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URBIS

HERITAGE STATEMENT

Redbank Expansion Area,
Grose Vale Road, North
Richmond

Prepared for
REDBANK
23 July 2024

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EXECUTIVE SUMMARY

Redbank Communities is undertaking a targeted due diligence exercise to inform a Gateway Application and high-level concept design and realistic development yield for the subject site, known as the Redbank Expansion Area/ Kemsley Park and located at 322 Grose Vale Road, North Richmond. The subject site is adjacent to and surrounded by the Redbank North Richmond development. The subject site is approximately 35.41 hectares in area and is considered as the final 'piece of the puzzle' to make up the complete Redbank development.

The adjacent Redbank property is listed on the State Heritage Register (Yobarnie Keyline Farm, Listing #01826) and is subject to an endorsed CMP (*Conservation Management Plan, The Former Yobarnie, 108 Grose Vale Road North Richmond*, 25th March 2013 – endorsed 27th March 2013 – NSWHO 09/04874). Kemsley Park (Lot 26) was not specifically assessed as part of the CMP (due to it being in separate ownership) although it was part of the original Yobarnie site and was therefore considered in relation to historical development and policies. Kemsley Park does not form part of the SHR listed curtilage for Yobarnie and Kemsley Park is not subject to any statutory heritage listings. Nevertheless, it is of heritage significance, consistent with that identified for Yobarnie.

This report identifies opportunities and constraints to inform this due diligence exercise and development of the high-level landscape concept design. This report considers relevant documentation including (but not limited to) the Conservation Management Plan, The Hawkesbury DCP (Chapter 8) and the Redbank Heritage Interpretation Plan, as well as previous reporting and relevant adjacent landscape design approaches and Development Application (DA) approvals for the Belmont, Yeomans and Southern Valley Development Applications which will influence appropriate landscape design for Kemsley Park.

Having regard for the above, guidelines and considerations are provided in section 5.5 to inform the development of the Gateway Application and high-level concept design (Section 6). A preliminary statement is provided in the support of the concept design.



Figure 2 Aerial view of the subject Kemsley Park (coloured yellow) with adjacent (approximate) Redbank property boundary indicated in red.

Source: [Six Maps (annotations by Urbis)]

1.3. METHODOLOGY AND LIMITATIONS

This report identifies opportunities and constraints to inform development of the high-level landscape concept design and also provides an assessment of the Concept for the Gateway application. This report is informed by a site inspection undertaken by Rebecca Zulaikha (Heritage Consultant) on Thursday the 3rd of June, 2021. This report references the following documentation:

- Urbis 2013: *Conservation Management Plan, Former Yobarnie, 108 Grose Vale Road, North Richmond* (25/03/2013), prepared by Urbis for Buildev/ the North Richmond Joint Venture
- Urbis 2016: *Heritage Interpretation Strategy, Former Yobarnie, Grose Vale Road, North Richmond*, July 2016

This report does not consider Aboriginal Archaeological potential or cultural heritage significance.

The site inspection was limited to the grounds only. The house was not accessed and is not considered to form part of the heritage significance of the place. Access to Dam 5 was limited by works in the vicinity.

1.4. AUTHORSHIP

The following report has been prepared by Fiona Binns (Associate Director). A site inspection was undertaken by Rebecca Zulaikha (Heritage Consultant) in June 2021.

2. THE SUBJECT SITE

As detailed above, the subject site is approximately 35.41 hectares in area and comprises typically cleared land. Redbank and Kemsley Park were originally farming land, both formerly part of the Yobarnie property.

The subject site is part of the Keyline developed experimental farm formerly known as Yobarnie and developed by Percival Alfred Yeomans. The Keyline system refers to soil development and water management principles that provide for the development of farm and grazing landscapes, and more broadly, in the urban environment.

The site sits within a large basin defined by the Grose Vale Road and the Bells Line of Road, both of which run along ridgelines. The land is gently undulating, with a central saddle running approximately east west which creates two distinct valleys. Topographically the site is dominated by the east west trending ridge line formed by the Grose Vale Road, which forms the southern and part western boundaries of the site. From the ridgeline the site slopes down to the north and northeast toward the Redbank Creek. Levels along the ridgeline vary between 60 and 90m AHD (Australian Height Datum) while by the creek, levels are around 30m AHD2. Slopes are gentle to moderate, typically less than 10 degrees with slopes of up to 12 degrees in the vicinity of watercourses and 20 degrees coming off the ridge.

The site has been used for cattle grazing since the early 19th century and in association with the use, the site is largely cleared of vegetation; with the site largely comprising improved pasture grasses and sporadic mature eucalypts. The majority of the site is dominated by exotic pasture grasses and annual weeds with various pasture species. Scattered Eucalypt species likely include remnant (*Eucalyptus tereticornis*), Rough-barked Apple (*Angophora subvelutina*) and Narrow leafed Ironbark (*Eucalyptus crebra*), Tallowwood (*Eucalyptus microcorys*), Spotted Gum (*Corymbia maculata*), Candlebark (*Eucalyptus rubida ssp rubida*) and Red-flowered Ironbark (*Eucalyptus species*).

The subject Kemsley Park site features three large earth formed dams (being Dam 3, 5 and 11 of the original Yobarnie Keyline dams) as well as associated 'Keyline' feeder and irrigation channels associated with each of the dams, and which form part of the Yobarnie Keyline system, also evidenced on the adjacent Redbank site. The site also includes scattered remnant vegetation, some of which is recognised as being Endangered Ecological Communities and some potential remnant keyline tree plantings although these are not densely planted.

The site also includes a dwelling and other improvements. The dwelling is a late 20th century construction, associated with the Peel purchase and occupation and is not of heritage significance (see Figure 3). To the southeast of the house is a group of late 20th century outbuildings and structures. There is also some soft landscaping associated with the house and the Peel occupation. The house is accessed via a long paved and tree lined driveway.

General views of Kemsley Park are provided below. Keyline features are also illustrated on the aerial view at Figure 17.



Figure 3 Non-significant late 20th century dwelling.

Source: [Urbis 2021]



Figure 4 Late 20th century outbuilding and drive.

Source: [Urbis 2021]



Figure 5 General site view showing topography and remnant irrigation drain.

Source: [Urbis 2021]



Figure 6 General site view showing topography, remnant feeder, irrigation drains and dam.

Source: [Urbis 2021]



Figure 7 View west showing Dam 3 and towards the juncture of Grose Vale and Promontory Road.

Source: [Urbis 2021]



Figure 8 View of the dam wall (dam 3).

Source: [Urbis 2021]



Figure 9 Remnant feeder swale from dam 3.

Source: [Urbis 2021]



Figure 10 Valley view northwest with dam 11 just visible at right.

Source: [Urbis 2021]



Figure 11 Detail of replaced outlet valve at Dam 3.

Source: [Urbis 2021]



Figure 12 Valley view towards dam 11 with remnant drain indicated at right.

Source: [Urbis 2021]



Figure 13 View east showing remnant feeder and irrigation drains curving around the contours from Dam 3 (towards the former dam 4).

Source: [Urbis 2021]



Figure 14 View south towards dam 3 and the central saddle, which the dwelling sits atop.

Source: [Urbis 2021]



Figure 15 View southwest up the valley from Dam 11

Source: [Urbis 2021]



Figure 16 Dam 11

Source: [Urbis 2021]



Figure 17 Aerial view of the subject Kemsley Park with keyline features identified.

Source: [Six Maps (annotations by Urbis)]

3. HISTORICAL ANALYSIS

The following historical analysis is summarised from the 2013 CMP. Reference should be made to the CMP for the full site history.

Kemsley Park forms part of the former Yobarnie Keyline farm. Yeomans was a businessman, with a varied background in earth moving and mining geology, operating in the mining fields of Eastern Australia and New Guinea. In 1943 Yeomans occupied two adjoining blocks of unproductive land totalling approximately 1000 acres, in North Richmond. The farm was managed by his brother-in-law Jim Barnes.

The two allotments became known as “Yobarnie”, a combination of the names Yeomans and Barnes, and “Nevallan” named for his two sons Neville and Allan (son, Ken, was born later in 1947). (Nevallan is located on the north side of the Redbank Creek). Yeomans then began to apply his mining and earth moving experience and as the storage and transportation of water over long distances was key to a successful mine, Yeomans considered this also applied to a successful farm. In his view, conventional agricultural theory ignored the biological aspects of the soil and in some instances destroyed the fertility of soils, principally through incorrect or over cultivation of the land.

Yeomans developed a system of “off contour cultivation” which allowed water to be selectively drifted out of the erosion prone valleys and named the contour “the Keyline”. The system became known as “the Keyline System”. In development of the Keyline system P.A Yeomans had created a sustainable agricultural system that profoundly influenced the thinking and methods of the Australian Agricultural community. The principal aim of the system was to create within the soil a biological environment that would increase fertility.

From 1944 Yeomans undertook experiments at Yobarnie which informed the development of the Keyline system. The experiments were based on his own experiences coupled with the methods recommended by the Soil Conservation Services of America. Yeomans philosophy was more akin to the land engineering principles followed by mining and construction engineers rather than traditional conservation methodologies as Yeomans himself had experience of the control, conservation, and transport of water as a mining engineer.

Yeomans recounts the experience of “visualising” the Keyline while looking up the steep valley heads just below the Nevallan homestead in 1951. Explaining the concept to his oldest son Neville, they walked the hills of Nevallan, picking out the position of the “line”, finding it to be a constant feature in the landscape rather than peculiar to one or two valleys. Over the following year, the theoretical and practical concepts were developed in consultation with his family. At first it was seen as a cultivation guide which would improve eroded land without the expense of drains. The family experimented with the method on a high steep paddock and awaited rain, noting that the keylined land absorbed the rainfall and filled the dam without water pooling in the furrows of the cultivated land.

An opportunity to make a large and public display of the new principles and practices of keyline came in 1952 with the visit of the Australian and New Zealand Association for the Advancement of Science (ANZAAS) and members of the State Liberal Party’s Rural Movement. Farmers, scientists and students had also been visiting the Hawkesbury properties in considerable numbers since 1944; but the release of the 1954 Keyline book brought them in thousands. The book was written for farmers, but the orthodox agriculturalist and the scientist did not ignore it. Groups of scientists of many interests in parties of a dozen or of a hundred, extension officers from all over the State, land surveyors, bank valuers, teachers, college, school and university students, members of government departments and many others visited the site and met with Yeomans. While Yeomans encouraged their interest in the principles of the plan, there was no official acknowledgement of the system. Yeomans also extended the open invitation to other interested groups by arrangement as they did not live on the properties.

Following the application of Keyline at Nevallan, Yeomans noted in 1954 that after ten years of preliminary experimentation on Yobarnie, (informing the Nevallan Keyline development) Yobarnie still contained areas of poor soils and there was actually less improvement in soil fertility than there was on Nevallan after only two years of Keyline improvements. Yeomans anticipated that the soil quality at Yobarnie would similarly improve with the implementation of the Keyline system. At this time Yobarnie still showed evidence of the earlier experimental works however banks and drains and other structures of soil conservation were purportedly removed in the final stages of applying the Keyline development.

Keyline was implemented on Yobarnie in 1954 following the successful implementation at Nevallan in 1952. Some of the previous dams noted by MacDonald Holmes were relocated and new dams were added in association with the application of Keyline. Improvement was noted from the technique of Keyline conversion

year cultivation within a matter of weeks and the keyline development of the valleys also stood the test of rainfall of near the district's maximum intensity in the early years.

Although preliminary experiments had been undertaken at Yobarnie, Nevallan was developed as the model farm/homestead and was the focus of promotion and marketing and Nevallan was even featured in short films which were screened in Australia and England. Yeomans undertook numerous interviews and lecture tours including a 1600 mile keyline lecture tour of Victoria over a ten-day period. After 1954 Yeomans purchased a further 3 agricultural properties; "Kencarley" at Orange, "Pakby" at Bathurst, and the third, "Katanna" in Campbelltown, which were all developed and managed by Yeomans as keyline sites, and while these farms did not have the degree of "trial and error experiments" of Yobarnie and Nevallan, they too presented new challenges and contributed to the application of the principles of Keyline. Gradually Nevallan was left in the hands of a property manager and his wife who carried on the work.

In 1958 Yeomans expanded the ideals of the keyline with the book, the Challenge of the Landscape which was written with the purpose of providing a yard stick or guide for decisions relating to overall planning, development, and management of agricultural land. The Keyline scale of permanence considered 8 factors including climate, land shape, water supply, farm roads, trees, permanent buildings, subdivision fences and soil, with the basic philosophy being that land should be planned as a response to the most permanent or defined aspects of the site, with the most permanent being climate, and the least permanent: soil.

MacDonald Holmes noted that the book fortified Yeomans opinions of the keyline principles and inspired more vigorous works to complete keyline reorganization at Yobarnie, which still had poorer soil fertility than Nevallan, although its development potential was seen as greater. Details of the "reorganisation" were not provided though perhaps this refers to the substantial modifications for the new lock-pipe system (requiring reconstruction of dam walls) which were undertaken circa 1958 on the Yobarnie dams. The lock pipe system was developed through further experimentation on Yobarnie.

Rita Yeomans died in 1964 and the two North Richmond properties, Yobarnie and Nevallan, were sold to raise money required for death duties. Yobarnie (including the subject site portion) was acquired by Leonard Martin Peel, a Parklea Company Director in 1967 after the Government resumed their dairy at Quakers Hill as it was too close to development. In 1971 the Yobarnie property was transferred into the ownership of his company Kemsley Pastoral Co. Pty Ltd. Peel is a dairy farmer and used the site to graze his dairy herd. His brother Bob Peel still owns and manages the adjacent Nevallan property.

The Peel's advised that they purchased the property knowing about the keyline and while they have periodically used the system, the system was not actively maintained and as a preference they used other accepted fertilisation and soil conservation and irrigation methods including pumping water.

During the 1980s/90s two substantial subdivisions were made for residential development, being the North Richmond and Belmont Grove subdivisions to the east and west respectively. The site s subdivided again, with the current Kemsley Park Lot remaining in the ownership of Kemsley Pastoral Co. Pty Ltd and remaining as agricultural land, with the remainder of the Lot was sold to Buildev in 2007 (later Redbank Communities). Members of the Peel family continued to reside at Kemsley Park.

In 2010 further subdivision was approved for a Seniors Living site on the eastern side of the Buildev lot, adjacent to the North Richmond urban residential area and Grose Vale Road.

The Buildev Land was then rezoned on the 11th of April 2014 for a 1399 lot residential development, with R2, R3, R5 and B1 zonings, and has been subject to progressive Development Applications and development in conjunction with the Redbank redevelopment. Hawkesbury City Council also records a Development Application for a rural shed on the Kemsley Park property, approved in 2008.

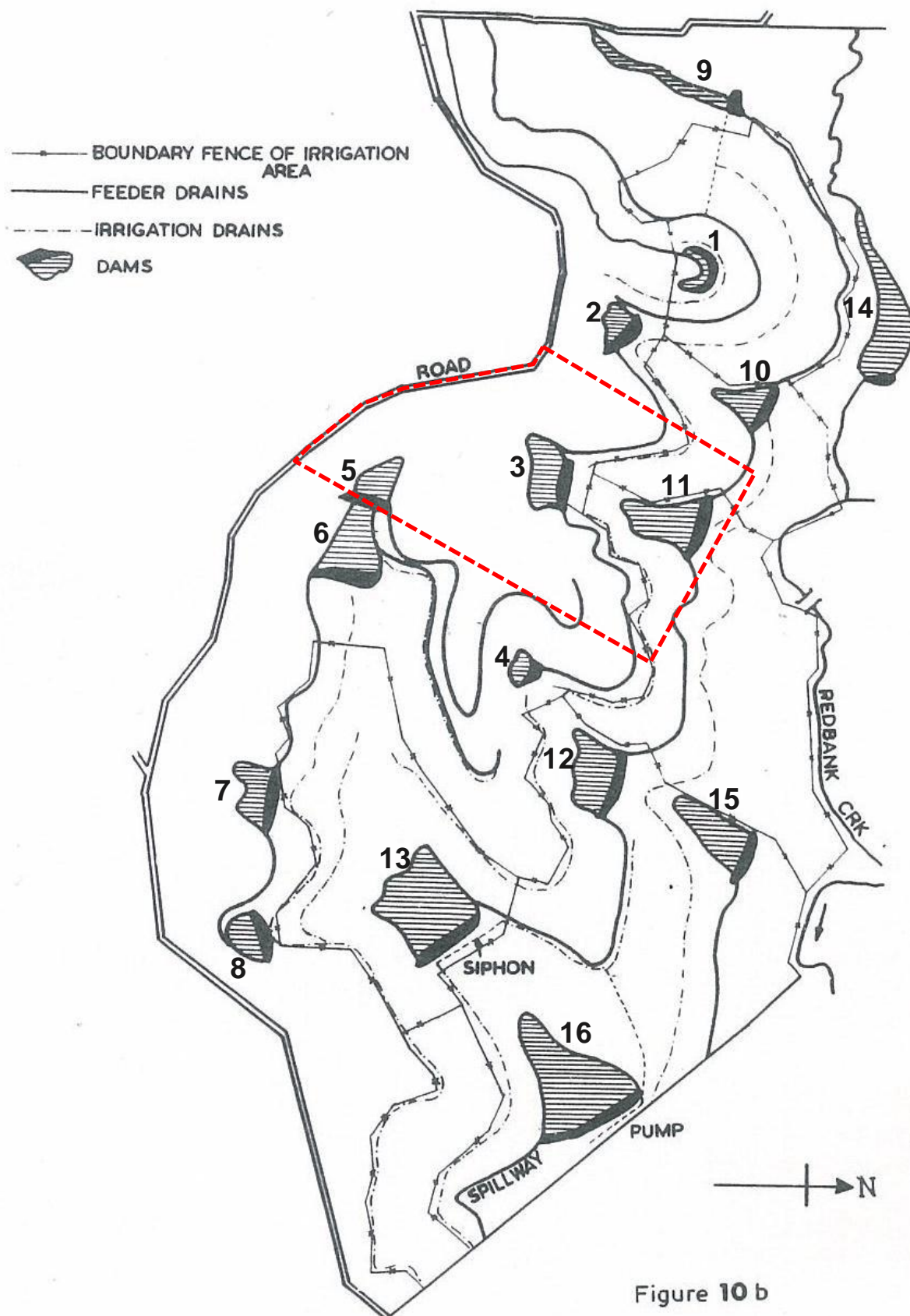
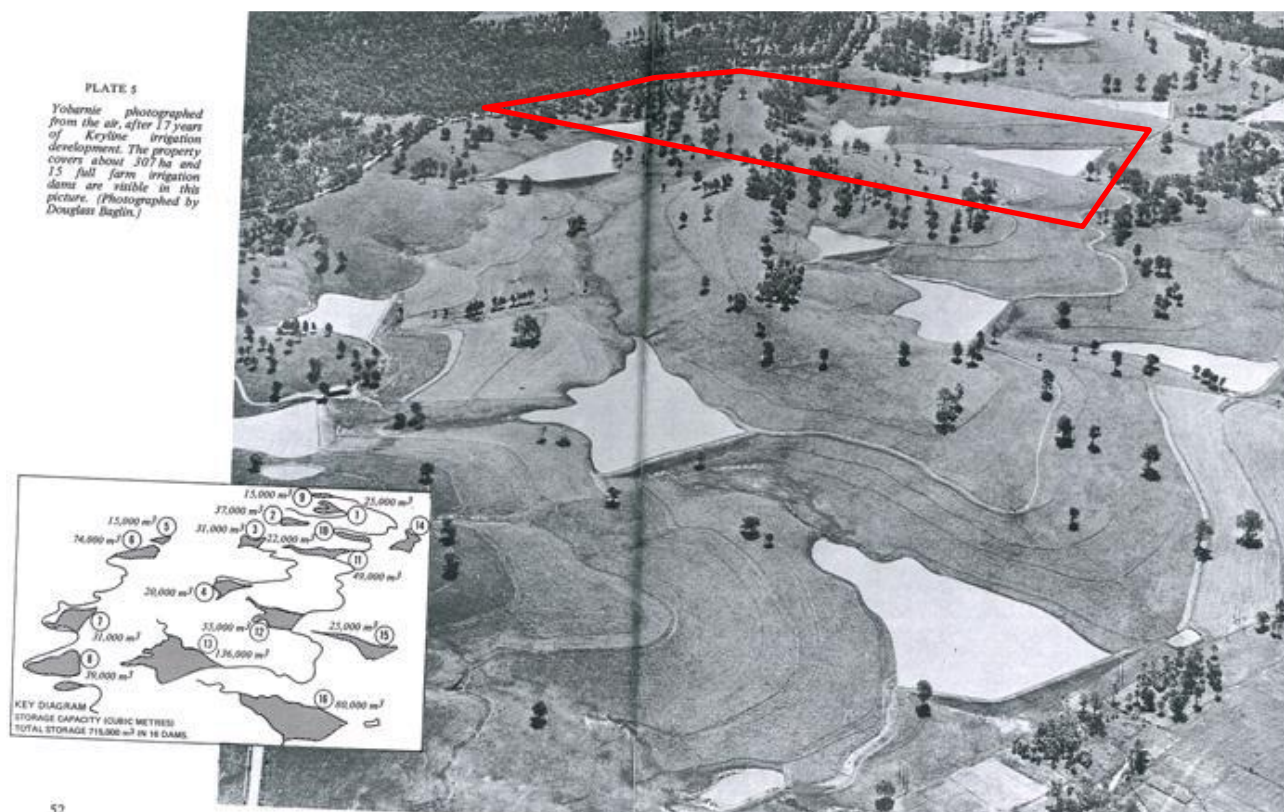


Figure 10 b

Figure 18 Plan of the original Yobarnie showing the placement of the original dams, feeder, and irrigation swales. Approximate Kemsley Park lot boundary is indicated.

Source: [Yeomans 1981 as cited in Urbis 2013, Figure 12, pg 18]



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Figure 19 Aerial view of Yobarnie c.1960 with the approximate Kemsley Park boundary indicated.

Source: [Yeomans 1968, as cited in Urbis 2013 Figure 13, pg 19]

4. STATUTORY LISTING AND HERITAGE SIGNIFICANCE

4.1. STATUTORY HERITAGE LISTING

The adjacent Redbank property is listed on the State Heritage Register (Yobarnie Keyline Farm, Listing #01826) and is subject to an endorsed CMP (*Conservation Management Plan, The Former Yobarnie, 108 Grose Vale Road North Richmond, 25th March 2013 – endorsed 27th March 2013 – NSWHO 09/04874*). The subject Redbank Expansion Area does not form part of the SHR listed curtilage for Yobarnie and is not subject to any statutory heritage listings.

Heritage Council of New South Wales



State Heritage Register

Gazettal Date: 8 March 2013

0 100 200 400 600 800 Metres

Legend

- SHR Curtilage
- Land Parcels

Source: NSW State Heritage Register

Figure 20 State Heritage Register Curtilage – Yobarnie Keyline Farm

Source: [Heritage NSW]

4.2. STATEMENT OF HERITAGE SIGNIFICANCE

As part of the former Yobarnie Keyline Farm, Kemsley Park is considered to be of state heritage significance, consistent with that identified for Yobarnie/ Redbank. The following Statement of Significance for the former Yobarnie site has been taken from the CMP¹:

The former Yobarnie is of State Heritage Significance for its historic, associative, and aesthetic values and for its research potential and rarity.

The site has historical 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 Keyline plan is of significance as a precursor to the Permaculture and Landcare movements and has continued to develop as a land management system, although at the time of its development it was considered radical.

The site also has local historical interest as being in continuous use as an agricultural or grazing property since the early 19th century, and the site also included a railway siding along the Redbank Creek as part of the extended North Richmond line to Kurrajong (1926 - 1952).

The site has associative significance at a State level for its direct link to Percival Yeomans, a significant contributor to innovation in agriculture. It also has associative significance at a local level with the Charley family who ran one of the most famous horse and cattle stations in Australia on land that included Yobarnie.

The former Yobarnie has aesthetic/ technical significance at a state level. Although disused and modified the technologically innovative keyline system remains legible in parts of the landscape, with original features including the dams, some roadways and contour and drainage lines. Disuse and subdivision however has compromised its technical integrity.

The site has aesthetic significance at a local level as a typical rural site in an area of mixed housing and semi-rural development. The existing culverts constructed for the use of the former railway line are substantially intact, and the former railway line is apparent, and these elements are considered to have aesthetic significance at a local level.

The site is of state significance for its research potential as the site of the experimental farm where Yeomans investigated soil conservation and water management techniques informing the development of the Keyline system. The innovative system remains apparent in the landscape, albeit altered, and the site is likely to be of research value to the sustainable agricultural community and Permaculture groups. The site is associated with the adjacent Nevallan which was developed as Yeomans model Keyline farm and retains more integrity of the system.

As Yeomans experiment farm, Yobarnie is rare at the state level for its ability to demonstrate experimentation in keyline techniques. Its rarity is enhanced by its scale, which was not readily developed by others due to received government subsidies and Yeomans contacts in earth moving.

The site of Yobarnie is associated with four Aboriginal community groups, and has social and scientific significance at a local level for the evidence of Aboriginal occupation that has been found, with nine sites and one potential archaeological deposit being identified. There is limited potential for archaeological evidence associated with Yeomans' previous soil development and irrigation experiments and the significance of remnant finds is questionable.

The site incorporates remnants of River Flat Eucalypt Forest (Sydney Basin Bioregion) and Cumberland Plain Woodland (CPW), both of which are listed as endangered ecological communities under the NSW Threatened Species Act (1995). CPW is also listed under the Federal EPBC Act (1999) as critically endangered.

¹ Urbis 2013: *Conservation Management Plan, Former Yobarnie, 108 Grose Vale Road, North Richmond (25/03/2013)*, prepared by Urbis for Buildev/ the North Richmond Joint Venture: 55-56

4.3. SCHEDULE OF SIGNIFICANT ELEMENTS

The Conservation Management Plan provided a schedule of significant elements (refer to Table 3 in the CMP). Gradings relevant to the subject site are reproduced in the Table below.

Table 1 Gradings of heritage significance for the former Yobarnie

Structure, Space or Element	Condition	Grading
Landscape Elements		
The former Yobarnie lots 26 and 27	Moderate	High
Lot 26 Keyline dams 3, 5 and 11 and associated infrastructure (including lock-pipe and outlet valves)	Dam 5 Moderate condition (remainder were not assessed)	High
Feeder and irrigation drains	N/A	High
Remnant keyline tree belts	Not assessed	Moderate
Keyline Ridge Road	Not assessed	Moderate
River Flat Eucalypt Forest (Sydney Basin Bioregion) and Cumberland Plain Woodland (CPW)	Refer GHD report	High

Source: Urbis CMP 2013

In addition to items reproduced in the table, it is noted that the dwelling, garage associated outbuildings and structures on the Kemsley Park property are considered to be of no (neutral) heritage significance.

5. OPPORTUNITIES AND CONSTRAINTS

This report identifies opportunities and constraints to inform due diligence and development of the high-level landscape concept design. This report considers relevant documentation including (but not limited to) the Conservation Management Plan (CMP), The Hawkesbury DCP (Chapter 8) and the Redbank Heritage Interpretation Plan, as well as previous reporting and relevant adjacent landscape design approaches and Development Application (DA) approvals for the Belmont, Yeomans and Southern Valley Development Applications which will influence landscape design for Kemsley Park.

5.1. HERITAGE SIGNIFICANCE

As outlined in section 4 above, Kemsley Park is acknowledged to have state significance equivalent to the Redbank site as part of the former Yobarnie Keyline farm and incorporating significant Keyline features, specifically, dams, associated feeder and irrigation swales and keyline contour planting. Remnant CPW and RFEF are also assessed to be of heritage significance. This places an obligation on the owners to maintain the heritage significance of the place.

One of the key objectives of contemporary conservation practice is to retain as much of the significant original fabric as possible, in order to preserve the essential integrity of the heritage resource. However, it is acknowledged that subdivision and development will require the removal of some elements which have been identified as being of high significance, to make the subdivision safe in relation to dams, landform, geotechnical conditions, WSUD and public health.

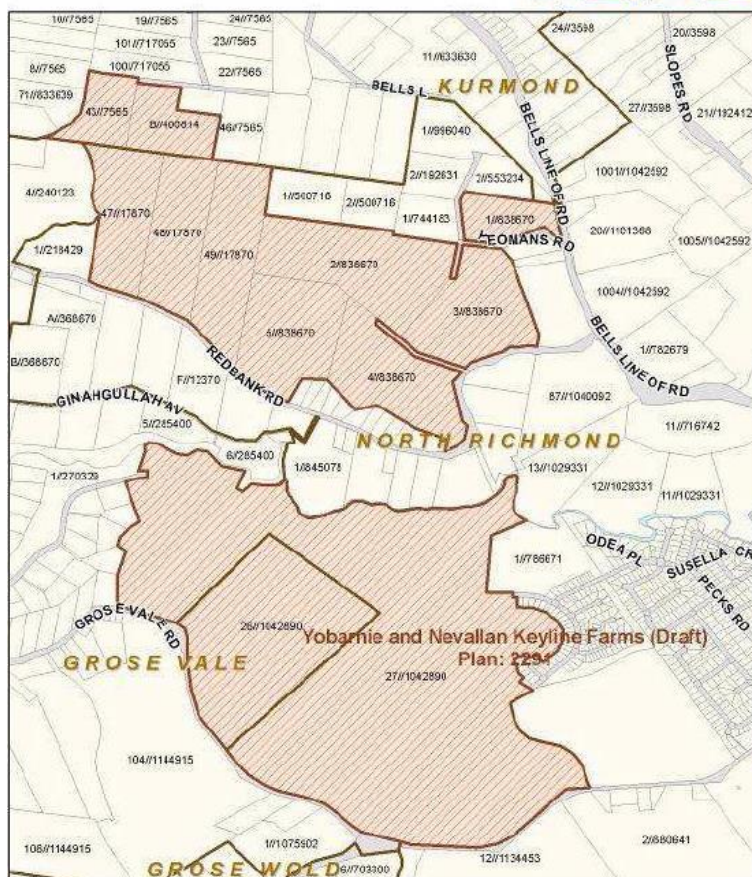
Any redevelopment should seek to mitigate heritage impacts by adopting a consistent methodology as has been applied at Redbank. This includes maintaining significant keyline features in the public domain, reapplying/ interpreting the keyline and adopting City Forest principles to apply keyline in the urban environment as well as maintaining the landform, minimising cut and fill and earthworks where possible, and retaining significant tree plantings (keyline contour, CPW and RFEF).

5.2. STATUTORY LISTINGS

As outlined in section 4 above, The Redbank Expansion Area (Kemsley Park) is not subject to any statutory heritage listings, however it is acknowledged to have state significance equivalent to the Redbank site as part of the former Yobarnie Keyline farm and incorporating significant Keyline features, specifically, dams, associated feeder, and irrigation swales and keyline contour planting.

The significance of the Kemsley Park site was previously recognised by the NSW Heritage Council. The Notice of Intention to Consider Listing of the Yobarnie Keyline Farm, which was issued in 2012 originally incorporated the Yobarnie and Nevallan Keyline Farms, being 108 Grose Vale Rd and 26 Yeomans Rd, North Richmond; and the subject Kemsley Park at 322 Grose Vale Road, Grose Vale. The curtilage comprised the existing boundaries of the Yobarnie, Nevallan and Kemsley Downs (Kemsley Park) properties where the keyline system is still in evidence and excluded the parts of Yobarnie already developed as large lot residential and Seniors Living developments (see the draft listing as originally proposed at Figure 21).

Given the needs of the various stakeholders at the time of the proposed listing, it was considered preferable by HNSW to progress with the listing process in order to provide guidance and certainty for future development and the Kemsley Park and Nevallan sites were removed from the draft listing and only the listing of the Redbank site proceeded, with gazettal in 2013. This was not a reflection of the heritage significance of the Nevallan and Kemsley properties, rather it reflected the imminent need to assess and protect Yobarnie which was being considered for redevelopment.



State Heritage Register - Proposed Curtilage for Investigation

0 125 250 500 750 1,000 Metres

Scale: 1:17,000

Produced by: Naomi Nelson

Date: 1 June 2010

Legend

- Proposed Curtilage
- SLIR Curtilage
- Land Parcels
- Water
- Roads
- LGAs
- Suburbs
- Railways
- NSW Reserves

Figure 21 Previously proposed State Heritage Register Curtilage – Yobarnie and Nevallan Keyline Farms

Source: [Heritage Council of NSW Notice of Intention to Consider Listing (Draft 2012)]

5.3. RELEVANT DOCUMENTATION

Any proposed redevelopment should have regard for the following documentation:

5.3.1. Conservation Management Plan

The adjacent Redbank property is subject to an endorsed CMP (*Conservation Management Plan, The Former Yobarnie, 108 Grose Vale Road North Richmond*, 25th March 2013 – endorsed 27th March 2013 – NSWHO 09/04874). Kemsley Park (Lot 26) was not specifically assessed as part of the CMP (due to it being in separate ownership) although it was part of the original Yobarnie site and was therefore considered in relation to historical development and policies.

As outlined in section 4 above, Kemsley Park is also assessed to have state significance equivalent to the Redbank site as part of the former Yobarnie Keyline farm and incorporating significant Keyline features, specifically, dams, associated feeder, and irrigation swales and keyline contour planting.

Therefore, the CMP has implications for the Kemsley Park site, and any potential redevelopment of the site should have regard for policies as set out in Section 7 of the CMP, notably in relation to treatment of the landscape, significant fabric, and heritage interpretation of interconnected keyline elements. It is anticipated that future development would respond to existing open space corridors and apply similar keyline corridor interpretation. Relevant policies have informed summary guidelines in section 5.5 below.

5.3.2. Redbank DCP

The Redbank development is subject to Part E: Specific Area, Chapter 8: Redbank at North Richmond, of the Hawkesbury Development Control Plan (DCP) 2002. Chapter 8 (Part E) of the DCP, provides controls and provisions specific to the development of Redbank.

Although the DCP is not specifically applicable to Kemsley Park, the DCP defines Desired Future Character and the Vision for Redbank as a sustainable and innovative residential community that responds to its unique heritage setting on the site of the original Yeomans' Keyline system of agriculture. It envisions extensive, connected areas of public open space, being the parklands, incorporating Keyline and City Forest principles and establishing a distinct sense of place. This is achieved through retention, adaptation, and interpretation of Keyline elements as a defining feature of the landscape.

Water is also to be made a distinct feature of Redbank, retaining, and interpreting significant dams and placing water sensitive urban design at the forefront of the redevelopment.

The DCP also provides guidelines for housing.

Proposed redevelopment of Kemsley Park should have regard for the heritage provisions of the DCP. Relevant provisions have informed summary guidelines in section 5.5 below.

5.3.3. Heritage Interpretation Plan

Interpretation is an essential part of the heritage conservation process. The active interpretation of heritage places supports the recognition and understanding of a site's significance. One of the primary aims of any redevelopment of the Kemsley Park site should be to make the values of its cultural significance physically, intellectually and/ or emotively accessible to the public.

Urbis prepared a Heritage Interpretation Plan for the Redbank Precinct (*Heritage Interpretation Strategy, Former Yobarnie, Grose Vale Road, North Richmond, July 2016*) and subsequent strategies for respective subdivisions.

Proposed redevelopment should have regard for the precinct-wide strategy and themes and media identified therein as well as being consistent with reinterpretation of the keyline applied at Redbank.

5.4. DEVELOPMENT APPLICATION CONSENTS

Kemsley Park has a frontage to Grose Vale Road along the south western boundary and is surrounded by the Redbank development, specifically the adjoining precincts known as Yeomans, Belmont and the yet to be constructed Southern Valley precincts to the north and south-east, respectively. Any proposed redevelopment of the subject Kemsley Park must have regard for adjoining development and be consistent with the treatment of key design components, notably the Keyline Elements Corridor, maintaining significant features in the public domain and provision for public open space.

5.4.1. Belmont (DA0467/15)

DA0467/15 approval included vegetation removal, earthworks, the removal of two dams, alterations to a dam, the construction of roads, landscaping works and a Torrens title subdivision to create an additional 59 residential lots, two open space lots and a residue lot at 96 and 322 Grose Vale Road, North Richmond. Reports on this matter were considered by the Sydney West Joint Regional Planning Panel (JRPP) on 5 May 2016.

The Belmont subdivision adjoins Kemsley Park to the west and to the north east along the rear boundary. A connecting road was anticipated into Kemsley, near the juncture with the Grose Vale Road. The keyline elements corridor runs up to the northern boundary wall of Kemsley and anticipates reinterpretation of dam 11 (demarcated by the keyline tree corridor as shown at Figure 22). It is recommended that Dam 11 be interpreted to complement the reinterpretation of Dams 10 and 12 as per the recommendations of the Conservation Management Plan, which will assist to collectively interpret the broader function of the system as a series of interconnected elements. Concept design layout should also retain a valley vista between the reinterpreted dams 3 and 11.

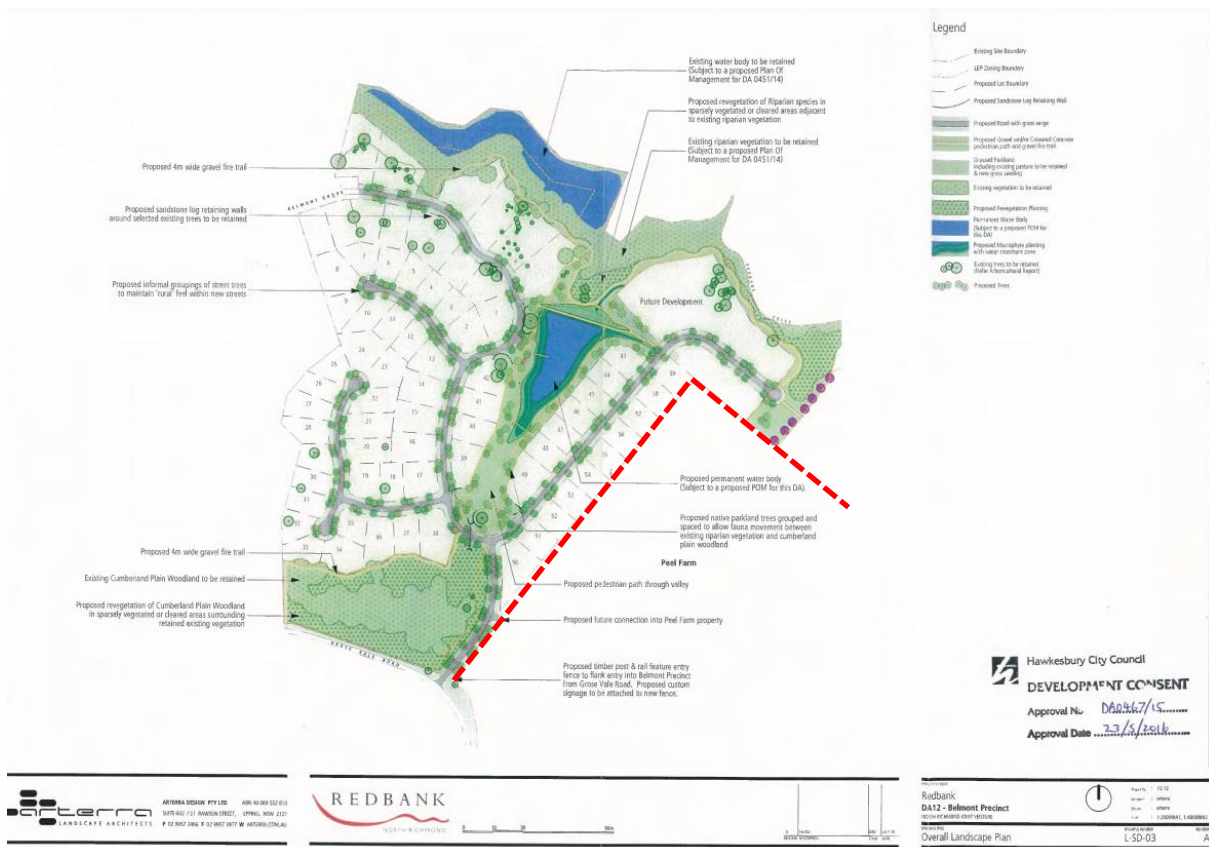


Figure 22 Belmont subdivision, site plan, with the Kemsley Park boundary indicated in red.

Source: [Arterra Overall Landscape Plan, Drawing Number L-SD-03 Revision A, 24/07/2015]

5.4.2. Yeomans (DA0216/16)

DA0216/16 was approved on 22 December 2016 (CC consent obtained 12 March 2018) and provides consent for additional residential lots and a mixed-use Neighbourhood Centre including a new café/ function centre building to the immediate north of reconstructed 'Dam 13'. The Yeomans subdivision adjoins the Kemsley Park site at its north-eastern (rear) boundary with opportunities for linkages to Kemsley Park via cul-de-sacs. Adjacent to Kemsley Park, this subdivision largely comprises residential lots.

5.4.3. Southern Valley

Southern Valley is located to the east of the Kemsley Park site and is the last remaining Redbank precinct to be approved for subdivision and the DA is under development.

5.5. SUMMARY GUIDELINES FOR SUBDIVISION AND REDEVELOPMENT

Having regard for the above, the following guidelines and considerations are provided to inform the development of the high-level landscape concept design.

- Any redevelopment should seek to mitigate potential heritage impacts by adopting a consistent methodology to that applied at Redbank. This includes maintaining significant keyline features in the public domain, reapplying/ interpreting the keyline and adopting City Forest principles to apply keyline in the urban environment as well as maintaining the landform, minimising cut and fill and earthworks where possible, and retaining significant tree plantings (keyline contour, CPW and RFEF).
- Any proposed redevelopment should have regard for the Conservation Management Plan and policies therein. Reference should be made to the full CMP however broad principles should include the following:

- Maintaining the natural topography and landforms including the primary ridges and valleys and undulating slopes falling to Redbank Creek. Development is to respond to the topography rather than reshaping it (Policy 2).
- Identified features of high significance should be retained or alternatively, interpreted. Retention should focus on interrelated elements that can enable the interpretation of the broader system as a whole (Policy 3 and 5).
- Identified keyline contour tree planting remnants should be retained where possible including tree plantings that are located within potential future subdivision (Policy 7).
- Subdivision and redevelopment must consider retention and/or interpretation of significant keyline features including dams, irrigation and feeder drains and spillways and keyline tree plantings (Policy 15).
- It is preferable for all identified heritage elements (being dams, dams as water bodies, keyline contour drains) to remain in public ownership, with housing concentrated around these features (Policy 15).
- Water Sensitive Urban Design, sustainability and Keyline/ City Forest principles should be a key driver of new development. Subdivision and redevelopment must consider active and meaningful interpretation of the significant history and features of the site; in particular, the Keyline system and features (Policy 16 and 30).
- Redevelopment should have regard for key views and vistas (Policy 17).
- Interpretation of the Keyline system should incorporate retention of selected extant physical elements in the landscape as a representation of the whole system (Policy 28).
- Proposed redevelopment should have regard for the Redbank DCP. Broad principles and objectives include:
 - To respond to the dominant topography and natural landscape features, in particular ridges, valleys, and waterways, both internal to the site and in the broader surrounds
 - To integrate heritage and water cycle management in the open space network and to have regard to P.A Yeomans' Keyline System.
 - To make water a dominant landscape feature, including the retention and enhancement of existing riparian corridors, and improve water and soil quality throughout Redbank at North Richmond.
 - To retain, adapt or interpret the significant history of the site, in particular the Keyline system.
 - To incorporate City Forest and Keyline principles into the site.
 - To retain key views and vistas, including valley views.
 - Retention or interpretation of dams within open spaces noting that Dams may be reconstructed as waterbodies (permanent or semi-permanent) where it is necessary to meet public health and safety requirements.
- Broad principles for heritage interpretation should include:
 - Interpretation of the heritage significance of the place should be a key driver of any redevelopment. Development of a concept plan should apply keyline principles in the new urban environment and meaningfully reinterpret the keyline.
 - Interpretation of the Keyline system should incorporate retention of selected significant elements in the landscape as a representation of the whole system, maintaining connectivity between elements and within generous open space areas.
 - Continuation of the keyline elements corridor and any extant interpretive features such as way finding signage and dam markers.
 - Retention/ interpretation of dams in particular dam 11, which complements extant interpretation of dams 10 and 12 and serves to collectively interpret the broader function of the system.
 - Retention of key open space vistas.

- Retention of dams must have regard for dam safety and consider ecological recommendations, the Water Management Act and adhere to DSC safety recommendations. It is anticipated that all dams, even where retained will require modification to reduce the volume of water within the dam and to prevent the dam being identified as a prescribed dam. Where dams are being retained, the overall volume and shape should be able to be interpreted. This has been achieved at Redbank with benching and infilling dam walls below the water line.
- Any subdivision and redevelopment should retain and/ or reinterpret the remnant dams 3, 5 and 11. In particular, dam 11 should be retained and interpreted as a continuation of the adjacent keyline corridor and reinterpretation of the adjacent dams 10 and 12. This is a specific recommendation of the CMP. Similarly, the associated feeder and irrigation swales should also be interpreted, consistent with dam 10. Valley vistas should be retained between the reinterpreted dams 3 and 11.
- Consistent with HNSW advice, all dams should be interpreted in the location of the original dams.
- Any remnant outlet valves should be retained or salvaged for reuse and reinterpretation, where dams are being removed.
- Where possible, proposed subdivision and redevelopment should seek to retain keyline contour plantings and remnant endangered ecological communities.
- Where possible, road layout should follow contours and minimise cut and fill.
- Any proposed redevelopment should have regard for approved and concept development of the proximate Yeomans, Southern Valley and Belmont subdivisions and be consistent with interpretation applied therein including continuing features such as the keyline elements corridor.
- The dwelling, associated outbuildings, and other structures (including fences, sheds, pumping infrastructure, stockyards, dairy infrastructure etc) associated with the Peel occupation, are assessed to be of no heritage significance and are not required to be retained.

6. CONCEPT PLAN

6.1. CONCEPT DESIGN

The below Concept Plan has been developed having regard for site opportunities and constraints as outlined in Section 5 above. The proposal is for a residential subdivision with approximately 300 lots, associated roads, footpaths, parkland and infrastructure. The proposal also retains and interprets Dam 11 and remnant CPW in an open space corridor.



Figure 23 Kemsley Park/ Redbank Expansion Area Concept Plan

Source: [Redbank Communities]



Figure 24 Kemsley Park/ Redbank Expansion Area Concept Plan, as shown in the context of Redbank and adjoining subdivisions

Source: [Redbank Communities]

6.2. PRELIMINARY HERITAGE STATEMENT

As outlined in section 4 above, Kemsley Park is considered to have significance equivalent to the Redbank site as part of the former Yobarnie Keyline farm and incorporating significant Keyline features, specifically, dams, associated feeder, and irrigation swales and keyline contour planting. The proposed concept plan is consistent with and responds to the broader Redbank development, which in turn was developed in parallel with the gazettal of the site on the State Heritage Register, with the original Redbank concept plan being endorsed with the CMP in 2013. The listing thus acknowledged the ability to retain heritage value in the context of new urban development.

It is noted that the planning and development of Redbank anticipated including the Redbank Expansion Area/ Kemsley Park. The subject concept plan has been developed having regard for the heritage values of the former Yobarnie (including Kemsley Park) and is consistent with design guidelines in section 5.5. The proposal is considered sympathetic in the following ways:

- The proposal (including road layout) responds to the topography, including the main ridge, key contours and valley forms, while anticipating earthworks to facilitate the subdivision.
- The proposal retains and interprets dam 11 – this was a key direction of the Redbank CMP, which sought to retain and interprets dams 10, 11 and 12 and associated features as a microcosm of the keyline system and as an interconnected part of the lower chain of dams. Dams and associated features are retained in the public domain.
- Similarly, the proposal also retains open valley vistas between the former location of dam 3 and the reinterpreted dam 11.
- The proposal retains remnant Cumberland Plain Woodland as part of a generous open space corridor.

- The proposal anticipates demolition of the extant dwelling and associated structures however these are not of heritage significance and are not required to be retained, in accordance with the CMP.
- The proposal is consistent with the Redbank DCP principles to integrate heritage and water cycle management in the open space network and to have regard to P.A Yeomans' Keyline System, including retention or interpretation of dams (having regard for dam safety and in accordance with the Water Management Act and DSC safety recommendations). The DCP also requires that water is a dominant landscape feature, including the retention and enhancement of existing riparian corridors, and improve water and soil quality throughout Redbank at North Richmond. This is demonstrated through the retention of dam 11 and open space corridors and water sensitive urban design.
- There is an opportunity to continue heritage interpretation devices incorporated at Redbank (in conjunction with the subsequent DA)

Having regard for the above assessment, the proposed Concept Plan is supported from a heritage perspective.

7. BIBLIOGRAPHY AND REFERENCES

This report has been prepared with reference to the following documents:

- Hawkesbury City Council Development Control Plan (2002), Part E: Specific Area, Chapter 8: Redbank at North Richmond
- Urbis 2013: *Conservation Management Plan, Former Yobarnie, 108 Grose Vale Road, North Richmond* (25/03/2013), prepared by Urbis for Builddev/ the North Richmond Joint Venture
- Urbis 2016: *Heritage Interpretation Strategy, Former Yobarnie, Grose Vale Road, North Richmond*, July 2016

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