North Richmond Joint Venture
Community consultation report

DATE
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1 Introduction

The North Richmond Project location is identified as a high priority future urban investigation area in the Hawkesbury City Council Residential Land Strategy, adopted in May 2011. One of the aims of this strategy is to provide approximately 6000 new homes in the Hawkesbury Local Government Area (LGA) by 2031. In line with this target, work has already begun to construct aged care facilities and independent living homes on the site, which were approved earlier in 2011.

Further development options at the land located to the west of North Richmond and Grose Vale Road, formerly known as Peels Dairy, are proposed and will be submitted to Council as a planning proposal.

Straight Talk, an independent community consultation company, was appointed to conduct a community engagement process to gain input from the community prior to the submission of the planning proposal.

This report summarises the outcomes of the community consultation process that took place from August 2011 to November 2011.
2 Background

The North Richmond Joint Venture commenced in 2007 to develop a 181 hectare site adjacent to North Richmond in north west Sydney.

Approximately 1400 residential homes will be built on the site, in addition to the Seniors Living Facility currently under construction, together with associated services and infrastructure.

Some concern had previously been raised by the community that the existing road and traffic network in the area was insufficient to meet current demands. Council also indicated concern about existing traffic issues relating to the major intersection between Grose Vale Road and Bells Line of Road, which they hoped any future proposal would address.

The North Richmond Joint Venture was keen to work with the NSW State Government and Council to resolve issues previously raised by the community and to identify any other concerns, prior to lodging an application for consideration of the site under the ‘Gateway Process’ and in accordance with the Residential Land Strategy. (The ‘Gateway Process’ involves relevant state agencies evaluating the capacity of the existing infrastructure associated with the proposal). The first stage of the Gateway Process is the submission of a planning proposal to Council who will then consider whether to refer it to the now Department of Planning and Infrastructure for determination as a gateway project.

The North Richmond Joint Venture appointed a number of specialist consultants to work together in preparing the planning proposal. Charlieserra, a specialist media relations consultant was appointed to engage with local media, including giving the Hawkesbury Gazette access to the content of the display information prior to the community information session.
3 Consultation activities

Tools

A number of tools were employed throughout the consultation process to ensure widespread knowledge of the project was developed and that easy access to project information was provided. Opportunities were also provided for community members to meet face to face with the project team to discuss the proposal and provide feedback.

Information was provided via newsletters and a dedicated website with invitations in both media to attend display and discuss sessions. A dedicated 1800 number and email address were also provided to enable community members to obtain project specific information. Further details of these consultation tools are provided below.

Community newsletters

The first community newsletter was distributed in early August 2011 to coincide with activity on site for the construction of the already approved retirement village.

A second community newsletter was distributed in mid September 2011 to introduce the project team and invite participation in the consultation activities regarding the proposal.

Copies of both newsletters can be found in Appendix one and two.

Website

The website provided:

- Preliminary information about the proposal, planning process, assessment process and consultation activities
- Transparency through identifying the issues raised by the community and how and if the project was able to respond to these; if not, explanations were provided
- Opportunities for interactive feedback to support both the preparation of the application and the exhibition process
- Information about construction impacts and staging of the existing approved development
- Information on how the gateway process could address community concerns.

Stakeholder meetings

A meeting was held with the North Richmond District Community Action Association (NRDCAA) on Monday 12 September 2011 to allow the project team to present information and to explain the intent behind key decisions, as well as to hear their issues of concern in order to allow consideration of those concerns in the planning process. The project team also proposed a number of dates for a display and discuss session, open to the whole community, to ensure it did not clash with any known events.
Display and Discuss Session

Display and discuss sessions are held over a number of hours in a local venue to provide the opportunity for the community to 'drop in' when convenient and to spend as long or as little time as they like to understand the project better and to provide feedback.

A display and discuss session for this project was held from 6.00pm until 9.00pm on Wednesday 26 October 2011 at the North Richmond Community Centre, 33 William Street, North Richmond. Invitation to the session was provided through advertisements in the Hawkesbury Gazette and the Hawkesbury Courier on 12 and 19 October 2011. 2100 newsletters were distributed to North Richmond residents on 18 October, also inviting participation in the display and discuss session. A copy of the advertisement can be found in Appendix three.

The session provided an overview of the key elements of the rezoning proposal, including key issues relating to traffic and housing numbers. Members of the project team were available to answer questions and provide accurate information.

Approximately 70 people attended the session. A summary of the feedback received follows in chapter four and copies of the display and discuss boards can be found in Appendix four.

While significant work has been undertaken in order to determine the feasibility of developing the site, detailed planning (such as where roads will go, exact lot numbers, design guidelines for homes etc) has not been finalised, although many options have been developed. The information presented at this stage of the project was, therefore, necessarily strategic and at a high level.

Toll free (1800) number and email

A project specific 1800 number was established for the project and operated during working hours. A project specific email address was also established to ensure community enquiries were responded to in a timely manner.

In total 11 people called the toll free 1800 number. Six people made general enquiries about the development and five calls were from people requesting information regarding future placements in the nursing home.
4 Summary of issues

Feedback was gathered through two activities:

- Issues and comments raised at the display and discuss session
- Feedback forms completed and returned to Straight Talk via replied paid mail.

<table>
<thead>
<tr>
<th>Activity</th>
<th>Number of attendees/responses</th>
</tr>
</thead>
<tbody>
<tr>
<td>Display and discuss session</td>
<td>70</td>
</tr>
<tr>
<td>Feedback forms</td>
<td>13</td>
</tr>
</tbody>
</table>

The main issues that were raised by community members who attended the display and discuss session were in relation to traffic, stormwater and sewerage concerns. Residents were concerned about the traffic delays that the development of the site would add to the already problematic Grose Vale Road and Richmond Bridge peak hour traffic problems. Some residents stated that they did not object to the development if the traffic problems could be fixed. The main concern was that there is currently only one road that residents who live on Grose Vale Road can use to access Bells Line of Road, and with an increase in up to 1400-2000 new houses, the traffic along Grose Vale Road would dramatically increase. Residents also felt that the Richmond Bridge needed widening in order to cater for the extra cars that will use it. It was suggested that the bridge be extended to become a four lane bridge.

Several people who attended the consultation were under the mistaken impression that no stormwater studies had been undertaken. They wanted assurance and proof that stormwater studies have been done, specifically looking at the development site but also about the existing stormwater network. There was also concern from a number of people that the existing water infrastructure could not support additional development and that if the development was to go ahead, the infrastructure would need to be dramatically improved.

The main issues outlined in the feedback forms were in relation to traffic, water, sewage and housing types. Two feedback forms supported the development both conditional of improved infrastructure and traffic management of the area.
5 Issues raised

Traffic

Of the 13 feedback forms received, 11 focussed on current traffic issues that occur along Grose Vale Road, Bells Line of Road and the Richmond Bridge. Resolution of existing traffic problems was generally seen as the key issue before proceeding with the development:

- There was concern raised by a few residents at the display and discuss session that they had been told by the Hawkesbury City Council and the former Roads and Traffic Authority (RTA) that no development would occur west of the Hawkesbury River until the Richmond Bridge has been replaced. Members of the project team explained that Council had resolved to consider rezoning proposals in accordance with the Residential Land Strategy.

- A number of people at the display and discuss session were concerned that the existing infrastructure would not be able to cope with the extra cars on the roads and bridge and that the current infrastructure must be upgraded before any further plans are developed. Eleven feedback forms also mentioned this issue.

- There were suggestions that another road or a bypass should be built to ease traffic pressure through North Richmond town centre. Yarramundi was mentioned as a new crossing option.

Specifically, people identified:

- The congestion along Bells Line of Road when buses stop during morning and afternoon peaks. There was a suggestion to create a bus lane on the North side of the road.

- The traffic turning left from Bells Line of Road into Grose Vale Road. There was a suggestion to create a left lane from the current parking/no stopping lane.

Water and sewage

- A number of people were under the incorrect / mistaken impression that the pipe network leading to the Sewage Treatment Plant (STP) and the STP were not sized to cope with the existing North Richmond demand, let alone a new development of up to 2000 homes.

- A number of people questioned how the sewer from any future residences along Redbank Creek would get to the STP.

Housing design/type

- There were a number of enquiries about the housing design of future homes.

- A number of people asked to be told the specific housing numbers that will be proposed for the development, they were unsatisfied with the response from the project team that the housing numbers would be between 1000-2000 lots.

- There was concern about the proposed lot size. Some people felt that 250 square metres would not fit in with current house size. Members of the project team explained
that the proposed lot sizes will be between 450 square meters up to 2000 square meters and that there was no intention to build lots of 250 square meters

- There was concern that a new development would decrease the value of existing houses in the surrounding areas.

**Miscellaneous enquiries/issues**

- A number of people questioned why the North Richmond site was chosen, when there was already adequate infrastructure and space at Vineyard
- There were questions regarding any proposed cycle ways linking to Richmond in the development plan
- There were suggestions that if the bus services to local railway stations could be improved, the road traffic would decrease. In the morning peak there is a train from Richmond station to the City every 30 minutes, however there is no bus from North Richmond that links with the departure of the trains
- Some residents were concerned that their quality of life may decrease during the lengthy construction process of the North Richmond site
- Several residents wanted assurance that some dams would be retained in the development
- There were a number of enquiries about how residents could register their interest in the seniors living facility
- Generally, there was support for seniors living and aged care facility being built at the site.

**Engagement process**

- It was noted that although the display and discuss session was appreciated, people felt that the information provided was superficial and did not offer substantial answers to the many concerns that were raised. However, during the display and discuss session, members of the project clearly explained that the project is in preliminary stages of the site investigation to support preparation of a rezoning application, and that therefore the information presented was at a strategic level of assessment.
- Several residents noted that they would have preferred to participate in a public hearing rather than a display and discuss session
- Some felt the letterbox dropped newsletters were misleading and looked like Council flyers
- At times, there were some technical difficulties with the [www.northrichmondproject.com.au](http://www.northrichmondproject.com.au) website. When the issues were brought to the attention of Straight Talk they were fixed immediately.
6 Conclusion

All issues will be considered by North Richmond Joint Venture before finalising the planning proposal. As part of the planning assessment, Council will coordinate public exhibition to enable residents to make written submissions which will be formally considered before Council makes a determination on the development.

Straight Talk is considering all communication issues raised by residents and will endeavour to address them in future community consultation activities.

If the planning proposal gets approval to proceed through the gateway process, Straight Talk will continue to regularly update the website, distribute community newsletters, maintain the database and be responsible for the 1800 number. If the planning proposal is approved by the Department of Planning and Infrastructure, Straight Talk will take an active role in the public exhibition and develop a sound community consultation plan to support the development.
Appendix 1 - Newsletter 1
North Richmond Project team has been working for some time to develop land to the west of North Richmond on Grose Vale Road.

The site comprises 180 hectares, 147 hectares of which is suitable for urban development. Approval has been given and work will soon commence on a nursing home and independent living homes for retirement on approximately 14 hectares of the site.

This newsletter provides:

- Information about the construction of the aged care facilities and independent living homes
- Details of the steps taken to preserve important heritage and environment aspects of the site
- An update on what is planned for the remainder of the site
- Details on how you can find out more and be involved.

Hawkesbury Council has approved the construction of a nursing home and independent living homes, which will be owned and operated by RSL LifeCare.

Construction is about to commence on this project. Planning processes for the rest of the site are not yet complete.

An 80 bed nursing home and 197 independent living homes will be constructed in stages, with initial works commencing the week of the 8 August 2011. These will provide much-needed supported aged care services in a residential and village environment. The nursing home and first stage of retirement homes are expected to be completed in late 2012, with further retirement housing completed to meet sales.

The village will provide community facilities and large dedicated open spaces.

Construction will include initial earthworks and bringing in services such as water, sewer, power, and telephone. The earthworks for the nursing home will be over 3 months.

The nursing home building will take approximately 12 months. The first stage of houses, internal roads and community facilities will take approximately 12 months, completed concurrently with the nursing home.

A construction compound for ongoing works will be located away from existing residential area and all construction traffic will be via Grose vale Road.

Work hours will be:
Monday to Friday 7am – 6pm,
Saturdays 8am – 4pm.
In 2007, the then NSW Department of Planning requested Hawkesbury City Council prepare a residential strategy to provide for an additional 5000 dwellings for the region.

The North Richmond Project area has been identified as a future residential investigation area in the Hawkesbury City Council Residential Land Strategy adopted in May 2011.

The North Richmond Project team has submitted a land release application to NSW Planning and Infrastructure requesting Land Release of the property with a very broad proposal for 1000-2000 dwellings.

NSW Planning and Infrastructure has not yet finished this application.

**Heritage and Traffic**

We recognise the importance of the heritage of the site and for the existing traffic issues to be addressed as well as planning for the future increases in traffic volume.

We are working very closely with government agencies on both of these important considerations. This includes developing a Draft Conservation Management Plan in collaboration with NSW Heritage, and comprehensive traffic management measure in conjunction with RTA, NSW Planning and Infrastructure, and Council. Community consultation and final decisions regarding these works will be part of any planning approvals being given.

**How you can be involved?**

The North Richmond Project team is committed to working with the community as plans to develop the site plans. Information about the proposal will soon be available on our website, www.northrichmondproject.com.au, including plans of what is proposed, an overview of the planning proposal and a link to leave comments, express interest in the RSL houses, or ask questions. Please sign up for regular updates.

**Your feedback is important to us**

The North Richmond proposal is a significant local development. We want to work with our neighbours to ensure that the project delivers outcomes for everybody.

**Contact Details**

Telephone: 1800 830 409
Email: northrichmondproject@straight-talk.com.au
Appendix 2 - Newsletter 2
In August we began work to construct a nursing home and independent living homes, which will be owned and operated by RSL LifeCare. These will include community facilities and large dedicated open space to create a residential and village environment.

The construction of the aged care facility is programmed to take approximately one year. This work will run alongside the construction of the independent living homes, internal roads and community facilities to minimise disruption to local residents.

We are well underway with the initial earthworks—this should take approximately three months to complete. Once the earthworks and water, sewer, telephone and power services are in place we can begin to construct the first stage of the houses.

Construction is going smoothly and to schedule. Work hours are:
Monday to Friday 7am—6pm
Saturday 8am—4pm

Community information and feedback session
North Richmond Joint Venture is holding a community information session to provide local residents with information about the proposed development at North Richmond.

North Richmond Joint Venture invites you to attend at any time between
6.00pm—9.00pm
Wednesday 26 October 2011
North Richmond Community Centre,
33 William Street, North Richmond

Members of the project team will be on hand to provide information and answer any questions you may have.

Information on display will provide an overview of the key elements of the development proposal. The Joint Venture team will consider your feedback from the session before finalising the Planning Proposal.

If you have any questions or are unable to attend and would like information, please call Fee at Straight Talk Consulting on 0430 337 607.
Introduction

The North Richmond Project team has been working for some time to develop the land to the west of North Richmond on Grose Vale Road.

The site was identified as a future residential investigation area in the Hawkesbury City Council Residential Land Strategy, adopted in May 2011. One of the aims of this strategy is that over 5000 new homes must be provided in the Hawkesbury Local Government Area (LGA) by 2031. In line with this target, we have already begun work to construct a nursing home and independent living homes on the site.

This newsletter provides:
An update on how Council will consider rezoning applications
Construction news on the aged care facility and independent living homes
Details on how you can find out more information and stay involved by participating in an information evening scheduled for Wednesday 26 October.

Council’s consideration of applications

A recent change in Council’s approach to rezoning applications allows for the consideration of applications to rezone land for residential purposes within the Hawkesbury LGA, providing the application is consistent with the directions and strategies contained in the Council’s adopted Residential Land Strategy.

Applications must demonstrate how consideration of existing infrastructure issues in the locality of the development, including the impacts of the proposed development, have been taken into account.

For more information and to view the planning process diagram please go to www.northrichmondproject.com.au and click on the Planning Process tab.
Appendix 3 - Advertisement

Copy of the advertisement that was published in the Hawkesbury Gazette and the Hawkesbury Courier on Wednesday 12 and Wednesday 19 October 2011.

North Richmond Project Planning Proposal
Have your say

The North Richmond Joint Venture (NRJV) is holding a community information session about the Planning Proposal at North Richmond.

NRJV invites you to attend at any time between:

6.00pm – 9.00pm
Wednesday 26 October 2011
North Richmond Community Centre
33 William Street, North Richmond

Members of the project team will be on hand to provide information and answer questions about the Planning Proposal.

You are invited to provide feedback on the evening which will be considered by the team before finalising the proposal.

If you have questions, please call Fee at Straight Talk Consulting on 0430 336 607.
For further information please go to www.northrichmondproject.com.au
Appendix 4 - Display and discuss boards
Welcome to today’s community information and feedback session.

The purpose of today’s session is to:
- Explain the background to the development and reasons why the site has been selected
- Provide you with more information on the planning process and the proposed timeframe for the planning proposal
- Provide you with information on the technical studies undertaken
- Receive feedback from you on the attributes of the proposed development
- Provide you with information to make an informed submission for the upcoming Planning Proposal.

The North Richmond Project aims to improve access to affordable housing lots to the North West growth area, whilst unlocking green open space and historical features currently inaccessible for community enjoyment.

Welcome to today’s community information and feedback session.

Members of the North Richmond Joint Venture are here today to answer any questions you may have:
- Mark Regent
  Build
- Clive Schultz
  Investment Management Australia
- Andrew Flaherty, Wayne Young and Stuart Green
  J Wyndham Prince
- Lesley Bull and Kate Tudehope
  JBA Planning
- Stephen Davies and Fiona Binns
  Urbis
- Lucy Cole Edelstein and Fee Chemke-Dreyfus
  Straight Talk
There are two main project drivers:

**Government housing targets**

In 2005, the NSW Government released its Metropolitan Plan for Sydney 2036. A key aim of the plan is to provide suitable housing in the right locations. This is because:

- Sydney’s population is projected to increase by 40% to almost 6 million people by 2036
- The average household size will fall from 2.6 to 2.5 people, creating more demand for smaller and more affordable homes.

The Metropolitan Plan for Sydney 2036 sets a target of 169,000 new dwellings in the North West subregion between 2006 and 2036. Targets were calculated after considering household and dwelling projections, demographic and economic trends, land capacity, infrastructure and feasibility.

The NSW Government’s North West sub-regional strategy translates the objectives of the NSW Government’s Metropolitan Strategy and State Plan to the local level. This sets a target of between 5000 additional dwellings by 2031, a target of 250 each year for the Hawkesbury LGA.

This target is significantly lower than some LGAs – Baulkham Hills and Blacktown have a combined target of 130,000 dwellings and Penrith 25,000.

**Hawkesbury Residential Land Strategy**

In May 2011, after extensive community consultation and an exhibition, Council adopted the Hawkesbury Residential Land Strategy. This Strategy:

- Recommends that an additional 5,500 dwellings are required within the Hawkesbury LGA
- Classifies the areas of North Richmond, Richmond and Winsor as ‘high priority’ locations for future development
- Specially mentions the North Richmond Project site as a future investigation area.
The North Richmond site falls within the area highlighted as a ‘high priority’ area for future development. The site is bordered by Redbank Creek, Grose Vale Road, Belmont Grove Estate and the North Richmond residential area. The property is formerly known as Peels Farm.

The whole site comprises 180 hectares. Our research has identified that only 147 hectares is suitable for urban development.

North Richmond Joint Venture has developed a preliminary vision for the site. There is potential for between 1000 and 2000 dwellings, which would include a potential wide mix of housing types.

Some of the results of our initial studies are presented today but we still have further work to do before we submit the Planning Proposal.

The aged care facilities and independent living homes are already in construction and are not subject to any further approvals.

Of the 147 hectares suitable for urban development 15.7 hectares is Seniors Living development and Aged Care facility.
Flood impact

A flood safety evaluation report was prepared by Molino Stewart. It was found that:

- A large proportion of Richmond, Windsor, Penrith and adjoining areas would be underwater in a major flood.
- The North Richmond Project site would remain above floodwater level, even in the probable maximum flood (PMF) event and so would not pose any significant direct threat to property or direct risk to human life.
- The North Richmond Project site is located on much higher ground than all other comparable sites in the area such as North Bligh Park, Vineyard, Pitt Town and Wilberforce. The North Richmond site pose no direct flood risk to residents where as the others sites have a risk of flooding.

- With the exception of a small strip of riparian land along its northern boundary, none of the North Richmond Project site is below the PMF level (26.5m AHD). The land which is below the PMF will be within an open space corridor along Redbank Creek. The seniors living precinct will be above 30m AHD.
- Flooding on the Hawkesbury Nepean River will not directly impact on any of the proposed development.
- The closest available site outside of the North-West growth and flood area is the nominated North Richmond Project site.
The project team cannot submit an application to develop the site until a Planning Proposal (PP) to rezone land has been approved. The rezoning process can take over a year. The rezoning process allows further consultation with relevant authorities and the community.

All studies done to date show that there could be 1000-2000 lots developed on the site. However the North Richmond Joint Venture has not yet decided on the number of lots to be built at this stage. Before any decisions are made there will be many opportunities for the local community to participate in consultation with the North Richmond Joint Venture.

We are here

STEP 1 Prepare Planning proposal (proposal)
- We are undertaking community consultation to gain feedback on the proposal
- We will prepare and submit a proposal to rezone the site from rural to residential land
- If Council believes the proposal has merit it will proceed to step 2.

STEP 2 Gateway Determination
- The proposal is forwarded to the Minister of Planning
- The proposal is assessed by the Department of Planning and Infrastructure, the Local Environmental Plan (LEP) Review Panel and then forwarded to the Minister for Planning
- If the Minister decides the proposal has merit it will proceed to step 3.

STEP 3 Further studies, consultation and review
- Council undertake consultation with State and Commonwealth public authorities (such as the Road and Traffic Authority)
- The Director General of the Department of Planning & Infrastructure approves the proposal for community consultation
- Council undertake community consultation to gain feedback on the proposal
- The proposal is revised if required and it will proceed to step 4.

STEP 4 Final assessment and making of the LEP
- The proposal is assessed by the Department of Planning & Infrastructure
- If approved the Department of Planning & Infrastructure draft a legal instrument and the rezoning is finalised
The site is well serviced by the regional road network and is approximately four kilometres from Richmond Station, the terminus of Sydney’s northwest rail line. Major retail facilities are available at Richmond and regional shopping is available at Penrith and Rouse Hill (about 20 minutes drive time).

There is concern that the existing road and traffic network in the area is not sufficient to meet the current demands. North Richmond Joint Venture is keen to work with the State Government and Council to resolve issues previously raised by the community, as well as any others we may not be aware of.

- In 2010 the RTA commenced the investigation of a long term corridor study to identify potential corridors to link with the proposed M2 corridor at Yarramundi
- In addition to the strategic corridor study the RTA commenced a $2million investigation into traffic congestion between Richmond and North Richmond
- The study is to identify existing traffic conditions, provide possible solutions to improve congestion and investigate the structural integrity of the current bridge. Results are due in early 2012.
- Hawkesbury City Council have made representation in early 2010 to the RTA that they believe the priority for the RTA is to increase traffic capacity around North Richmond and identify a bypass or alternate route around North Richmond.

The RTA is currently undertaking necessary work to identify solutions to improve traffic congestion between Richmond and North Richmond.
Water
Consultation by J Wyndham Prince with Sydney Water has found:
- North Richmond is currently supplied potable water from the Water Recycling Plant that is located opposite the south east corner of the site.
- The existing system could support further development close to the existing North Richmond area in terms of both average maximum daily demand. Put simply, the existing network could sustain another suburb the size of the existing North Richmond.
- The North Richmond Joint Venture development may relieve current water pressure issues experienced by some local residents.

Sewer Network
Consultation J Wyndham Prince with Sydney Water has found:
North Richmond is currently serviced by sewerage treatment plant on the north side of Bells Line of Road approximately 1.3km to the north of the site.
- There are existing sewer lines adjacent to the site (each end of Arthur Phillip Drive) with sufficient capacity for the proposed development.
- The overall system within the greater North Richmond area is flowing less than half full during the peak flow events, even in wet weather.
- The current sewer infrastructure (sewer pipes and treatment facilities combined) is sufficient to accommodate the entire proposed development in terms of peak flow events, even in wet weather, with ongoing upgrades during development.
- Improvements in materials and design for sewer networks is being proposed for this project which will be beneficial in not allowing peak flows to reach system capacity.
- In addition, minor upgrades to the network in a few key locations will assist with ongoing system integrity and maintenance.

Power
Consultation by J Whyndham Prince with Endeavour has found:
Electrical power is able to be provided to the proposed development using new high voltage underground cables that will be connected to the existing distribution network from the North Richmond Zone Substation that adjoins the site.
P.A Yeomans’ Keyline System

Heritage Planners at Urbis are working to ensure that the development does not compromise any heritage at the site.

Urbis have identified the site as being of state heritage significance for its historic and associative values as the experiment farm where P.A. Yeomans investigations into soil conservation and development resulted in the development of the Keyline System.

The Keyline System is an ordered set of principles that provide a strategy to develop and enhance the natural landscape. The system helped enhance soil fertility, control and prevent erosion, whilst help with on farm water harvesting and irrigation. In the development of this system, Yeomans has been identified as a significant contributor to Australian agriculture; the system came long before significant Landcare and permaculture movements.

The Heritage report produced by Urbis concludes that although of heritage significance, ongoing agricultural use of the site is not viable due to the limitations in the size and form of the land, the method of construction of the dams with respect to safety of downstream properties and residents, its proximity to the urban environment and impacts on the cultural landscape and amenity. In addition, the extent of significance of the site does not warrant the complete reconstruction of the system. Subdivisions and redevelopment of the site for both residential use is therefore considered appropriate.

The North Richmond project team has a very strong commitment to working with the Department of Planning and the Heritage Office to ensure that the original system is integrated into the site vision.
Aboriginal Heritage
The North Richmond Joint Venture commissioned studies in 2008 and 2009
- Investigation at the Department of Environment and Climate Change, National Parks and Wildlife and the Aboriginal Heritage Management System were undertaken
- Six archaeological sites were recorded and noted. They are within the Redbank Creek riparian corridor and will not be disturbed by the proposals
- Five additional sites were identified as potentially having significance
- One site was identified within the Seniors Living development area. We have ensured that this site has been protected during the initial groundworks and further salvage processes are due to commence.

Flora and Fauna
Two Independent ecological studies, completed by GHD and Australian Museum Business Services, have identified that the Redbank Creek riparian corridor is noted as having important linkage for habitat in the greater area.
Studies show that there is an opportunity to enhance the Redbank Creek by removing livestock and regenerating the corridor. In addition, no threatened species have been identified on the site; therefore there are no limiting factors for development.
The North Richmond project would provide the opportunity to improve community access to the river and provide additional public open space.
North Richmond Project

Next Steps

We thank you very much for taking the time to attend today’s community information and feedback session.

October 2011

Draft for Consultation

Have your say

Please take a moment to complete a feedback form. If you’d prefer you can take it away and return it in the paid envelope provided.

So we have time to consider your feedback prior to the submission of the Planning Proposal please return your form by 11 November 2011.

There will be a number of opportunities for you to have your say about the proposals as the project progresses.

When the Planning Proposal is submitted to Hawkesbury City Council, it will go on public display which will give you the chance to give us your feedback.

You contact the project team at anytime by phoning Fee Chemke-Dreyfus on 1800 830 409 or emailing northrichmondproject@straight-talk.com.au.

For further information see

www.northrichmondproject.com.au
North Richmond Project

Aged care facility construction

- The seniors living development section has development approval for 197 independent living homes and an 80 bed nursing home.
- Construction commenced Mid August 2011
- The nursing home is due to be completed by end of 2012 to early 2013
- The first 25 houses and community facility is due for completion in early 2013
- The main entry is off Grose Vale Road
- The North Richmond Joint Venture are developing the seniors living project with RSL Life Care
- RSL Life Care has 13 facilities within NSW
- RSL Life Care will own and operate the North Richmond facility