

**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
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Redbank Communities
76 Arthur Phillip Drive
PO Box 262 North Richmond NSW 2754

To whom it may concern,

RE: REDBANK/ YOBARNIE, GROSE VALE ROAD, NORTH RICHMOND

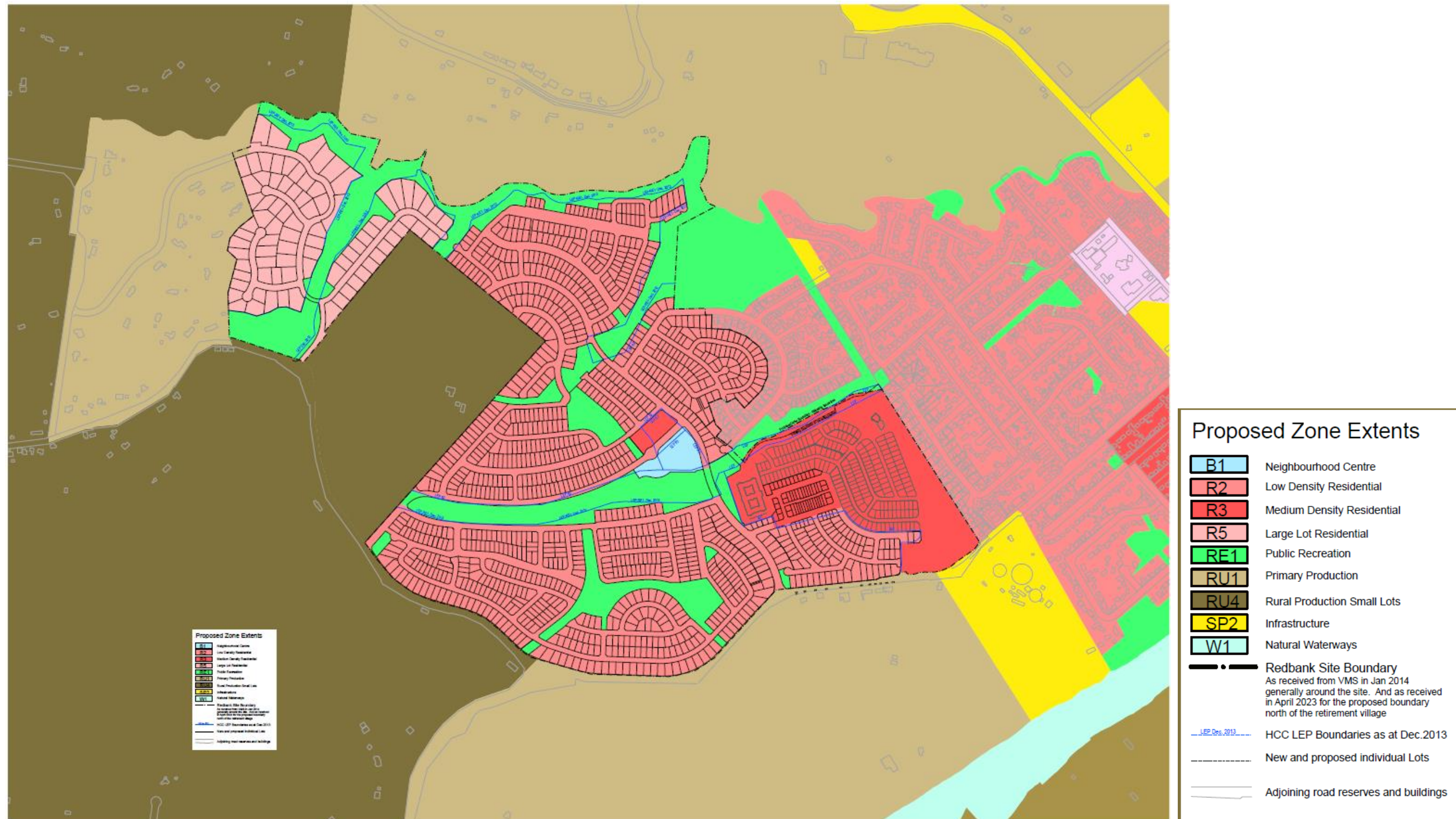
Redbank is a large urban release area in North Richmond. The site is bordered by the existing North Richmond Township to the east, existing Belmont Grove residential area to the west, Redbank Creek to the north and Grose Vale Road to the south. The land was rezoned on 11 April 2014 for a 1,400-lot residential development, with R2, R3, R5 and B1 zonings.

Redbank is also known as the former Yobarnie Keyline Farm, which is listed on the SHR (Listing Number 01826/Gazette Date: 08/03/2013). Refer below (Figure 1) for an extract of the existing State Heritage Register curtilage for the listed site. The former Yobarnie is of State Heritage Significance for its historic, associative and aesthetic values and for its research potential and rarity. The site is of significance at a State level for its role as one of two demonstration farms where the Keyline system was developed in the early 1950s. From 1944 Yobarnie was the experimental site for soil development concepts informing the Keyline philosophy, which was first implemented and developed on the adjacent Nevallan in 1952.

The site is subject to an endorsed Conservation Management Plan (CMP), prepared by Urbis, which was endorsed by the Heritage Council on 27 March 2013 (NSWHO 09/04874). As the heritage consultants to the project since 2008, Urbis has had extensive involvement with the site having prepared various Heritage Impact Statements in conjunction with the various individual subdivisions to date, in addition to authoring the CMP and providing liaison to the NSW Heritage Division.

It is now proposed to amend the LEP to ensure that the RE1 (public recreation) boundary is consistent with the existing approved subdivisions and bring the LEP up to date to match the existing lot areas. A comparison of the areas is provided at Figure 2. The existing LEP zone extents as established in December 2013 have been progressively varied in conjunction with the development of the various subdivisions and this is an administrative amendment proposed to ensure consistency with the subdivisions as approved across the site. The public open space areas are important to the heritage significance of the place as they retain significant heritage features, in particular the dams and heritage interpretation. However, the current extent of open space and lot areas has been determined by successive Development Applications for subdivision, incorporating heritage advice and impact assessment and therefore correction of the LEP areas to align with the current areas, can have no further heritage impact on the site or known significant features.

Figure 2 – Plan showing proposed areas overlain with the HCC LEP boundaries as at 2013 (dashed blue line)



Source: Ethos Urban



Having regard for the above, no further assessment is considered necessary for the amendment and the proposed amendment is supported on heritage grounds.

I trust this will assist you in your consideration of the subject LEP amendment. Please feel free to contact the undersigned should you have any further queries.

Kind regards,

A handwritten signature in black ink, consisting of a large, stylized 'F' followed by a horizontal line and a small loop.

Fiona Binns
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