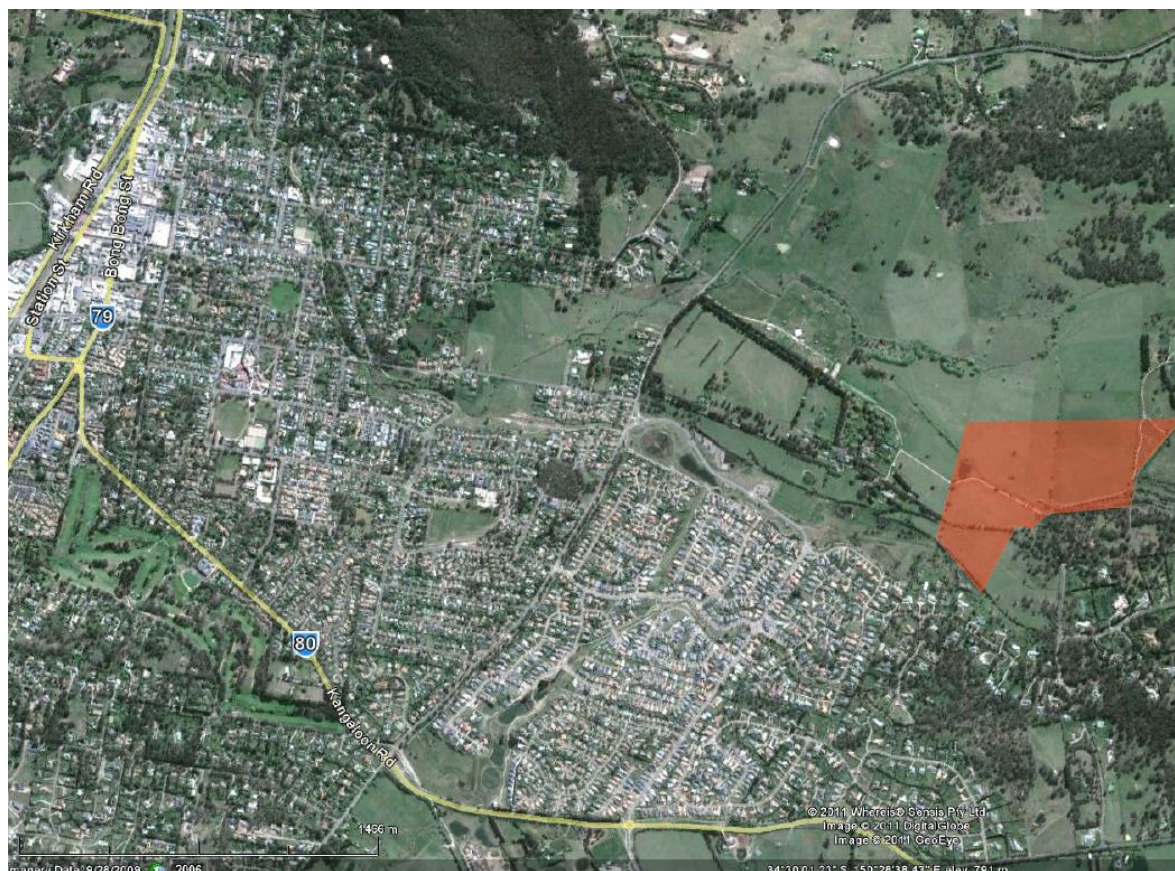




**APPLICATION TO REZONE
THE EASTERN PART OF LOT 22 DP 1163429
WHICH LIES TO THE EAST OF RETFORD PARK HOUSE**



**Prepared for
Mr J O Fairfax**

**By
INGHAM PLANNING PTY LTD
Suite 19, 303 Pacific Highway, Lindfield, 2070**

**Job No. 11140
November 2011**

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APPENDICES

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Retford Park House (see **Photograph 1**) faces north and is not visible from the majority of the site, although a corridor of view does occur over the northern sector of the land from the fourth storey turret of the House.



Photograph 1 - Retford Park House

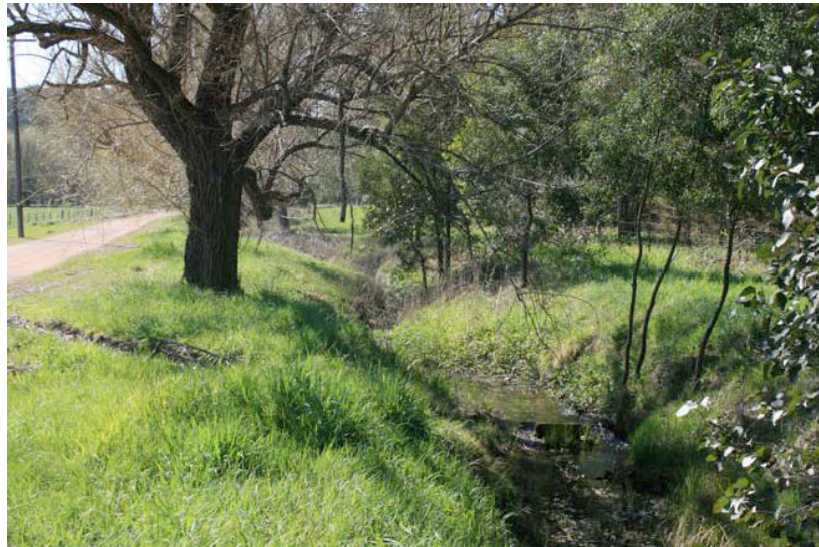
The houses proposed on the site are more than 750m from the House in an easterly direction. The existing garden and ancillary structures shields other parts of the site from Retford Park House.

It should be noted that the existing East Bowral residential development is within 450m to the south of the site.

The subject land is relatively flat with a slight fall in the topography from east to west (see **Photograph 2**). Mittagong Creek has a defined watercourse which passes through the land (see **Photographs 3 & 4**).



Photograph 2 - View across the site to south-west from rear north-eastern corner
Photograph by Arterra Design Pty Ltd



Photograph 3 - The creek in the eastern part of the site
Photograph by Arterra Design Pty Ltd



Photograph 4 - Creek in the western part of the site
Photograph by Arterra Design Pty Ltd

This creek has apparently been modified in the past with a straightened section of it being planted with willows along its length. This south-eastern part of the site is the only area with any significant vegetation, the balance being almost totally cleared for grazing purposes, with exotic grasses covering the land.

A small dam exists adjacent to Mittagong Creek close to the western boundary of the site (See **Photograph 5**). This dam is kept at a relatively constant water level from a bore and from Mittagong Creek. It is intended, in the future, to excise this dam from the subject land to add it to the Retford Park House site, to be used as part of the watering system for the garden of Retford Park. An easement for water already exists in favour of Lot 23.



Photograph 5 - Small dam adjacent to Mittagong Creek close to western boundary

Photograph by Arterra Design Pty Ltd

Apart from the willow trees which occur along Mittagong Creek in the south-eastern sector of the site (see **Photograph 6**), there are no significant distinguishing features which identify the land. Mittagong Creek, which flows through the site, is not readily distinguishable unless close to it.



Photograph 6 - Willow trees which occur adjacent to Mittagong Creek and driveway to Cherry Tree Estate

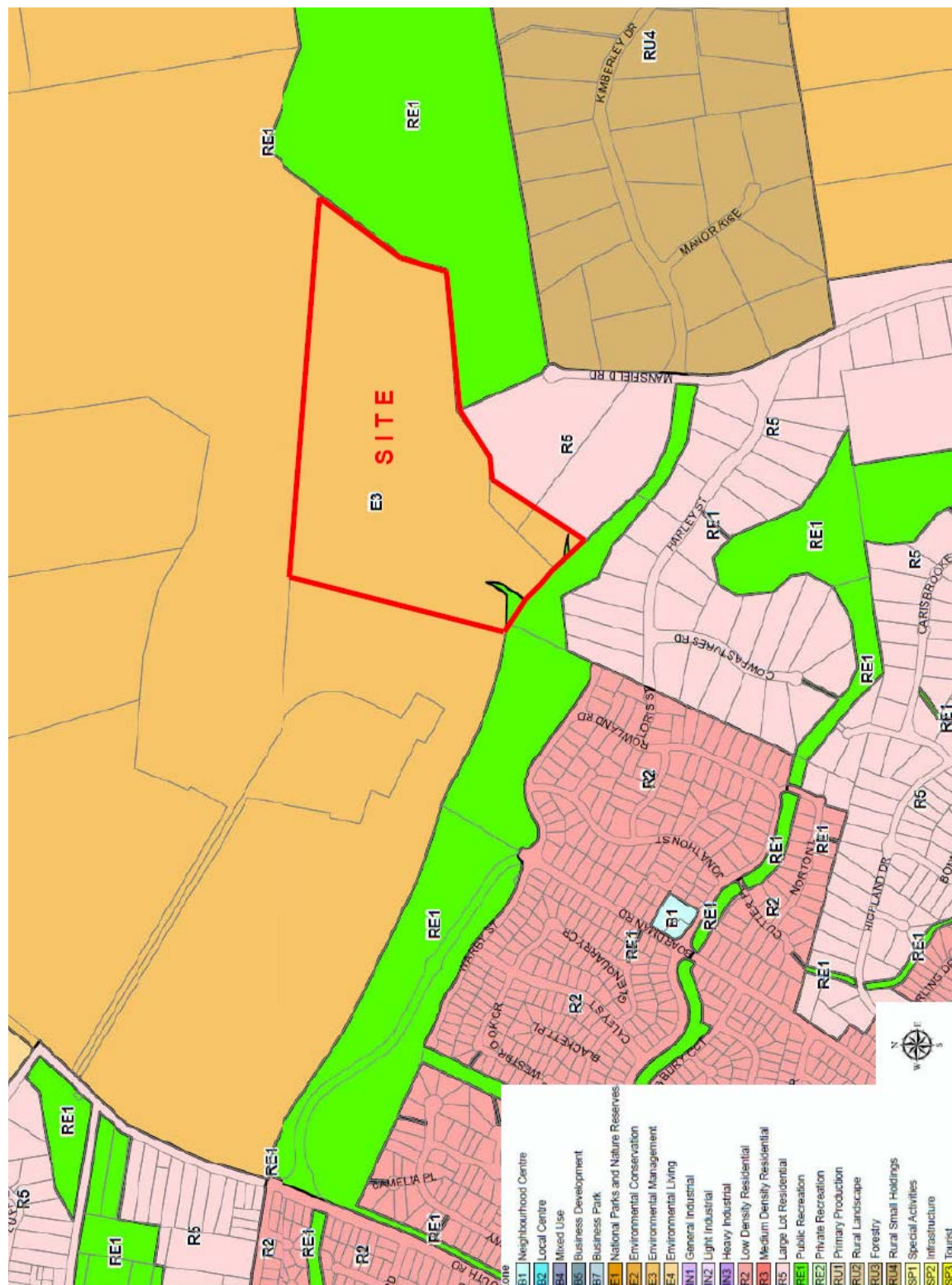
Photograph by Arterra Design Pty Ltd

There is an easement running through the site, which provides access to a property known as Cherry Tree Estate. This easement is intended to be replaced by a much shorter access and easement when the roads within this land are constructed and Mittagong Creek is constructed into a more meandering creek than presently exists.

The whole of the subject land is presently zoned Environmental Management E3. This zoning of the land would not permit any subdivision of the land and would require the land to remain rural in its present unviable condition. In the long term this would result in an unkempt weed infested property of benefit to no one. The land to the north of the

site is also within the Environmental Management E3 Zone. Advice from the officers of Wingecarribee Council is that this northern land, rising up to Mt Gibraltar, will remain in this present zone to protect the visual amenity and character of the range of hills. Old South Road extends up to and across the range of hills.

The existing zoning of the land and the surrounding lands is shown in **Plan 3**.



Plan 3 - Existing zoning of the land and the surrounding area

3. THE CONTEXT OF THE SITE & EXISTING ZONING

The site lies to the north of a 10 lot subdivision, the DA for which is currently before Council. This subdivision has its access from Mansfield Road and an internal road within this subdivision provides access to much of the subject site. Some of the 10 lots have direct access to Mansfield Road.

The land immediately to the west is occupied by Retford Park House, outbuildings and curtilage. Generally the buildings on the Retford Park House site cannot be seen from the subject site. To the south-east of the site is Mansfield Reserve, a Council owned property containing a remnant area of Southern Highland Shale Woodland. This Reserve is upstream of the subject land, with there being no environmental impact from the rezoning and development of the land as proposed upon the identified endangered ecological community. This endangered community does not extend north of Mittagong Creek.

Beyond Mansfield Reserve, to the south-east, is rural residential development on very large lots of 2 hectares.

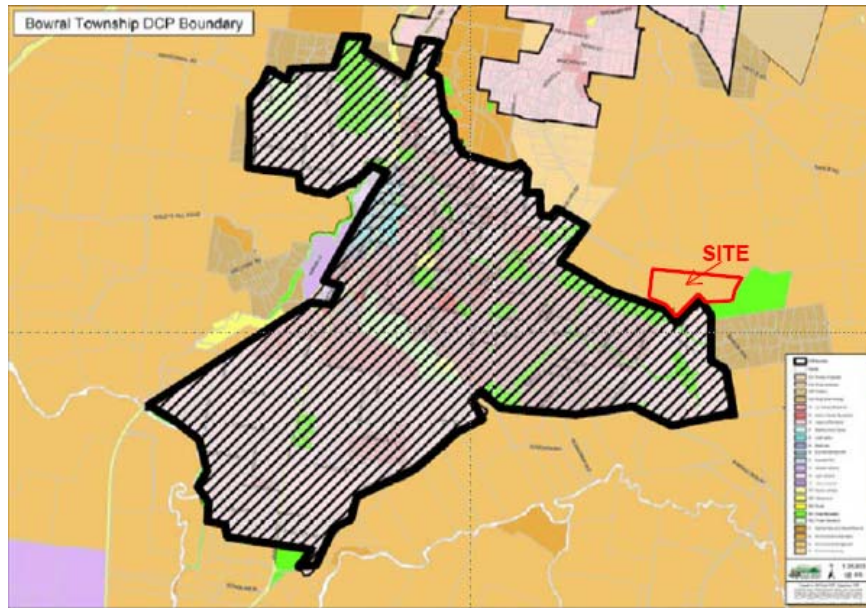
The majority of Lots 421 and 422 DP 792719 is already zoned R5 Large Lot Residential under Wingecarribee LEP 2010. The land beyond to the south is also zoned R5 Large Lot Residential and has been developed with large dwellings on lots of at least 8,000 sqm.

To the north of the subject site is land zoned E3 Environmental Management. This land is presently used for grazing purposes and extends to higher land forming the Mittagong Range with Mt Gibraltar being its most prominent landmark.

There are very good rural views from the subject land to the north-east, north and north-west. While some interruption of these views may occur because of other dwellings which are built, the large lot size ensures that dwellings will be well separated and that views will be largely retained.

The Town Centre of Bowral is about 3.5km west of the subject land in a direct route. However, travel by public road is considerably longer, with the travel distance being about 5 kilometres.

The Council has produced a document illustrating the extent of the Bowral Township in its DCP. This Bowral Township DCP boundary shows an indent in the boundary, which would be partially infilled by this application as shown on **Plan 4**.



Plan 4 - Bowral Township DCP Boundary

4. THE PROPOSED REZONING & THE CONCEPT PLAN

The proposal set out in this application is to rezone the eastern part of Lot 22 DP 1163429 and the western part of Lots 421 and 422 DP 792719 to R5 Large Lot Residential, the area of which is shown on **Plan 3**. This zone would result in an extension of the same zone which adjoins to the south-east and is adjacent to the south. It is proposed to accept the 8,000 sqm minimum lot size within this zone.

The proposal is to have the land rezoned to R5 and to subdivide and develop the land as shown on **Plan 5** and **Appendix 1**. This concept provides for 31 Large Lot Residential sites, which is 21 more than has resulted from the Subdivision Application on the existing R5 zoned land adjoining Mansfield Road. The current Subdivision Application of 10 lots is shown in **Plan 6**.

The features of the concept plan are as follows:-

- * Simple and legible road layout by extension of the road proposed in the 10 lot subdivision already with Council.
- * An intersection immediately following the crossing of Mittagong Creek forming a cul-de-sac to the west and a cul-de-sac to the east and north-east.
- * A road bridge crossing of Mittagong Creek is proposed. The engineering design of this road bridge will be determined at the subdivision development application stage. It will probably be a box culvert type bridge.
- * Because of the length of the road from its intersection with Mansfield Road, even with no potential for bushfire (apart from a grass fire), an alternative means of emergency escape has been provided to the west, through the Retford Park House site, as shown on the concept plan.
- * There are two very large lots proposed within the estate which have areas of 28,000 sqm and 46,000 sqm. Parts of these two lots are visually prominent from the Retford Park House and have therefore been deliberately left vacant where they can be observed from Retford Park. These large lots have potential for the owners to have horse paddocks, or similar use, associated with their house.





- * All of the lots have direct access from a public road with no need to cross a watercourse.
- * Mittagong Creek is to be reshaped and realigned through the site to form a more natural meandering watercourse. It is to have a reformed channel 30 metres in width with a low flow central channel of 4 metres.
- * The Office of Water have advised that a riparian zone of 40m total in width will be required along Mittagong Creek. The concept plan provides for this.
- * The roads within the subdivision are proposed to be 22m in width, with a sealed width pavement of 9 metres. The roads are designed to have no kerbs but will be provided with a swale drain on one side of the road and a grassed footpath on the other side.
- * Street trees are proposed to be planted within each verge of the road.
- * It is proposed to extend town water, electricity and telephone to each of the proposed lots.
- * Subject to Council's agreement it is intended to extend a low pressure sewerage main to each of the lots.
- * The dam on the western boundary of the site is proposed to be excised from the land and added to the lot containing the Retford Park House in the future.
- * Extensive tree planting is to occur along the realigned Mittagong Creek and along the western boundary of the subject land.
- * Because of the low density of the proposal it is not intended to provide any separate bikeway system. Bikes will use the proposed road system.
- * It is not considered that there will be any significant pedestrian movement through the site. The grassed footpath within the road reserve will provide for any pedestrian movement.

5. ENVIRONMENTAL CONSIDERATIONS

5.1 Heritage Issues

The land is located adjacent to the heritage item of Retford Park. The curtilage of Retford Park has been determined by Tanner & Associates, Architects with special expertise in heritage matters. The curtilage of Retford Park has been determined following discussion and negotiation with Council officers and the Heritage Office of NSW. A copy of the Report of Tanner & Associates relating to this site is attached at **Appendix 2**.

The report includes the following statement:-

"The proposed eastern subdivision will have no impact on the heritage significance of Retford Park for several reasons:

- *The historical association of this land with the Retford Park Estate during the occupation of James Fairfax is negligible. It is associated with an ongoing process of land sales and accretions that took place during the 1980s and 1990s. The bulk of this land was acquired in the first half of the 1980s;*

- *The proposed subdivision is to take place outside immediate areas of the site that contain significant components of the Retford Park Estate, including buildings, trees and landscaping, which contribute to the historical setting of the place;*
- *The protective controls that have been developed for the subdivision will minimise its impacts on Retford Park. Protective controls have also been developed to minimize potential impacts of future development within the subdivision;*
- *Protective measures and controls include:"*
 - o *Additional buffer planting at the western side of the subdivision area;*
 - o *Management of existing trees and consolidation of planting to provide screening of new dwellings;*
 - o *Specific setbacks for all new dwellings to fix the locations of houses on individual allotments and well-defined building envelopes for new dwellings."*

Other information which relates to heritage issues is attached to this report as **Appendix 3** which is a report prepared by Dr Sue Rosen "A History of Retford Park" dated September 2011.

In addition a Conservation Management Plan (CMP) has been prepared relating to the whole of Retford Park site (see **Appendix 4**). This CMP has been prepared by Tanner Architects in association with Arterra Landscape Architects for discussion with the Department of Planning and Infrastructure and the Heritage Office. It is included here for Information.

5.2 Drainage Issues

The land has one creek flowing through it, known as Mittagong Creek. This Creek has a limited catchment, but is significant enough to be identified on the Council's map of rivers and streams (see **Appendix 5**). The Office of Water has been consulted about this creek and has visited and inspected the site. Advice from them is that the present creek alignment appears to have been modified in the past and a more meandering creek alignment is desirable. They have also advised that a riparian zone along the creek of 40m in total width will be required (see **Appendix 6**). It is understood that trees may be planted within this riparian zone, at least along the shoulders of it, and this is proposed within the reservation for the creek. A typical cross-section through the public road is shown on **Appendix 7**.

Because of the nature of this creek and its significance created by its name, it is intended to dedicate the reservation of the creek, along with the adjacent public road, to the Council. This would extend the Council's Mansfield Reserve to the north and provide a vegetated corridor to the north-west. A typical cross-section of Mittagong Creek and the extent of tree planting within the drainage reserve is illustrated in **Appendix 8**.

The formation of Mittagong Creek and its alignment has been investigated by LandTeam Australia Pty Ltd. The results of their investigation are set out in **Appendix 9** although, it needs to be stressed, a more meandering alignment of the Creek is proposed as shown in **Appendix 1**.

5.3 Sewer & Water

It is intended, subject to Council agreement, that the sewer will be a low pressure reticulated system which is an extension of the system proposed for the 10 lot subdivision to the south.

Reticulated water will also extend to each proposed lot by extension from the infrastructure placed as part of the adjoining 10 lot subdivision. The provision of water will be developed within the road reservation.

5.4 Electricity & Telephone

Electricity cables to supply the estate will extend from Mansfield Road. As the road system within the land is not intended to extend beyond the boundary of the site in the future, the potential for extension to other areas does not exist.

There is an Easement for Electricity Purposes 10m wide which runs through the land from Lot 421 DP 792719 to the northern boundary. It is intended that any active electricity cable be replaced by an extension and easement from the new system of cabling.

Telephone is to be provided using an underground system in the same trench as used by electricity.

There is no town gas available in the vicinity of the site.

5.5 Roads and Access

The two roads within the estate are as shown on the Concept Option 4 Layout Plan attached as **Appendix 1**. The main features of these roads are as follows:-

- The main access road extends from a road proposal embraced by a 10 lot subdivision of Lots 421 and 422 DP 792719.
 - The northern access road extends from a "T" intersection with the main access road, both to the west and east/north-east.
 - These roads have a reservation of 22m with a pavement of 9m.
 - The high side of each road will be developed with a grassed swale about 4m wide with a central low area of 1m in width.
 - Trees will be planted on both sides of the road reservation, with the high side having a grassed footpath and the low side, where it adjoins the creek, being planted with native understorey vegetation.
 - All of the dwelling houses proposed have relatively level direct access to the roads.
 - No access from the roads to a dwelling house is required to cross Mittagong Creek.
-

- An emergency escape route is provided through the Retford Park House site, along an internal driveway which presently exists.
- An access driveway and easement is proposed to extend from the north-eastern part of the site to the Cherry Tree Estate, when the future subdivision is effected.

5.6 Flora & Fauna Issues

A flora and fauna report provided by Joy Hafey, ecologist, is attached as **Appendix 10**. This report deals generally with the whole Retford park lands owned by Mr J Fairfax, and deals specifically with the eastern land, the subject of this application.

"It is considered that there would be no constraints to the proposed development under the EPBC Act or the TSC Act. It is considered that the likely impacts of the development will occur in an area that is substantially ecologically degraded and has a low resilience to natural regeneration. The approval of the proposed development in the long term, would result in the remnant native vegetation being protected and sections of site being regenerated with SHSW."

The existing small dam on the site, which provides habitat for several species of frog, is to be retained. In the future it will be added to the Retford Park House site. An easement for water already exists to provide watering for the gardens of Retford Park.

Because the land has been used for grazing purposes for about 150 years, prior to the purchase by Mr J Fairfax, the growth of exotic grasses for grazing has been encouraged, resulting in little natural vegetation on the site. The result is that there will be no impact upon any native flora or fauna that will arise because of the proposed development of the land.

5.7 Landscape Issues

The landscaping proposed is set out in **Appendix 11**, prepared by Arterra Landscape Architects, and is described as a "Statement of Landscape Intent". This report identifies the key elements of the landscape as being:-

- *Consideration and retention of the majority of existing mature trees on the site;*
 - *Protection and additional screening of the Retford Park core heritage areas;*
 - *Positioning of roads and development with sensitivity to the views from Retford Park house with the proposed new houses softened and screened by suitable tree planting;*
 - *Maintaining a rural paddock outlook to the north-east of Retford Park house;*
 - *Maintaining development and roads clear of land subject to potential water logging or inundation;*
 - *Creation of a high quality streetscape and public landscaping that will soften and enhance the development and complement the association and proximity to the Retford Park estate;*
 - *Design of minimum 8000m² housing lots and the use of defined building envelopes to allow setback of the new houses from the street and rear and side boundaries and the ultimate promotion of private landscaping and larger tree planting amongst the new housing."*
-

5.8 Contamination

The subject land has always, since European settlement, been used for grazing purposes. There are no workshops, storage areas or locations where animals have been dipped on the land. The use of the land over the preceding 34 years is discussed in the statement of A R Butcher dated September 2011 (see **Appendix 12**). This statement, together with the research of Sue Rosen is sufficient to indicate that there is no contamination of the land.

5.9 The Satisfaction of Environmentally Sustainable Development Principles

The concept of Environmentally Sustainable Development (ESD) as set out by the Hon Justice Brian J Preston, revolve around six principles which are as follows:-

- 1. *principle of sustainable use*
- 2. *principle of integration*
- 3 *precautionary principle*
- 4. *inter-generational and intra-generational equity*
- 5. *conservation of biological diversity and ecological integrity*
- 6. *internalisation of external environmental costs.*

The proposed development is discussed below having regard to the above principles.

The principle of sustainable use requires the land to be used in a manner which will be sustainable into the future and is prudent or rational or wise or appropriate. The proposed development will provide for housing that will improve the total quality of life in a way that maintains ecological processes on which life depends. There is no use of the land at present, or in the immediate past which suggests that some species depends upon the land for its existence. The use of this land adjoining the urban area of Bowral is located where travel to schools and shops (and potentially work) is minimised. Development for housing will provide human existence, into the future, in a sustainable manner.

The principle of integration requires consideration of the effective integration of social, economic and environmental considerations. In the present proposal environmental considerations have been investigated, and the development concept for the site has properly considered the natural environment. Each of these matters has been given due consideration in the evaluation of the concept plan for the site.

The precautionary principle is satisfied as there is no threat of serious or irreversible damage on the site or to any adjacent property. Indeed the proposed development has taken great pains to ensure that there is no adverse impact upon the heritage Retford Park or upon any flora or fauna on the land. There is no lack of scientific certainty about the consequences of housing on the site.

The inter-generational and intra-generational equity is satisfied because of the following:-

- the health, diversity and productivity of the environment (the site) will be maintained and enhanced by providing a direct benefit to the future occupants of the land. The present generation will be no poorer because of it.
- The present generation will have access to housing on the land in the same way that any resident has the right to purchase or lease housing. All residents of Australia will have equitable rights.

- The consideration of biological diversity and ecological integrity have been ensured by the studies which have been undertaken on the land. There is no issue of threatened or endangered species of flora or fauna on the site being affected by the proposal. Some additional screening from the main Retford Park House will be instigated.
- The planting of native vegetation along the riparian zone of Mittagong Creek will provide significant vegetation in an area which presently lacks any trees. This will improve the inter-generational conditions for future residents. The roads will also provide street trees for the amenity of future residents.

In addition, the discharge of stormwater from the site will be controlled, and spread prior to discharge onto the adjoining downstream land. This will ensure that there will be no adverse impact upon downstream areas, either by flooding or pollution.

The internalisation of external environmental costs has been given full consideration in the development as proposed. The site has Mittagong Creek passing through it which has been modified earlier in the history of the site. Discharges of stormwater and sewer will be fully controlled. The proposed road system, pedestrian system and bicycle system will be fully linked into the Council's existing network. Local open space will be provided adjacent to the proposed housing and residents will have the benefit of pure, clean air with the potential for beautiful northerly views from their dwelling towards Mt Gibraltar.

From this discussion it may be seen that the principles of environmentally sustainable development are fully met.

6. POPULATION & HOUSING DEMAND

The Sydney Canberra Corridor Regional Strategy, which embraces the Wingecarribee Shire within it, identified that between the years of 2008 and 2031 there would be a need in the Shire for an additional 8,700 dwellings. It is postulated that the additional population in these 8,700 dwellings would be 16,400 people. This means that there would be an additional 16,400 people living within the 8,700 dwellings at an average occupancy rate of 1.885 persons per dwelling.

This method of analysing population growth and housing needs does not take account of the decline in occupancy rates which has been occurring throughout the existing urban area of Australian cities and towns for the last 40 years.'

Within Wingecarribee the increase in population between 2001 and 2006 for every additional dwelling erected (allowing for demolitions) was only 0.88 persons. This means that, on the basis of extrapolating trends and assuming this marginal occupancy rate is correct, the 8,700 dwellings would only provide for a Shire population increase of 7,650, not the 16,400 projected by the Department of Planning.

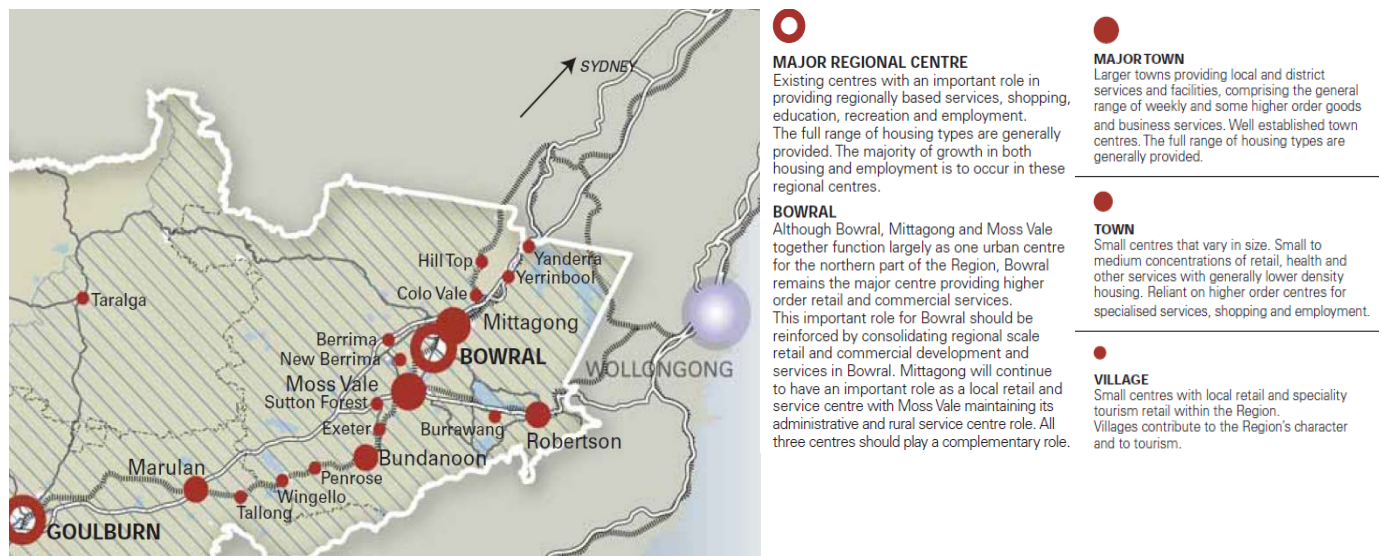
The situation within Wingecarribee is even more critical. The Sydney-Canberra Corridor Regional Strategy projects the availability of 5,700 new additional lots within the existing urban areas and within new release areas of Mittagong and Moss Vale identified to satisfy the need. On the basis of the marginal occupancy rate identified above, these 5,700 lots will only bring about an increase in population of 5,010. If this is the case, then it only allows for 30% of the projected need, even when fully

developed and occupied. Regardless of the acceptability of the method of identifying housing need, it is clear that there is a very significant deficiency in the projected supply.

The situation within Wingecarribee Shire and within Bowral in particular is becoming critical for the following reasons.

- The supply of land currently identified for housing growth will only provide somewhere between 30% and 65% of the projected demand to accommodate 16,400 additional persons.
- On the basis of evaluating the Shire as a whole, and allowing for the declining occupancy rate within the existing urban areas of the Shire, there will be a need for an additional 8,700 to 18,640 new dwellings to accommodate 16,400 persons.
- On the basis the present provision for potential new dwellings in the Shire (5,700), the population increase within the Shire will only be between 5,010 additional people and 10,750 additional people. This is at best only 65% of the projected demand.
- The development of any Greenfield housing subdivision, even when the land is available for sale, usually takes about 10 years or more to be fully developed. With the rezoning of land and the requirement for a subdivision approval the lag in housing completions is ever larger.
- There is no Greenfield land for subdivision available in or adjacent to Bowral, thus reducing the prominence of this Major Regional Centre.
- The Sydney-Canberra Corridor Regional Strategy identifies that there is a deficiency of 3,000 dwellings in the potential supply of dwellings. Even if this projection is considered to be high due to the downturn in housing completions within NSW, analysis using more embracing dwelling occupation figures (the marginal occupancy rate) illustrates that there is, in reality, a significant undersupply of dwellings beyond the 3,000 as indicated in the Strategy.
- The lack of residential lots has the effect of increasing the price of land, thus making it more difficult for first home buyers to enter the market.
- To retain the significance of Bowral as the Major Regional Centre for the Wingecarribee Shire, it is highly desirable for some greenfields subdivision to take place adjacent to the Bowral urban area.

The proposed rezoning of the subject land and the development of it for good quality dwelling house accommodation is therefore highly desirable.



Note - The above plan and notes are taken from the Sydney Canberra Corridor Regional Strategy.

7. FUTURE MANAGEMENT OF THE HERITAGE AREA EMBRACING RETFORD PARK HOUSE

It is the plan of Mr Fairfax, the current owner of the property, that subject to his request for rezoning of certain lands being approved and subsequently sold at anticipated values, then a sum of money would be set aside into a special Trust Account to be invested to earn income out of which the heritage property (Lot 23) could be maintained. Initially, this fund will be administered by Mr Fairfax or at his direction, following his death, by his Executors, and in the longer term by a body appointed by his Executors, which most likely would be a body having a special interest, for example, the Historic Houses Trust of NSW or the National Trust. Mr Fairfax reserves the right to transfer the heritage property and the associated fund to such a body during his lifetime on such terms as he may determine, but in any case, the property and the Trust Fund would be preserved. Discussions have already been held with Historic Houses Trust of NSW (HHT) about the possibility of the property and the Trust Fund being transferred to HHT during Mr Fairfax' lifetime, but that transfer could only proceed following an appropriate (from Mr Fairfax' view) re-zoning being approved and a satisfactory land sale process taking place.

The amount to be set aside into the Trust Fund would be determined at 12% of the gross sales proceeds net of all costs associated with the development and sale of the property since the beginning of 2008, but excluding the value of the underlying land. The initial calculations indicate that the net proceeds determined in the above manner will amount to approximately \$37 million, 12% of which is \$4.4 million.

Concerning the costs, a summary of the actual expenditure on the Retford Park house and garden from 1 July 2007 to 30 June 2010 is available together with a long term budget for such costs, noting the revenue received from cottages on Lot 23, in circumstances where Mr Fairfax is not living in the property, including some costs for supervision, which net costs amount to \$335,000p.a. It should be possible to raise some additional revenue from use of the property and/or to reduce certain costs. Costs

here are to maintain the garden and house at the reasonable level that they are at today but without involving any new work in the garden or the house. It is also anticipated that over a period of time, the large 100 year old trees along driveways and along Old South Road could be replaced by a staging process.

It is reasonable to anticipate a return of funds invested of 8% p.a. which on \$4.4 million would produce income of \$352,000p.a., sufficient for the requirements.

In the event that the re-zoning is approved in an acceptable form and the subsequent land sale process is satisfactory Mr Fairfax agrees that he will follow the recommendations found in the section of the "Landscape Conservation Management Plan" Report from page 81 to page 109.

It is proposed that initially the 12% of net revenues referred to above will be placed in a separate bank account styled "Retford Park Heritage Maintenance Account" or similar and those funds would be treated as a separate financial entity and managed accordingly. The funds would initially be the property of Mr James Fairfax but be used for the above purpose only. If Mr Fairfax passed away whilst those funds were still in his ownership, they would pass to his executors, the funds would be available to the owner, from time to time, of the property who had the responsibility for its maintenance and rules will be drafted to preserve those funds for that purpose and to ensure that the capital is adequately preserved.

(Note: the documents referred to in this Section are voluminous, but can be supplied if required.

8. PROPOSED DRAFT AMENDMENT TO WINGECARRIBEE LEP 2010

This application is seeking Council's support for the rezoning of the subject land to R5 Large Lot Residential.

It is also intended to ensure a high quality development of housing on this land by requiring the minimum lot size of 8,000 sqm. Housing is proposed to be limited to 2 storeys in height.

A suggested form of Amendment to Wingecarribee Local Environmental Plan 2010 is attached as **Appendix 13**.

9. CONCLUSION

The analysis which has been undertaken in the preparation of this Rezoning Application has been extensive and provides substantially more justification than would normally be required. The owner, Mr James Fairfax, is concerned to ensure that the future of the land is fully addressed so that the future of the Retford Park House and curtilage is guaranteed.

We look forward to a satisfactory outcome of this application. We are prepared to meet with Council officers or the Council at any appropriate time to discuss this application or any matters which arise because of it.

We thank Council for the opportunity of lodging this application and we look forward to a positive response.

Appendix 1

Site Concept Plan of Subdivision

APPENDIX 2

Heritage Report of Tanner & Associates

APPENDIX 3

Report prepared by Dr Sue Rosen
"A History of Retford Park" dated September 2011

APPENDIX 4

Conservation Management Plan
prepared by Tanner Architects

APPENDIX 5

Plan showing the site & Council's identification
of significant rivers & streams

APPENDIX 6

Riparian Zone requirement of the Office of Water
along Mittagong Creek

APPENDIX 7

Typical road cross-section proposed

APPENDIX 8

Typical cross-section through Mittagong Creek

APPENDIX 9

Mittagong Creek Concept Flood Levels Plan

APPENDIX 10

Flora and Fauna Report by Joy Hafey

APPENDIX 11

Statement of Landscape Intent
by Arterra Design Pty Ltd

APPENDIX 12

Statement of A R Butcher dated September 2011
dealing with contamination

APPENDIX 13

Proposed Draft Amendment to Wingecarribee LEP 2010
