



Figure 4 – Lot title and land ownership

Source: JBA Planning

2.3 Existing and Future Land Uses

The site is located at the western edge of the urban township of North Richmond and forms an extension of the existing urban footprint. It is 'bookended' by existing housing – large lot residential to the west, and standard blocks to the east, ranging in size from 450m²-900m².

The site is largely cleared, and whilst there are no dairy facilities on the site, it has been used for grazing dairy cattle for many years.

There are 11 existing farm dams on the site, part of the former demonstration / experimental Keyline irrigation system that was developed by Yeomans on the site in the early 1950s. Refer to Section 2.7 for further detailed discussion on the Keyline system and its heritage significance.

The Keyline dams are identified by the numbering on Figure 5. The dam numbering system adopted in this Planning Proposal is consistent with that adopted by Urbis in the CMP that has been submitted to the NSW Heritage Branch for endorsement, which is based on the original system of dams on the site. It is noted that various sub consultant reports use different systems for referencing the dams. For ease of reference, Table 3 below reconciles the various numbering systems used in the sub consultant reports.

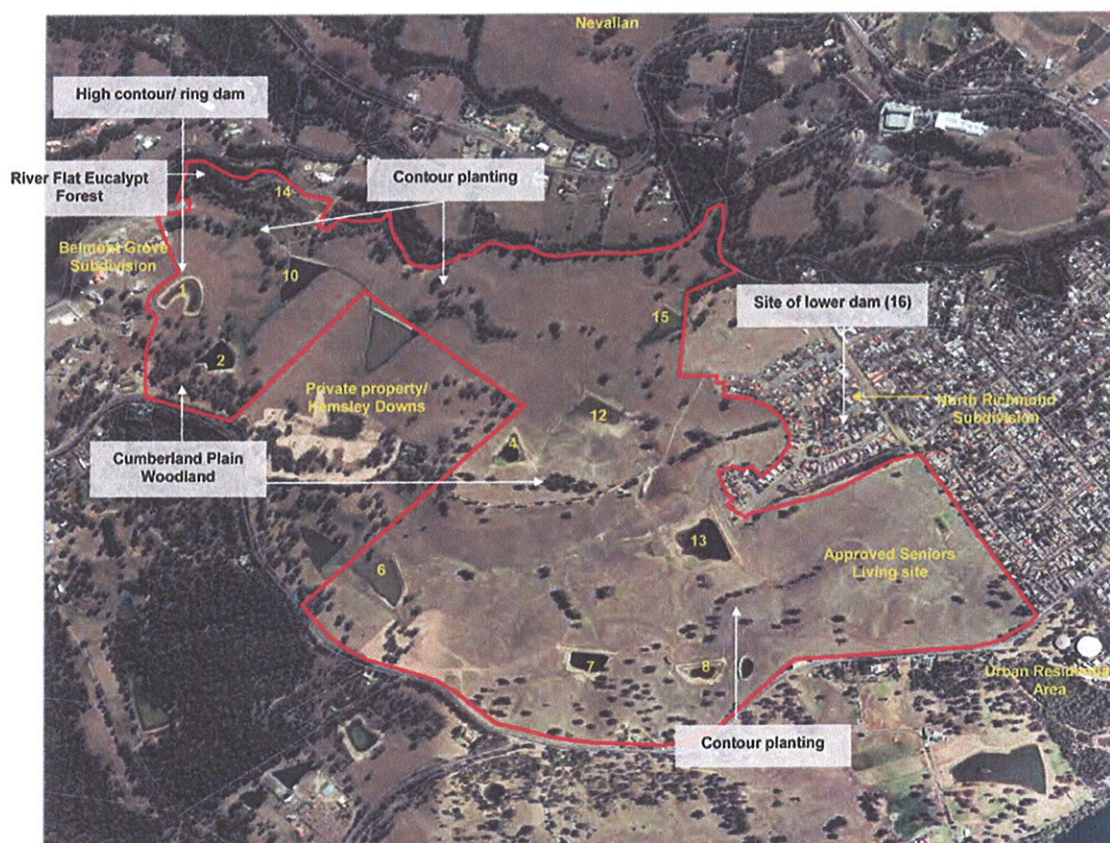


Figure 5 – Dam numbers

Source: Urbis

Table 3 – Dam references

Planning Proposal	Conservation Management Plan, Urbis)	Stormwater Management (J.Wyndham Prince)	Geotechnical (Geotechnique)	Environmental Constraints and Benefits Analysis (GHD)	Riparian Assessment (GHD)
1	1	1		8	
2	2	2		7	
4	4	4		13	
6	6	6	Dam A	11	
7	7	7		5	
8	8	8		2	
10	10	10		10	
12	12	12		14	
13	13	13	Dam B	1	
14	14	14		9	9
15	15	15		6	

In August 2011, construction began on Stage 1 of the Seniors Living Development. The approved facility will provide 197 Independent Living Units and an 80 bed aged care facility. Stage 1 of the SLD development, which is due for completion by 2013, will deliver 25 Independent Living Units and the whole of the nursing home.

Figure 6 illustrates the location and layout of the approved facility, and Figure 7 illustrates the progress of construction works currently underway.