part in the process.

“I’d urge everyone to consider being involved,” Dr Archer said.

“Please don’t take for granted that a place like Tocal is immune from undesirable development.

“Most people I talk to indicate that they wouldn’t like the place covered with houses, but what is to stop that happening in the long term?”

Dr Archer said Tocal had strong contacts with both the local and wider communities and this was an opportunity for those people to have a say in the future of Tocal.

“The master plan will be a point of reference for future developments,” Dr Archer said.

“It will provide guiding principles to assist future management.”

Both of the days will be identical.

The first will enable people to attend in their work capacity, as well as members of the community who may be available.

The second day will run along the same lines and will involve other community members who have an interest in Tocal.

Each day will commence with a tour of key parts of the property, followed by a series of small group discussions.

There is no cost and the day will be fully catered so it is important that interest is registered.

A draft master plan will be released for comment at Tocal’s annual Foundation Day on November 4.

“The best way to ensure Tocal remains as a valued community and industry resource is to have some form of a plan for the future,” Dr Archer said.

Further details of the master planning process and background papers are available from the college.

To register an interest contact Val O’Brien on 4938 8865 or val.o’brien@industry.nsw.gov.au

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Farming future for Tocal

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Making News

Tocal planning: A master plan for Tocal Agricultural College at Peterson is being developed following a series of workshops held last month, with release of the plan set for November.

In a draft executive summary, Tocal principal, Cameron Archer, said the master plan would guide changes and developments on the Tocal property across the next 20 to 40 years.

He said it should be a commercially viable farm, supporting agricultural education and low-carbon techniques and environmental stewardship.

It should educate children and adults about food and fibre production, community access and usage, public access and sport and recreation, and research and development in agriculture.
Attachment 7  NSW Government Publications

7.1 Standard Exemptions for Works Requiring Heritage Council Approval
7.2 Minimum Standards for Maintenance and Repair
7.3 Management of Heritage Assets by NSW Government Agencies.
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