



LATE AGENDA

Council Meeting

Tuesday 21 February 2023

AGENDA

PAGE

Infrastructure & Planning Report (Items Requiring Decision)

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Jason Linnane
GENERAL MANAGER

Executive Summary

The purpose of this report is to provide advice on the proposed listing of the Ravensworth Homestead Complex and its Setting (Ravensworth Homestead) as State heritage on the NSW State Heritage Register and seek Council's support to the proposal.

Ravensworth Homestead has been identified by Heritage NSW as *a significant and important heritage item, for both its linkages to Australia's colonial heritage and its association with frontier violence in the Hunter Valley*. It is recommended to Council that, on the balance of the evidence regarding the significance of the site to both early European settlement and First Nations people, that Council support the listing of the Ravensworth Homestead as State heritage.

RECOMMENDED that Council:

1. Note the:
 - a. resolution of Council (21/22) recommending that *the Ravensworth Homestead and the outbuildings be relocated to McNamara Park at Broke as part of the Glendell Mine Extension Approval and that the General Manager of the Singleton Local Government Area prepare and deliver to the Independent Planning Commission a verbal and written submission supporting the proposal to relocate the Ravensworth Homestead and the outbuildings to McNamara Park at Broke*;
 - b. decision of the Independent Planning Commission on 28 October 2022 to refuse consent to the development application for the Glendell Continued Operations Project;
 - c. advice of Council's Heritage Advisor detailing the evidence base regarding the heritage significance of the Ravensworth Homestead and its Setting; and
 - d. recommendation of the Singleton Heritage Advisory Committee to support the State heritage listing of the Ravensworth Homestead Complex and its Setting; and
2. Support, on the balance of evidence, the State heritage listing of the Ravensworth Homestead Complex and its Setting; and
3. Delegate to the General Manager authority to make a written submission supporting the State heritage listing of the Ravensworth Homestead Complex and its Setting.

Report

On 14 December 2022 the NSW Heritage Office wrote to the General Manager of Singleton Council advising that, at its meeting on 6 December 2022, the Heritage Council of NSW resolved to give notice of its intention to consider listing Ravensworth Homestead Complex and its Setting (Ravensworth Homestead), as shown in **Figure 1**, on the State Heritage Register (SHR) *in acknowledgement of its significance to the people of New South Wales*. Council was provided the advice in accordance with section 33(1)(a) of the *Heritage Act 1977*.



State Heritage Register - Proposed Curtilage for Investigation:
 Ravensworth Homestead Complex and its Setting (under consideration)
 Plan:3305

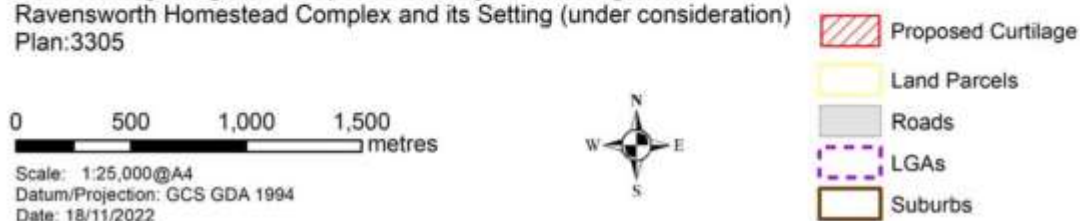


Figure 1 – Department of Planning and Environment’s Image of the proposed Ravensworth Homestead Complex and its setting

Members of the community, property owner or other interested parties have been invited to make a written submission regarding the proposed listing and significance of the Ravensworth Homestead. Submissions have been sought from 14 December 2022 to 14 March 2023.

To support the request for advice, Heritage NSW provided the following summary:

The Ravensworth Homestead Complex and its Setting is likely to be of state heritage significance as a relatively intact early contact cultural landscape. Due to the modest history of development across the site since its establishment as a pastoral estate in 1824, Ravensworth Homestead Complex and its Setting provides rare evidence of colonial efforts to expand settlement into the Hunter Valley, and the way that this impacted the lives of the Aboriginal traditional owners, settlers, overseers and convicts. The place retains tangible evidence of the pre- and early colonial period including Aboriginal and European archaeological remains, significant views, landscape features and cultural plantings together with the surviving c1832 homestead complex including its configuration and siting within the landscape. It has the potential to provide rare insights into pre and early contact Aboriginal history, colonial building techniques, 19th century lifestyles, agricultural and horticultural practices and the working lives of convicts in a non-institutional setting.

Ravensworth Homestead Complex and its Setting may be of aesthetic significance at a State level for its rare, formally designed farmyard complex of colonial buildings including a good example of a colonial bungalow, with stonework, roof carpentry and landscaping of note.

Established in 1824, as the focal point of the Ravensworth Estate, Ravensworth Homestead Complex and its Setting is associated with a range of significant colonial places and people including Dr. James Bowman, principal surgeon of the colony of NSW, who established the estate.

Ravensworth Homestead Complex and its Setting is also of potential State historical significance for its association with frontier violence in the Hunter Valley. Documentation attests to a number of escalating historical episodes of violence on and/or around the property from 1825 and the involvement of Ravensworth's European inhabitants. It is associated in name, and in popular consciousness with the 1832 slaughter of Aboriginal people known as the Ravensworth Massacre. The place is of social significance to the Wonnarua Aboriginal people as a symbol of the violence and displacement experienced by their ancestors, the effects of which continue to be experienced by the contemporary community today.

During the assessment of the Glendell Continued Operations Project, the following heritage assessments and advices were undertaken and received to determine the significance of the Ravensworth Homestead:

- Heritage Assessment
- Aboriginal Cultural Heritage Assessment
- Independent Heritage Review (completed by the Department of Planning)
- Heritage Council Advice
- Heritage Council Advice on the Response to Submissions
- Heritage NSW Advice on the Response to Submissions
- Independent Planning Commission – Notice of Refusal and Statement of Reasons (**Attachments 1 and 2**).

Consistent advice from Heritage NSW confirms the view that *Ravensthorpe Homestead is one of the most unique and intact of the Hunter homesteads, and is worthy of listing on the State Heritage Register*. This is consistent with the heritage assessments completed for the Glendell Continued Operations Project, which agree that Ravensthorpe Homestead is *of high to exceptional heritage significance, and that elements of the complex are of State heritage significance*.

Council staff sought advice from Council's Heritage Advisor in relation to whether the Ravensthorpe Homestead should be State heritage listed (**Attachment 3**). This advice concluded that, on the balance of the evidence provided through the assessment of the Glendell Mine Continued Operations Project, the Ravensthorpe Homestead Complex and its Setting should be State heritage listed.

Council's Heritage Advisor recommended that Council's advice includes the following recommendations for consideration:

- The requirement that a comprehensive Conservation Management Plan be prepared for the site;
- That a commitment be made by the NSW Government as part of the listing consideration approval that full funding be provided to complete a comprehensive Conservation Management Plan; and
- That Singleton Council is not considered now or in the future as the custodian, manager or organisation responsible for the upkeep, ongoing management, operation, general conservation or otherwise for the Ravensthorpe Homestead.

Council's Heritage Advisor also noted that *heritage listing in all its various forms does not preclude adaptive reuse, remediation, modification or relocation. In all of these cases documentation is necessary to assess the heritage impact(s) caused by the proposed works and what the social, commercial and community ramifications might be. There may be a mix of positive contributions created by the proposed works that are then balanced against the negative or neutral effects. These attributes are discussed in a Heritage Impact Assessment report and submitted to Heritage NSW for consideration. In all these scenarios a permit under the NSW Heritage Act 1977 (as amended) will be necessary*.

The Process for Listing a State Heritage Item

The process for heritage listing under the *Heritage Act, 1977* includes:

- Heritage Council gives notice of intention to consider listing to the affected owners;
- Heritage Council gives public notice of the notice of intention to the general public in the area, and invites submissions;
- Heritage Council considers submissions and gives notice of a recommended decision;
- If the decision of the Heritage Council is to recommend listing, the Heritage Council will make that recommendation to the Minister.

The Heritage Council is required to consider a number of matters, including:

- Whether the item is of State heritage significance;
- Whether the long-term conservation of the item is necessary;
- Whether the listing would render the item incapable of reasonable or economic use; and

- Whether the listing would cause undue financial hardship to the owner of the item.

These matters are considered by Heritage NSW and the Heritage Council, following a review of submissions, and a recommendation is made to the Minister.

Community Strategic Plan

Our Environment

Strategy:	3.1	Collaborate to enhance, protect and improve our natural environment
Deliverable:	3.1.5	Advocate and promote best practice activities for final land use outcomes for mining and supporting industries
Action:	3.1.5.1	Finalise discussion paper on rehabilitation of post-mined land (LSPS 3.4.2)

Council Policy/Legislation

The proposed listing of the Ravensworth Homestead will be undertaken in accordance with the *Heritage Act, 1977*. Council's role in this process is an advisory one.

The Ravensworth Homestead is listed as locally significant under the Singleton Local Environmental Plan 2013.

Financial Implications

There are no financial implications for Council as a result of the recommendation. The submission to Heritage NSW will include Council's view that Singleton Council is not considered now or in the future as the custodian, manager or organisation responsible for the upkeep, ongoing management, operation, general conservation or otherwise for the Ravensworth Homestead, and as such will not accept financial liability for the site.

Consultation

Significant community consultation was undertaken by the proponent for the Glendell Continued Operations Project, the Department of Planning and the Independent Planning Commission during the assessment and determination of the Project.

At its meeting of March 2022, Council resolved that:

the Ravensworth Homestead and the outbuildings be relocated to McNamara Park at Broke as part of the Glendell Mine Extension Approval and that the General Manager of the Singleton Local Government Area prepare and deliver to the Independent Planning Commission a verbal and written submission supporting the proposal to relocate the Ravensworth Homestead and the outbuildings to McNamara Park at Broke (Attachment 4).

Council staff provided a copy of the request for advice to both its Heritage Advisor and the Singleton Heritage Advisory Committee (SHAC) for comment.

The SHAC met on 17 February 2023 to consider a report and recommendation to Council to support the State heritage listing of the Ravensworth Homestead. The Committee resolved to make the following recommendation to Council:

- That the SHAC recommends Council support the listing of Ravensworth Homestead Complex and its setting on the State Heritage Register and Council write to Glencore on behalf of SHAC seeking a site visit to Ravensworth Homestead

The resolution was unanimously supported by the Committee members present at the meeting (**Attachment 5**).

Heritage NSW were invited to provide a briefing to Councillors on the proposed listing process, however declined the invitation. Heritage NSW has forwarded correspondence to Council regarding the process of listing (**Attachment 6**).

On 23 January 2023, an email and report prepared by Morrison Low on behalf of the Broke Village Square was forwarded to Councillors (**Attachment 7**).

Sustainability

The listing of Ravensworth Homestead as State heritage meets SDG 11 Sustainable Cities and Communities, as set out in the adopted Singleton Sustainability Strategy 2019-2027. Specifically, the deliverables under SDG 11 include to *protect and promote indigenous and non-indigenous heritage*.

Risk Implications

Risk	Risk Ranking	Proposed Treatments	Proposed Risk Ranking	Within Existing Resources?
There is a risk that Council's advice in relation to the proposed listing will create unintended outcomes, which may lead to reputational damage.	Medium	Adopt the recommendation, including recommendations regarding future management and use of the Ravensworth Homestead.	Low	Yes
There is a risk that the State heritage listing will result in an important part of Australia's heritage becoming unusable, which may lead to reputational damage.	High	Adopt the recommendation, including recommendations regarding future management and use of the Ravensworth Homestead.	Medium	Yes
There is a risk that a place of significant heritage will be lost to future generations if Ravensworth Homestead is not State heritage listed and managed, which may lead to reputational damage.	High	Adopt the recommendation, including recommendations regarding future management and use of the Ravensworth Homestead.	Medium	Yes

Risk	Risk Ranking	Proposed Treatments	Proposed Risk Ranking	Within Existing Resources?
There is a risk that Council will become the regulatory authority for the Ravensworth Homestead if it is not State heritage listed, which may lead to legal and service delivery impacts.	High	Adopt the recommendation, including recommendations regarding future management and use of the Ravensworth Homestead.	Medium	Yes

Options

The following options are available to Council:

1. That Council:

A. Note the:

- a. resolution of Council (21/22) recommending that *the Ravensworth Homestead and the outbuildings be relocated to McNamara Park at Broke as part of the Glendell Mine Extension Approval and that the General Manager of the Singleton Local Government Area prepare and deliver to the Independent Planning Commission a verbal and written submission supporting the proposal to relocate the Ravensworth Homestead and the outbuildings to McNamara Park at Broke;*
 - b. decision of the Independent Planning Commission on 28 October 2022 to refuse consent to the development application for the Glendell Continued Operations Project;
 - c. advice of Council's Heritage Advisor detailing the evidence base regarding the heritage significance of the Ravensworth Homestead and its Setting;
 - d. recommendation of the Singleton Heritage Advisory Committee to support the State heritage listing of the Ravensworth Homestead Complex and its Setting; and
- B. Support, on the balance of evidence, the State heritage listing of the Ravensworth Homestead Complex and its Setting; and
- C. Delegate to the General Manager authority to make a written submission supporting the State heritage listing of the Ravensworth Homestead Complex and its Setting.

2. That Council:

A. Note the:

- a. resolution of Council (21/22) recommending that *the Ravensworth Homestead and the outbuildings be relocated to McNamara Park at Broke as part of the Glendell Mine Extension Approval and that the General Manager of the Singleton Local Government Area prepare and deliver to the Independent Planning Commission a verbal and written submission supporting the proposal to relocate the Ravensworth Homestead and the outbuildings to McNamara Park at Broke;*
- b. decision of the Independent Planning Commission on 28 October 2022 to refuse consent to the development application for the Glendell Continued Operations Project;

- c. advice of Council's Heritage Advisor detailing the evidence base regarding the heritage significance of the Ravensworth Homestead and its Setting;
- d. recommendation of the Singleton Heritage Advisory Committee to support the State heritage listing of the Ravensworth Homestead Complex and its Setting; and
- B. Not support the State heritage listing of the Ravensworth Homestead Complex and its Setting; and
- C. Delegate to the General Manager authority to make a written submission detailing its resolution.

Option one is recommended.

Conclusions

Heritage NSW has requested advice from Council in relation to the proposed listing of the Ravensworth Homestead Complex and its Setting (Ravensworth Homestead) as State heritage on the NSW State Heritage Register. Through assessments and consultation undertaken as part of the Glendell Continued Operations Project by the applicant, the Department of Planning and Environment and the Independent Planning Commission, Ravensworth Homestead has been identified as *a significant and important heritage item, for both its linkages to Australia's colonial heritage and its association with frontier violence in the Hunter Valley.*

Council's Heritage Advisor, in advice to the SHAC concluded that, on the balance of the evidence provided, the Ravensworth Homestead Complex and its Setting should be State heritage listed. The SHAC has subsequently recommended that Council support the proposed listing.

On this basis, it is recommended that Council support the listing of the Ravensworth Homestead and its Setting as State heritage.

Attachments

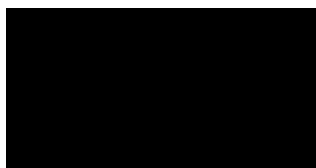
- AT-1** [↓](#) Attachment 1 - Ravensworth Homestead - Report
Attachments - Glendell Continued Operations - Independent
Planning Commission Notice of Refusal
- AT-2** [↓](#) Attachment 2 - Ravensworth Homestead - Report
Attachments - Glendell Continued Operations - Independent
Planning Commission Statement of Reasons
- AT-3** [↓](#) Attachment 3 - Heritage Advisor Advice - Ravensworth
Homestead - Proposed State Heritage Listing
- AT-4** [↓](#) Attachment 4 - Ravensworth Homestead - Report
Attachments - Singleton Council Meeting Minutes - March
2022
- AT-5** [↓](#) Attachment 5 - Minutes - Singleton Heritage Advisory
Committee - 17/02/2023
- AT-6** [↓](#) Attachment 6 - Letter from Heritage NSW - Ravensworth
Homestead
- AT-7** [↓](#) Attachment 7 - Broke Village Square Report and Email -
Morrison Low

**State Significant Development -
Decision: Refusal of Development Application****Section 4.38 of the *Environmental Planning & Assessment Act 1979***

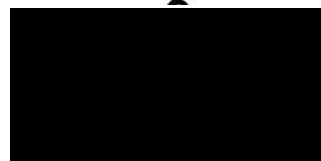
The Independent Planning Commission (the Commission), as the consent authority under section 4.5(a) of the *Environmental Planning and Assessment Act 1979*, refuses consent to the development application referred to in Schedule 1.



Dianne Leeson (Chair)
Member of the Commission



Snow Barlow
Member of the Commission



Adrian Pilton
Member of the Commission

Sydney

28 October 2022

SCHEDULE 1

Application Number:	SSD-9349
Applicant:	Glendell Tenements Pty Limited
Consent Authority:	NSW Independent Planning Commission
Land:	The land defined in Figure 1.3 of the Applicant's Environmental Impact Statement dated 29 November 2019
Development:	Glendell Continued Operations Project



New South Wales Government
Independent Planning Commission

Glendell Continued Operations SSD-9349 and SSD-5850-Mod-4

Statement of Reasons for Decision

Dianne Leeson (Chair)
Adrian Pilton
Professor Snow Barlow

28 October 2022

Glendell Continued Operations – SSD 9349 and SSD 5850 Mod 4 Final Report ©
State of New South Wales through the Independent Planning Commission 2022

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The Independent Planning Commission NSW advises that the maps included in the report are intended to give visual support to the discussion presented within the report. Hence information presented on the maps should be seen as indicative, rather than definite or accurate. The State of New South Wales will not accept responsibility for anything, or the consequences of anything, done or omitted to be done in reliance upon the mapped information.

EXECUTIVE SUMMARY

The NSW Independent Planning Commission has determined to refuse consent to the Glendell Continued Operations Project (SSD-9349) and associated application to modify the Mount Owen Continued Operations Project (SSD-5850-Mod-4) (collectively, the Application). The Application, made by subsidiaries of Glencore Coal Pty Limited (the Applicant), relates to the extension of coal mining at the existing Glendell mine in the Hunter Valley.

The Commission, constituted for this determination by Commissioners Dianne Leeson (Chair), Adrian Pilton and Professor Snow Barlow, found that the Application had significant and irreversible impacts on the historic heritage of the Ravensworth Homestead complex, comprised of colonial buildings and historic gardens in an agricultural setting, located within the proposed mine site. The Commission concluded that because of these impacts, the site is not suitable for the development and the Application is not in the public interest.

In reaching its determination, the Commission agreed with the views of the Department of Planning and Environment, Heritage NSW and the Applicant that the Ravensworth Homestead complex has local and State heritage significance, with elements of high to exceptional significance. The Commission found that:

- the significance of the Ravensworth Homestead complex must be understood within its landscape setting, not just in terms of its buildings;
- the removal and relocation of the Ravensworth Homestead complex from the site would result in significant and irreversible impacts and constitute a significant loss to future generations;
- the significant and irreversible impact to the heritage value of the Ravensworth Homestead complex that would occur if the Application were to proceed is not consistent with the conservation principles established under the *Australia ICOMOS Charter for the Conservation of Places of Cultural Significance 2013* ('the Burra Charter') or the principle of inter-generational equity as it applies under the *Environmental Planning and Assessment Act 1979* (EP&A Act);
- the Applicant maintains that retention of the Ravensworth Homestead complex in situ would render the Application economically unviable and advised that it would not proceed with the Application if consent for a restricted mining footprint was granted requiring a stand-off distance from the Ravensworth Homestead complex;
- the likely impacts associated with the removal and relocation of the Ravensworth Homestead complex warrant the conclusion that the Application is not in the public interest, despite its likely benefits; and
- in the absence of any viable alternatives to retain the Ravensworth Homestead complex in situ, and when considered in respect of the relevant objects of the EP&A Act and principles of ecologically sustainable development, the heritage impacts associated with the Application cannot be appropriately managed and therefore the Application must be refused.

The Commission also considers that the Application would harm Aboriginal cultural heritage values.

The Commission acknowledged that the Application would result in positive employment and economic and social benefits, and found that other key issues associated with the Application – including greenhouse gas emissions, mine rehabilitation, water impacts (groundwater, surface water and the final void), biodiversity impacts, social impacts, traffic and transport and issues associated with noise, vibration, air quality and visual impacts – could be appropriately

managed if the significant and irreversible impacts to historic heritage could have been avoided. As such, these issues were not reasons for refusal of the Application.

Similarly, the Commission considered whether the significant and irreversible heritage impacts of the Application could be appropriately managed if the Application were approved. Given, however:

- the Commission's finding that removal and relocation of the Ravensworth Homestead complex is not justified; and
- the Applicant's position that it would not proceed with the Application if a condition were imposed requiring a stand-off distance from the Ravensworth Homestead complex,

the Commission could not impose conditions that in its view would appropriately manage the heritage impacts of the Application.

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DEFINED TERMS

ABBREVIATION	DEFINITION
AAIA	Aboriginal Archaeology Impact Assessment
ACHA	Aboriginal Cultural Heritage Assessment
AHD	Australian Height Datum
AIP	<i>NSW Aquifer Interference Policy 2012</i>
Applicant	Glendell Tenements Pty Limited (the applicant for SSD-9349) and Mt Owen Pty Ltd (the applicant for SSD-5850-Mod-4)
Application	Glendell Continued Operations Project (SSD-9349) and associated modification to the Mount Owen Continued Operations Project development consent (SSD-5850-Mod-4)
AR	Department's Assessment Report (dated February 2022)
AR para	Paragraph of the AR
ATSIHP Act	<i>Aboriginal and Torres Strait Islander Heritage Protection Act 1984</i> (Commonwealth)
BDAR	Biodiversity Development Assessment Report
BSAL	Biophysical Strategic Agricultural Land
BVST	Broke Village Square Trust
CBA	Cost Benefit Analysis
CCPF	NSW Climate Change Policy Framework
CHPP	Coal Handling and Preparation Plant
CO₂	Carbon Dioxide
Commission	NSW Independent Planning Commission
Council	Singleton Council
DCCEEW	Department of Climate Change, Energy, the Environment and Water (Commonwealth) (formerly known as the Department of Agriculture, Water and the Environment)
Department	Department of Planning and Environment
EIA	Economic Impact Assessment
EIS	The Environmental Impact Statement titled <i>Glendell Continued Operations Project Environmental Impact Statement</i> (dated 29 November 2019), prepared by Umwelt on behalf of the Applicant
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environment Protection Authority
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
First Submission Period	The Commission invited submissions between 22 February 2022 and 28 March 2022
Gateway Panel	Mining and Petroleum Gateway Panel
GHG	Greenhouse gas
IESC	The Independent Expert Scientific Committee on Coal Seam Gas and Large Coal Mining Development
Leo Report	The report prepared for the Commonwealth Minister in June 2021 by Mr Daniel Leo for the purposes of Section 10 of the ATSIHP Act
LGA	Local Government Area
Mandatory Considerations	Relevant mandatory considerations, as provided in s 4.15(1) of the EP&A Act
Material	The material set out in section 3.1 Error! Reference source not found.
Minister	Minister for Planning

Minister's Request	Request from the then Minister for Planning and Public Spaces, dated 9 September 2021, for the Commission to conduct a Public Hearing and determine SSD-9349
Mt	Million tonnes
Mt CO₂-e	Million tonnes carbon dioxide equivalent
Mtpa	Million tonnes per annum
Net Zero Plan	<i>Net Zero Plan Stage 1: 2020-2023 Implementation Update</i>
NGERS	National Greenhouse and Energy Reporting Scheme
NIA	Noise Impact Assessment
NPV	Net Present Value
PCWP	Plains Clans of the Wonnarua People
RAPs	Registered Aboriginal Parties
Ravensworth Homestead complex	The Ravensworth Homestead complex on the Site, comprising the Homestead (main house) and associated outbuildings, including the barn, stables, privy, men's quarters building, yard areas, paddocks and associated gardens and landscape features.
Ravensworth Estate	The lands comprising the former Ravensworth Estate, an historic pastoral property established in 1824 and owned by Dr. James Bowman, and one of the first land grants established during European settlement in the Hunter Valley. The existing Ravensworth Homestead complex is located on the former Ravensworth Estate.
Regional Plan	<i>Hunter Regional Plan 2036</i>
ROM	Run-of-mine
RtS	The Response to Submissions report, including 'Part A' dated 25 May 2020 and 'Part B' dated 2 September 2020, prepared by Umwelt on behalf of the Applicant
SEARs	Planning Secretary's Environmental Assessment Requirements
Second Submission Period	The Commission invited submissions between 13 April 2022 and 22 April 2022
SEPP Planning Systems	<i>State Environmental Planning Policy (Planning Systems) 2021</i>
SEPP Resources and Energy	<i>State Environmental Planning Policy (Resources and Energy) 2021</i>
SIA	Social Impact Assessment
Singleton LSPS	<i>Singleton Local Strategic Planning Statement 2041</i>
Site	The Glendell mine within the Mount Owen Complex located approximately 20 kilometres north-west of Singleton and 24 kilometres south-east of Muswellbrook
SLEP 2013	<i>Singleton Local Environmental Plan 2013</i>
SRLUP	<i>Upper Hunter Strategic Regional Land Use Plan</i>
SSD	State Significant Development
Third Submission Period	The Commission invited submissions between 14 June 2022 and 5pm 21 June 2022
UNFCCC Paris Agreement	<i>United Nations Framework Convention on Climate Change Paris Agreement 2015</i>
WNAC	Wonnarua Nation Aboriginal Corporation

1 INTRODUCTION

1. On 9 September 2021, the then Minister for Planning and Public Spaces made a request (**Minister's Request**) under section 2.9(1)(d) of the *Environmental Planning and Assessment Act 1979 (EP&A Act)* for the NSW Independent Planning Commission (**Commission**) to conduct a Public Hearing and determine the State significant development (**SSD**) application for the Glendell Continued Operations Project (SSD-9349) and associated modification to the Mount Owen Continued Operations Project development consent (SSD-5850-Mod-4) within 12 weeks of receiving the Department of Planning and Environment's (**Department**) assessment report (**AR**) in respect of the project.
2. On 22 February 2022, the Department referred SSD-9349 and SSD-5850-Mod-4 to the Commission for determination. The Glendell Continued Operations Project application (SSD-9349) was made by Glendell Tenements Pty Limited and the associated modification to the Mount Owen Continued Operations Project development consent (SSD-5850-Mod-4) was made by Mt Owen Pty Ltd (together referred to as the **Applicant**). For the purposes of this Statement of Reasons, both SSD-9349 and SSD-5850-Mod-4 are together referred to as the **Application**.
3. The Application seeks approval to extend the life of existing mining operations at the site by establishing a new mining area, as shown in **Figures 1 and 2** below and described at **Appendix A**.
4. In accordance with section 4.5 of the EP&A Act and clause 2.7(1) of *State Environmental Planning Policy (Planning Systems) 2021 (SEPP Planning Systems)*, the Commission is the consent authority for SSD-9349 because the Department received more than 50 objections during public exhibition of the Application. The Commission has been delegated the function of determining SSD-5850-Mod 4 by the Minister for Planning (**Minister**) under an Instrument of Delegation signed by the then Minister for Planning on 14 September 2011.
5. Professor Mary O'Kane AC, Chair of the Commission, nominated Commissioners Dianne Leeson (Chair), Adrian Pilton and Professor Snow Barlow to constitute the Commission Panel determining the Application.

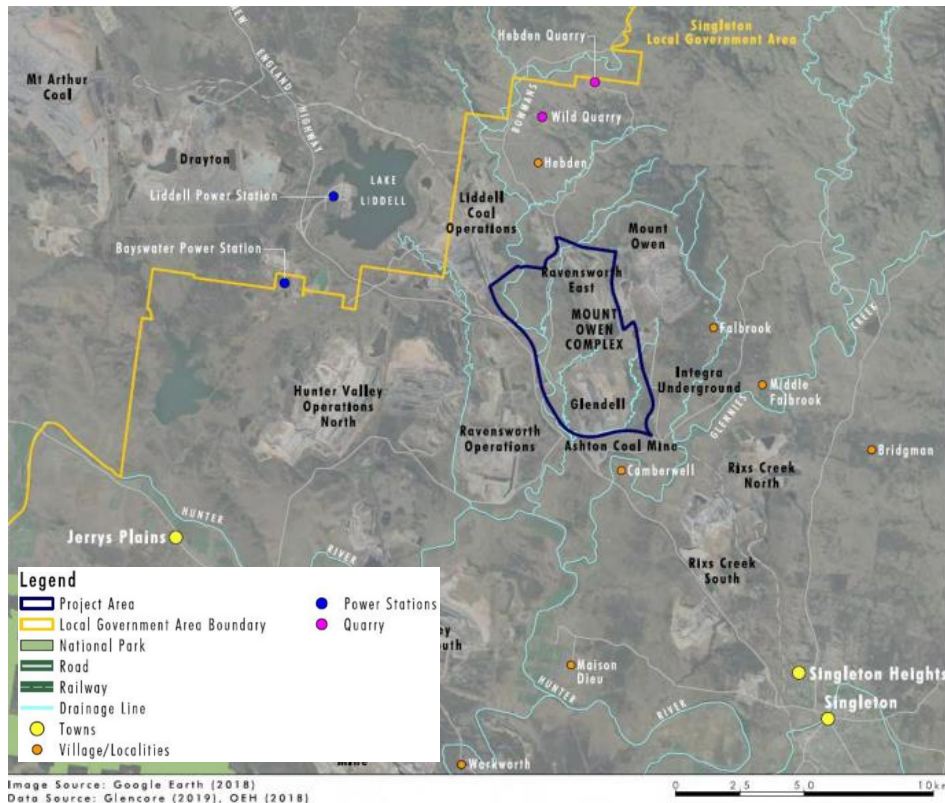
2 THE APPLICATION

2.1 Site and Locality

6. The site is located in the Hunter Valley region of New South Wales and within the Singleton Local Government Area (**LGA**). The 'site' for the purposes of this Statement of Reasons is comprised of the existing Glendell mine within the Mount Owen complex (**Site**) located in the Upper Hunter Valley.
7. The Site is located approximately 20 kilometres north-west of Singleton and 24 kilometres south-east of Muswellbrook. It is surrounded by the villages of Camberwell (approximately one kilometre from the southern boundary of the existing Glendell mine) and Middle Falbrook (approximately five kilometres to the west). The Site is on Wonnarua country, and within the administrative area of the Wanaruah Local Aboriginal Land Council. Access to the Site is via Hebden Road, a local road located to the west of the Mount Owen complex.
8. The Site is located in the Bowmans Creek catchment, which flows south to join the Hunter River. Two ephemeral tributaries of Bowmans Creek, known as Yorks Creek and Swamp Creek, drain in a south-west direction to Bowmans Creek and are located in the proposed extension area.
9. The location of the Site is illustrated in

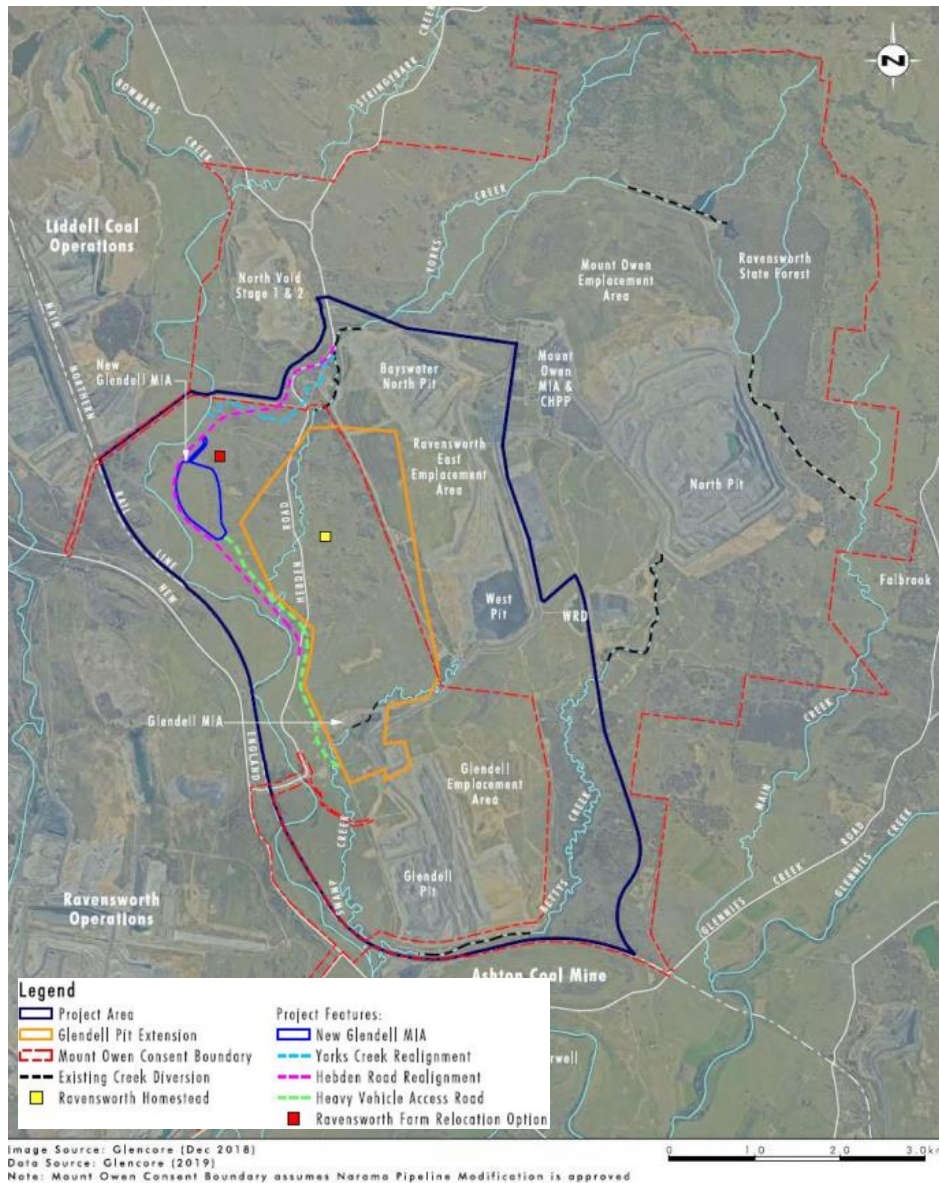
10. **Figure 1** below. The proposed layout of the Application is illustrated in **Figure 2**.

Figure 1 Site Location (source: Department's AR, Figure 1)



11. Land in the vicinity of the Site has been historically cleared of native vegetation and has been extensively grazed since the late 1820s. Paragraph 429 of the Department's AR (AR para) states that the proposed mine disturbance area predominantly comprises regrowth vegetation, with small patches of remnant Eucalyptus and Angophora communities.
12. The Site is surrounded by other industrial land uses, including the Liddell Power Station and Bayswater Power Station to the north-west and two quarries to the north. Land surrounding the Site also supports primary industries, including the Ravensworth State Forest to the north-east, regenerated vegetation in the New Forest Area and biodiversity offsets associated with the current Mount Owen Mine (AR para 26). Agricultural enterprises and rural-residential land holdings also exist within the locality of the Site.

Figure 2 Proposed Project Layout (source: Department's AR, Figure 3)



2.2 Existing Operations

13. The Department's AR states that the Glendell mine was originally approved by the then Minister for Planning and Environment on 2 May 1983 (DA 80/952). The original production rate was 3.6 million tonnes per annum (**Mtpa**) of run-of-mine (**ROM**) coal. Following preparation works, mining commenced at the Site in 2009 (AR para 3).
14. The Commission notes that the Glendell consent has been modified four times and currently allows for open cut mining operations until 30 June 2024 (AR para 5). The current consent permits:

- mining of up to 4.5 Mtpa of ROM coal using a truck and excavator fleet;
 - operations 24 hours per day, 7 days per week;
 - emplacement of overburden within the Glendell Pit and in adjacent out-of-pit emplacements, up to a height of approximately 160 metres Australian Height Datum (**AHD**);
 - one final void in the north of the Glendell Pit; and
 - transport of ROM coal to the Mount Owen Coal Handling and Preparation Plant (**CHPP**) for processing and transport.
15. Coal mined at the Glendell mine is currently processed at the Mount Owen CHPP, which is regulated by development consent SSD-5850. The Mount Owen consent permits:
- processing of up to 17 Mtpa of ROM coal at the Mount Owen CHPP;
 - tailings disposal in approved voids, including at the Ravensworth East Mine;
 - transport of coal from the Site by rail to the Port of Newcastle, or by conveyor to the Bayswater and/or Liddell Power Stations;
 - a private conveyor to carry up to 2 Mtpa of ROM coal and/or crushed gravel to the Liddell Coal Mine and/or Ravensworth Coal Terminal; and
 - processing operations 24 hours per day, 7 days per week (AR para 6).
16. The Application would rely on existing infrastructure, including the Mount Owen CHPP, rail loop and existing Glendell mining fleet.

2.3 The Application

17. The Application proposes continued mining at the Site by extending existing open cut mining operations to the north of the current Glendell Pit. Operations at the Site, which are currently approved under DA 80/952 to June 2024, would be extended until December 2045. The Application proposes extraction of an additional 135 Mt of ROM coal using open cut mining methods. All coal would continue to be processed using the existing Mount Owen CHPP facility (subject to a modification of SSD-5850).
18. The Application is detailed in the Applicant's Environmental Impact Statement (**EIS**), dated 29 November 2019. The main components of the Application compared to operations under the existing approval are set out in **Appendix A**.

3 THE COMMISSION'S CONSIDERATION

3.1 Material Considered by the Commission

19. In making its determination in relation to the Application, the Commission has carefully considered the following material (**Material**), along with other documents referred to in this Statement of Reasons:
- the Planning Secretary's Environmental Assessment Requirements (**SEARs**) issued by the Department, dated 12 August 2019;
 - the Applicant's EIS, dated 29 November 2019, and its accompanying appendices;
 - all submissions made to the Department in respect of the Application during the public exhibition of the EIS, from 11 December 2019 to 14 February 2020, including submissions from members of the public, community organisations and public authorities;
 - the Applicant's Response to Submissions (**RtS**) (Part A), dated 25 May 2020, and RtS (Part B), dated 2 September 2020, and its accompanying appendices;
 - advice from the Independent Expert Scientific Committee on Coal Seam Gas and Large Coal Mining Development (**IESC**), dated 11 March 2020, as

requested by the Department of Climate Change, Energy, the Environment and Water (**DCCEEW**) (formerly known as the Department and the Commonwealth Department of Agriculture, Water and the Environment);

- all additional agency advice received by the Department in respect of the Application;
- all additional information provided by the Applicant, including responses to requests for information sought by the Department;
- the Department's AR, dated February 2022, including material considered in that report;
- all matters raised at stakeholder meetings held with the Commission;
- all speaker comments made to the Commission at the two-day Public Hearing held on 18 and 21 March 2022, and all material presented at the Public Hearing;
- all written submissions received and accepted by the Commission;
- correspondence from the Applicant to the Commission dated 23 March 2022 and 6 May 2022;
- correspondence from the Department to the Commission dated 8 March 2022, 30 March 2022, 29 April 2022, 19 May 2022, 10 June 2022, 4 July 2022 and 22 July 2022;
- correspondence from the Heritage Council to the Commission dated 1 July 2022;
- correspondence from the Plains Clans of the Wonnarua People (**PCWP**) to the Commission dated 17 March 2022; and
- documents related to the separate application made to the Commonwealth government under Section 10 of the *Aboriginal and Torres Strait Islander Heritage Protection Act 1984* (Commonwealth) (**ATSIHP Act**), including further assessment by the Department and correspondence with the Applicant, DCCEEW and representatives of the PCWP (these documents have not been published by the Commission pursuant to a decision made on 10 October 2022, as described in section 5.1 below).

3.2 Strategic Context

3.2.1 Energy Policy Context

20. The development of policies, guidelines and plans aimed at reducing carbon emissions has progressed rapidly in recent times, both nationally and internationally (AR page vi). In determining the Application, the Commission has considered the:
- United Nations Framework Convention on Climate Change Paris Agreement 2015 (**UNFCCC Paris Agreement**);
 - National Greenhouse and Energy Reporting Scheme (**NGERS**);
 - Australia's Long-Term Emissions Reduction Plan 2021;
 - NSW Climate Change Policy Framework (**CCPF**);
 - Memorandum of Understanding – NSW Energy Package; and
 - Net Zero Plan Stage 1: 2020-2023 Implementation Update (**Net Zero Plan**).

3.2.2 Strategic Statement on Coal Exploration and Mining in NSW

21. In June 2020, the NSW Government released its *Strategic Statement on Coal Exploration and Mining in NSW*, which sets out its approach to support responsible coal production and transition to a low carbon future, consistent with Australia's commitments under the UNFCCC Paris Agreement.
22. The NSW Government has identified regions in the state where mining is not supported or is prohibited. The Commission notes that the Site is not located on any of those prohibited areas (AR para 75).

3.2.3 Hunter Regional Plan 2036

23. The *Hunter Regional Plan 2036 (Regional Plan)* was adopted by the Department in October 2016. It provides the strategic direction and land use planning priorities for the Hunter region for the next 20 years. The Regional Plan applies to the Singleton LGA and therefore applies to the Site.
24. The Regional Plan identifies the Hunter Valley region as "the leading regional economy in Australia, with thriving communities and a biodiversity-rich natural environment" (page 8). It states that parts of the Hunter region, particularly the Upper Hunter, will undergo a transition in coming years in the context of changes to the mining and power generation sectors (page 17).
25. Key strategic directions relevant to the Application include:
 - *Direction 5*: transform the productivity of the Upper Hunter;
 - *Direction 11*: manage the ongoing use of natural resources;
 - *Direction 12*: diversify and grow the energy sector;
 - *Direction 13*: plan for greater land use compatibility; and
 - *Direction 19*: identify and protect the region's heritage.
26. The Commission has considered the Directions and relevant Actions of the Regional Plan in its determination of the Application.

3.2.4 Hunter Regional Economic Development Strategy 2018-2022

27. The *Hunter Regional Economic Development Strategy 2018–2022 (Regional Economic Strategy)* presents the economic development strategy for the Hunter region and was formed in collaboration with local councils, including Singleton Council.
28. The Regional Economic Strategy states that coal mining is the most significant industry in the Hunter region and largest single employer. It states that there does not appear to be any capacity or resource constraints that will limit coal mining in the foreseeable future and that the largest risks to the industry are macroeconomic, namely a downturn in international coal demand (page 10). The Strategy states that diversification into other industries would mitigate risks to the mining industry and help to build a more resilient economy in the Hunter (page 10).
29. The Commission has considered the relevant objectives of the Regional Economic Strategy in its determination of the Application.

3.2.5 Upper Hunter Strategic Regional Land Use Plan

30. The 20-year *Upper Hunter Strategic Regional Land Use Plan (SRLUP)* identifies key land use challenges for the Upper Hunter region. Balancing agricultural productivity while supporting the development of other industries that compete for nearby or the same land – such as mining, coal seam gas and urban expansion – is identified as a key challenge for the region (page 20).

31. The Commission notes the Department's assessment of the Application against the SRLUP (AR para 58 to 66) has considered its relevant objectives in its assessment of the Application.

3.2.6 Singleton Local Strategic Planning Statement 2041

32. In July 2020, the *Singleton Local Strategic Planning Statement 2041 (Singleton LSPS)* was endorsed by Singleton Council. It provides a 20-year land use development strategy for the Singleton LGA and identifies planning priorities to deliver its vision. The Singleton LSPS was informed by the Regional Plan and other relevant strategic plans.
33. The Singleton LSPS states the vision for the region is closely linked to its mining past and positions Singleton as a "leader in sustainable post-mining transition" with a focus on "diverse post-mining development outcomes" (page 24). Tourism is identified as a key growth industry as part of this transition, including viticulture, leisure and nature-based tourism (page 24).
34. Key Planning Priorities relevant to the Application include:
- *Planning Priority 2.2*: the significance of heritage and cultural identity is embraced;
 - *Planning Priority 3.1*: biodiversity is valued, protected and enhanced;
 - *Planning Priority 3.3*: resources are managed efficiently and effectively;
 - *Planning Priority 3.4*: land rehabilitation outcomes meet the needs of current and future generations; and
 - *Planning Priority 4.4*: the mineral resource industry is productive, accountable and considerate of surrounding land uses.

3.3 Statutory Context

3.3.1 Permissibility

35. The disturbance area of the Application is located wholly within the Singleton LGA and subject to the *Singleton Local Environmental Plan 2013 (SLEP 2013)*. All land within the proposed open cut mining area is zoned 'RU1 Primary Production' under the SLEP 2013. 'Open cut mining' is permissible with consent in the RU1 zone (AR para 77).
36. Clause 2.9(1) of *State Environmental Planning Policy (Resources and Energy) 2021 (SEPP Resources and Energy)* provides that mining may be carried out with consent on any land where development for agriculture is permissible, or in any part of a waterway that is not within an environmental conservation zone. This permissibility extends to facilities for the processing and transportation of coal. The Application is therefore permitted with consent.

3.3.2 Modification

37. As part of the Application, the Applicant seeks a modification to the Mount Owen complex approval (SSD-5850-Mod-4). This modification is to extend the life of the Mount Owen complex infrastructure (coal handling, processing and rail facilities) to process and transport coal produced at the Glendell mine.
38. The Department provided a detailed assessment of the Mount Owen modification in its letter to the Commission dated 8 March 2022. The Department notes that the proposed Glendell mine extension cannot proceed as proposed without the modification of the Mount Owen consent.

39. The Department's assessment of the modification considered the reasons for the granting of the original consent by the then Planning Assessment Commission. The Department is of the view that the benefits of the modification in assisting the operation of the Glendell Continued Operations Project outweigh the impacts, subject to the adherence of strict conditions (Department's letter dated 8 March 2022). The Department recommends that modification SSD-5850-Mod-4 be approved.
40. The Commission has considered the Department's assessment of the modification against the matters for consideration under section 4.15(1) and 4.55(3) of the EP&A Act.

3.3.3 Surrender of Development Consent

41. Section 4.4 of the Department's AR describes that if the Application were to be approved by the Commission, the Applicant would surrender the existing development consent (DA 80/952) in accordance with section 4.63 of the EP&A Act and mining operations on the Site would be regulated under the new development consent, along with the modified Mount Owen consent (SSD-5850).

3.3.4 Gateway Certificate

42. The Application requires a new mining lease to be issued to enable open cut mining to occur in the proposed Site area. Consequently, the provisions of clause 50A of the *Environmental Planning and Assessment Regulation 2000* apply and the Applicant is required to obtain a site verification certificate or Gateway Certificate for the Application from the Mining and Petroleum Gateway Panel (**Gateway Panel**).
43. The NSW Government mapped strategic agricultural land in the Upper Hunter under two categories: 'biophysical strategic agricultural land' (**BSAL**) and 'critical industry clusters' (CICs) (AR para 59). At AR para 61 to 64, the Department notes, based on the Applicant's Site Verification Report, that there is approximately 34 ha of BSAL that would be disturbed by the Application, and as such requires a Gateway Certificate.
44. The Gateway Panel granted a conditional Gateway Certificate in respect of the Application on 24 July 2019.

3.3.5 Commonwealth Matters

45. On 10 July 2019, a delegate of the Commonwealth Minister for the Environment and Energy determined that the Application is a 'controlled action' under the *Environment Protection and Biodiversity Conservation Act 1999* (**EPBC Act**) due to its potentially significant impact on controlling provisions and matters protected under the EPBC Act.
46. The Commission notes that under the current Bilateral Agreement between the Commonwealth and NSW governments, the Commonwealth has accredited the NSW assessment process under the EP&A Act for the controlled action. The Commission also notes that the Commonwealth's decision-maker maintains a separate approval role, which will be exercised following the Commission's determination of this Application.
47. The Department provides an assessment of matters under the EPBC Act in Appendix H of the AR. The Commission has given further consideration to biodiversity matters in section 5.6 below.

3.3.6 IESC Advice

48. In response to a request from the Department, the IESC provided advice on the Application, dated 11 March 2020. The IESC advice is provided at Appendix D of the Department's AR. The Commission notes the Applicant provided a detailed response to the IESC advice (prepared by Umwelt, dated 7 August 2020).

3.3.7 Integrated and Other NSW Approvals

49. As per section 4.6 of the Department's AR, the Commission notes the Department consulted with the relevant government authorities that are responsible for providing integrated and other approvals.

3.4 Mandatory Considerations

50. In determining this Application, the Commission is required by section 4.15(1) of the EP&A Act to take into consideration such of the listed matters as are of relevance to the development the subject of the Application (**Mandatory Considerations**). The mandatory considerations are not an exhaustive statement of the matters the Commission is permitted to consider in determining the Application. To the extent that any of the Material does not fall within the mandatory considerations, the Commission has considered that Material where it is permitted to do so, having regard to the subject matter, scope and purpose of the EP&A Act. The Department has assessed the Application against the Mandatory Considerations at Appendix G of the AR. The Commission's consideration of the Mandatory Considerations is summarised in **Table 1** below.

Table 1 Mandatory Considerations

Mandatory Considerations	Commission's Comments
Relevant Environmental Planning Instruments (EPIs)	Appendix G of the Department's AR identifies relevant EPIs for consideration. The key EPIs (in their present, consolidated form, noting the consolidation of several relevant EPIs after the preparation of the Department's AR) include: <ul style="list-style-type: none"> • SEPP Planning Systems; • SEPP Resources and Energy; • <i>State Environmental Planning Policy (Transport and Infrastructure) 2021</i>; • <i>State Environmental Planning Policy (Resilience and Hazards) 2021</i>; • <i>State Environmental Planning Policy (Biodiversity and Conservation) 2021</i>; and • SLEP 2013.
Relevant proposed EPIs	The Commission has considered relevant proposed EPIs, including the draft <i>State Environmental Planning Policy (Environment)</i> , in making its determination.
Relevant Development Control Plans	Pursuant to clause 2.10 of SEPP Planning Systems, development control plans do not apply to SSD. The Commission does not consider any development control plan to be relevant to the determination of the Application.
Likely Impacts of the Development	The likely impacts of the Application have been considered in section 5 of this Statement of Reasons.
Suitability of the Site for Development	As set out in section 5.1 of this Statement of Reasons, the Site is not suitable for the Application as carrying out the Application would significantly and irreversibly damage what the Applicant, DPE and others have characterised as the "high to exceptional" heritage values of the Ravensworth Homestead complex.

Mandatory Considerations	Commission's Comments
Objects of the EP&A Act	<p>The Commission has carefully considered the Objects of the EP&A Act and, for the reasons set out in this Statement of Reasons, is of the view that the Application is not consistent with the Objects of the EP&A Act. Specifically, the Application does not <i>'facilitate ecologically sustainable development'</i> (see below) and does not <i>'promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage)'</i>.</p>
Ecologically Sustainable Development (ESD)	<p>The Commission has given consideration to the principles of ESD in its assessment, as set out below.</p> <p>a) the precautionary principle</p> <p>The precautionary principle was considered by the Commission but was not a reason for refusal of the Application. The Commission found that the Application did not trigger the two threshold tests of: a threat of serious or irreversible environmental damage; and scientific uncertainty as to that environmental damage.</p> <p>b) inter-generational equity</p> <p>'Inter-generational equity' is the principle that the present generation should ensure that the health, diversity and productivity of the environment are maintained or enhanced for the benefit of future generations,</p> <p>The Commission has considered inter-generational equity in its assessment of the potential environmental, social and economic impacts of the Application. The Commission finds that the Application would have significant, irreversible and detrimental long-term impacts, specifically to the existing heritage value of the Site. These impacts could be avoided by an appropriate buffer area around the Ravensworth Homestead complex in which mining is prohibited, but the Applicant and Department separately advise that such a buffer would render mining operations economically unviable.</p> <p>The Commission finds inter-generational equity would be significantly and irreversibly compromised by granting consent to the Application.</p> <p>c) conservation of biological diversity and ecological integrity</p> <p>Impacts to biological diversity and ecological integrity were considered by the Commission and were not considered to be a reason for refusal of the Application.</p> <p>d) improved valuation, pricing and incentive mechanisms</p> <p>Improved valuation, pricing and incentive mechanisms were considered by the Commission and were not considered to be a reason for refusal of the Application.</p> <p>In summary, the Commission finds that the Application is inconsistent with ESD principles because the Application cannot achieve inter-generational equity.</p>

Mandatory Considerations	Commission's Comments
The Public Interest	<p>The Commission has considered whether the granting of consent to the Application is in the public interest. In doing so, the Commission has considered the predicted benefits of the Application and its predicted negative impacts.</p> <p>The Commission has given considerable thought to the historic and Aboriginal heritage impacts of the Application, including the Applicant's proposed relocation of the Ravensworth Homestead complex from its original setting, loss of the core estate lands, removal and relocation of in situ archaeology and loss of intangible Aboriginal cultural values and cultural landscape. These matters are discussed in detail at section 5.1 of this Statement of Reasons.</p> <p>The Commission's consideration of the public interest has been informed by consideration of the principles of ESD (principally, inter-generational equity), as discussed above. Overall, the Commission finds the Application is not in the public interest.</p>

3.5 Additional Considerations

51. In determining the Application, the Commission has also considered:
- NSW Noise Policy for Industry (NPfI);
 - Interim Construction Noise Guideline (ICNG);
 - NSW Road Noise Policy (RNP);
 - Rail Infrastructure Noise Guideline (RING);
 - Voluntary Land Acquisition and Mitigation Policy (VLAMP);
 - NSW Aquifer Interference Policy (AIP);
 - Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (Approved Methods);
 - Guidelines for the Economic Assessment of Mining and Coal Seam Gas Proposals NSW Government, 2015 (Economic Guidelines);
 - Social Impact Assessment Guideline for State Significant Mining, Petroleum Production and Extractive Industry Development (SIA Guideline); and
 - NSW Risk Assessment Guideline for Groundwater Dependent Ecosystems (GDE Guideline).

3.6 The Commission's Meetings

52. As part of its determination process, the Commission met with various persons as set out in **Table 2**. All meeting and site inspection notes have been made available on the Commission's website.

Table 2 *Commission's Meetings*

Meeting	Date of Meeting	Transcript/Notes Available
Virtual Site Inspection	4 March 2022	10 and 11 March 2022
Plains Clans of the Wonnarua People (PCWP)	8 March 2022	16 March 2022
Broke Village Square Trust	8 March 2022	16 March 2022
Wonnarua Nation Aboriginal Corporation (WNAC)	8 March 2022	16 March 2022
Singleton Council (General Manager and Council Officers)	8 March 2022	16 March 2022
Singleton Council (Elected Officials)	8 March 2022	16 March 2022
Department	10 March 2022	17 March 2022
Applicant	10 March 2022	17 March 2022
Public Hearing	18 and 21 March 2022	22 and 23 March 2022
Locality Tour	24 March 2022	31 March 2022
Physical Site Inspection	25 March 2022	31 March 2022
Heritage NSW	28 March 2022	31 March 2022

53. The meeting with the PCWP was also attended by a representative of the Environmental Defenders Office in a support capacity.
54. The meeting with Heritage NSW was also attended by a representative from the NSW Heritage Council and representatives from the Department.
55. The Commission notes that a meeting invitation was extended to DCCEEW, however that invitation was declined.

3.7 Virtual Site Inspection

56. The Applicant presented a virtual site inspection of the Site and immediate surrounds to the Commission via video conference (comprised of maps, diagrams, video footage and photographs) so the Panel could gain an understanding of the physical characteristics of the Site and locality. The virtual site inspection was recorded and the transcript and presentation material were made publicly available on the Commission's website on 10 and 11 March 2022.

3.8 Public Hearing

57. The Commission conducted a Public Hearing over two days on 18 and 21 March 2022. The Public Hearing was held electronically with registered speakers presenting to the Commission Panel via telephone or video conference. The Public Hearing was streamed live on the Commission's website. Presentations made at the Public Hearing have been considered by the Commission as submissions and are discussed further in section 4 below.

3.9 Locality Tour

58. On 24 March 2022, the Commission conducted a tour of the locality surrounding the Site. Inspection notes and a photographic log of the locality tour were made publicly available on the Commission's website on 31 March 2022.

3.10 Physical Site Inspection

59. On 25 March 2022, the Commission conducted an inspection of the Site, along with the Applicant and, for part of the inspection, the Applicant's heritage consultant. Inspection notes and a photographic log of the site inspection were made publicly available on the Commission's website on 31 March 2022.

4 COMMUNITY PARTICIPATION & PUBLIC SUBMISSIONS

4.1 Community Group Attendance at the Virtual Site Inspection

60. On 4 March 2022, the Commission conducted a virtual site inspection of the Site. The Commission invited representatives from community groups to attend and observe the Virtual Site Inspection. The representatives of the following groups accepted the invitation:

- WNAC; and
- Hunter Valley Aboriginal Corporation.

4.2 Public Hearing

61. As stated at paragraph 57, the Commission conducted an electronic Public Hearing over two days on 18 and 21 March 2022. The Commission heard from the Department, the Applicant, various community group representatives and individual community members. In total, 40 speakers presented to the Commission during the Public Hearing.

4.3 Public Submissions

62. The Department publicly exhibited the Application for an extended period from 11 December 2019 until 14 February 2020 and received a total of 340 public submissions on the Application, including 324 submissions from individuals and 16 from special interest groups. These submissions to the Department have been considered by the Commission in its determination of the Application.
63. The Commission invited written submissions from all persons between 22 February 2022 and 5pm 28 March 2022 (**First Submission Period**). In this period, the Commission received a total of 849 unique written submissions on the Application, comprising of:
- 579 submissions in support of the Application (68%);
 - 248 submissions objecting to the Application (29%); and
 - 22 submissions commenting on the Application, neither in support nor objection (3%).
64. Following the First Submission Period, the Commission received additional material, for which the Panel provided an opportunity for interested parties to make further comments. The Commission invited written submissions between 13 April 2022 and 22 April 2022 (**Second Submission Period**) on the following information:
- the Applicant's response (Part 1) to questions taken on notice during the Commission's meeting with the Applicant on 10 March 2022, including two attachments (letter dated 23 March 2022);
 - the Applicant's response (Part 2) to questions taken on notice during the Commission's meeting with the Applicant on 10 March 2022 (letter dated 23 March 2022);

- the transcript from the meeting between the Commission and Heritage NSW (transcript dated 28 March 2022); and
 - the Department's response to questions taken on notice during the Commission's meeting with the Department on 10 March 2022 (letter dated 30 March 2022).
65. Excluding material that clearly did not relate to the additional material, the Commission received a total of 37 unique written submissions in the Second Submission period, comprising one submission in support, 34 objections and two comments.
66. The Commission invited further submissions between 14 June 2022 and 21 June 2022 (**Third Submission Period**). During this period, the Commission sought comments on the Department's response to the Commission's letter on matters relating to Aboriginal and historic heritage. The Department's response, dated 10 June 2022, is discussed in detail at section 5.1.
67. The Commission received a total of 13 written submissions in the Third Submission Period.

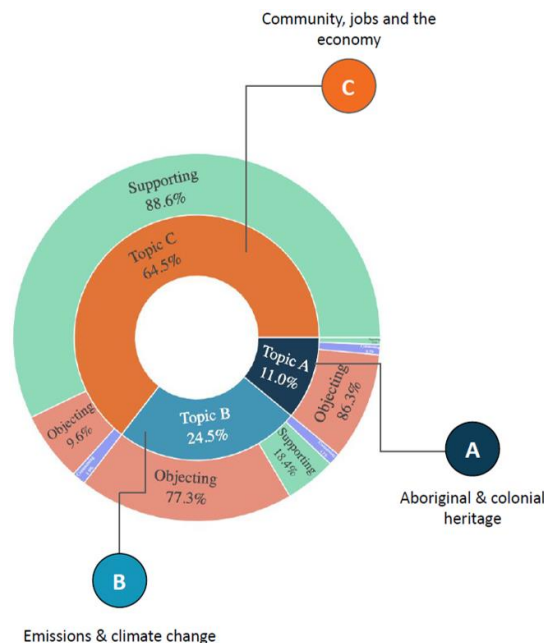
4.4 Topic Analysis

68. A submission analysis was undertaken on all submissions received by the Commission, including written submissions, submissions made through the Commission's 'Have Your Say' portal and verbal submissions made during the Public Hearing. All form letters (petitions) were treated as a single unique submission, which is consistent with the manner in which SEPP Planning Systems defines submissions. Word frequency and cluster analysis was completed on unique submissions.

First Submission Period

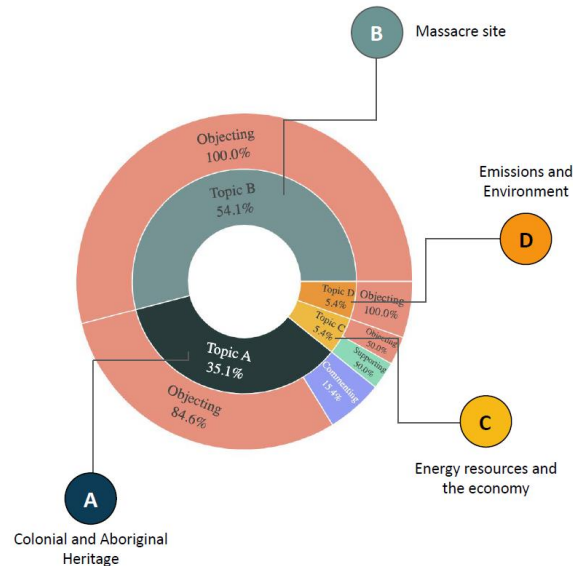
69. Key themes raised during the First Submission Period are illustrated in **Figure 3**.
70. The main topics raised relate to: Aboriginal and colonial heritage (11%); emissions and climate change (24.5%); and community, jobs and the economy (64.5%).

Figure 3 Key Issues – First Submission Period (source: Online Gravity)



Second Submission Period

71. Key themes raised during the Second Submission Period are illustrated in **Figure 4**.
72. The main topics raised relate to colonial and Aboriginal heritage (35.1%); massacre site (54.1%); energy resources and the economy (5.4%); and emissions and environment (5.4%).

Figure 4 Key Issues – Second Submission Period (source: Online Gravity)*Third Submission Period*

73. Given that submissions were only sought on the additional information relating to heritage matters during the Third Submission Period, a graphic representation of submissions received was not prepared.

Key Issues Raised – First and Second Submission Periods

74. Overall, 65.5% of the total submissions received in both the First and Second submission periods and in the verbal submissions at the Public Hearing support the Application. Topics raised in support of the Application include:
- employment generation;
 - flow-on employment benefits to suppliers and local businesses;
 - benefits to the local, regional and national economy; and
 - historical coal mining in the Hunter Valley as a local precedent.
75. Overall, 31.8% of the total submissions received in both submission periods and in the verbal submissions at the Public Hearing object to the Application. Topics raised in objection to the Application include:
- Greenhouse gas (**GHG**) emissions, contribution to climate change and the associated inter-generational impacts;
 - impacts to Aboriginal heritage, including intangible cultural heritage;
 - impacts to colonial heritage, in particular Ravensworth Estate;
 - health impacts of air pollution;
 - amenity impacts, including dust, noise and visual impacts; and
 - impacts on local biodiversity.

76. Overall, 2.7% of the total submissions received in both submission periods and in the verbal submissions at the Public Hearing were comments neither objecting to nor supporting the Application.

Key Issues Raised – Third Submission Period

77. Of the 13 written submissions received by the Commission in the Third Submission Period, nine submissions objected to the Application and four submissions were in support of the Application. Topics raised during the Third Submission Period related only to heritage matters, as required by the Commission.
78. Submissions objecting to the Application related to:
- the Department's response to the Commission, including concerns that it did not reasonably answer the Commission's questions;
 - the heritage significance of the Ravensworth Homestead complex;
 - the possible impacts of destruction of heritage items, including both Aboriginal and historic heritage; and
 - the social and economic impacts and/or benefits of the Application.
79. Submissions in support of the Application related to:
- the Department's response to the Commission, including comments that the additional information relating to heritage does not change the positive employment opportunities of the Application; and
 - the social and economic impacts and/or benefits of the Application.

5 KEY ISSUES

5.1 Heritage

80. The Commission received written submissions about the Site's Aboriginal and historic heritage and heard detailed descriptions about heritage at the Public Hearing and in stakeholder meetings. The Commission also considered the detailed heritage studies prepared to assess the heritage-related impacts of the Application.
81. In its AR, the Department identified the potential impacts of the Application on the historic Ravensworth Homestead complex – which is located approximately in the centre of the proposed mine extension – as one of the most contentious issues associated with the Application (AR para 138).
82. The Applicant proposes to relocate the Ravensworth Homestead complex to allow for the expansion of the Glendell mine and extraction of the coal resource located below the Homestead (AR para 193).
83. The Commission has considered the Site's Aboriginal and historic heritage in detail in the following sections.

Heritage Context

84. The Site is located on the traditional lands of the Wonnarua people. The Commission understands that most local Aboriginal groups consider the region to have high cultural significance, with some groups identifying a particular attachment to the 'Ravensworth Estate', which is located on the Site (AR para 21).
85. The Ravensworth Estate was one of the first land grants established during European settlement in the Hunter Valley and contains the Ravensworth Homestead complex and other archaeological resources that date back to the early days of settlement (AR para 15). The Commission understands that the Singleton area was first explored by European settlers in the early 1820s and was rapidly developed because of its favourable agricultural conditions.

86. In 1824, the Ravensworth Estate was obtained by Dr James Bowman (1784-1846), with further grants and purchases made to the estate in the period to 1833. Dr Bowman was the colonial surgeon in charge of Sydney Hospital. He married Mary Macarthur, daughter of prominent pastoralists John and Elizabeth Macarthur, in 1823 (AR para 148). The current Ravensworth Homestead (main house) was built in 1832, with the complex expanding over time (AR para 151). In the 1841 census, there were 87 people living at the Ravensworth Estate, including 76 males (32 of whom were convicts) and 11 females (AR para 152).
87. The Applicant describes the Ravensworth Homestead complex in its EIS as “a formally designed farmyard complex of colonial buildings including a good example of a colonial bungalow, with stonework and roof carpentry of note. As originally built, the “H” plan bungalow is a rare feature, indicating a design (potentially) by a gentleman architect” (EIS, page 361). The EIS states that “based on a detailed comparative analysis of other colonial bungalows including a review by Dr James Broadbent, expert in colonial architecture, the Ravensworth Homestead complex is considered to be the design of an architect or gentlemen architect, most likely the Scott brothers (Robert and Helenius)...”. The Scott brothers were operating in the Hunter Region in the 1820s and had a documented association with James Bowman and the Macarthur Family (EIS, page 357).
88. At AR paragraphs 139 and 140, the Department states:
- The Estate was one of the first land grants in the Hunter Valley, and contains a homestead complex and other archaeological resources that date back to the early days of European settlement in the valley.
- This resource includes evidence of early agriculture by prominent settlers, contact with local Aboriginal people, the use of convict labour, and colonial architecture.
89. Following Dr James Bowman’s death at Ravensworth in 1846, the Estate was subdivided and carved into numerous smaller landholdings (AR para 155). However, since the late 1990s, the intensification of coal mining in the Hunter Valley resulted in much of the original 10,000-acre grant being reconsolidated, with Glencore now owning most of the original land grant (AR para 157).
90. The Commission notes that some stakeholders, including the Heritage Council and the PCWP Aboriginal group, suggest that the Homestead site is highly significant for its association with frontier conflict between European and Aboriginal people, including a reported massacre (AR para 172). The Commission notes that “conflicts occurred at several places across the Hunter Valley” and “violence was not unusual in the colonial period of NSW” (AR para 180). Incidents in the Hunter Valley were “sporadic and isolated, with no ‘frontline’ or central focus” (AR para 180). This is discussed further below.

Historic Heritage Significance

91. The Ravensworth Homestead complex is listed as an item of local heritage significance under the SLEP 2013 (Item Number I41).
92. Numerous assessments have been undertaken to assess the significance of the Ravensworth Homestead complex and the heritage-related impacts of the Application. These include heritage and archaeological assessments prepared by the Applicant, and assessments prepared by independent experts engaged by the Department, including a heritage assessment, mine planning assessment (to consider alternative mine plan options that would retain the Homestead complex in-situ) and an economic review of the alternative mine plans.

93. Both the Applicant's consultants and the Heritage Council are of the view that elements of the Ravensworth Homestead complex are of State heritage significance (AR para 164).
94. The Applicant, in its Statement of Significance (prepared by Lucas Stapleton Johnson & Partners, dated November 2019), considers that "the entire Ravensworth Estate, the core estate lands, and the Ravensworth Homestead complex are of high to exceptional significance" (AR para 167), concluding that the Ravensworth Homestead complex has both State and local heritage significance.
95. Further, the Applicant's Statement of Significance states:

...the place has the potential to provide information, by way of further study and archaeological investigation, into colonial building techniques, 19th century lifestyles, agricultural and horticultural practices and the working lives of convicts in a non-institutional setting, which is considered very rare (Executive Summary).
96. Although the Applicant acknowledges that the Ravensworth Homestead complex has heritage value, it considers that the socioeconomic benefits of the Application outweigh the heritage impacts. During the Public Hearing, the Applicant stated:

...the project requires access to the full resource and the relocation of Ravensworth Homestead in order for the project to be viable. We have assessed alternate mine plan options that leave the homestead in place... and these have been found not to be viable and subsequently would not be pursued by Glencore. We've maintained the homestead since the late 1990s so we recognise the homestead's heritage significance and committed to sensitively moving the homestead in order to conserve it. We believe the opportunity to provide the homestead with a new life along with the associated socioeconomic benefits of the mine are greater than any benefit of the homestead staying in place (*Day 1 Transcript, page 24*).
97. The Department considers that the Ravensworth Homestead complex and the surrounding 'core estate lands' have "State and local heritage significance, with elements of high to exceptional significance" (AR para 255).
98. However, overall, the Department states:

Given the available mitigation measures, the Department does not believe that the heritage values of the homestead outweigh the social and economic benefits of the coal resource such that it would warrant retention of the heritage item in-situ (AR para 257).
99. The Commission understands that the Heritage Council is of the view that the Ravensworth Homestead complex has significant heritage value. AR para 168 states:

The Heritage Council notes that the Ravensworth Homestead is one of 19 places identified as a very early homestead in the Hunter Valley (in a 2013 Heritage Council study), and considers it to be of State heritage significance for its aesthetic, historic, scientific and social values.
100. The Commission notes that "the Heritage Council has recommended [the Ravensworth Homestead complex] for nomination on the State Heritage Register" (AR para 164).

101. On 28 March 2022, the Commission met with officers of Heritage NSW and the Chair of the Heritage Council. The meeting was also attended by representatives of the Department. In the meeting, it appeared that Heritage NSW's position on the proposed relocation of the Ravensworth Homestead complex had progressed from what was described in the Department's AR. Accordingly, the Commission, in a letter dated 6 April 2022, requested the Department provide a further assessment of the anticipated impacts of the Application on matters relating to both Aboriginal and historic heritage, in consultation with Heritage NSW and the Heritage Council. In its letter to the Department, the Commission asked the Department to undertake further assessment of the Aboriginal and historic heritage issues by responding to the following three points in consultation with Heritage NSW (summarised):
- clarify how the current position of Heritage NSW affects the recommendations put forward in the Department's AR and recommended conditions of consent;
 - confirm whether the Department maintains its view that the social and economic benefits of the Application still outweigh the heritage values of the Ravensworth Homestead complex; and
 - clarify, with input from the Heritage Council, whether the currently delayed recommendation to list the complex on the State Heritage Register (per the footnote to [17] in the Assessment Report) is to be revived and if not, why not.
102. On 10 June 2022, the Commission received the Department's response, including an attached letter from Heritage NSW. The Department summarised Heritage NSW's advice in its letter. The advice is further summarised as follows:
- neither Heritage NSW nor the Heritage Council have expressed a view on whether the Homestead is of national significance;
 - it is Heritage NSW's view that the Ravensworth Homestead complex is connected to the story of dispossession and displacement of Aboriginal people in the region;
 - the Ravensworth Homestead complex is one of the most unique and intact Homesteads in the Hunter Valley;
 - the Ravensworth Homestead complex is of high to exceptional heritage significance and elements of the complex are of State heritage significance; and
 - the removal and relocation of the Ravensworth Homestead would threaten its authenticity and pose a significant risk to the integrity of its fabric (page 1).
103. The Department advised that its review of the additional information provided by Heritage NSW in its letter dated 6 June 2022 does not affect or alter its assessment of the heritage-related impacts of the Application, and that its conclusions and recommendations in relation to the Application remain the same.
104. The Department "acknowledges that the Ravensworth Homestead and the surrounding core estate lands have local and State heritage significance, with elements of high to exceptional significance" (10 June 2022 letter from the Department, page 2) and restated its view that "any heritage impacts resulting from relocating the Ravensworth Homestead do not outweigh the social and economic benefits of the project" (page 3). It "believes that the Ravensworth Homestead could be relocated" and considers that the impacts of relocation "could be mitigated, particularly through the intact relocation of the homestead to an undisturbed part of the broader Ravensworth Estate" (page 3).

105. The Department states that despite the Ravensworth Homestead complex being nominated for listing on the State Heritage Register by the Heritage Council, the statutory process for listing, as outlined in section 33 of the *Heritage Act 1977*, has not commenced. The Department is therefore “unable to confirm whether or not the Homestead (or other parts of the Ravensworth Estate) would ultimately be listed on the State Heritage Register” (10 June 2022 letter from the Department, page 2).
106. In correspondence from the Heritage Council to the Commission dated 1 July 2022, the Heritage Council provided a document titled ‘Clarification of Heritage Council statements in IPC Meeting 28 March 2022’, which included the following statement:
- With respect to potential recommendation to list on the State Heritage Register, the Minutes of the 6 April 2021 meeting of the Heritage Council p4 indicate that if the IPC finds against the mine expansion, the Council will proceed with a nomination to recommend the listing of Ravensworth to the Minister responsible for heritage.
107. In forming its view, the Commission has considered Heritage NSW’s *Assessing Heritage Significance* guidelines, which includes seven criteria for assessment. Only one criterion is necessary to determine that something is significant enough for listing. The Ravensworth Homestead complex appears to meet all seven criteria.
108. Further, the Commission has also considered the Burra Charter and its accompanying guidelines, which are considered the best practice standard for cultural heritage management in Australia. Although the Commission notes the Burra Charter is not determinative for this Application, it has given consideration to its principles with regard to the appropriateness of relocating heritage items.
109. Article 9 of the Burra Charter relates to ‘location’ and states the following:
- 9.1** The physical location of a *place* is part of its *cultural significance*. A building, work or other element of a place should remain in its historical location. Relocation is generally unacceptable unless this is the sole practical means of ensuring its survival.
- 9.2** Some buildings, works or other elements of *places* were designed to be readily removable or already have a history of relocation. Provided such buildings, works or other elements do not have significant links with their present location, removal may be appropriate.
- 9.3** If any building, work or other element is moved, it should be moved to an appropriate location and given an appropriate *use*. Such action should not be to the detriment of any *place of cultural significance*.¹
110. Consistent with Article 9 of the Burra Charter, the Commission agrees with the Heritage Council that the physical location and historic setting of the Ravensworth Homestead complex contributes to its significance.
111. During its meeting with the Commission on 28 March 2022, the Heritage Council stated:
- ...as the Burra Charter says, [relocation is] the absolute last resort and the Council no way endorses either relocation option (Transcript, page 11).
112. Regarding the “heritage buildings” that comprise the Ravensworth Homestead complex, Heritage NSW stated:
- ...its story is very much around place, it’s around its setting, how it presents in the landscape, why it was built there (Transcript, page 12).

¹ *The Burra Charter, The Australia ICOMOS Charter for Places of Cultural Significance, 2013* (original emphasis)

113. Further, Heritage NSW stated:

The site is a hundred per cent authentic. In terms of its integrity values its fabric as it was built, as it was used and all those connected stories [are] a hundred per cent intact where it is now (Transcript, page 13).

114. With regard to the Ravensworth Homestead complex's colonial heritage and the history of colonial settlement in the Hunter Valley, Heritage NSW stated:

The significance of Ravensworth is it is one of those two, three, four, five foundational colonial properties that were established in the Hunter. So, yes, you can say they're a part of a larger sort of process and a population and a settlement and development of agriculture and all of those things but they were the instigating ones that actually led through government policy. So they speak to much broader heritage values than just the Hunter or just New South Wales, they tell a national story of government policy around land use, settler ownership of land, the assignment of convicts from the Commissioner Biggs' policy and Government of Brisbane and they are the absolute, you know, manifestation of that policy change which had that causal link to conflict and dispossession.

So Ravensworth is up there with the top one, two or three of those properties in the state and, therefore, in the country and in my mind we deal with the convict sites serialists in world heritage convict sites.'(Transcript, page 9).

115. Further, Heritage NSW stated:

...we acknowledge that, you know, one of the significant values of [the] homestead was that it was a large land allocation and an accumulated one and absolutely the Ravensworth Estate in its fullest extent in the Hunter was absolutely one of the largest, that's why, you know, there's an intangible value in terms of what that homestead meant in terms of that convict assignment process and the dispossession and conflict conversation (Transcript, page 10).

116. The Commission has also given consideration to relevant strategic plans, including: the Regional Plan, which identifies the importance of cultural heritage and sets objectives to "identify and protect the region's heritage" (Direction 19); and the Singleton LSPS, which includes the Planning Priority of ensuring "the significance of heritage and cultural identity is embraced" (Planning Priority 2.2).

117. Based on the Material before the Commission, including the views of Applicant and its heritage consultants, the Department, Heritage NSW and the Heritage Council, the Commission finds that the Ravensworth Homestead complex – in its existing historic location and setting – has high to exceptional heritage value.

Mine Plan Options

118. The Applicant explored various alternative mine plan options that would retain the Ravensworth Homestead complex in situ. The EIS describes that stand-off options were considered, including mining up to 100 metres of the Homestead ('Option 6'), or mining up to 500 metres or 900 metres of the Homestead ('Option 7'). Underground resource extraction was also considered ('Option 8').

119. During its meeting with the Commission on 10 March 2022, the Applicant stated that all of the alternative mine plan options that would retain the Ravensworth Homestead complex in situ were found to be "not economically viable" (Transcript, page 6).

120. The Commission sought clarification from the Applicant (letter dated 11 March 2022) about the commercial considerations for each of the mine plan options identified, and why the options that involve leaving the Ravensworth Homestead complex in situ are prohibitive.

121. In its response to the Commission (letter dated 23 March 2022), the Applicant stated that mining up to 100 metres of the Ravensworth Homestead complex (Option 6) is unfeasible due to geotechnical and blasting impacts that could damage the Homestead (page 2). Option 7 (mining up to 500m of the Homestead) would restrict the mining footprint and sterilize approximately 60 per cent of the total resource (page 4) and would pose a significant financial risk to the Applicant that makes the project economically unviable (page 5). The Applicant has also discounted underground mining (Option 8) because of the unfavourable geology, a significant reduction in recovery of the available resource and the high capital costs involved (Department's AR, table 3).
122. The Applicant concluded "the different mine plan options (including Option 7) considered by Glencore to avoid relocation of the Ravensworth Homestead do not result in an economically viable Project" and "Glencore does not consider Option 7 to be feasible and would not proceed with the Project if an approval for a restricted mining footprint was granted" (page 5).
123. The Department's independent mine planning consultant, Minecraft, assessed these options, including total coal recovery and changes in project economics, including income to the state of NSW (AR para 205). Minecraft advised that Option 6 would likely result in blast-related damage to Ravensworth Homestead and long term highwall instability issues and is therefore not viable (AR para 206). It advised that Option 7 would address most of the blast-related and amenity impacts on the Homestead, however it "would not be reasonable or feasible" from an economic perspective as it would reduce Net Present Value (**NPV**) of the Application by some \$606 million (AR para 207). Minecraft advised that Option 8 would also not be feasible due to the complex nature of the Site's geology and high capital costs of underground mining (AR para 208).
124. The Department, based on advice from Minecraft, accepts that the options to retain the Ravensworth Homestead complex in-situ "would essentially render the Project unviable, and would mean that it would not proceed in any form" (AR para 211). The Department therefore recommends that if the Commission determines to approve the Application, the Ravensworth Homestead complex should be relocated and the archaeological resource comprehensively researched and salvaged to mitigate heritage impacts (AR para 215).
125. In its assessment of the Application, the Department considered the option to recommend refusal of the Application to the Commission on heritage grounds. The Department, in the Executive Summary of its AR, states:
- Ultimately, the Department considers that there are no reasonable alternative mine plan designs available, and the only option that would leave the Ravensworth Homestead in-situ would be to refuse the Project in its entirety.
- The Department has carefully considered the option of recommending refusing the Project and the associated implications of such a decision. The benefits of refusing the project would include preserving the heritage values that would otherwise be reduced through the relocation process, and avoiding any impacts associated with the realignment of Yorks Creek and relocation of Hebden Road. However, importantly, all socio-economic benefits associated with the Project would be lost.
126. Given the above, the Commission accepts the views of the Applicant, the Department and its independent expert that any mine plan option that leaves the Ravensworth Homestead complex in situ would "not result in an economically viable project" (Applicant's response to the Commission, 23 March 2022, page 5).

Relocation Options

127. The Applicant proposes to relocate the Ravensworth Homestead complex to allow for the expansion of the mine (AR para 193).

128. The Applicant acknowledges that any relocation option would have a significant impact on the heritage values of the Ravensworth Homestead complex but considers that the loss of archaeological resource can be mitigated through archaeological salvage excavation and the adaptive re-use of the relocated structures (AR para 197).
129. The two proposed relocation options include the:
- Ravensworth Farm Option, which involves moving the homestead and outbuildings via an intact move method to a site within the original Ravensworth Estate on Glencore-owned land, approximately 1.7 kilometres from the existing location (AR para 224). The Applicant considers that this option would maintain the authenticity of the homestead and its outbuildings by replicating the features of the existing site, including the approach direction, landforms and visual catchment. This option would replicate the current configuration of the buildings and surrounding landscaping (AR para 225); and
 - Broke Village Option, which involves dismantling and rebuilding the homestead and outbuildings at McNamara Park (Crown land), near Wollombi Brook in Broke, approximately 38 kilometres from the existing homestead location. This option seeks to maximise community benefit by rebuilding the homestead buildings to form a village square (AR para 230). The relocated buildings would be arranged similar to their current configuration, however the alignment and spacing of the buildings would be changed to allow for its intended multipurpose cultural and tourism use (AR para 231). This option was originally proposed by members of the Broke-Fordwich community (AR para 229).
130. The Commission met with representatives of the Broke Village Square Trust (**BVST**), a community group advocating for the Broke Village Option, on 8 March 2022 and heard its submission during the Public Hearing. The BVST believe that relocation of the Homestead and outbuildings to Broke to create a new village square would create a positive social and economic outcome for the local area with no additional cost to government. Written submissions received by the Commission from the BVST included planning and architectural advice and an economic impact assessment supporting the proposed relocation.
131. The Commission notes that Council supports the Broke Village Option. The Commission heard Council's statement at the Public Hearing that Council considered a motion in respect to the relocation of the Homestead at its meeting on 15 March 2022. At that meeting, Council unanimously agreed to support the proposal to relocate the Ravensworth Homestead complex to McNamara Park in Broke (Transcript, page 32).
132. The Commission notes that the town of Broke was subject to a major flood event in July 2022 during which McNamara Park – the proposed location of the Broke Village Option – was inundated by flood waters from the Wollombi Brook.
133. The Department acknowledges that “any proposal to relocate the homestead complex would have a high heritage impact, in that it would remove the buildings from their historic location and setting” (AR para 195). The Department acknowledges the Burra Charter in this regard, which states that “relocation is generally unacceptable unless this is the sole practical means of its survival” (AR para 196).
134. The Department is of the view that both relocation options have merit and that both are feasible. It considers the Ravensworth Farm Option preferable from a heritage perspective because it “retains more of the heritage values”, however it considers that the Broke Village Option has “greater public benefit in terms of facilitating public access and ongoing engagement and use (AR para 244)”.

135. The Department sought advice from heritage expert, Hector Abrahams Architects, to identify what, if any, heritage value can be retained should the relocation be approved. Hector Abrahams Architects considers that the relocation of the Ravensworth Homestead complex, although reducing the heritage significance of the Site, would allow for the retention of many aspects of its heritage value. The advice concluded that the Ravensworth Farm Option “preserves many more aspects of significance than the rebuilding at Broke” (AR para 245).
136. In its submission to the EIS (dated 11 February 2020), the Heritage Council stated that it does not support any relocation of the Ravensworth Homestead complex. The Heritage Council is of the view that:
- The proposed relocation of Ravensworth Homestead will result in the irreversible loss of its identified high and exceptional significance in the form of its intact fabric, setting, views and meaning. The cultural landscape which reinforces the Complex’s state significance including in-situ archaeology, Aboriginal intangible cultural values and cultural landscape plantings will be lost. The proposed relocation options also have potential to result in loss and major damage to the significant fabric of Ravensworth Homestead (page 2).
137. The Commission heard the views of the Heritage Council and Heritage NSW during its meeting with the Commission and the Department on 28 March 2022. The Heritage Council stated:
- Our view is that either relocation would diminish its significance so much that it would be highly unlikely to meet the threshold for state listing. It may meet the threshold for local listing. In the nearby move within Broke, I doubt that it would even meet that because just too much of its key elements of significance either diminished or eliminated (transcript, page 14).
138. To the extent that the Heritage Council and Heritage NSW submitted that an intact move of elements of the Ravensworth Homestead complex would be technically unfeasible, the Commission does not accept that submission. The feasibility of an intact move is a matter for expert opinion and the Commission is unaware of any expert evidence before it that would indicate that an intact move of structures forming part of the Ravensworth Homestead complex would not be technically feasible for any reason.
139. Based on the Commission’s finding at paragraph 107 that the Ravensworth Homestead complex in its existing historic location and setting has high to exceptional heritage value, the Commission agrees with the views of the Heritage Council and Heritage NSW and finds that the heritage impacts of the proposed relocation of the Ravensworth Homestead complex are significant and irreversible.
140. In forming its view, the Commission has considered the ESD principle of inter-generational equity, as required under the EP&A Act. The Commission finds that removing the Homestead would sever a significant tangible connection to the past which would have long-term detrimental impacts for future generations. The Commission finds the present generation should ensure that the heritage value of the Site is maintained or enhanced for the benefit of future generations.

Aboriginal Heritage Significance

141. The Applicant’s EIS includes an Aboriginal Cultural Heritage Assessment (**ACHA**) and an Aboriginal Archaeology Impact Assessment (**AAIA**). The Commission understands that the assessments were prepared in consultation with Aboriginal stakeholders, including 32 Registered Aboriginal Parties (**RAPs**). Detailed consultation was undertaken with RAPs that identify as Wonnarua people, including representatives of the PCWP and the WNAC (AR para 263).

142. Heritage NSW is satisfied that the Applicant's ACHA and AAIA were undertaken in accordance with relevant Aboriginal heritage assessment and consultation guidelines (AR para 264).
143. The assessments identified a total of 91 Aboriginal sites within or close to the disturbance area of the Application, comprised of 36 isolated finds and 55 artefact scatters (AR para 265 and 266). Of these sites, the majority (77) were assessed as having low scientific significance, and no sites have been assessed as having high scientific significance (EIS, Executive Summary).
144. The Commission individually met with representatives of PCWP and WNAC on 8 March 2022. In addition, the Commission heard submissions from representatives of PCWP at the Public Hearing and from community members who raised concerns about the Application's impacts on Aboriginal heritage.
145. The Commission acknowledges that some stakeholders believe that the Ravensworth Estate may have been the site of frontier violence, conflicts and/or a massacre of Aboriginal people. The Commission heard differing views from the PCWP and WNAC in this regard during its meeting (as described below). The Commission notes the Heritage Council's view that the "the Aboriginal pre- and post-contact history of the Ravensworth Homestead is contested" (AR para 186).
146. The Commission acknowledges the contested nature of the history of conflict at the Site among Aboriginal groups. The Commission also acknowledges that some stories and sites that may be significant to one group, may not be significant to other Aboriginal groups.
147. During its meeting with the PCWP on 8 March 2022, the Commission heard the views of a representative who stated:
- The end result was, you know, a clash between our people and Dr Bowman. It got to a breaking point, and the result of that was, was, you know, a very well documented and recorded history of Lieutenant [Lowe] with a garrison from Newcastle, Mounted Police, Marines and, and British with posses mounting reprisals over the next ten years. It started off with small skirmishes but then it accumulated into an absolute massacre where Captain – he was then promoted I think at that stage to Captain [Lowe]. He was the first British subject to be charged by the Crown for knowingly massacring, and in his own words, massacring native prisoners at the Bowman Estate...
- We also knew from Auntie Barb's line and other mobs that, you know, this area was a very nasty place, this estate... because we all know, as Aboriginal people, what happened because we all talk about it (Transcript, page 8).
148. During its meeting with the WNAC on 8 March 2022, the Commission heard the views of a representative who stated:
- Now, I can tell you now that not one of our Elders have ever spoken about a massacre at that homestead, at that particular site. It might have happened around the other areas or, or whatever, but nothing that we know from oral history or unbroken knowledge of stories that have been passed down generation after generation to my people who lived on that mission ever spoke about a massacre on that homestead. And that's my part of the history and the knowledge that I've been handed down to about that homestead.
149. With regard to cultural sites and intangible cultural heritage, the Commission heard submissions that the Ravensworth Estate is an exceptionally intact cultural landscape that tells the story of shared Aboriginal and historic heritage in the region. The Commission also heard that the landscape is the last intact landscape of Wonnarua country.
150. During its meeting with the Commission on 8 March 2022, a representative of PCWP stated:

“...the actual mapped land which is Wonnarua, which means hills and plains, because that’s what it means, is the only intact undulating plains left in the Hunter Valley of what it looked like before British turned up... from an ecological/archaeological perspective, the landscape harbours a wealth of information (Transcript, page 9).

151. Further, regarding inter-generational equity, the PCWP representative stated:

So, I mean, to me, the landscape is vitally important for reconciliation and inter-generational equity for the Wonnarua People. We don’t have any undulating plains with, you know, second and third storey tributaries with a first water stream like Hunter River. All the other undulating areas we have been totally destroyed by open-cut mining. I think for the state of New South Wales, the current Ravensworth Homestead is a vital window into the colonial past, the white colonial past on how big farms were run, but it also is a clear site, a hallowed site where reconciliation, for once, can be settled in the Hunter Valley (Transcript, page 14).

152. The Applicant, at its meeting with the Commission on 10 March 2022, described that it undertook extensive consultation with the local Aboriginal community and RAPs during the preparation of the Application. The Applicant described that consultation comprised meetings, site visits, fieldwork, viewings of archaeological investigations, and workshops facilitated by anthropologists, including “values workshops, group elder workshops and family workshops” (Transcript, page 4). RAPs were also engaged in reviewing the reports as they were prepared, including the ACHR.

153. The Applicant’s EIS states:

The historical associations with early settlement, conflict, dispossession and survival are important, and the nature of the area as a surviving cultural landscape is of significance to numerous members of the Wonnarua people (EIS, Executive Summary).

154. While the Applicant acknowledges the Aboriginal significance of the Site, and the value of the cultural landscape, it is of the view that the impacts caused by the Application can be managed through mitigation measures implemented “in consultation with the RAPs and Knowledge Holders involved in the assessment” (EIS, Executive Summary).

155. The Department, at AR para 275, acknowledges that some Aboriginal groups identify the area as having high cultural significance, however overall, the Department considers that the disturbance area itself has relatively low tangible archaeological significance.

156. At AR para 274, the Department states:

The Department and Heritage NSW are satisfied that Glencore has explored and identified reasonable and feasible measures to minimise the Project’s impacts on Aboriginal heritage value, and that the Project’s residual impacts are unlikely to have a significant incremental or cumulative impact on the Aboriginal heritage values of the region.

157. The Department recommended conditions to ensure that the residual impacts of the Application are minimised as far as practicable. The Department has recommended conditions requiring the Applicant to implement an Aboriginal Cultural Heritage Management Plan in consultation with Aboriginal stakeholders, salvage Aboriginal sites within the disturbance areas and continue to involve Aboriginal stakeholders in the management of Aboriginal heritage issues on Site (AR para 276).

158. The Commission views the two main aspects to consider with respect to Aboriginal cultural heritage relate to whether the Site was the location of frontier violence and conflicts in the 1820s, and what Aboriginal cultural significance will be impacted by the proposed development.

159. In considering the matter of the massacre, the Commission accepts the finding of the Department and Heritage NSW, as stated in the Department's letter to the Commission dated 10 June 2022, that the massacre did not occur on the Ravensworth Estate (page 1). In an attached letter from Heritage NSW to the Department, dated 6 June 2022, Heritage NSW stated that the "1826 massacre occurred on properties outside of the Ravensworth Estate" and "the current homestead was built after the 1826 massacre". However, it also stated that "the current homestead is connected to the story of dispossession and displacement [of Aboriginal people] because, for example: Ravensworth was one of the earliest properties settled in the Hunter and as a result played a role in displacement of Aboriginal people in the region; [and,] Ravensworth staff were involved in the hostilities that culminated in the massacre event" (page 1).
160. Regarding intangible cultural significance, the Department acknowledges that some groups identify the area as having high cultural significance and identify a connection to the land (AR para 270).
161. The Commission notes an application has been made to the Commonwealth government under Section 10 of the *Aboriginal and Torres Strait Islander Heritage Protection Act 1984* (Commonwealth) (**ATSIHP Act**). The Commission understands that a final decision in relation to the ATSIHP Act application has not yet been made.
162. Documents relating to the application under the ATSIHP Act were provided to the Commission over the course of its deliberations on the present Application. Principally, this was the report prepared for the Commonwealth Minister in June 2021 by Mr Daniel Leo for the purposes of Section 10 of the ATSIHP Act (**Leo Report**). Without unnecessarily detailing the complex procedural history of the Commission's consideration of the Leo Report, it is pertinent to note that:
- the PCWP considered that the Leo Report should be given considerable and determinative weight in the Commission's consideration of the impacts of the Application on Aboriginal cultural heritage; and
 - the Applicant was of the view that the Leo Report contained material deficiencies that should preclude its consideration by the Commission in determining the Application.
163. At the Commonwealth government's request (reflected by a corresponding request by the Applicant), the Commission agreed on 10 October 2022 to restrict publication of the Leo Report, along with certain related submissions, correspondence and further assessment undertaken by the Department that – if published – could disclose the content of the documents over which the Commonwealth requested the maintenance of confidentiality.
164. Given the confidentiality maintained over the Leo Report and the associated documents, the Commission cannot address their content in detail in the present Statement of Reasons. It is sufficient to note that the Commission:
- examined the Leo Report and the submissions made on it as required by law;
 - gave the Applicant, the PCWP and the Commonwealth government opportunities to make submissions on the Leo Report and its relevance to the Commission's determination of the Application;
 - sought further assessment from the Department regarding the Leo Report as it relates to the Application; and
 - did not rely on any information or opinions expressed in the Leo Report as being determinative of the present Application, or as contributing to the Commission's reasons for refusal of the present Application (except insofar as information in the Leo Report can also be found in other, publicly available materials before the Commission).

165. The Commission has considered the Aboriginal heritage significance of the Site in detail, and the potential impacts of the Application on Aboriginal cultural heritage value. The Commission acknowledges that the Wonnarua people have cultural connections to the Site and broader area, including the Ravensworth Homestead complex (noting that the degree of significance is disputed).

Commission's Findings

166. The Commission notes that in making its determination, it has given careful consideration to both Aboriginal heritage and historic heritage matters.
167. The Commission finds that the Ravensworth Homestead complex, in its existing historic location and setting, has high to exceptional heritage value.
168. The Commission accepts the views of the Applicant, Department and its independent expert that any mine plan option that leaves the Ravensworth Homestead complex in situ would "not result in an economically viable Project" (Applicant's response to the Commission, 23 March 2022, page 5).
169. The Commission finds that relocation of the Ravensworth Homestead complex would have significant and irreversible impacts on heritage.
170. The Commission finds that inter-generational equity should be maintained by ensuring the heritage value of the Site is maintained or enhanced for the benefit of future generations.
171. Given the reasons above, and despite the likely economic and other benefits that would arise from the project (see section 5.3 below) the Commission finds that the Application should be refused.
172. In summary, and despite taking into account the likely economic and other benefits of the project, the Commission has been presented with sufficient evidence to warrant refusal of this Application because of its significant, irreversible and unjustified impacts on the historic heritage values of the Ravensworth Homestead complex. The Commission considers impacts to historic heritage to be the primary reason for refusal of the Application.
173. Some local Aboriginal groups have cultural connections to the Site and broader area, including the Ravensworth Homestead complex.
174. The Commission considers that the Application would harm Aboriginal cultural heritage values.
175. The Commission considers the Aboriginal heritage associated with the Site to be contested and complex. Given the Commission's findings in relation to historic heritage – that is, that sufficient evidence has been provided to the Commission such that it has determined to refuse the Application on historic heritage grounds – the Commission does not consider it necessary to make further findings with regard to Aboriginal heritage matters.

5.2 Greenhouse Gas Emissions

176. The Applicant's EIS was accompanied by a Greenhouse Gas and Energy Assessment (prepared by Umwelt, dated November 2019), which included an assessment of the Application's predicted GHG emissions. The GHG emissions predicted in the EIS were based on the Method 1 assessment approach under NGERs, which uses a default factor applicable to all open cut mines in NSW, calculated based on ROM tonnes extracted.

177. The Applicant provided an updated Greenhouse Gas Assessment in the RtS which updated the predicted GHG emissions based on the Method 2 technique of NGRS, which is a gas domain specific estimation method and uses actual measured levels of gases within target coal seams obtained from borehole drilling to derive a site-specific estimate of fugitive emissions.
178. The Applicant's GHG emission prediction was further updated in a letter to the Department dated 21 January 2022, to revise the Scope 1 fugitive emissions based on a revised global warming potential of 28 (rather than 25) for methane gas. At a very basic level, the global warming potential is the calculation used to convert GHG emissions into carbon dioxide equivalent (CO₂-e) values to align with National Greenhouse and Energy Reporting (NGER) requirements.
179. A comparison of the Scope 1 emissions calculated in the EIS, RtS and revised in the Applicant's letter described in paragraph 178 is included at **Table 3** below.

Table 3 Comparison Scope 1 Emissions predictions
(Source: Applicant's letter to the Commission dated March 2022)

	Scope 1 Emissions (MtCO ₂ -e)		
	EIS (Method 1)	RtS (Method 2)	Revised prediction (Global Warming Potential 28)
Diesel Use	2.6	2.6	2.6
Fugitive emissions	7.3	3.4	3.8
Total	9.9	6.0	6.4

180. The Department's letter to the Commission dated 30 March 2022 clarified the total estimated project GHG emissions, including updated percentage calculations. The Department's table is recreated at **Table 4** below.

Table 4 Estimated GHG Emissions from the Project
(Source: Department's letter dated 30 March 2022)

GHG	Source	Estimated emissions (Mt CO ₂ -e)	% of total emissions
Scope 1	Fugitive emissions from exposed coal seams	3.8	2.8
	On-site diesel consumption	2.6	
Scope 2	On-site electricity consumption	0.45	0.2
Scope 3	Downstream burning of product coal, downstream transport and electricity	220.4	97
Total		227.26	100

181. The Commission sought clarification from the Applicant about the difference between EIS and RtS GHG emissions estimates. In response, on 6 May 2022 the Applicant provided the Commission with the borehole data that informed the gas domain model used for the Method 2 calculations. The Commission considered the borehole data and is satisfied that the Method 2 calculations reasonably predict the GHG emissions expected for the Application.

182. The Commission also notes the Department sought advice from the Climate and Atmospheric Science branch within the then Environment, Energy and Science Division, which confirmed that the methodology used by the Applicant to calculate its emissions was robust (AR para 335). The Climate and Atmospheric Science branch also made recommendations about reducing diesel consumption and offsetting residual emissions.

Mitigation Measures

183. In its EIS, the Applicant proposes a range of Scope 1 and 2 GHG management and mitigation measures, as described at AR para 323, including:

- limiting the length of material haulage routes, thereby minimising transport distances and fuel consumption;
- optimising haul road ramp gradients and payload to reduce diesel use;
- selecting equipment and vehicles that have high energy efficiency;
- scheduling activities so that equipment and vehicle operation is optimised (e.g. minimising idle times and in-pit servicing);
- improving extraction and processing energy use through implementation of through seam blasting;
- energy efficiency initiatives to reduce indirect electricity consumption Scope 2 emissions;
- implementing the existing emissions cap for the mine in accordance with the Safeguard Mechanism under the Australian national greenhouse gas mitigation policy framework; and
- participation, monitoring and reporting within the Commonwealth Government's NGERs, which includes ongoing review of technologies and measures to further minimise GHG emissions.

184. During respective assessments, the Department and the Commission sought clarification from the Applicant about whether pre-draining of the coal seams could be implemented in this Application to mitigate fugitive emissions. The Applicant confirmed that pre-draining the coal seam is not practical or feasible given the structurally complex (faulted) domain, the nature of the geology (thin seams in a multi seam environment) and the low gas content over the majority of the mining area. The Department's assessment concludes the Applicant has applied reasonable and feasible measures to reduce its Scope 1 and 2 emissions through the design and operation of the Application (AR para 325).

185. The Department concludes that, on balance the residual impacts of the Application are acceptable. The reason for this conclusion is outlined At AR paras 340 and 341, which note the Application represents a continuation of existing mining activities, will use existing infrastructure and will result in emissions that are relatively modest for a mine of this scale.

186. The Department has recommended conditions to limit the emissions to the RtS predictions through Scope 1 and Scope 2 performance measures. The Department has also recommended conditions requiring new technologies and other options to further mitigate Scope 1 and Scope 2 emissions to be regularly reviewed and implemented where feasible. This review is recommended to be implemented through the preparation of an Air Quality Greenhouse Gas Management Plan in consultation with the EPA and the Department's Climate and Atmospheric Science branch. The Department has also recommended conditions to reduce Scope 2 emissions, including the use of electricity generated by renewable or carbon neutral energy sources.

Commission's Findings

187. The Commission notes that a number of submissions were received objecting to the proposal on the basis of GHG emissions and the cumulative impact the mine would have on climate change. The Commission acknowledges that submissions expressed that approval of the mine would be inconsistent with NSW Government emission reduction targets for 2030 and 2050.
188. The Commission has considered the matters in clause 2.20(1) and 2.20(2) of SEPP Resources and Energy and finds that the Application's Scope 1 and Scope 2 emissions have been estimated using the recommended methodologies consistent with current national and NSW policy settings and commitments. In the absence of any clear policy guidance on performance criteria or offsets, the Commission is of the view that the Application is not inconsistent with the CCPF, the Net Zero Plan or Australia's current obligations under the Paris Agreement in respect of Australia's current nationally determined contribution.
189. The Commission notes the Recommended Conditions provide mechanisms to reduce Scope 1 and 2 emissions, requiring the Applicant to investigate available technologies over the life of the Application. The Commission also notes the Recommended Conditions aim to reduce Scope 2 emissions through the implementation of renewable or carbon neutral energy sources.
190. The Commission accepts the Applicant's estimated GHG emissions from the Application as described at paragraphs 180.
191. The Commission is satisfied that the GHG related impacts of the Application were appropriately assessed and that the Department's recommended conditions in respect of GHG emissions could be reasonably capable of addressing those impacts consistent with the current legislative and policy framework. As the Commission has determined on other grounds to refuse consent to the Application, it is unnecessary for the Commission to make any more specific findings in respect of the Application's GHG emissions.

5.3 Economics

192. The Commission heard from speakers at the Public Hearing and received written submissions regarding the predicted economic impacts of the Application, including concerns that the predicted economic benefits may not justify other impacts of the Application. The Commission also received submissions in support of the Application which highlighted the predicted employment generation and broader economic benefits to the local area and state economies.
193. At the Public Hearing, the Commission heard the submission from Mr Rod Campbell on behalf of the Australia Institute who raised concerns regarding the accuracy and completeness of the economic assessments prepared on behalf of the Applicant and Department. Mr Campbell also questioned the rigour of the Department's assessment, particularly regarding the assumption that the consultant's reports represent the two extremes for NPV.
194. The Applicant's EIS includes an Economic Impact Assessment (**EIA**) prepared by Ernst & Young (EY), dated 29 October 2021 and prepared in accordance with the NSW *Guidelines for the Economic Assessment of Mining and Coal Seam Gas Proposals* (Economic Guidelines). The EY assessment comprises a Cost Benefit Analysis (**CBA**) and Local Effects Analysis (**LEA**). The EY report estimates a NPV for the Application of \$1,149.9 million, comprising \$398 million of direct benefits, \$754.3 million of indirect benefits, and \$2.4 million of indirect costs.

195. The Applicant also submitted an addendum to the economic assessment (prepared by Umwelt, dated 5 August 2021), which provided justification for the treatment of employee and supplier benefits in the EY economic assessment.
196. The Department commissioned the Centre for International Economics (CIE) to conduct a review, dated 30 November 2021, of the Applicant's EIA.
197. The Applicant submitted a response to the CIE economic review (prepared by Umwelt, dated 20 December 2021). The Commission notes EY and CIE did not reach a consensus on the assumed costs and benefits of the Application. In particular, the assessments relied on differing approaches and values for:
- coal price forecasts;
 - GHG emissions abatement costs and apportionment;
 - company and payroll tax benefits; and
 - benefits to workers and suppliers.
198. Notwithstanding the different assumptions used by both the Applicant's consultants and the CIE, both concluded that the project could reasonably be expected to deliver a net economic benefit. CIE concludes that it is reasonable to expect a NPV of \$151 million as a central estimate, compared with the EY report that estimates an NPV of \$1,149.9 million.
199. The Department acknowledges the difference in assumptions between CIE and the Applicant's consultants. AR para 537 states:
- The Department acknowledges that cost-benefit analyses are commonly criticised, with reasonable people differing on the value that should be placed on various costs and benefits, particularly the externalities. The Department also recognises that both the assessment prepared by Glencore for the EIS, and the independent review undertaken by CIE contain relatively conservative assumptions and are likely to represent the two extremes when it comes to the realised benefit to NSW (i.e. they are likely the best and worst case scenarios).
200. The Commission notes the Department's view that it is "satisfied that the Project would have major economic benefits for the region and NSW, even following subtraction of costs for all environmental, social and economic externalities that may be associated with the Project" (AR para 555).

Commission's Findings

201. The Commission notes the lack of consensus on the Application's NPV and the differing assumptions in the economic assessments by the Applicant's and Department's consultants. Of particular concern is the considerable uncertainty regarding the forecast coal prices and GHG emission abatement costs and apportionment, however the Commission notes the Economic Guidelines are open to differing interpretations. The Commission agrees with the Department that the variation between the cost-benefit analyses of the Application come down to different assumptions. As a consequence, while the Commission has had regard to the opinions expressed by the consultants engaged by both the applicant and the Department for the purposes of its determination, it finds that there is uncertainty about the quantum of economic benefit associated with the project.
202. The Commission does accept that, if approved, the Application would enable the economic reuse of existing infrastructure and could generate net economic benefits for the local area, the Hunter region and to NSW more broadly through employment, royalties and tax revenue. Nonetheless, the possible net economic benefit does not warrant the grant of consent to the Application.

5.4 Rehabilitation and Final Landform

203. The EIS includes a Rehabilitation and Mine Closure Strategy (prepared by Umwelt, dated November 2019). The proposed rehabilitated emplacement area would have a height of 185m AHD, with localised areas up to 200m AHD (AR para 512). The Strategy proposes “an undulating landform generally reflecting the dominant features of the existing environment” with “natural landform design features” (page 15). It states the conceptual post mining land uses may include “native vegetation and open grassland” (page 25).
204. As part of its assessment, the Department engaged an independent expert to undertake a review of the feasible alternatives for the mine plan and final landform. The review concluded that the Applicant identified the feasible alternatives and its reasons for deciding on the preferred mine plan and final landform are sufficiently justified (AR para 521). The Department states that “the proposed final landform has been designed following detailed consideration of available alternatives, and that it presents an appropriate final landform and final land use” (AR para 524).
205. In its submission to the EIS, the Biodiversity Conservation Division (**BCD**) requested further information with respect to rehabilitation. Following its review of the RtS report, and subsequent correspondence, BCD confirmed it was satisfied by the information provided by the Applicant regarding rehabilitation (AR, Table 2).
206. The Commission agrees with the Department that, if it were to determine to approve the Application, mine rehabilitation could be appropriately managed.
207. Issues associated with rehabilitation and final landform were considered by the Commission and were not considered to be a reason for refusal of the Application.

5.5 Water Resources

208. The Site is located in the Bowmans Creek catchment, which flows into the Hunter River approximately five kilometres to the south of the Site. There are two ephemeral tributaries of Bowmans Creek located in the disturbance area – Yorks Creek in the northern part of the proposed mine extension and Swamp Creek to the south of the proposed extension area – which both drain in a south-west direction to Bowmans Creek (AR para 383).

Groundwater

209. The Commission notes concerns were raised in public submissions about potential adverse impacts on Bowmans Creek and associated alluvial aquifers, groundwater impacts for farming and water availability in local boreholes. At the Public Hearing, the Commission heard comments about the groundwater model prepared for the Application.
210. The Bowmans Creek alluvium is classified as ‘highly productive’ under the *NSW Aquifer Interference Policy 2012 (AIP)*. The alluvium associated with Yorks Creek and Swamp Creek that would be directly affected by the Application is relatively shallow and largely unsaturated because it is located above the water table. Groundwater in this alluvium is generally more saline and is not classified as highly productive (AR para 389).
211. The Applicant’s EIS included a Groundwater Assessment (prepared by AGE, dated November 2019), which was peer reviewed by HydroAlgorithms. The EIS notes that the long history of mining in the area has significantly modified the groundwater environment in the vicinity of the Site. It states that the Application’s contribution to cumulative impacts would be limited to localised areas adjacent to the Yorks Creek and Swamp Creek alluvium.

212. The Department sought advice from DPE Water during its assessment. DPE Water and the Department are both satisfied that the assessments undertaken have been prepared in accordance with the applicable guidelines and standards and are 'fit-for-purpose' to assess the water related impacts of the Application (AR para 380). The Department and DPE Water are satisfied that the Application is unlikely to have any significant impact on water sources, and that there is adequate depth in the water market for the Applicant to obtain the required licenses to service the project, or to satisfy the requirements through its existing entitlements (AR para 416).
213. The Commission agrees with the views of the Department and DPE Water that the Applicant's groundwater model is fit for the purpose of predicting groundwater impacts and that the Application would not cause drawdown that exceeds the minimum harm threshold under the AIP. If it were to determine to approve the Application, the Commission considers that groundwater impacts could be appropriately managed. As such, issues associated with groundwater impacts were not considered to be a reason for refusal of the Application.

Surface Water

214. The Application proposes to realign a two-kilometre section of Yorks Creek with the realigned creek proposed to re-enter Bowmans Creek approximately four kilometres upstream of the existing confluence (AR para 384). The upper reaches of Swamp Creek are proposed to be removed to facilitate the mine extension (AR para 385). The Applicant has prepared detailed concept plans for the Yorks Creek realignment, with the objective to minimise erosion risk; maintain hydrological integrity; maintain pre-existing sediment transport; and provide equivalent habitat value (AR para 398).
215. Both the Department and DPE Water are satisfied that the surface water impacts of the Application can be appropriately managed, subject to best practice conditions (AR para 405), including designing and constructing the diversion to agreed best practice standards.
216. Issues associated with surface water impacts were considered by the Commission and were not considered to be a reason for refusal of the Application.

Final Void

217. The Department notes that the proposed final void would be larger and deeper than the existing approved void but has been designed to minimise the contributing catchment area (AR para 420). The Department accepts that "complete backfilling of the void is not reasonable and feasible" and recommended conditions requiring the Applicant to minimise the size and catchment of the final void as far as practicable (AR para 422).
218. DPE Water did not raise concerns in its submissions to the Department regarding the final void.
219. The design of the final void was considered by the Commission and was not considered to be a reason for refusal of the Application.

5.6 Biodiversity

220. The Application proposes to clear approximately 750 hectares of land, including native vegetation, to establish the operational footprint of the mine and access the coal resource. Much of the Site has been historically cleared of vegetation – primarily for agricultural and mining land uses – and is predominantly comprised of grassland. The proposed disturbance area also comprises areas of regrowth vegetation and remnant native vegetation (AR para 429).

221. The Commission heard submissions from members of the public that raised concern about the proposed clearing of vegetation, including the cumulative impact of clearing fragmented remnant vegetation, and the loss of biodiversity at the Site and impact on the biodiversity values of the surrounding region.
222. The Applicant submitted a Biodiversity Development Assessment Report (**BDAR**) for the Application (prepared by Umwelt, dated November 2019). The Commission notes that both the Department and BCD are satisfied that the BDAR was prepared in accordance with relevant guidelines and policies and is adequate for assessing the biodiversity impacts and offsetting requirements for the Application (AR para 428).
223. During targeted flora and fauna surveys, the Applicant identified five 'Plant Community Types', 10 ecosystem-credit species and four species credit species within the proposed disturbance area. No threatened flora or fauna species listed under the EPBC Act were recorded (AR para 435). No threatened aquatic flora or fauna species listed under either the EPBC Act or the *Fisheries Management Act 1994* were recorded during targeted aquatic habitat assessments and qualitative sampling (AR para 438).
224. The Applicant, in its EIS, proposes that "all impacts to native vegetation and threatened species will be fully offset such that there is no net loss of biodiversity values". It does not expect the Application will result in any substantial indirect impacts on the terrestrial biodiversity values of surrounding lands or on aquatic or subterranean groundwater dependent ecosystems (EIS, Executive Summary).
225. BCD initially raised some issues regarding the assessment of biodiversity impacts and requested further information. The Applicant provided a response to BCD's requests in its RtS and BCD subsequently confirmed that its comments on biodiversity issues had been adequately addressed (AR para 427).
226. The Department states that it "is satisfied that Glencore has taken reasonable and feasible measures to avoid impacts to biodiversity, where practical, given the location of the coal resource" (AR para 441). The Department is satisfied that the Application's biodiversity impacts can be appropriately offset by requiring the Applicant to obtain and retire the required ecosystem and species credits in accordance with the Biodiversity Assessment Method and the Biodiversity Offsets Scheme (AR para 473).
227. If it were to determine to approve the Application, the Commission agrees with the Department that impacts on biodiversity values, including from direct clearing and indirect impacts, could be suitably avoided, mitigated and/or offset. As such, issues associated with biodiversity impacts were not considered to be a reason for refusal of the Application.

5.7 Social Impacts

228. The Commission heard comments from speakers in support of the Application at the Public Hearing and received written submissions that identified jobs, community benefits and broader economic contributions as key social benefits of the Application.
229. The Commission also heard from speakers at the Public Hearing and received written submissions that raised concerns about the social amenity impacts of the Application on nearby landholders and communities. Submissions identified environmental impacts such as dust, reduced air quality, blasting noise, visual impacts and odour. Other submissions noted the health impacts of the Application and impacts to residents' way of life. Impacts to heritage values were also identified as key negative social impacts.

230. The Applicant's EIS states that the social impacts of the Application have been minimised where possible through project design and management approaches. The EIS is accompanied by a Social Impact Assessment (**SIA**) (prepared by Umwelt, dated November 2019), which was prepared in accordance with the SIA Guidelines. The SIA notes that the Application is for the continuation of an existing mine and therefore the SIA engagement approach adopted builds on existing relationships and activities. The SIA states that engagement with community members included nearby landowners and local and regional stakeholders (a total of 599 stakeholders) (SIA, page 13).
231. The Department is of the view that the social impacts are essentially a continuation of the existing social impacts associated with the approved mine (AR para 544). The Department notes that the economic benefits of the Application are a key social benefit, including "the continuation of some 690 jobs at the Mount Owen complex until around 2045" (AR para 556).
232. Council raised concerns in its submissions about negative social impacts on nearby residents during mining operation and mine closure. However, during its meeting with the Commission on 8 March 2022, Council commented that its concerns regarding the social impacts of the Application, particularly the social impacts on Camberwell Village, had largely been addressed by the Department's recommended conditions of consent (Meeting Transcript, page 8).
233. The Commission agrees with the Department's view that the social impacts associated with the Application would generally be a continuation of the impacts associated with the existing Glendell mine. The Commission acknowledges the significant economic and employment benefits that the Application would have for the local community. The Commission has also considered the social impacts related to the Aboriginal and historic heritage matters discussed in section 5.1 above. As such, social impacts were not considered to be a reason for refusal of the Application.

5.8 Noise and Vibration

234. Mining activities associated with the Application have the potential to create noise impacts, including blasting, general vehicle and equipment noise, alarms, construction activities and the use of the Mount Owen rail line (AR para 343).
235. The Applicant's EIS includes a Noise Impact Assessment (**NIA**) (prepared by Umwelt, dated November 2019). The Commission notes that the Department is satisfied that the NIA was prepared in accordance with relevant guidelines and policies. The NIA was accompanied by a peer review undertaken by Wilkinson Murray (AR para 344).
236. The NIA predicts that the 'worst-case' noise emissions would comply with applicable noise criteria at all privately-owned receivers surrounding the Site, subject to proposed mitigation measures (AR para 353). The NIA notes that as mining progresses away from receivers to the south, including privately-owned receivers in Camberwell and Middle Falbrook, the noise levels will gradually reduce.
237. The Department states that probabilistic modelling indicates additional operational noise mitigation measures "would not be required for many receiver areas, but that they would be required to avoid exceedances in and around Middle Falbrook and Camberwell on some occasions, particularly during winter evenings and nights, and particularly during the early years of mining" (AR para 355).
238. The Commission notes the EPA did not raise any issues in relation to the NIA or the Applicant's proposed mitigation measures (AR para 346).

239. The Department is satisfied that operational noise emissions from the Application, including low frequency noise, can be managed to comply with applicable noise criteria and are unlikely to result in any significant impacts (AR para 359). The Department recommended conditions, including setting noise limit criteria.
240. The Applicant's NIA indicates that no private receivers exceed the noise trigger level because of the Application. The Department and EPA accepts this and therefore the Department has not recommended conditions relating to noise impacts under the Voluntary Land Acquisition and Mitigation Policy.
241. The Commission agrees with the EPA and the Department's assessment of noise and vibration impacts and is of the view that the methodology and conclusions set out in the Applicant's NIA are adequate. The Commission considers that, if it were to determine to approve the Application, noise and vibration impacts could be appropriately managed. As such, issues associated with noise and vibration impacts were not a reason for refusal of the Application.

5.9 Air Quality

242. The Commission received written submissions and heard concerns from speakers at the Public Hearing about the impacts of the Application on air quality, including concerns about the impacts of coal dust and prevailing winds carrying dust from the mine to the surrounding properties and locality causing amenity and health problems.
243. The Applicant submitted an Air Quality Impact Assessment as part of the EIS (prepared by Jacobs, dated 29 November 2019). The assessment found that potential air quality impacts could include dust from general mining activities, blasting fumes and emissions from machinery. The assessment indicated that the Application would result in similar air emissions to those of the existing Glendell mine, with impacts reducing over time as mining moves away from private sensitive receivers at Camberwell and Middle Falbrook (AR para 290). The air quality modelling found that air quality generally complies with applicable criteria and there are no private sensitive receivers not already subject to acquisition rights that are predicted to experience air quality exceedances. The Applicant proposes a range of measures to further mitigate air quality impacts.
244. The EPA sought information regarding the Applicant's air quality modelling methods and proposed mitigation measures. Following provision of additional information on these matters from the Applicant, both the EPA and the Department were satisfied that the Air Quality Impact Assessment appropriately assessed the potential air quality impacts associated with the Application (AR para 281).
245. The Commission agrees with the EPA and the Department's assessment of air quality impacts and is of the view that the methodology and conclusions set out in the Applicant's Air Quality Assessment are adequate. The Commission considers that, if it were to determine to approve the Application, air quality impacts could be appropriately managed. As such, issues associated with air quality impacts are not a reason for refusal of the Application.

5.10 Visual Amenity

246. The Site is located in an intensive mining area surrounded by historic and existing mining and industrial operations. The key visual impact associated with the Application would be an increase in the overburden emplacement height, from 160m to 185m AHD (AR Table 12). The Department considers that the main affected visual receivers would be commuters on the realigned section of Hebden Road, and to a lesser extent, on the New England Highway to the west of the mine.

247. The Applicant proposes a range of measures to mitigate the visual impacts associated with the Application, including the construction of visual bunds and vegetation corridors and the minimisation of light spill at night, in accordance with applicable standards.
248. The Department is of the view that the visual impacts associated with the Application would be generally consistent with the existing visual landscape and would not significantly impact sensitive receivers. The Department is satisfied that the Applicant's proposed mitigation measures would reduce visual impacts from Hebden Road to an acceptable level.
249. The Commission agrees with the Department that the visual impacts of the Application are low, particularly given that the Application is for the continuation of the existing mine and there are no sensitive receivers located in close proximity to the Site. If it had determined to approve the Application, the Commission agrees with the Department that visual impacts could be appropriately managed.

5.11 Traffic and Transport

250. All ROM coal extracted from the Glendell mine is currently transported via internal haul roads to the Mount Owen CHPP for processing, and this arrangement is proposed to continue under the Application. Product coal processed at the CHPP would continue to be transported by rail via the Mount Owen Rail Loop to the Port of Newcastle for export, or by conveyor to the Bayswater and/or Liddell Power Stations (AR para 482), while they remain operational.
251. Vehicle access to the Site is via Hebden Road, a local road located to the west of the Mount Owen complex, which connects to the New England Highway.
252. The Applicant's traffic modelling indicates that both construction and operational traffic would be adequately accommodated on the road network, with intersections predicted to operate at a Level of Service (LoS) of A, the top performance level indicating free flowing traffic conditions (AR para 489).
253. Transport for NSW did not raise concerns regarding traffic or road safety impacts caused by the Application, and the Department is satisfied that the Application is unlikely to result in any significant traffic impacts (AR para 493).
254. The Commission agrees with the Department that, if it were to determine to approve the Application, the proposed construction and operational traffic volumes could be adequately accommodated on the road network and traffic impacts could be appropriately managed. As such, issues associated traffic and transport were not considered to be a reason for refusal of the Application.

Realignment of Hebden Road

255. The Application proposes to extend the open cut mine pit through an area occupied by a 5.3-kilometre portion of Hebden Road. It therefore proposes to realign that portion of Hebden Road around the western boundary of the Site (AR para 494). A dual-lane bridge over the proposed Yorks Creek realignment would also be constructed as part of the new road. The realigned section of the road is proposed to be fully constructed prior to decommissioning the existing portion of the road, and construction is anticipated to be completed by the second year of the project (AR para 497).
256. At its meeting with the Commission on 8 March 2022 and in its submissions, Council raised concerns regarding the proposed realignment of Hebden Road. Council's key concerns relate to the Applicant's acquisition of the existing Hebden Road corridor and the ongoing maintenance of the new road.

257. The Commission considered the realignment of Hebden Road in detail, including Council's concerns and the views of the Applicant. Given the Commission's determination to refuse the Application, it has not made findings in relation to the realignment of Hebden Road.

5.12 Voluntary Planning Agreement

258. The Applicant and Council had several discussions regarding a Voluntary Planning Agreement, however, there has been no resolution of negotiations. The Applicant's original offer of \$2.24 million (made in June 2020) was rejected by Council due to a disagreement around the Applicant's calculation of the project's Capital Investment Value. Council considers that the offer should be in the order of \$5.15 million (AR para 549). The Applicant is of the view that the project is a continuation of existing operations and would have little to no impact on current and planned infrastructure costs for Council (AR para 550).
259. The Commission heard the views of Council and the Applicant during stakeholder meetings and considered each perspective in detail. Given the Commission's determination to refuse the Application, it has not made findings in relation to a Voluntary Planning Agreement.

6 CONCLUSION: THE COMMISSION'S FINDINGS AND DETERMINATION

261. The Commission has carefully considered the Material before it as described in section 3.1 of this Statement of Reasons. In addition, the views of the community were expressed through public submissions and comments received (as part of the Department's exhibition and as part of the Commission's determination process), as well as in oral presentations to the Commission at the Public Hearing. The Commission carefully considered all of these views as part of making its decision.
262. Based on its consideration of the Material and the public submissions, the Commission finds that the Application should be refused for the reasons set out in this Statement of Reasons, as summarised below:

a) Historic Heritage

- The Ravensworth Homestead complex has local and State heritage significance, with elements of high to exceptional significance:
 - the Ravensworth Homestead complex and its setting is one of the most unique and intact of the Hunter Valley Homesteads (paragraph 102) and the Department "acknowledges that the Ravensworth Homestead and the surrounding core estate lands and Ravensworth Estate have local and State heritage significance, with elements of high to exceptional significance" (AR para 255);
 - the Department states that the Ravensworth Homestead complex has been recommended for nomination on the State Heritage Register by the Heritage Council, but the statutory process for listing, as per section 33 of the *Heritage Act 1977*, has not commenced (paragraph 105);
 - NSW Heritage Office's *Assessing Heritage Significance* includes seven criteria for assessment, with only one criterion being required to determine that something is significant enough for listing. The Ravensworth Homestead complex appears to meet all seven criteria (paragraph 107);
- The removal and relocation of the Ravensworth Homestead complex is not justified:
 - Heritage NSW notes that relocation would threaten the authenticity of the Ravensworth Homestead complex (paragraph 102);
 - the Commission agrees with Heritage NSW that the value of the Homestead "is very much around place, it's around its setting, how it presents in the landscape, why it was built there" (paragraph 112). Thus, the Commission must consider the whole setting, not just its buildings;
 - consistent with Burra Charter Article 9, the Commission finds that relocation or destruction of the Ravensworth Homestead complex is unacceptable;
- Retention of the Ravensworth Homestead complex would render the entire project economically unviable and the Applicant would not proceed with the project if approval for a restricted mining footprint was granted with a stand-off distance from the Ravensworth Homestead complex:
 - the Department and Applicant agree that retaining the Ravensworth Homestead complex in situ would make the project economically unviable;
 - the Applicant has stated it would not proceed with the project if an approval for a restricted mining footprint was granted that required a stand-off distance from the Homestead (as mentioned in the Applicant's meeting with the Commission on 10 March 2022 and in correspondence from the Applicant dated 23 March 2022) (paragraph 122);

- the Commission disagrees with the Department's conclusion that, despite the heritage impacts, the relocation of the Ravensworth Homestead complex is a justified option.
- the Commission has given careful consideration to the likely impacts of the development and the suitability of the Site, and has weighed these with the likely benefits of the project, and is satisfied that the Site is not suitable for the proposed development;
- the Heritage Council has indicated that, if the Application were refused by the Commission, it "will proceed with a nomination to recommend the listing of Ravensworth" (paragraph 106);
- the Commission could not impose conditions that in its view would appropriately manage the heritage impacts of the Application;
- in the absence of any viable alternatives to retain the Ravensworth Homestead complex in situ, and when considered in respect of the relevant Objects of the EP&A Act and principles of ecologically sustainable development, the heritage impacts associated with the project could not appropriately managed and the application must be refused;

b) Aboriginal Heritage

- the Wonnarua people have cultural connections to the Site and broader area, including the Ravensworth Homestead complex (noting that the degree of significance is disputed);
- the Commission considers that the Application would harm Aboriginal cultural heritage values;
- the Commission considers the Aboriginal heritage of the Site to be complex. Given the Commission's findings in relation to historic heritage – that is, that sufficient evidence has been provided to the Commission such that it has determined to refuse the Application on historic heritage grounds – the Commission has not made an additional determinative finding with regard to Aboriginal heritage matters;

c) Objects and Public Interest

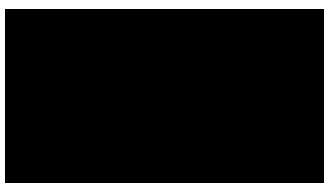
- the precautionary principle was considered by the Commission and was not considered to be a reason for refusal of the Application;
- in relation to inter-generational equity, the Commission finds that the removal of the Ravensworth Homestead complex and associated heritage from the Site would constitute a significant loss to future generations, and therefore the Application is not consistent with the principle of inter-generational equity;
- impacts to biological diversity and ecological integrity were considered by the Commission and were not considered to be a reason for refusal of the Application;
- improved valuation, pricing and incentive mechanisms were considered by the Commission and were not considered to be a reason for refusal of the Application;
- the Commission finds that the Application, if approved, would not achieve an appropriate balance between relevant environmental, economic and social considerations, and therefore the Application is not consistent with the principles of ESD, Objects of the EP&A Act and is not in the public interest; and
- when considered in respect of the relevant Objects of the EP&A Act, and ESD principles, the impacts associated with the Application are not appropriately manageable. The risk of adverse impacts to the Ravensworth Homestead

complex and its associated heritage values are high and likely to be irreversible. The likely impacts of the Application, notwithstanding the likely benefits, warrant the conclusion that refusal of the Application is in the public interest.

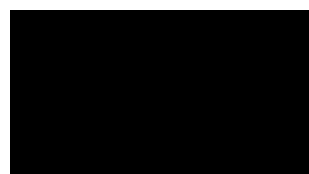
263. The reasons for the decision are given in this Statement of Reasons for Decision dated 28 October 2022.



Dianne Leeson (Chair)
Member of the Commission



Snow Barlow
Member of the Commission



Adrian Pilton
Member of the Commission

APPENDIX A – KEY COMPONENTS OF THE APPLICATION

Table 5 Key components of the Application (source: Department's AR)

Component	Approved under DA 80/952	Application
Life of mine	Approved until 30 June 2024	Additional 21 years of mining operations under SSD 9349 until 31 December 2044, followed by an additional year of coal processing at the Mount Owen CHPP (i.e. extension of SSD 5850 until 2045)
Mining areas	Open cut mining operations in the Glendell Pit	Extension of the Glendell Pit, continuing northward beyond the current pit boundary – additional 750 ha of disturbance
Extraction rates	Maximum extraction rate of up to 4.5 Mtpa	Maximum extraction rate of up to 10 Mtpa (coinciding with decrease in extraction at Mount Owen and Ravensworth)
Mining methods	Open cut mining using a truck and excavator fleet	Open cut mining using a truck and excavator fleet
Overburden emplacement and waste management	<ul style="list-style-type: none"> In-pit emplacement in Glendell emplacement area to approximately 160 mAHD. Emplacement at Ravensworth East emplacement area to approximately 160 mAHD Emplacement of coarse rejects in the Bayswater North Pit and North Pit 	<ul style="list-style-type: none"> In-pit emplacement within Glendell emplacement area to approximately 200 mAHD Emplacement at existing Ravensworth East emplacement area to approximately 185 mAHD Ongoing use of Bayswater North Pit and North Pit for emplacement of coarse rejects
Coal processing	<ul style="list-style-type: none"> No coal processing at Glendell. ROM coal transported to Mount Owen CHPP for processing Use of CHPP and associated coal handling facilities to end of 2037 	<ul style="list-style-type: none"> All coal would continue to be processed using the existing Mount Owen CHPP facilities Extended duration of use of CHPP and associated coal handling facilities to end of 2045
Transport	Transport of coal via the Mount Owen CHPP in accordance with the Mount Owen consent (SSD 5850) to end of 2037	Continued transport of coal via the Mount Owen CHPP in accordance with the Mount Owen consent (SSD 5850) to the end of 2045
Operating hours	24 hours a day, 7 days a week	24 hours a day, 7 days a week
Water Management	<ul style="list-style-type: none"> Mine water management system involving dams and pipelines Raw water obtained under licences from Glennies Creek Managed as an integrated 	<ul style="list-style-type: none"> Mine water management system involving dams and pipelines Raw water obtained under licences from Glennies Creek Managed as an integrated

	component of the Mount Owen complex water management system (WMS) and Greater Ravensworth Area Water and Tailings Scheme (GRAWTS) under the Mount Owen consent	component of the Mount Owen complex water management system (WMS) and Greater Ravensworth Area Water and Tailings Scheme (GRAWTS) under the Mount Owen consent <ul style="list-style-type: none"> • Realignment of Yorks Creek
Infrastructure	Mine infrastructure includes: <ul style="list-style-type: none"> • stockpiles • administration and amenities buildings • heavy and light vehicle access roads • workshops • conveyor, pipelines and power systems 	<ul style="list-style-type: none"> • Use of existing Glendell mine infrastructure area (MIA) until decommissioned • Construction of the new Glendell MIA including heavy and light vehicle access roads • Realignment of Hebden Road • Telecommunications and electricity infrastructure to be re-routed • Removal of Ravensworth East conveyor and associated infrastructure
Workforce	Approximately 300 full time equivalent employees	Approximately 690 full time equivalent employees. The increase in employee numbers at Glendell would coincide with the decrease in production and workforce numbers at the Mount Owen North Pit (i.e. no increase in overall workforce numbers at the Mount Owen complex)
Site access	<ul style="list-style-type: none"> • Mine access via Hebden Road • Access to the Mount Owen MIA and CHPP via the Mount Owen access road 	<ul style="list-style-type: none"> • Access to the Glendell Pit Extension via a new mine access road linking the new MIA and the proposed realigned Hebden Road • Continued access to the Mount Owen MIA and CHPP via the existing Mount Owen access road
Rehabilitation and final landform	<ul style="list-style-type: none"> • Progressive rehabilitation of the disturbance area including establishment of native woodland and grassland • Final land uses would involve a mix of agriculture and biodiversity conservation • Glendell Pit final void 	<ul style="list-style-type: none"> • Progressive rehabilitation of the disturbance area including establishment of native woodland and grassland • Final land uses would involve a mix of agriculture and biodiversity conservation • No additional mining voids are proposed
Additional project elements	–	<ul style="list-style-type: none"> • Relocation of the Ravensworth Homestead complex



Mary-Anne Crawford
Manager Development and Environmental Services
Singleton Council
12 - 14 Queen Street, Singleton, NSW.

1. Introduction

Heritage Archaeology and Planning (HA+P) provided information to Singleton Council that reviewed several external heritage consultants reporting regarding the Glendell continued operations project in November 2020. In that reporting to Council, the review supplied did not consider Aboriginal heritage adequacy nor make any comment on it as it was external to the scope at that time. The original HA+P document was wholly concerned with the merits or otherwise of relocating Ravensworth Homestead and the various reporting completed to support such a move. After this review, NSW regulatory approval processes have taken place regarding the Glendell Continued operations project culminating in its refusal by the NSW Independent Planning Commission (IPC). Part of the refusal cited heritage as a key element contributing to the decision.

Background

The original Ravensworth Homestead Complex (RHC) heritage reporting simply issued the various details and facts surrounding the intention to relocate it. Of this there was no confusion, the proponent intended to move the RHC and the issued documentation created the ability to achieve that outcome.

Two options were floated, but only one was fully realised. Glendell's preference was to relocate the RHC to Ravensworth Farm for adaptive reuse as an administrative centre. Given that relocation of the RHC was the only option presented by the proponent, other potential options were silenced. Hence, Councils involvement was realistically limited to comment on relocation of the RHC to one of two locations only.

The review did note that separating or removing a heritage item from its context and setting was not best practice and that under either option, all archaeological resources in and around the homestead would be lost to open cut mining if the project was approved.

Nevertheless, Heritage NSW and the NSW Heritage Council in their assessment report to the department arrived at the decision;

"Given the available mitigation measures, the Department does not believe that the heritage values of the homestead outweigh the social and economic benefits of the coal resource such that it would warrant retention of the heritage item in-situ".

2. Proposed State Heritage Listing of the Ravensworth Homestead Complex and its Setting.

The NSW Independent Planning Commission determined on October 28th, 2022 to refuse the proposed Glendell Continued Operations Project (SSD 9349) and associated modification to the Mount Owen Continued Operations consent (SSD-5850-Mod-4) finding that the project *"is not in the public interest, despite its likely benefits"* as the mine would have *"significant, irreversible and unjustified impacts on the historic heritage values of the Ravensworth Homestead complex"*...

The listing pathway

Subsequent to NSW Heritage EIS assessment report release, a meeting (28 March, 2022) between the NSW Heritage Council and the IPC, the NSW Heritage Council made the following comment about the RHC relating to the proposed relocation options;

"Our view is that either relocation would diminish its significance so much that it would be highly unlikely to meet the threshold for state listing. It may meet the threshold for local listing. In the nearby move within Broke, I doubt that it would even meet that because just too much of its key elements of significance either diminished or eliminated"....

In response IPC noted the apparent conflict between these two positions;



RHC State listing information brief to Singleton Council 9.2.2023

1. That the heritage values of the homestead did not outweigh the economic and social (employment) benefits, and;
2. That by moving the RHC its heritage significance was either highly diminished or lost totally.

Hence IPC asked for clarification on the delayed move to list the RHC as state significant seeking clarity on when the listing process was to be revived and if not, why not? Following this discussion Heritage Council of NSW released the following notice.

The Heritage Council of NSW resolved, at its meeting on 6 December 2022, to give notice of its intention to consider listing Ravensworth Homestead Complex and its Setting on the State Heritage Register (SHR) in acknowledgement of its heritage significance to the people of New South Wales. This advice is in accordance with section 33(1)(a) of the Heritage Act 1977 (NSW). *“an assessment of the potential impacts of the development on Aboriginal heritage (cultural and archaeological), including consultation with relevant Aboriginal communities/parties and documentation of the views of these stakeholders regarding the likely impact of the development on their cultural heritage;*

The proposed listing can be read in full via this link: [Ravensworth Homestead Complex and its Setting - Under Consideration | Heritage NSW](#)

Statement of Significance

- Item: Ravensworth Homestead Complex and its Setting
- Address: 346 Hebden Road, Singleton

Ravensworth Homestead Complex and its Setting may be of state heritage significance as a relatively intact early contact cultural landscape. Due to the modest history of development across the site since its establishment as a pastoral estate in 1824, Ravensworth Homestead Complex and its Setting provides rare evidence of colonial efforts to expand settlement into the Hunter Valley, and the way that this impacted the lives of the Aboriginal traditional owners, settlers, overseers and convicts. The place retains tangible evidence of the pre- and early colonial period including Aboriginal and European archaeological remains, significant views, landscape features and cultural plantings together with the surviving c1832 homestead complex including its configuration and siting within the landscape. It has the potential to provide rare insights into pre and early contact Aboriginal history, colonial building techniques, 19th century lifestyles, agricultural and horticultural practices and the working lives of convicts in a non-institutional setting.

Ravensworth Homestead Complex and its Setting may be of aesthetic significance at a State level for its rare, formally designed farmyard complex of colonial buildings including a good example of a colonial bungalow, with stonework, roof carpentry and landscaping of note. Established in 1824, as the focal point of the Ravensworth Estate, Ravensworth Homestead Complex and its Setting is associated with a range of significant colonial places and people including Dr. James Bowman, principal surgeon of the colony of NSW, who established the estate.

Ravensworth Homestead Complex and its Setting is also of potential State historical significance for its association with frontier violence in the Hunter Valley. Documentation attests to a number of escalating historical episodes of violence on and/or around the property from 1825 and the involvement of Ravensworth's European inhabitants. It is associated in name, and in popular consciousness with the 1832 slaughter of Aboriginal people known as the Ravensworth Massacre. The place is of social significance to the Wonnarua Aboriginal people as a symbol of the violence and displacement experienced by their ancestors, the effects of which continue to be experienced by the contemporary community today.

3. Possible reasons behind the proposed listing

The European heritage significance of the Ravensworth Homestead Complex and immediate surrounds was generally accepted by the NSW Heritage Council and other interested organisations. Additional evaluation identified that Aboriginal heritage was equally significant.



RHC State listing information brief to Singleton Council 9.2.2023

Current Aboriginal heritage practice tends to be moving away from a purely scientific archaeological approach towards a more inclusive and broader social and cultural approach. A much wider understanding of intangible elements of Aboriginal cultural heritage and particularly the significance of Ravensworth as possibly a key site for frontier conflict was therefore explored. This required the IPC, the NSW Heritage Council and others to form a greater understanding of the need to walk country, see the place in much wider terms than purely archaeological, to listen to the views of Aboriginal people and assess that information. The Aboriginal heritage, when combined with already well established European heritage significance, set against total heritage loss that would be caused by potential approval of the Glendell Continued operations project with the resulting economic benefits for NSW and Singleton LGA was unacceptable to the IPC.

HA+P having reviewed various documents publicly available relating to heritage around the project, it now appears that during consideration of the application, additional thought was given by regulators to non-tangible Aboriginal heritage. This combined with the generally accepted highly significant European heritage tipped the scales towards IPC refusal for the proposed Glendell Continued operations project. Ultimately, the IPC stated it considered the impacts to historic heritage to be the primary reason for refusal of the Application.

4. What does State Heritage listing mean for the RHC?

The listing of a place or object on the NSW State Heritage Register recognizes it has significance for all of NSW. The listing is made under the NSW Heritage Act 1977 by the Minister for Environment and Heritage at the recommendation of the Heritage Council of NSW.

For RHC State listing will provide improved access to heritage grants, free advice from local council's heritage planners on how to make sympathetic changes and often allows a wider range of uses than the current zoning would otherwise permit. Technical advice is available from the NSW Heritage Council's expert technical committees which can include disabled access, fire safety, building codes and similar.

Heritage listing in all its various forms does not preclude adaptive reuse, remediation, modification or relocation. In all of these cases documentation is necessary to assess the heritage impact(s) caused by the proposed works and what the social, commercial and community ramifications might be. There may be a mix of positive contributions created by the proposed works that are then balanced against the negative or neutral effects. These attributes are discussed in Heritage Impact Assessment report and submitted to Heritage NSW for consideration. In all these scenarios a permit under the NSW Heritage Act 1977 (as amended) will be necessary.

NSW Heritage explains listing as follows;

Listing will not stop all change or freeze a place in time. Listing is a beginning of the first step in protecting our significant places, not the end result. Statutory listing protects our State's heritage places in three basic ways: recognition, approvals and support.

5. Conclusion

The RHC will require ongoing management and maintenance. In the process of considering the RHC for State Heritage Listing, it should have a clear commitment to current and future requirements. Hence the following recommendations are proposed for consideration.

- the requirement that a comprehensive Conservation Management Plan be developed for the site.
- that a commitment be made by the NSW government as part of the listing consideration approval that full funding be provided to complete a comprehensive Conservation Management Plan; and,
- that Singleton Council is not considered now or in the future as the custodian, manager or organisation responsible for the upkeep, ongoing management, operation, general conservation or otherwise for the RHC.

The Ravensworth Heritage Complex comprises many outbuildings that will also require maintenance and ongoing management. The Conservation Management Plan should also include items as listed below plus others should they come to light during the heritage investigations.



RHC State listing information brief to Singleton Council 9.2.2023

- RHC including its immediate setting
- woolshed site
- silo site
- northwest paddock
- brick-lined well site
- linear stone feature / fences
- former farm sites
- Ravensworth Farm site
- Ravensworth Farm dairy
- Hebden Public School site
- landscaping and gardens
- historic dams

This review should not be reviewed as a complete and thorough investigation of the IPC refusal based on heritage impacts. It is meant as an overview only and should be read as such.

Darrell Rigby

Heritage Advisor, Singleton Council

6. Sources:

Heritage Listing Explained. What it means for you. [Heritage Council of NSW](#)

NSW Department of Planning and Environment, Glendell Continued Operations Project (Ssd-9349) And Mount Owen Continued Operations Mod 4 Project (Ssd-5850-Mod-4). Letter to Independent Planning Commission, 21 February, 2022

NSW Government, Independent Planning Commission. Transcript of proceedings Glendell Continued Operations Project (Ssd-9349) And Mount Owen Continued Operations Mod 4 Project (Ssd-5850-Mod-4). 11am Monday 28 March, 2022

NSW Government, Independent Planning Commission letter to NSW Department of Planning and Environment. Glendell Continued Operations Project (Ssd-9349) And Mount Owen Continued Operations Mod 4 Project (Ssd-5850-Mod-4) 6 April, 2022

Glendell Continued Operations Project, Environmental Impact Statement, November 2019. Appendix 22, 23, 23a, 23b, 23c, 23d, 23e, 23f, 23g, 23h, 23i

Glendell Continued Operations SSD-9349 and SSD-5850-Mod-4, Statement of Reasons for Decision, 28 October 2022

Media Release, Glendell Coal Mine proposal refused due to heritage impacts, 28 October, 2022

Heritage NSW, Department of Planning and Environment. Letter to Singleton Council, Notice of intention to consider listing on the State Heritage Register, Ravensworth Homestead Complex and its setting, 346 Hebden Road, Singleton, 14 December 2022

SINGLETON COUNCIL

Council Meeting - 15 March 2022

MINUTES OF MEETING OF SINGLETON COUNCIL HELD IN THE COUNCIL CHAMBERS QUEEN STREET SINGLETON ON TUESDAY 15 MARCH 2022, COMMENCING AT 6.38PM.**PRESENT:**

Crs S Moore (Mayor and Chairperson), G Adamthwaite, B Charlton, S George, T Jarrett, H Jenkins, M McLachlan, T McNamara, V Scott and D Thompson.

IN ATTENDANCE

Jason Linnane, General Manager; Vicki Brereton, Director Organisation & Community Capacity; Dwight Graham, Director Corporate & Commercial Services; Justin Fitzpatrick-Barr, Director Infrastructure and Planning, Briony O'Hara Coordinator Communications and Engagement, Mark Wiblen, Manager Corporate Services, and Cheryl Smith, Executive Assistant were present in the Chambers and Katie Hardy, Manager Water and Waste attended by audio-visual link.

There was a representative of the media and 14 members of the public present in the gallery.

CONFIRMATION OF MINUTES

19/22 **MOVED** Cr Adamthwaite **SECONDED** Cr Thompson that the minutes of Meeting of Singleton Council held on Tuesday 15 February 2022, be confirmed.

CARRIED**DISCLOSURES AND DECLARATIONS OF INTEREST**

- *Cr Charlton* – DCCS8/22 – Road Naming High Country Rise, Lambs Valley, non pecuniary non significant interest. Prior to becoming a Councillor I acted in the capacity of legal advisor for residents along this road in relation to noise issues. It may be perceived that I am still advising in this capacity due to close timing in relation to the ending of the retainer and this matter coming before Council less than last six months.
- *Cr Thompson* – DI&P6/22 – DA8.2021.293.1 – 251 Putty Road, Glenridding – non pecuniary non significant interest, the development application is on a close neighbouring property to the Councillors property.

SINGLETON COUNCIL

Council Meeting - 15 March 2022

WITHDRAWAL OF ITEMS AND LATE ITEMS OF BUSINESS

- Mayoral Minute – Waiving of Waste Fees in response to the flood event.
- Urgency Motion – Roads Committee – the Crowns Land transfer of Putty Valley Road to Council.
- Presentation Singleton Tidy Towns.
- Supplementary Report – DI&P9/22 - DA8.2021.293.1 - 251 Putty Road.

*Mayoral Minute(s)***MM1/22 March 2022 Flood Event - Waste Management Support
for Flood Affected Residents & Businesses in the
Singleton LGA****FILE:21/00343**

Notification has been received that the recent flooding event has resulted in the Singleton Local Government Area (LGA) being declared a natural disaster area under the Australian Government Reference Number - AGRN 1012 Natural Disaster Declaration.

As a result of the declaration, it is expected that the NSW Environment Protection Authority (EPA) will provide Council with an exemption for the NSW Waste Levy to support the management of waste brought about by the disaster event. A levy exemption would mean that Council will not have to pay the waste levy for any material generated and collected from the event.

To assist those most affected by the event I'm seeking Council's support to waive all waste management fees for eligible waste materials brought to Council's Waste Management Facility, to assist residents and businesses with clean up post the event.

In addition to the waving of fees for self-hauled flood waste, other possible options such as the provision of localised skip bins to residents, or an additional kerbside service for small volumes of waste could be provided for those that do not have the ability to self-haul. I seek Council's support to offer these services for a limited time to further assist affected people across our LGA.

It is recognised that each situation will need to be assessed on a case-by-case basis to ensure the most appropriate option is chosen for the circumstances and as such I'm also seeking Council's support to delegate authority to the General Manager to implement appropriate measures as deemed necessary to assist our community at this time.

20/22 The Mayor **MOVED** from the Chair that:

1. Council waives the fees associated with the disposal of waste generated by the recent flooding event to assist affected residents and businesses in the Singleton LGA.
2. The General Manager investigates options for waste removal for residents that do not have the means to self-haul their flood waste to Council's Waste Management

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Facility.

3. Council delegates authority to the General Manager to implement measures as deemed appropriate to assist affected residents with waste management created from the flooding event.
4. Council notifies affected residents advising them of the opportunity and options available to dispose of eligible waste at no cost.
5. This consent is to be retrospective from the 7 March, 2022.

CARRIED*Presentations***PR2/22 Singleton Tidy Towns****FILE:21/00306**

Lyn MacBain, Chairperson of Singleton Tidy Towns gave a presentation to Council on the Keep Australia Beautiful NSW 2021 Sustainable Communities – Tidy Towns Awards which were announced on Saturday, 5 March 2022.

The Keep Australia Beautiful NSW 2021 Sustainable Communities – Tidy Towns Overall Award was presented to Singleton, qualifying Singleton to represent NSW in the National Awards to be held in Hastings, Victoria in 2022.

*Notices Of Motion***NM1/22 Notice of Motion - Ravensworth Homestead****FILE:21/00177**

Councillor McNamara gave notice of his intention to move the following motion:

“That Singleton Council recommends that the Ravensworth Homestead be relocated to McNamara Park at Broke as part of the Glendell Mine Extension Approval and that the General Manager of the Singleton Local Government Area prepare and deliver to the Independent Planning Commission a verbal and written submission supporting the proposal to relocate the Ravensworth Homestead to McNamara Park at Broke.”

Report

A copy of the Notice of Motion request form which includes background information provided by Councillor McNamara, funding information and a response from the General Manager was circulated with the report.

21/22

MOVED Cr McNamara **SECONDED** Cr Adamthwaite that Singleton Council recommends that the Ravensworth Homestead and the outbuildings be relocated to McNamara Park at Broke as part of the Glendell Mine Extension Approval and that the General Manager of the Singleton Local Government Area prepare and deliver to the

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Independent Planning Commission a verbal and written submission supporting the proposal to relocate the Ravensworth Homestead and the outbuildings to McNamara Park at Broke.

CARRIED

Upon being put to the meeting, the motion was declared carried.

For the Motion were Crs S Moore, G Adamthwaite, T McNamara, V Scott, D Thompson, H Jenkins, B Charlton, S George, T Jarrett and M McLachlan Total (9).

Against the Motion was Nil Total (0).

22/22

MOVED Cr Jarrett **SECONDED** Cr George that the following matter be brought forward for consideration.

CARRIED

(Infrastructure & Planning Late Report 9/22)

Having declared a non-pecuniary non-significant interest in the following matter Cr Thompson retired from the meeting at 7.35 pm.

Cr Jenkins retired from the meeting at 7.39pm and returned to the meeting at 7.41pm.

DI&P9/22 DA8.2021.293.1 251 Putty Road Glenridding Lot 1
DP1248719

FILE:8.2021.293/06

Applicant: Stibbard Homes

Land and Location: 251 Putty Road Glenridding – Lot 1 DP 1248719

Zoning: RU1

Proposal: Demolition of an existing detached dual occupancy dwelling and construction of a new detached dual occupancy dwelling

An assessment of Development Application No. 8.2021.293.1 has been carried out in accordance with Section 4.15(1) of the *Environmental Planning and Assessment Act 1979*, with the development recommended for **refusal** for the following reason:

- 1) The proposed development is inconsistent with *Singleton Local Environmental Plan 2013*, specifically Clause 5.21(2) flood planning for the following reasons:
 - a. The application fails to meet the objectives of the clause, and
 - b. The application fails to meet the requirements of subclause 5.21(2) with the development on land that is within a flood planning area (Section 4.15(1)(a)(i) *Environmental Planning and Assessment Act 1979*).
- 2) The proposed development is inconsistent with *Singleton Development Control Plan 2014*, specifically Clause 4.3 for the following reasons:
 - a. The application fails to meet the objectives of these clauses, and

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- b. The application fails to meet the requirements of 4.3 with the relation to character locality and site suitability (Section 4.15(1)(a)(iii) *Environmental Planning and Assessment Act 1979*).

Per Council's Determination of Development Applications by Council policy, applications which are recommended for refusal must be determined by full Council. In accordance with this policy, Council's Officers seek the endorsement of the Council to refuse the application based on the reasons outlined above.

MOVED Cr Charlton **SECONDED** Cr McNamara that Council refuse this application as:

1. It does not comply with Clause 5.21 Flood Planning of the *Singleton Local Environmental Plan 2013* or Clause 4.3 of the *Singleton Development Control Plan 2014*. In particular, the application does not comply with Clause 5.21(2) flood planning for the following reasons:
 - a. The application fails to meet the objectives of the clause, and
 - b. The application fails to meet the requirements of subclause 5.21(2) with the development on land that is within a flood planning area (Section 4.15(1)(a)(i) *Environmental Planning and Assessment Act 1979*).
2. The proposed development is inconsistent with *Singleton Development Control Plan 2014* specially Clause 4.3 for the following reasons:
 - a. The application fails to meet the objectives of these clauses, and
 - b. The application fails to meet the requirements of 4.3 with the relation to character locality and site suitability (Section 4.15(1)(a)(iii) *Environmental Planning and Assessment Act 1979*).

The Motion was **PUT** and **LOST**

Upon being put to the meeting, the motion was declared lost.

For the Motion were Crs Charlton, McNamara and Scott Total (3).

Against the Motion were Crs Moore, Adamthwaite, Jenkins, George, Jarrett and McLachlan Total (6).

Cr Thompson was absent where this matter was considered.

23/22

MOVED Cr Adamthwaite **SECONDED** Cr Jarrett that Council approves DA8.2021.293.1 – 251 Putty Road Glenridding DP1248719 under Section 4.18 of the *Environmental Planning and Assessment Act 1979* (the Act). Development Consent be issues under Section 4.16 of the Act, for the development described subject to the conditions specified below.

The reasons for the Determination and Consideration of Community Views:

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The proposed development, subject to the recommended conditions, is consistent with the objectives of the applicable environmental planning instruments, being; *Singleton Local Environmental Plan 2013 (SLEP)*, *State Environmental Planning Policy No 55 - Remediation of Land*.

- The proposed development, subject to the recommended conditions, is consistent with the objectives of the Singleton Development Control Plan 2014 (SDCP).
- Subject to the recommended conditions the proposed development will be provided with adequate essential services required under the SLEP.
- The proposed development is considered to be of an appropriate scale and form for the site and the character of the locality.
- The proposed development, subject to the recommended conditions, will not result in unacceptable adverse impacts upon the natural or built environments.
- The proposed development is a suitable and planned use of the site and its approval is within the public interest.
- Council has given due consideration to community views when making the decision to determine the application.

Reasons for imposing conditions:

The reason for the imposition of the following conditions is to:

- a) ensure, to Council's satisfaction, the objects of the *Environmental Planning and Assessment Act 1979* (as amended) are achieved;
- b) confirm and clarify the terms of Council's Approval;
- c) to encourage the proper management, development and conservation of natural and artificial resources, including agricultural land, natural areas, forest, minerals, water, towns and villages for the purpose of promoting the social and economic welfare of the community and a better environment;
- d) set standards and performance measures for acceptable environmental performance;
- e) provide for the ongoing management of the development.

Prescribed Conditions

- a) The work must be carried out in accordance with the requirements of the *Building Code of Australia (National Construction Code)*.
- b) A sign must be erected in a prominent position on any site on which building work, subdivision work or demolition work is being carried out:
 - i) showing the name, address and telephone number of the Principal Certifier for the work, and
 - ii) showing the name of the principal contractor (if any) for any building work and a telephone number on which that person may be contacted outside working hours, and
 - iii) stating that unauthorised entry to the work site is prohibited

Any such sign is to be maintained while the building work, subdivision work or demolition work is being carried out, but must be removed when the work has

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been completed.

Inspections

The person having the benefit of the consent shall ensure that critical stage inspections are carried out and notify the Principal Certifier (PC) giving adequate notice of the time that each stage of the building/development is ready for inspection.

Note: Failure to have a critical stage inspection conducted by the PC will constitute a breach of the *Environmental Planning and Assessment Act 1979*. Penalties may apply.

CONDITIONS OF CONSENT**1. Approved Plans and Documentation**

The development consent incorporates this schedule of conditions and the plans referenced and stamped as follows:

Plans prepared by: Stibbard Homes; Project Number: Unreferenced			
Name of Plan	Drawing Number	Issue	Date
Site Plan & Detail	1/9	202101_DA_R1	30/8/2021
Ground Level Layout Plan	2/9	202101_DA_R1	30/8/2021
Elevations	3/9		30/8/2021
Lower Level Floor Plan	4/9	202101_DA_R1	30/8/2021
Upper Level Floor Plan	5/9	202101_DA_R1	30/8/2021
Elevations	6/9		30/8/2021
Section	7/9	202101_DA_R1	30/8/2021
Site Analysis/Sediment Control Plan	8/9	202101_DA_R1	30/8/2021
Garage Plan and Elevations	9/9	202101_DA_R1	30/8/2021
Plans prepared by: Bosque; Project Number: Unreferenced			
House and Entrance Plan	3 of 5	L-DA_03	14/12/2021
Landscape Sections	4 of 5	L-DA_04	14/12/2021
Perimeter Planting Plan	5 of 5	L-DA_05	14/12/2021

Details of the development shown in the approved plans and documents referenced are altered in the manner indicated by:

- i) Any amendments made by Council on the approved plans or documents;
- ii) Any notes, markings, or stamps on approved plans or documents, and
- iii) Any conditions contained in this consent.

2. Section 138 Approval

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Any work within a public road must be inspected and approved by Council under the *Roads Act 1993* as the Roads Authority. The applicant is to submit an application in order to obtain a permit with conditions prior to starting any works on the Council Road Reserve.

3. Water and Sewer

Where a new water or sewer connection or modification to an existing connection is required, an application shall be made to Singleton Council's Water and Sewer Department for the provision of services.

4. Construction Certificate, Principal Certifier & Notice of Commencement

In accordance with the provisions of Section 6.6 of the *Environmental Planning and Assessment Act 1979* construction works approved by this consent must not commence until:

- a) A Construction Certificate has been issued by the consent authority, Council or an accredited certifier; and
- b) A Principal Certifier has been appointed by the person having benefit of the development consent in accordance with Section 109E of the *EP&A Act 1979*; and
- c) If Council is not the Principal Certifier, notify Council no later than two (2) days before building work commences as to who is the appointed Principal Certifier; and
- d) At least two (2) days before commencement of building work, the person having benefit of the development consent is to notify Council as to the intention to commence building work.

5. Plumbing and Drainage Works

All plumbing and drainage works shall be carried out by a licensed plumber in accordance with the provisions of the *Plumbing and Drainage Act & Regulation 2011*, National Plumbing and Drainage Code AS/NZ 3500, and with the approval of Singleton Council being the Plumbing Regulator under delegation by NSW Fair Trading.

PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE**6. Water and Sewer Services – Compliance Requirements**

Prior to issue of a construction certificate application is to be made to Council's Water and Sewer Group for requirements for compliance with Section 307, Water Management Act 2000 (NSW).

In response to this application, Council's Water and Sewer Group will issue a Notice of Requirements under Section 306 of the Water Management Act 2000 (NSW), which will detail conditions, which must be satisfied.

7. Engineer Assessment

The applicant shall submit a report from a suitably qualified and experienced engineer in respect of the proposed development, such report to verify that:

- a) any damage to the proposed development sustained in a flood will not generate debris capable of causing damage to downstream buildings or property
- b) the building structure will be able to withstand the force of flood waters (including buoyancy forces) and the impact of debris
- c) finishes, plant fittings and equipment subject to inundation will be of materials and functional capability resistant to the effects of flood waters.

Details submitted in association with the CC application are to demonstrate compliance with this requirement. The report is to be approved by the Certifier as satisfying this requirement prior to the issue of a CC.

8. Swimming Pools and Spas

Prior to the issue of a Construction Certificate, the Principal Certifier shall be satisfied that the plans adequately reflect compliance with the *Swimming Pools Act 1992*, *Swimming Pools Regulation 2018*, Australian Standard 1926 Parts 1, 2 and 3 and Parts 3.9.3 and 3.9.4 of the Building Code of Australia.

9. Sediment and Erosion Control Plan

Prior to the issue of a Construction Certificate, a sediment and erosion control plan is to be submitted and approved by the nominated Principal Certifier. The sediment and erosion control plan shall be prepared in accordance with Council's Development Engineering Specifications and Landcom's 'Soil and Construction – Managing Urban Stormwater - Current edition.

10. Drainage Design

Prior to the issue of a construction certificate the applicant shall submit details of stormwater disposal with supporting calculations for the development to the Principal Certifier for approval.

The stormwater design is to be designed in accordance with Singleton Development Engineering design specifications and the applicant shall demonstrate that the development will not increase the limits of upstream and downstream flooding for floods over the range of 1 in 1 year to the 1 in 100 year Average Recurrence Interval (ARI) storm events by the inclusion of on-site stormwater detention controls.

11. BASIX Commitments

BASIX Certificate No 1213696S must be submitted to the Principal Certifier with the application for a construction certificate.

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Where a change or changes are proposed in the BASIX commitments, the applicant must submit a new BASIX certificate to the Council and the Principal Certifier (if not the Council). If any proposed change in the BASIX commitments is inconsistent with the development consent, the applicant will be required to submit a modification to the development consent to Council under Section 4.55 of the Act.

All commitments in the BASIX certificate must be shown on the plans accompanying the Construction Certificate prior to the issue of any Construction Certificate.

PRIOR TO COMMENCEMENT OF WORKS**12. Notice of commencement**

At least 48 hours prior to the commencement of any development (including demolition, excavation, shoring or underpinning works), a notice of commencement of building or subdivision work form and appointment of the Principal Certifier form shall be submitted to Council.

13. Removal of On-Site Sewage Management System

Application shall be made to Council under Section 68 of the Local Government Act 1993 to remove/modify/construct an Onsite System of Sewage Management.

The application shall be accompanied by the required documentation, as specified under Clause 26 of the Local Government (General) Regulation 2005.

The Section 68 application shall be considered and approved by Council prior to the and removal, modification or construction of the On-Site Sewage Management System.

14. Asbestos

If asbestos is encountered during construction or demolition work, even if the works are partial demolition (eg one wall), measures must be in place in accordance with WorkCover NSW guidelines, *AS 2601:2001: Demolition of structures* and the *Occupational Health & Safety Regulations 2001 NSW*. Work shall not commence or continue until all the necessary safeguards required by WorkCover NSW are fully in place.

Only contractors who are appropriately licensed for asbestos disposal by WorkCover NSW may carry out the removal and disposal of asbestos from demolition and construction sites.

Prior to commencing demolition of buildings containing asbestos, a commercially manufactured sign containing the words "DANGER ASBESTOS REMOVAL IN PROGRESS" measuring 400mm x 300mm shall be erected in a prominent visible position on the site in accordance with AS1319 "Safety Signs for the Occupational Environment."

The person entitled to act on this consent shall notify adjoining residents in writing five working days prior to the demolition.

Asbestos waste must only be disposed of at a landfill site authorised to receive such waste and copies of receipts received from such disposal kept and made available for inspection by Council during normal working hours and upon the giving of reasonable notice

15. Demolition and Building Waste

Prior to any demolition or construction work commencing, containment of building waste materials shall be provided within the boundaries of the building site, above natural or excavated ground level, by a screened area of silt stop fabric or shade cloth, having minimum dimensions of 2.4 x 2.4 x 1.2 metres high OR equivalent size waste disposal bin.

The enclosure or bin shall be maintained for the term of the construction to the completion of the development.

The enclosure or bin shall be regularly cleaned to ensure proper containment of the building wastes generated on the site.

Appropriate provision is to be made to prevent wind-blown rubbish escaping from the containment.

16. Service Relocations

The registered proprietor of the land shall be responsible for all costs incurred in the necessary relocation of any services affected by the required demolition works. Council and other service authorities should be contacted for specific requirements prior to commencement of any works.

17. Hoarding and Construction Site Safety Fencing

Site safety fencing and/or hoarding shall be provided in accordance with WorkCover requirements. Such fencing and/or hoarding shall be erected wholly within the property boundary unless prior approval from Council is obtained.

18. Sediment and Erosion Control

The control of erosion and the prevention of silt discharge into drainage systems and waterways will be necessary in accordance with Council's Development Engineering Specifications, Landcom's 'Soil and Construction – Managing Urban Stormwater - Current edition. Sediment and erosion control measures are to be implemented prior to the commencement of any earthworks and shall be maintained until satisfactory completion and restoration of site earthworks, including revegetation of all exposed areas.

19. Temporary Closet Requirements

A temporary closet shall be provided on site from the commencement of building work. No inspections will be made until the closet is installed.

A temporary closet shall be:-

- a) A water closet connected to the sewerage system to Council approval; or
- b) A water closet connected to an approved septic tank; or
- c) A chemical closet supplied by a contractor approved by Council.

DURING WORKS**20. Demolition**

All demolition works are to be carried out in accordance with AS 2601-2001 "Demolition of structures", with all waste being removed from the site. Hazardous waste such as asbestos cement sheeting etc, should be handled, conveyed and disposed of in accordance with guidelines and requirements from NSW Workcover Authority. Disposal of asbestos material at Council's Waste Depot requires prior arrangement for immediate landfilling.

21. Standards for demolition work

All demolition works are to be undertaken in accordance with the provision of Australian Standard AS 2601-2001 "*The Demolition of Structures*". Prior to demolition, all services are to be disconnected and capped off.

22. Non-Indigenous Relics

Should any relics be discovered then all excavations or disturbance to the area shall cease immediately and the Heritage Council of NSW shall be notified in accordance with Section 146 of the Heritage Act 1977.

All necessary approvals shall be obtained from the Heritage Council of NSW and copies provided to Council prior to works recommencing.

23. Aboriginal Relics

Should any Aboriginal relics be discovered then all excavations or disturbance to the area shall cease immediately and the NSW Office of Environment and Heritage, shall be informed in accordance with Section 89A of the National Parks and Wildlife Act 1974.

All necessary approvals from the NSW Office of Environment and Heritage shall be obtained and a copy provided to Council prior to works recommencing.

24. Dust Suppression

During the extraction, removal, and transportation of material associated with the works, the person having the benefit of the consent shall ensure that airborne dust is contained within the work site or transport vehicles, and does not impact on the amenity of the surrounding environment.

Effective environmental controls and practices shall be implemented and maintained to the satisfaction of Council and/or the Principal Certifier.

25. Noise – Demolition and Construction Sites

The operating noise level of construction site operations, including machinery, plant and equipment when measured at any affected premises, shall be evaluated and comply with the requirements of the NSW Office of Environment and Heritage publication "Interim Construction Noise Guideline" July 2009.

Approved Demolition Times

The approved hours for this development are:

Monday to Friday - 7.00am to 6.00pm.

Saturday – 8am to 1pm.

No construction work shall take place on Sundays or Public Holidays.

26. BASIX Certificate

The development shall be constructed in accordance with a current BASIX certificate.

Should there be any changes to the specifications of the development (e.g. colour, insulation, etc), except where restricted or excluded by any condition of consent, an amended/new BASIX Certificate shall be obtained and may be relied upon as having complied with this condition.

A copy of any amended/new BASIX Certificate shall be submitted by the Principal Certifier to Council within fourteen days of the receipt of the BASIX Certificate. Prior to the issue of an Interim or Final Occupation Certificate, whichever occurs first, certification of compliance with the BASIX Certificate shall be provided to the Principal Certifier.

27. Waste Management

Rubbish generated from the development is to be suitably contained on site at all times. No rubbish shall be stockpiled in a manner which facilitates the rubbish to be blown off site.

28. Waste Disposal

All waste materials generated by the demolition works shall be classified in accordance with NSW Environment Protection Authority Waste Classification

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Guidelines and disposed of to a waste management facility licensed to accept each form of classified waste.

Under no circumstances shall demolition waste be disposed of on-site, including by means of burning, depositing, burial, spreading or otherwise.

Receipts attesting to the lawful disposal of waste materials shall be retained by the person having benefit of the consent and a copy submitted to Council within seven (7) days following removal off-site.

29. Damage Caused During Demolition

The applicant will be responsible for the repair of any damage to a public road or associated structures, including utility services, caused as a consequence of the development works. Any remediation work is to be completed to Council's satisfaction.

30. Retention of Trees and Native Vegetation

All native vegetation on the site shall be retained and protected other than outlined in the approved plans and conditions. All reasonable measures shall be undertaken to protect all other native vegetation on the site and on adjoining lands from damage during demolition

31. Building Materials On-Site

All building materials, plant and equipment are to be placed on the building site. Building materials, plant and equipment (including water closets), are not to be placed on footpaths, roadways, public reserves, etc.

32. Earthworks

All earthworks carried out as part of the development are to be constructed in accordance with Australian Standard 3798-2007, 'Guidelines on Earthworks for Commercial and Residential Developments'.

Any alterations to existing surface levels on the site shall be undertaken in such a manner as to ensure that no additional surface water is drained onto or impounded on adjoining properties.

33. Inspection Requirements for Sanitary Drainage

The applicant shall ensure that Council, being the Plumbing Regulator under delegation by NSW Fair Trading, has been requested to and carried out inspection of the works at the following stages of construction:

- a) Internal drainage lines before the floor is laid, or concrete placed.
- b) Stackwork before being covered.
- c) External drainage lines before backfilling of the trenches.
- d) Final - on completion of all sanitary plumbing to drainage work.

Requests for inspections may be made either by telephone (02) 65 787 290 or in person at one of Council's Customer Service Counters.

Inspection requests are subject to the following:-

- a) Applicants are required to nominate the relevant Notice of Work and address prior to the inspection request being granted.
- b) Clerical staff only will receive all requests for inspections.
- c) Where work is not prepared, ready for inspection, applicants will be required to re-book inspections through a Customer Service Centre for the next available day and a re-inspection fee may be charged.
- d) Inspections must be received before 3.30 pm on the working day prior to when the inspection is required.
- e) Inspections will be carried out in accordance with inspection details indicated on Council's website – search Building/Plumbing Inspections.

AT THE COMPLETION OF WORKS

34. Compliance Information

At the completion of works, the applicant must provide the following information to Council for review:

- Confirmation that all non-recyclable waste was disposed at a licenced land fill
- Where asbestos was identified, a clearance certificate from a qualified professional must be provided stating that all asbestos was removed from site.

PRIOR TO THE ISSUE OF AN OCCUPATION CERTIFICATE

35. Occupation Certificate

Every building or part of a building shall not be occupied or used until an Occupation Certificate has been issued by the Principal Certifier.

Please be advised that Section 6.10 of the Environmental Planning and Assessment Act, 1979 prevents the Principal Certifier from issuing an Occupation Certificate until all conditions of Development Consent have been completed.

36. Damage Caused During Construction

Prior to issue of an occupation certificate, the applicant will repair any damage to a public road or associated structures such as kerb and gutter, drains, footpath and utility services caused as a consequence of the development works. Any remediation work is to be completed to Council's satisfaction.

37. Compliance with BASIX Certificate

Prior to the issue of an Occupation Certificate, the Principal Certifier shall be satisfied that all commitments listed in the current BASIX Certificate have been complied with.

38. Evacuation Management Plan

Prior to the issue of an Occupation Certificate, the applicant shall prepare a Plan of Management that accords with the Land and Environmental Court planning principle for Plans of Management.

This Plan of Management must be approved by the relevant authorities, including but not limited to Council and the SES.

Council must be satisfied that the Plan of Management addresses all necessary requirements for the safety and preservation of life, livestock and property, including the applicant's proposal for evacuation from the site, its route and alternatively if necessary, for the sheltering on site.

Driveway Access – Rural Areas

Prior to issue of an Occupation Certificate, the driveway access to the property boundary shall include an all-weather suitably drained 2 coat bitumen sealed surface. The driveway access is to be designed and constructed in accordance with Council Development Engineering design and construction specifications.

39. Stormwater Disposal

Roof water from the dwelling shall be conducted to the water storage tank accordance with BASIX requirements.

Any additional roof water and overflow from the water storage tank shall be disposed of via one of the following methods:

- To an absorption trench as per standard diagram, or
- To an area of the allotment that will not cause a nuisance to adjacent lot boundaries. Note: This may require the use of dissipaters to the Principal Certifiers satisfaction.
- To the street gutter/drainage easement via a buried pipeline.

Immediately after completion of any roof, a disposal system shall be installed which disposes of the stormwater without causing any adverse environmental impacts

These works are to be completed prior to the issue of an Occupation Certificate.

40. Water and Sewer Headwork Charges

Prior to the release of an Occupation Certificate, the applicable water and sewer headworks charges must be paid. Water Directorate Guidelines are used to calculate the charges which reflect the additional water and sewer loadings generated by the development.

The value of head works charges will be included in Water and Sewer Group's Notice of Requirements in response to the developer's application for a certificate

of compliance as under *Section 307, Water Management Act 2000 (NSW)*.

41. Water and Sewer Certificate of Compliance

Prior to the issue of an Occupation Certificate, a certificate of compliance with requirements of *Section 307, Water Management Act 2000 (NSW)* must be obtained from Council's Water and Sewer group.

42. Stormwater and Flood Management

Prior to issue of any Occupation Certificate for the building(s) the stormwater drainage from the building is to be installed and must provide for an onsite stormwater detention, retention and recycling system. The minimum standard for compliance with Council's Policy is as follows:

- **Single dwellings and outbuildings/Duplex developments with a hardstand area (roof plus impervious surfaces) of greater than 500sqm** must provide a stormwater retention and detention system that ensures that the total of the sites stormwater runoff after development does not exceed the calculated runoff for the site prior to the development for all storm durations for the 5 year, 20 year and the 100 year ARI (Australian Recurrence Level) storm event.

All electrical fittings and electrical outlets installed in the proposed dwelling is to be certified by a registered surveyor as being not less than 500mm above the 100-year Average Recurrence Interval flood level. The certification shall be submitted to the Principal Certifier prior to issue of an Occupation Certificate.

A Section 307 Certificate will be issued, upon application to the Water and Sewer Group, after all requirements detailed in the Section 306 Notice of Requirements have been satisfied.

43. Swimming pools and Spas

Prior to the issue of an Occupation Certificate, the Principal Certifier shall be satisfied that the development as constructed achieves compliance with the *Swimming Pools Act 1992, Swimming Pools Regulation 2018*, Australian Standard 1926 Parts 1, 2 and 3 and Parts 3.9.3 and 3.9.4 of the Building Code of Australia.

44. Wastewater from pool - Unsewered Areas

The swimming pool wastewater is to be discharged to a 450mm wide x 900mm deep x 4.5metre long tunnel trench. Alternatively, swimming pool wastewater is to be conveyed to a 450mm wide x 900mm deep x 6m long rubble trench.

The discharge of pool wastewater is to be clear of on-site sewage management systems and not cause a nuisance to adjoining owners.

45. Proximity of Cut and Fill

The cut and/or fill shall extend for a minimum of one metre clear of the building and the finished ground shall slope away from the building with a minimum fall of 50mm over the first metre.

46. Rural Addressing

Prior to the issue of an Occupation Certificate, the person having the benefit of the consent shall obtain and display the correct address of the property. Council's Lands and Asset Management Systems (LAMS) Team should be contacted via phone on 02 6578 7290 or via ssc@singleton.nsw.gov.au to obtain correct property addressing details.

Note: a section 138 *Roads Act 1993* approval will need to be obtained prior to being allocated an address.

ADVICE

a. Vegetation

No native vegetation is to be removed in association with this consent unless expressly applied for.

b. "Dial Before You Dig" Dial 1100

Before any excavation work starts, contractors and others should phone the "Dial Before You Dig" service to access plans/information for underground pipes and cables. www.dialbeforeyoudig.com.au

c. Dividing Fences

The erection of dividing fences under this consent does not affect the provisions of the *Dividing Fences Act 1991*. Under this Act, all relevant parties must be in agreement prior to the erection of any approved dividing fence/s under this consent.

Council has no regulatory authority in this area and does not adjudicate civil disputes relating to the provision of, or payment for, the erection of dividing fences. If there is a neighbour dispute about the boundary fence and you are seeking mediation, you may contact the Community Justice Centre, or if legal advice or action is required, you may contact the Chamber Magistrate.

d. Site Contamination Issues During Construction

Should any new information come to light during demolition or construction works which has the potential to alter previous conclusions about site contamination, Council must be immediately notified by the applicant, and works must cease. Works must not recommence on site until approval is granted by Council.

e. Filling of Swimming Pool

The swimming pool shall not be filled with water until such time as the safety fencing and gates have been completed in accordance with the approved plans

and specifications.

f. Registration of Swimming Pool

Prior to the issue of an Occupation Certificate the owner of the premises on which a swimming pool is situated, must register the pool on the NSW swimming pool register in accordance with the Swimming Pools Act and Regulations.

g. Pool Signage

The occupier of any premises in or on which a swimming pool (not including a spa pool) is being constructed must ensure that a sign is erected and maintained that:

- (a) bears a notice containing the words "This swimming pool is not to be occupied or used", and
- (b) is located in a prominent position in the immediate vicinity of that swimming pool, and
- (c) continues to be erected and maintained until a relevant Occupation Certificate or a Certificate of Compliance has been issued for that swimming pool.

h. Fenced during works

It is the applicant's responsibility to ensure that all excavations and incomplete pools have appropriate safety fencing, or are otherwise protected.

i. Pool Noise

- a. Any mechanical equipment associated with the swimming pool and/or spa pool shall be located in a sound-attenuating enclosure and positioned so that it is setback a minimum of 2 metre from the boundary of any adjoining premises.
- b. Pool plant (i.e. filter) is to be sited so as not to cause a nuisance to adjoining neighbours. Provisions of the *Protection of the Environment Operations Act 1997*, include restrictions relating to noise levels.
- c. The Principal Certifier shall be satisfied that the sound levels associated with the swimming pool/spa filtration system and associated mechanical equipment do not exceed 5dB(A) above the background noise level at the boundaries of the site.

j. Other Approvals and Permits

The applicant shall apply to Council for all necessary permits including crane permits, road opening permits, hoarding or scaffolding permits, footpath occupation permits, and/or any other approvals under *Section 68 (Approvals)* of the *Local Government Act, 1993* or *Section 138 of the Roads Act, 1993*.

k. Condensation and Water Vapour Management

Singleton Local Government Area is within Climate Zone 6 and the Building Code of Australia contains requirements for Condensation and Water Vapour Management within habitable buildings within this zone.
Any Construction Certificate should clearly specify the installation of these features.

SCHEDULE 2**RIGHT OF APPEAL**

To the extent provided for by Section 8.7 and 8.10 of the Act, an applicant who is dissatisfied with the determination of this application may appeal to the Court within six (6) months of the date of this notice.

Sections 8.7 and 8.10 of the Act do not apply in respect of a development consent declared to be valid or validly granted under Section 25C of the *Land and Environment Court Act 1979*.

NOTES

- This is not an approval to commence work. Building works cannot commence until a construction certificate is issued by Council or an accredited certifier.
- Consent operates from the determination date. For more details on the date from which the consent operates refer to section 4.20 and 8.13 of the *Environmental Planning and Assessment Act 1979*.
- Section 4.53 of the Act provides that a development consent for the erection of a building does not lapse if the building, engineering or construction work relating to the building is substantially physically commenced on the land to which the consent applies before the date on which consent would otherwise lapse.

SCHEDULE 3**Other Approvals list *Local Government Act 1993* approvals granted under s 68**

Nil.

General Terms of other approvals integrated as part of the consent (list approvals)

Nil.

CARRIED

Upon being put to the meeting, the motion was declared carried.

For the Motion were Crs Moore, Adamthwaite, Scott, Jenkins, George, Jarrett and M McLachlan Total (7).

Against the Motion was Crs T McNamara and B Charlton Total (2).

Cr Thompson was absent during consideration of the motion Total (1).

Cr Thompson returned to the meeting at 7.30 pm.

MOTION OF URGENCY

24/22

The Mayor **MOVED** from the Chair as a matter of urgency Council considers the recommendation from the Roads Advisory Committee held this morning, 15th March, 2022, the item being 5.3 Crown Road Transfer – Putty Valley Road.

Under clause 9.3 of Council's Code of Meeting Practice business may be considered at a meeting of the council even though due notice of the business has not been given to the councillors if:

A motion is passed to have business considered at the meeting, and

The business to be considered is ruled by the chairperson to be of great urgency on the grounds that it requires a decision by the council before the next scheduled ordinary meeting of the council

Only the mover of a motion referred to in clause 9.3 (a) can speak to the motion before it is put.

Summary

The Roads Advisory Committee on 15 March 2022 considered a report pertaining to the proposed transfer of a 13.6km section of Putty Valley Road from Crown Lands to Council.

In considering the report the Roads Advisory Committee adopted a recommendation to Council;

Formally endorsing a response letter to Crown Lands with respect to the proposed transfer of Putty Valley Road to Council; and

Seeking Council support to write to the NSW Deputy Premier, Minister for Lands and Water, Minister for Local Government, Minister for Regional Transport and Roads, Minister for Planning and the Member for Upper Hunter to advocate on issues associated with the transfer of Crown roads to local governments.

It is understood that the responsible officer at Crown Lands who is dealing with this matter is seeking to commence the process of formally transferring the subject section of Putty Valley Road to Council in the coming weeks. Given the urgency of the matter, I am seeking Council's support to bring forward an item from the Roads Advisory Committee minutes to enable Council to write to the Deputy Premier and various State Government Ministers and Members of Parliament urgently.

25/22

MOVED Cr Moore **SECONDED** Cr Jarrett that Council as a matter of urgency write to the Deputy Premier, Minister for Lands and Water, Minister for Local Government, Minister for Regional Transport and Roads, Minister for Planning

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and the Member for Upper Hunter to:

1. Advocate on issues associated with the transfer of Crown owned roads to local governments, and
2. Raise major concerns and opposition that Council has specifically with the proposed transfer of the Putty Valley Road from Crown Lands to Council.

CARRIED*General Manager's Report (GM11/22)***GM11/22 Appointment of Acting General Manager - 1 April to 31
December 2022****FILE:21/00651/003**

The purpose of this report was for Council to consider the appointment of an Acting General Manager for the period 1 April to 31 December 2022 to ensure continuity of Council's functions during periods of absence by the General Manager.

26/22

MOVED Cr Charlton **SECONDED** Cr Jenkins that:

1. For the period 1 April to 30 June 2022:
 - a. That the person holding the position of Director Infrastructure & Planning be appointed to act as General Manager if the General Manager is sick or otherwise absent from work on leave for a period in excess of two consecutive days. Such appointment is to cease upon the return to work of the General Manager or other resolution of the Council.
 - b. If the person specified in point 1 above is unable or unwilling to act as General Manager at any time during the specified period, the person holding the position of Director Corporate & Commercial Services be appointed to act as General Manager if the General Manager is sick or otherwise absent from work on leave for a period in excess of two consecutive days. Such appointment to cease upon the return to work of the General Manager or other resolution of the Council.
 - c. If the persons specified in points 1 and 2 above are unable or unwilling to act as General Manager at any time during the specified period, the person holding the position of Director Organisation & Community Capacity be appointed to act as General Manager if the General Manager is sick or otherwise absent from work on leave for a period in excess of two consecutive days. Such appointment to cease upon the return to work of the General Manager or other resolution of the Council.
2. For the period 1 July to 30 September 2022:
 - a. That the person holding the position of Director Corporate & Commercial Services be appointed to act as General Manager if the General Manager is sick or otherwise absent from work on leave for a period in excess of two

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consecutive days. Such appointment is to cease upon the return to work of the General Manager or other resolution of the Council.

- b. If the person specified in point 1 above is unable or unwilling to act as General Manager at any time during the specified period, the person holding the position of Director Organisation & Community Capacity be appointed to act as General Manager if the General Manager is sick or otherwise absent from work on leave for a period in excess of two consecutive days. Such appointment to cease upon the return to work of the General Manager or other resolution of the Council.
 - c. If the persons specified in points 1 and 2 above are unable or unwilling to act as General Manager at any time during the specified period, the person holding the position of Director Infrastructure & Planning be appointed to act as General Manager if the General Manager is sick or otherwise absent from work on leave for a period in excess of two consecutive days. Such appointment to cease upon the return to work of the General Manager or other resolution of the Council.
3. For the period 1 October to 31 December 2022:
 - a. That the person holding the position of Director Organisation & Community Capacity be appointed to act as General Manager if the General Manager is sick or otherwise absent from work on leave for a period in excess of two consecutive days. Such appointment is to cease upon the return to work of the General Manager or other resolution of the Council.
 - b. If the person specified in point 1 above is unable or unwilling to act as General Manager at any time during the specified period, the person holding the position of Director Infrastructure & Planning be appointed to act as General Manager if the General Manager is sick or otherwise absent from work on leave for a period in excess of two consecutive days. Such appointment to cease upon the return to work of the General Manager or other resolution of the Council.
 - c. If the persons specified in points 1 and 2 above are unable or unwilling to act as General Manager at any time during the specified period, the person holding the position of Director Corporate & Commercial Services be appointed to act as General Manager if the General Manager is sick or otherwise absent from work on leave for a period in excess of two consecutive days. Such appointment to cease upon the return to work of the General Manager or other resolution of the Council.
4. Any person acting as General Manager pursuant to this resolution has all the functions, delegations and sub-delegations given to the General Manager by the Council.
5. The General Manager approach the Hunter Joint Organisation General Manager's group representatives to set up a mentoring network that supports Directors that from time to time are elevated to the role of Acting General Manager so as to

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support them during their tenure on matters that may arise and are outside of their ordinary Directorship duties.

CARRIED*General Manager's Report (GM12/22)***GM12/22 Draft Code of Meeting Practice****FILE:19/00530**

The purpose of this report was for Council to consider the draft revised Code of Meeting Practice Policy (the draft Policy) prior to placing the draft Policy on public exhibition for a period of 42 days in accordance with the provisions of the *Local Government Act, 1993* (the Act).

27/22

MOVED Cr Jenkins **SECONDED** Cr Thompson that:

1. Draft POL/1014.10 Code of Meeting Practice Policy be placed on public exhibition for a period of 42 days and public notice be provided of the intention to adopt the draft Policy subject to consideration of submissions received.
2. Draft POL/1014.10 Code of Meeting Practice Policy be adopted following the public exhibition period subject to submissions received.
3. Should any submissions be received, that would require any change to the draft policy, a further report be presented to Council prior to adoption.
4. Upon adoption of the draft policy, POL/1014.9 Code of Meeting Practice Policy be rescinded.

CARRIED*General Manager's Report (GM13/22)***GM13/22 Draft Councillors Expenses & Facilities Policy****FILE:19/00530**

The purpose of this report is for Council to consider the draft Councillors Expenses and Facilities Policy prior to placing on public exhibition for a period of 28 days in accordance with the provisions of the *Local Government Act, 1993* (the Act).

28/22

MOVED Cr Jenkins **SECONDED** Cr Jarrett that:

1. Draft POL/1008.15 Councillors Expenses and Facilities Policy be placed on public exhibition for a period of 28 days and public notice be given of the intention to adopt the policy.
2. Draft POL/1008.15 Councillors Expenses and Facilities Policy be adopted following the public exhibition period subject to submissions received.

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3. Should any submissions be received, that would require any change to the draft policy, a further report be provided to Council prior to adoption.
4. Upon adoption of the draft policy, POL/1008.14 Councillors Expenses and Facilities Policy be rescinded.

CARRIED*General Manager's Report (GM14/22)***GM14/22 Support for Australian Local Government Association
(ALGA) - 2022 Federal Election Campaign** **FILE:22/00009**

The next Federal Election is expected to be held in May 2022.

Working in conjunction with its member state and territory associations, the Australian Local Government Association (ALGA) has developed a framework and resources for a national advocacy campaign that will run in the lead up to this election.

Based around the tagline of "Don't Leave Local Communities Behind", the goal is to secure funding and policy commitments that will support every Australian council and community, and ensure all Australians have an equal opportunity to share in the benefits of Australia's post-pandemic recovery.

All Australian councils have been asked to participate in this campaign to ensure a coordinated approach that will deliver the best possible outcomes.

29/22

MOVED Cr Thompson **SECONDED** Cr Jenkins that Council:

1. Supports the national funding priorities of the Australian Local Government Association (ALGA), which would contribute an estimated \$6.46 billion per year to Australia's GDP and create 43,444 jobs; and
2. Council agrees to support and participate in the Australian Local Government Association's advocacy for their endorsed national funding priorities by writing to the local Federal Member(s) of Parliament, all known election candidates in local Federal electorates and the President of the Australian Local Government Association to:
 - a. Express support for ALGA's funding priorities;
 - b. Identify priority local projects and programs that could be progressed with the additional financial assistance from the Federal Government being sought by ALGA; and
 - c. Seek funding commitments from the members, candidates and their parties for these identified local projects and programs.

CARRIED

SINGLETON COUNCIL

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*General Manager's Report (GM15/22)***GM15/22 National General Assembly 2022****FILE:22/00009**

The purpose of this report was to advise Council that the upcoming National General Assembly 2022 is being held at the National Convention Centre in Canberra from 19-22 June 2022 and to consider nominating delegates to attend and vote at this conference.

30/22

MOVED Cr Jenkins **SECONDED** Cr Thompson that Council:

1. Endorse the attendance of the Deputy Mayor and Cr McLachlan to attend the National General Assembly 2022 in Canberra from 19-22 June 2022.
2. The Deputy Mayor be the voting delegate at the National General Assembly 2022.
3. Reimburse expenses in accordance with the Councillors Expenses and Facilities Policy.

CARRIED*General Manager's Report (GM16/22)***GM16/22 NSW Australian Local Government Women's Association (ALGWA) Conference 2022****FILE:22/00005**

The purpose of this report was to advise that Fairfield City Council will be hosting the NSW Australian Local Government Women's Association (ALGWA) Conference from Thursday 7 to Saturday 9 July 2022.

ALGWA supports and promotes women in local government through advocacy, advice and action. The Annual Conference is an opportunity to come together and engage in learning and networking that will foster personal and professional development.

31/22

MOVED Cr Charlton **SECONDED** Cr Thompson that this matter be deferred to the next meeting to determine who will attend.**CARRIED***General Manager's Report (GM17/22)***GM17/22 2022 Destination and Visitor Economy (DVE) Conference - 17 to 19 May 2022****FILE:22/00009**

The purpose of this report was to advise that the 2022 Destination and Visitor Economy (DVE) Conference is being hosted by Orange, Blayney and Cabonne Councils on 17 – 19 May 2022.

The 2022 theme is "Dare to Dream" and will feature presentations from those who have dreamed big including Orange 360, Central West Joint Organisations of Councils,

SINGLETON COUNCIL

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the Electric Vehicle Council, Threesides Marketing and Western Sydney Regional Organisation of Councils.

32/22 **MOVED** Cr Jarrett **SECONDED** Cr Jenkins that:

1. Cr Thompson be nominated to attend the 2022 Destination and Visitor Economy Conference.
2. Council determine the Councillor/s to attend.
3. Expenses be reimbursed in accordance with the Councillors Expenses and Facilities Policy.

CARRIED

General Manager's Report (GM18/22)

**GM18/22 Draft Minutes - United Wambo VPA Community
Committee - 03/11/2021**

FILE:20/00460

The United Wambo Voluntary Planning Agreement (VPA) Community Committee held its general meeting on Wednesday, 3 November 2021. The minutes of the meeting and the Financial Report were circulated with the report for Council's consideration.

33/22 **MOVED** Cr George **SECONDED** Cr Adamthwaite that Council:

1. Notes the minutes of the United Wambo VPA Community Committee held on Wednesday, 3 November 2021.
2. Adopts the following recommendation made by the United Wambo VPA Community Committee:

Agenda Item 3.3 New Playground Equipment

- The Committee recommend to Council an allocation of \$180,000 funding for a playground upgrade, exercise equipment and shade shelter to be constructed at Jerrys Plains Recreation Ground.
- Council's Facilities and Recreation team will consult with the community about the design of the playground.

CARRIED

SINGLETON COUNCIL

Council Meeting - 15 March 2022

*Corporate and Commercial Services Report (DCCS7/22)***DCCS7/22 Road Naming - Wedgetail Close Lambs Valley****FILE:21/00509**

The purpose of this report was for Council to consider the naming of an unnamed right of carriageway at 974 Lambs Valley Road Lambs Valley.

34/22 **MOVED** Cr Charlton **SECONDED** Cr Jarrett that:

1. Council endorse the road name Wedgetail Close and call for public submissions on the proposed name.
2. Should no negative submissions be received:
 - a) Council formally adopt the name Wedgetail Close
 - b) Signpost Wedgetail Close
3. Should any negative submissions be received, a further report be considered by Council prior to adoption of the name.
4. The proposal is sent to the Singleton Aboriginal Reconciliation Committee for consultation as the wedgetail eagle is a totem of the Wonnaruah/Wannaruah people.

CARRIED*Corporate and Commercial Services Report (DCCS8/22)*

Having declared a non-pecuniary non-significant interest in the following matter Cr Charlton retired from the meeting at 8.59 pm.

DCCS8/22 Road Naming - High Country Rise Lambs Valley**FILE:21/00509**

The purpose of this report was for Council to consider the naming of an unnamed right of carriageway at 725 Lambs Valley Road Lambs Valley.

35/22 **MOVED** Cr Jenkins **SECONDED** Cr McLachlan that:

1. Council endorse the road name High Country Rise and call for public submissions on the proposed name.
2. Should no negative submissions be received:
 - a) Council formally adopt the name High Country Rise
 - b) Signpost High Country Rise
3. Should any negative submissions be received, a further report be considered by Council prior to adoption of the name.

CARRIED

SINGLETON COUNCIL

Council Meeting - 15 March 2022

Cr Charlton returned to the meeting at 9.00 pm.

Corporate and Commercial Services Report (DCCS9/22)

DCCS9/22 Draft Corporate Credit Card Policy**FILE:POL/6019**

The purpose of this report was for Council to consider the draft Corporate Credit Card Policy

36/22 **MOVED** Cr Jenkins **SECONDED** Cr George that Council adopt POL/6019.1 Corporate Credit Card Policy.

CARRIED

Organisation and Community Capacity Report (DOCC8/22)

DOCC8/22 Draft Internal Audit Policy**FILE:22/00100**

The purpose of this report was to present for consideration and adoption an updated Internal Audit policy.

37/22 **MOVED** Cr George **SECONDED** Cr Jarrett that Council:

1. Adopt draft POL/1019.8 Internal Audit Policy.
2. Rescind POL/1019.7 Internal Audit Policy.

CARRIED

Infrastructure & Planning Report (DI&P4/22)

DI&P4/22 Water Restrictions**FILE:19/00278/001**

The purpose of this report was to inform Council of the current water supply available for Council's water supply schemes and to recommend the removal of mandatory Level 1 (low) water restrictions in recognition of availability of water to the Singleton (including Broke and Mount Thorley) and Jerrys Plains Water Supply Areas.

38/22 **MOVED** Cr McNamara **SECONDED** Cr Adamthwaite that Council resolve to remove Level 1 (low) water restrictions effective from 16 March 2022 and return to the permanent water saving rules detailed in POL/26030 Water Supply Services.

CARRIED

*Infrastructure & Planning Report (DI&P5/22)***DI&P5/22 Finalisation of Planning Proposal for Proposed
Reclassification of Land at 1-3 Bathurst Street
Singleton****FILE:60.2021.3/08**

The purpose of this report was to advise the Council on the outcomes of community consultation undertaken for the proposed reclassification of land at Lot 1 of DP 1151446, known as 1-3 Bathurst Street Singleton (the site). Based on the outcomes of community consultation, Council's endorsement is sought to finalise the planning proposal and forward it to the Department of Planning and Environment to notify the plan.

The proposal seeks to reclassify the site from community land to operational land which will allow the Council to sell the site to OurCare Services Ltd, as per a Council resolution in 2018. To give effect to the planning proposal, the Singleton Local Environmental Plan (SLEP) 2013 would be amended at Schedule 4 Part 1 to include the site as operational land.

The planning proposal was placed on public exhibition for 28 days between 7 October and 4 November 2021 with no submissions received. As required by the *Local Government Act 1993* for reclassifications of land, a public hearing was held by an independent facilitator on 8 December 2021. One member of the community attended the public hearing who was in support of the proposed reclassification.

As no objecting submissions were received and there are no unresolved issues, it is recommended that the Council endorse the planning proposal to be finalised and forwarded to the Department of Planning and Environment to notify the amendment.

39/22

MOVED Cr Scott **SECONDED** Cr Jarrett that Council:

1. Endorse the planning proposal to be finalised and forwarded to the Department of Planning and Environment to notify the amendment.
2. Notify attendees of the public hearing of Council's resolution.

CARRIED

*Upon being put to the meeting, the motion was declared carried.
For the Motion were Crs Moore, Adamthwaite, McNamara, Scott, Thompson,
Jenkins, George, Jarrett and McLachlan Total (9).*

Against the Motion was Cr Charlton Total (1).

SINGLETON COUNCIL

Council Meeting - 15 March 2022

Infrastructure & Planning Report (DI&P9/22)

DI&P6/22 DA 8.2021.293.1 - 251 Putty Road Glenridding - Lot 1
DP 1248719 FILE:8.2021.293/06

This matter was considered earlier in the meeting.

General Manager's Report (GM19/22)

GM19/22 Councillors Expenses & Facilities - 01/07/2021 to
31/12/2021 FILE:21/00162

The purpose of this report was to provide details of expenditure in accordance with the Councillors Expenses & Facilities Policy for the six months from 1 July 2021 to 31 December 2021.

NOTED

General Manager's Report (GM20/22)

GM20/22 Minutes - Australia Day Committee - 15/12/2021 FILE:18/00182/01-06/07

The Australia Day Committee held its meeting on 15 December, 2021. The minutes were circulated with the report for Council's information.

NOTED

General Manager's Report (GM21/22)

GM21/22 Minutes - Mount Thorley Warkworth Voluntary
Planning Agreement Community Committee -
03/02/2022 FILE:22/00036

The Mount Thorley Warkworth Voluntary Planning Agreement (VPA) Community Committee held its ordinary meeting on 3 February 2022. The Minutes of the meeting were circulated with the report for Council's information.

The report is also to notify Council of a future briefing of Wollombi Brook Walking Trail, Bulga Stock Reserve and the review of the Bulga Village Masterplan.

NOTED

Cr McNamara retired from the meeting at 9.14pm and returned at 9.16pm.

SINGLETON COUNCILCouncil Meeting - 15 March 2022

*Corporate and Commercial Services Report (DCCS10/22)***DCCS10/22 Investment Report - February 2022****FILE:21/00487**

In accordance with clause 212 of the *Local Government (General) Regulation, 2021* the details were shown of the funds invested under section 625 of the *Local Government Act, 1993* as at 28 February 2022.

NOTED*Infrastructure & Planning Report (DI&P7/22)***DI&P7/22 Local Roads and Community Infrastructure Grant
Program Phase 3****FILE:20/00277**

The purpose of this report was to provide Council with the details of projects identified for funding under the Federal Government's Local Roads and Community Infrastructure Program Phase 3.

NOTED*Infrastructure & Planning Report (DI&P8/22)***DI&P8/22 Employment Zones Translation Detail Information****FILE:21/00354**

The Department of Planning and Environment (the Department) is amending business zones in all councils' LEPs as part of a State Government-led reform which aims to support long-term economic recovery through job creation and increased productivity in NSW. This will be achieved by streamlining the number of zones for business/employment and amending mandatory permissible and prohibited uses. Existing business zones will be renamed to *Employment Zones* and a new *Mixed Use* and *Enterprise* zone will be introduced.

In late 2021, the Department requested feedback from all councils across NSW on draft amendments to each council's Local Environmental Plan (LEP) for business zones. Councils were asked to review the Department's draft translation of zones; however, proposed changes to this could only be accommodated where these were consistent with the Department's reform framework. To give effect to the changes, the Standard Instrument (Local Environmental Plans) Order 2006 (SI LEP Order) has been amended so that, on completion, the new zones will replace the existing Business and Industrial zones.

It is anticipated that the Department will exhibit the proposed amendments to all councils' LEPs in April 2022. The Department has requested that each newly elected council be informed of the changes in February or March 2022, accordingly this report is provided to Council for information. Council staff can undertake further briefings to the council on this work and can make a submission during the exhibition period. The Department has advised that there will be the opportunity for post-exhibition amendments in response to feedback.

SINGLETON COUNCIL*Council Meeting - 15 March 2022***NOTED***Questions Given***QG1/22 Questions of Which Notice Has Been Given****FILE:21/00172**

Responses were provided to the following questions from Councillors:

1. Cr Tony Jarrett – The Central Bar & Kitchen – 15/02/2022.

NOTED

The meeting closed at 9.19pm and the minutes pages 1 to 34 were confirmed on 19 April, 2022 and are a full and accurate record of proceedings of the meeting held on 15 March, 2022.

.....
Mayor/Chairperson.....
General Manager

SINGLETON COUNCIL

Council Meeting - 15 March 2022

Public Forum was held prior to the commencement of the Council Meeting.

It is noted the public forum was held prior to the commencement of the Council and included the following item:

Item Details**Page No's**

NM1/22 Notice of Motion – Ravensworth Homestead

6

Speakers

Speakers For the recommendation	
Name and address	Representing self/organisation
Stewart Ewen	Broke Square Committee. Mr Ewen will also read a message from Mick McCardle, Broke Residents Association
Jody Derrick	President, Broke Fordwich Tourism Association and President Broke Village Fair

Speakers Against the recommendation	
Lyn MacBain	Self

Item Details**Page No's**

DA8.2021.293.1 – 251 Putty Road, Glenridding Lot 1 DP1248719

200-225

Speakers

Speakers For the recommendation	
Name and address	Representing self/organisation

Speakers Against the recommendation	
Sally Flannery	Applicant

MINUTES
SINGLETON HERITAGE ADVISORY COMMITTEE
9:00AM FRIDAY 17 FEBRUARY 2023



Present	Lyn MacBain (Chair) Councillor Val Scott Darrell Rigby, Heritage Advisor Stewart Mitchell Fay Gray
In Attendance	Justin Fitzpatrick-Barr, Director Infrastructure & Planning Amanda Schaffer, Coordinator Planning & Development Services Councillor Sarah Johnstone
Meeting Location	Committee Room

1 Welcome and Apologies

- Welcome
- Acknowledgement of Country by Chair
- Apologies - Mary-Anne Crawford (Manager Development & Environment)
Moved FG
Seconded SM

2 Disclosure of Interests

- Nil

3 Confirmation of Minutes

- The minutes of the Singleton Heritage Advisory Committee meeting held on Friday 18 November 2022, were confirmed.

Moved VS
Seconded LM

4 Matters arising from the Minutes

- Nil.

5 Agenda Items

5.1 Singleton Mount Thorley Warkworth Heritage Grant Request - 4 Elizabeth Street

FILE:20/00035

Purpose:

The purpose of this report is to provide information to the Committee to allow determination from the Committee if it will support the application requesting Council release grant funds for the repairs to the Heritage listed building I68 'Bel Glen' at 4 Elizabeth Street, Singleton, in the amount of \$23,540.

**MINUTES
SINGLETON HERITAGE ADVISORY COMMITTEE
9:00AM FRIDAY 17 FEBRUARY 2023**



Recommendation:

The Singleton Heritage Advisory Committee recommends Council to draw on the Mount Thorley Warkworth Historic Heritage Conservation Fund to support the following application for repairs to address rising damp at:

- 'Bel Glen' - 4 Elizabeth Street, Singleton, in the amount of \$23,540.

**5.2 Archaeological Assessment - Former Pump Station,
Waterworks Lane** **FILE:20/00035**
Executive Summary

The purpose of this report is to provide the Archaeological Assessment given to Council from Transport for NSW for the Former Pump Station on Waterworks Lane, Glenridding for their information.

Recommendation:

The Singleton Heritage Advisory Committee recommended Council support:

- Continues to consult with Transport for NSW regarding the dismantling, relocation and archival of the Former Pump Station and well, and
- The Archaeological Assessment report and archival be sent to the Singleton Library.

Moved VS
Seconded FG

5.3 Heritage Advisor Overview **FILE:20/00035**
Executive Summary

The purpose of this report is to provide an update on the matters considered by Council's Heritage Advisor – Darrell Rigby.

The Singleton Heritage Advisory Committee noted the report.

**5.4 Ravensworth Homestead and its Setting - Proposed
State Heritage Listing** **FILE:20/00035**

Purpose:

The purpose of this report is to make a recommendation to Council at its February 2023 Meeting to support the listing of Ravensworth Homestead and its Setting on the State Heritage Register.

Recommendation:

The Singleton Heritage Advisory Committee recommended Council support the listing

**MINUTES
SINGLETON HERITAGE ADVISORY COMMITTEE
9:00AM FRIDAY 17 FEBRUARY 2023**



of Ravensworth Homestead, complex and its setting on the State Heritage Register and Council write to Glencore on behalf SHAC seeking a site visit to Ravensworth Homestead

Moved DR
Seconded SM

6 Other Business

- LM noted that Milbrodale is a location of Singleton LGA.
- FG raised questions regarding the Singleton Showground and Gould Brothers building. DR responded to all questions.
- VS raised question regarding All Saints Church. DR responded to matters raised.
- AS provided an update on action items
 - Action item 1 - Investigation will be undertaken over next 6-12 months, with a view to include in the next LEP update
 - Action item 2 - Report will be presented to the June Committee Meeting
 - Action item 3 - Condition 46 of the Warkworth Mine Development Consent requires the applicant to prepare an Historic Heritage Management Plan in consultation with Heritage NSW, Council, CHAG and local historical organisations. Any concerns in relation to compliance with the conditions of consent should be directed to the Department of Planning and Environment.
 - Action item 4 - Deferred until May 2023.
 - Action item 5 - EOI is currently underway, opened 16/2, closes 12/3. Advertised on socials and in Argus and Hunter River Times.

7 Action List

Action No	Meeting Date	Action	Responsible Officer	Due Date
1	16/09/22	Investigate and update St Leonard's School Bulga to Bulga Public School LEP and State mapping lot and DP	MAC	Ongoing
2	16/09/22	Complete a report to the committee on working on a framework for reviewing the LEP items and the State Register	MAC/AS	June meeting
3	16/09/22	Investigate consent condition for Mount Thorley Warkworth Mine to determine if there is a condition that requires them to protect any heritage items.	MAC/AS	Complete
4	16/09/22	Organize Water and Sewer to undertake a site inspection of the pump on Water Works Lane	MAC	May 2023
10	16/09/22	Advertise EOI for Committee members	MAC	Complete

**MINUTES
SINGLETON HERITAGE ADVISORY COMMITTEE
9:00AM FRIDAY 17 FEBRUARY 2023**



8 Next Meeting

- 21 May 2023

The meeting closed at 10.26.

Lyn MacBain
Chair



Our ref: DOC23/95716

Ms Mary-Ann Crawford
Manager, Planning and Environmental Services
Singleton Council

By email: [REDACTED]

Dear Ms Crawford

Information on the proposed listing of Ravensworth Homestead Complex and its Setting

Thank you for your invitation to speak with Singleton Council at the meeting on 14 February 2023. Unfortunately we are unable to attend but provide the following information on listing on the State Heritage Register (SHR).

The statutory process for the listing has commenced with the advertising of the Heritage Council's notice of intention to consider the listing on 14 December 2022. Submissions from the public are invited for a period of 90 days, closing on 14 March 2023. The Heritage Council would welcome a submission from Singleton Council. All submissions received during the advertising period will be taken into consideration by the Heritage Council when deciding whether or not to recommend this proposed listing to the Minister for Environment and Heritage.

Submissions can be sent to:

Heritage Council of NSW
Locked Bag 5020
PARRAMATTA NSW 2124
heritagemailbox@environment.nsw.gov.au

Information on the proposed SHR listing of the Ravensworth Homestead Complex and its Setting can be found at the following link
<https://www.environment.nsw.gov.au/topics/heritage/request-a-heritage-listing/nominate-an-item-for-listing-on-the-state-heritage-register/comment-on-nominations>

Listing on the SHR gives public recognition to heritage places under NSW state legislation. The SHR listing of a place is a mark of high community esteem. It does not change property ownership or open private property to the public. Listing often generates information about the history and significance of a place that can be useful in its management.

Listing on the SHR normally precludes demolition of significant elements of the site and requires basic maintenance.

Locked Bag 5020 Parramatta NSW 2124
P: 02 9873 8500 ■ E: heritagemailbox@environment.nsw.gov.au

Minor works, day-to-day repairs and maintenance will normally fit within the Standard Exemptions that apply to places listed on the SHR. The Standard Exemptions allow for certain minor works or activities to proceed without heritage approval if they meet the relevant standards. Refer to the Heritage NSW website for further information. Site specific exemptions from Heritage Council approval can also be developed for ease of management of items.

Sympathetic development of heritage items, including adaptive reuse, can continue to be undertaken through an approvals process which ensures that the place retains its heritage significance. Please note that the context of significant elements of a place are an important consideration in such assessments.

Further information on SHR listing can be found at the following link
<https://www.environment.nsw.gov.au/topics/heritage/request-a-heritage-listing>

If, on receipt of a Heritage Council recommendation to list the item, the Minister decides to direct the listing of the Ravensworth Homestead Complex, Heritage NSW will be happy to discuss any proposals for works to the listed item with relevant stakeholders.

For further inquiries on this matter, please contact Mary Ann Hamilton, Manager, Heritage Programs at Heritage NSW on [REDACTED] or [REDACTED]

Yours sincerely

[REDACTED]

Mary Ann Hamilton
A/Manager, Heritage Programs
Heritage NSW
Department of Planning and Environment

10 February 2023



Broke Village Square Economic Impact Assessment

March 2022

**Document status**

Job #	Version	Approving Director	Date
7598	1	Stephen Bunting	15/03/22

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Executive summary

The Broke Village Square (BVS) project has been championed by a local trust who wish for the historic Ravensworth Homestead (Ravensworth) to be the centrepiece of this development. The future of Ravensworth is tied up in the proposed expansion of the Glendell mine which is currently being considered by the Independent Planning Commission (IPC) before its recommendations are referred to the New South Wales Cabinet. If expansion proceeds, Ravensworth will either be relocated within the existing property or 35km away to the village of Broke. Funding for the BVS project would be provided by Glencore Coal Pty Limited (Glencore), giving the heritage significance of the Ravensworth buildings a future that would add real value to the region. For Broke this means a community hub to meet the social and commercial needs of the community, and for Singleton and broader Hunter Valley wine region a new tourist destination and further diversification of the economy reliant on mining.

Broke, located in the outlying areas of the Singleton Shire, has not received as much high-level attention and support in the revitalisation effort as other regional towns and communities, perhaps in part due to the current healthy mining economy. Building new sustainable industries that can make effective use of their existing local resources and competitive advantages is necessary before the shifts in mining activity occur. Consequently, the Broke community themselves will need to consider the broader economic challenges and develop suitable local solutions. The proposal to establish BVS with the heritage homestead buildings relocated from Ravensworth goes a long way to meet this objective because the village presently does not have such a centre to reinforce its local identity and future economic viability. More importantly, following decades of mining activities in its region, wine tourism not only has become a significant source of income for the locality but has potential to grow if Broke could cater for the needs of wine and food travellers.

Morrison Low has been engaged to evaluate the social and economic value for Broke and the region. Based on our economic impact assessment and statement of need we believe the BVS project is a smart growth strategy which broadly includes the following benefits:

- Increased liveability, community and local identity by creating a focal point for the village
- Provide for growth and development without compromising the distinctive authentic appeal of this small rural communities
- Revitalise the village and further strengthening the economy in this sub-region of the Hunter Valley
- Integrating and consolidating the existing local wine tourism offerings around the central hub
- Ensuring a sustainable and commercially viable multipurpose usage as a cultural precinct (including indigenous and historical interpretation), food precinct and tourism precinct
- Guaranteeing a self-supporting enterprise owned and maintained by the community
- Financially contribute to the ongoing needs by supporting infrastructure and activities in the area.



In addition, the economic impact assessment of BVS focuses on the economic costs and benefits including the:

- construction impact on the regional economy and employment
- tourism impact on regional economy and employment

The return on the total capital expenditure estimated at around \$20 million would be a once-off boost to the local economy in terms of local output and employment.

Based on information obtained from existing local businesses, it is estimated that BVS will:

- generate 30,000 additional tourist visits per year for the Broke locality and its neighbourhoods
- with an associated increase tourist spending that was estimated at around \$5 million per year

For the one-off construction impact, the total value including employment generated, flow-on industrial effects in terms of local purchases of goods and services, and consumption effects would total \$29.6 million. Corresponding to this are anticipated increases in employment of 64 jobs, \$5.4 million in wages and salaries, and \$10.7 million in terms of value-added

For the wider economic benefits that would flow on from stronger tourism growth permanent benefits to the region would rise from the above indicated \$5 million to \$7.1 million when factoring in the similar patterns of local purchasing of goods and services and consumption spending. Corresponding to this are anticipated increases in employment of 36 jobs, \$1.8 million wages and salaries, and \$3.2 million in terms of value-added.

Based on the research, investigations and our analysis, the project would be unique to Broke Village and the wider Hunter region and lead to a positive economic contribution to the region both financially and through the creation of jobs during construction and ongoing operations. Our interviews confirmed there is a local demand and support for this project to be relocated to Broke which leads us to the view that project could be fully tenanted soon after completion.



1 Introduction

1.1 Context

This report assesses the economic and social benefits of the BVS proposal to dismantle and relocate the historic Hunter Valley homestead of Ravensworth 35 km to the south. The buildings would be carefully rebuilt as a village centre to service the needs of residents, consolidate the local wine tourism around a central point and ensure both public access and public ownership of this historic asset.

The homestead in question is one of the Hunter Valley's oldest colonial estates – a collection of buildings called the Ravensworth Homestead (Ravensworth). Located 20 kilometres north of Singleton, Ravensworth represents early colonial settlement of the area. The main homestead building and stables are also prized for their aesthetic value as they are thought to have been designed by renowned architect John Verge and have been sparsely modified. Today Ravensworth is part of the vast tracts of land owned by the mining company Glencore. Having sat empty for many years, Ravensworth may need to be relocated if the expansion of the nearby Glendell coal mine is approved. If the expansion does proceed, this would likely extend mining operations to 2044.

The BVS project is one of two possible scenarios for Ravensworth identified by the Ravensworth Homestead Advisory Committee – a group of community members made up of representatives of the heritage, arts and business sectors and the former owners of the homestead, Jenny and Geoff Marshall. The other option is to relocate the buildings in without dismantling to another location on part of original land holdings of the first owner, Dr James Bowman. Ravensworth would then be used as offices for the mining company and remain isolated from public access.

1.2 Scope of the Report

The report is structured with the need for the BVS project as a smart growth strategy summarised up front.

The economic impact assessment of BVS focuses on the economic costs and benefits including the construction impact and the tourism impact on regional economy and employment.

Further explanation and background information informing these conclusions can be found in chapters 4, 5 and 6.

2 Need

2.1 The Village of Broke

Broke is a small village of 300 people – with another 300 in the outlying areas – nestled at the foothills of the Brokenback and Hunter Ranges in the Singleton Shire of the Hunter Valley Region of New South Wales. Broke is 157km north of Sydney, 85kms west of Newcastle, 26km from Singleton, 30 km south-west of Cessnock, and 18 km from Pokolbin. Broke is one of the remaining villages in the immediate vicinity still standing as its geology is not suited to mining operations but perfect for viticulture.



Broke is situated in the Singleton Shire, home to the world heritage-listed Wollemi, Yengo and Mount Royal national parks and is a gateway to scenic vineyards and bushland beauty. With forty percent of the Singleton area being national park, the area is prized for its natural environment and breath-taking vistas. The wider Hunter Valley is also the most visited wine region in Australia.

Broke is easily accessible off the M1 “Hunter expressway” and is part of the northern convergence of the historic and scenic Great North Road (the convict trail) to Warkworth. Connecting bus transportation is available from the Singleton rail connection.



Figure 1 - Photo of Broke Village area (Source: Broke Fordwich Wine and Tourism Association)

Creating social and economic development within Broke and Singleton specifically, as a key sub region of the Hunter Valley is crucial to address the following issues:

- Liveability
- Facilitating community
- Lack of village focal point to integrate the existing rich and growing wine tourism offerings
- Capture spending from the many who pass through the proposed BVS location
- Address the economic over-reliance on coal mining
- Diversify tourism offerings in the Hunter Valley region
- Address attractiveness of the area and connect with the Wollombi Brook
- Showcase the history of Broke

And not least, facilitate public access, engagement and provide financial security for an isolated significant heritage building.



2.2 Revitalising small towns

Liveability in Broke is impacted by the few community facilities that exist in the village, most notably a service station and general store (bottom right of Figure 1 above), the local primary school and McNamara Park. Buildings of a historic nature include two churches, the school, and an old jail house.

As Broke is located in an outlying area of the Singleton Shire, it has not received as much high-level attention and support in the revitalisation effort. Consequently, the Broke community have been considering the broader economic challenges and developing their own suitable local solutions. In recent years, the community has been successful in lobbying to secure funding to increase the liveability of the village, including:

- a skate park and children's playground at McNamara Park with a new barbeque, picnic tables and shelter was funded by the Bulga Coal Voluntary Planning Agreement (\$506,300) and the Federal Government's Community Sports Infrastructure grant program (\$196,300)
- shared footpaths through the village area for pedestrians and cyclists, starting from Blaxland Street, run southwards on Broke Road, through McNamara Park and along Milbrodale Road. A pedestrian refuge was between McNamara Park and the village store. This was funded by the Resources for Regions programme \$560,000. This has served to provide safe passage in the village and provides better linkages between the vineyards and accommodation in the immediate vicinity.

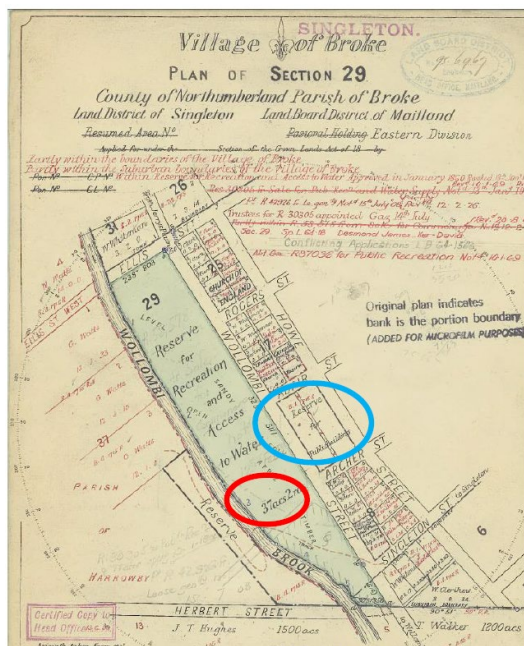


Figure 2 - Broke Village Plan 1859

Broke is physically at the hub a significant wine-growing area complemented by mass planting of olive groves, macadamia plantations and alpaca farms, however it is a village without a centre.

The reason for the lack of town centre is historic. As illustrated by Figure 2, the land proposed as the site of the BVS (red circle and above the road on the bottom left of Figure 2) has been a public reserve for either recreational purposes or as commonage since its initial laying out. The land opposite (blue circle) had been reserved for public buildings but was sold to private interests in the 1970s and is now filled with houses.

As the United Kingdom's Department for Communities and Local Government - *Developing Resilient Town Centres* – identified, there are a number of broad resilience common challenges in creating strong local centres.



These challenges form the criteria against which to assess the need for the BVS in Broke:

- ***Locations that had a shared vision for the future of their area fared better, as it allowed local stakeholders to work together in a common direction*** – a formal accommodating village centre is required for Broke to coalesce its strengths and the interests of business and communal groups, including indigenous members.
- ***Local centres performed well when able to tap into a rich cultural heritage and vibrancy, which is ultimately used to forge the identity of places and drive interest in them*** - the homestead building from Ravensworth symbolises the history and culture of the locality that can be experienced by tourists in a relaxed entertaining environment.
- ***Local assets which are currently underutilised*** – the heritage homestead and proposed site of the BVS.
- ***Strong partnership links between different groups and stakeholders*** – various businesses and stakeholders have indicated their support and willingness to carry out the proposal as reported in Chapter 5.

2.3 Responding to wine and food visitor demand

Wine tourism has been growing in the Broke Fordwich area over the last decade. The relocation of Ravensworth to BVS would anchor and enhance the opportunities that can be leveraged for the local community and the region by attracting more visitation and exposure. Wine and food travellers seek unique offerings and products and are willing to travel further afield to have these authentic experiences.

Uniquely, Broke became a Geographic Indication (GI) region in 2003, only the second region in Australia to do so. This was in recognition of its unique geology and meso climate created by various local waterways and the sheltering hills to the west. The GI ranking is the Australian version of the European 'appellation system' which defines borders of wine regions and controls production and labelling rules. The Broke Fordwich GI incorporates the township of Broke as well as the historic parish region of Fordwich, west of Broke Village.

Strategically Broke can capitalise on growing interest and demand from domestic and international (pre-Covid) travellers for high-quality, authentic food and wine experiences as suggested in the *The NSW Food and Wine Tourism Strategy and Action Plan 2018 -2022*.

The Hunter Valley Destination Management Plan supports the development and diversification of tourism offerings in the destination. The Hunter Valley is the most visited food and wine region in Australia for consumers who travel for food and wine experiences. Neighbouring Pokolbin and Wollombi are established destinations and Broke is a logical third addition along the stretch of the convict trail with its 45 vineyards and award-winning wineries, restaurants, and existing annual events.

2.4 Reliance on mining

Many Australian regional towns and communities are struggling because their economies were built largely on a limited number of economic sectors that have changed significantly. Singleton is currently a single engine economy in that 41% of all jobs are in the mining sector with nearly all other industries being either enabling industries (those that support the engine industry) or population serving industries (those that support the local population). This 'single engine economy' leaves Singleton vulnerable to shocks within the mining industry, with unemployment directly linked to the mining price cycle.



2.5 Smart growth strategy

Economically resilient towns, cities, and regions adapt to changing conditions and even reinvent their economic base if necessary. Broke can diversify its economy through tourism and has an established wine industry – accounting for 14 % of all Hunter Valley wine plantings.

The principles generally adopted in the smart growth strategies comprise:

- Support development of a hierarchy of sustainable towns and service centres providing a range of services and facilities meeting community needs
- Enhance the distinctive qualities of towns and villages to strengthen the local identity, sense of place and pride
- Address the needs of smaller town and village centres through initiatives that support their ongoing vitality and viability
- Implement innovative and sustainable design that creates inspiring places where people want to be
- Provide opportunities for people to live and work in town centres
- Facilitate vibrant, safe, accessible, well-maintained town centres through holistic place management and partnerships between Council, community and business

The BVS proposal has been assessed against smart growth initiatives used overseas to allow for growth and development without compromising their distinctive character of small rural communities. The project is smart growth because it:

- Identifies and builds on existing wine tourism, utilising a parcel of undeveloped land and showcasing a historic homestead
- Engages all members of the community in planning for the future and has received significant support from local business, associations and residents.
- Creates incentives for investment in the community through a unique and generous offer from Glencore to provide funding and in having captured the interest of many local businesses.
- Encourages cooperation with the community and across the region as Broke would be able to offer open space and facilities to support not only local events but become a third destination on the convict trail to Pokolbin and Wollombi, and in building rapport between the local population, the mining industry, and the indigenous community.
- Supports a sustainable future in the wine sector and tourism that suits the natural, indigenously significant environment.



3 Economic Impact Assessment

3.1 Assessment of economic contribution

Glencore will support the relocation project and fund the cost of creating BVS. The cost of the BVS project was estimated to be approximately \$20 million, which includes dismantling, site preparation, relocating the buildings, reconstruction, fit out, and installation of amenities and services as well as landscaping. An assessment was provided below on how this construction expenditure would benefit the region in terms of its increased output and employment.

Based on information obtained from existing local businesses, it was estimated that BVS will generate 30,000 additional tourist visits per year for the Broke locality and its neighbourhoods. The total value of tourist spending was calculated at around \$5 million per year in Table 1.

Table 1 Assessment of BVS as smart growth

Suggested Criteria	Number of visits ¹	Value per visit ²	Visitor expenditure (\$M)
Domestic overnight visits	20,000	\$186	3.7
Domestic daytrip visits	10,000	\$134	1.3
Total	30,000		5.1

(1) Similar proportion to activities reported by TRA (2021)

(2) Spending per day from TRA (2021)

3.2 Analytical method

Input Output (IO) Analysis is the method that is commonly used to analyse the economic contribution of a project to the local economy. IO analysis can be used to:

- Understand how an industry such as construction and tourism sectors, interrelate with the other sectors; or
- Assess the impacts of a change to the local economy e.g. a new infrastructure project, which comprise:
 - Direct impacts including construction project expenditure and jobs created
 - Flow-on impacts that take place because of the interdependence between economic sectors within the economy



The following key indicators are analysed in an IO assessment:

- Gross regional output – the gross value of business turnover
- Value-added (gross regional product) – the difference between the gross value of business turnover and the costs of the inputs of raw materials, components and services bought in to produce the gross regional output
- Income – the wages paid to employees including imputed wages for self-employed and business owners; and
- Employment – the number of people employed (including full-time and part-time).

The assessment below was prepared using modelling and input output multipliers from REMPLAN.¹

3.3 Construction impact on regional economy and employment

This section examines the wider economic benefits that would flow on from the construction of the Project to the region and other potential broader impacts. An economic impact analysis for regional economies enables assessment of how change in employment or output in one sector of the local economy will impact on all other sectors of the economy by modelling the flow-on effects across different industries.

The total capital expenditure for the project was estimated at around \$20 million. This spending will provide a once-off boost to the local economy in terms of local output and employment. An economic impact assessment of construction spending in the Singleton region was prepared and is set out below.

Table 2 Economic analysis for \$20M construction expenditure

Impact Summary	Direct Effect	Industrial Effect	Consumption Effect	Total Effect	Type 1 Multiplier	Type 2 Multiplier
Output (\$M)	\$20.00	\$6.50	\$3.13	\$29.62	1.325	1.481
Employment (Jobs)	39	15	10	64	1.385	1.641
Wages and Salaries (\$M)	\$3.45	\$1.28	\$0.63	\$5.36	1.371	1.555
Value-added (\$M)	\$6.68	\$2.26	\$1.80	\$10.73	1.338	1.607

Source: REMPLAN, Morrison Low

The economic impact assessment result is explained as follows.

- Under the Project Option, Gross Regional Product is estimated to increase by \$20 million for the period of works construction. Contributing to this is a direct increase in output of \$20 million, 39 additional jobs, \$3.4 million more in wages and salaries, and a boost in value-added of \$6.7 million.
- From this direct expansion in the economy, flow-on industrial effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in a further increase to output valued at \$6.5 million, 15 more jobs, \$1.3 million more paid in wages and salaries, and a gain of \$2.3 million in terms of value-added.

¹ <https://www.remplan.com.au/blog/category/economic-modelling/>



- The increase in direct and indirect output and the corresponding creation of jobs in the economy are expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under the scenario are expected to further boost output by \$3.1 million, 10 more jobs, wages and salaries by \$0.6 million, and value-added by \$1.8 million.
- Under this scenario, total output is expected to rise by \$29.6 million. Corresponding to this are anticipated increases in employment of 64 jobs, \$5.4 million wages and salaries, and \$10.7 million in terms of value-added.

It is important to note that the above local output and employment increases will be once-off (temporary), only occurring during the period of works construction.

3.4 Tourism impact on regional economy and employment

This section examines the wider economic benefits that would flow on from stronger tourism growth to the region and other potential broader impacts.

Increase in tourist spending was estimated at around \$5 million per year. This additional spending will provide a lift to the local economy in terms of local output and employment. An economic impact assessment of the benefits arising from an increased tourism spending in the Singleton region was prepared and is set out below.

Table 3 Economic benefits from increased regional tourism

Impact Summary	Direct Effect	Industrial Effect	Consumption Effect	Total Effect	Type 1 Multiplier	Type 2 Multiplier
Output (\$M)	\$5.00	\$0.97	\$1.07	\$7.05	1.195	1.409
Employment (Jobs)	30	3	3	36	1.1	1.2
Wages and Salaries (\$M)	\$1.40	\$0.23	\$0.22	\$1.84	1.162	1.317
Value-added (\$M)	\$2.20	\$0.41	\$0.62	\$3.22	1.184	1.464

Source: REMPLAN, Morrison Low

The above estimated benefits represent permanent improvement for the local economy measured on per annum basis.

The economic impact assessment result is explained as follows.

- Under the Project Option, Gross Regional Product is estimated to increase by \$5 million for the period of works construction. Contributing to this is a direct increase in output of \$5 million, 30 additional jobs, \$1.4 million more in wages and salaries, and a boost in value-added of \$2.2 million.
- From this direct expansion in the economy, flow-on industrial effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in a further increase to output valued at \$1 million, 3 more jobs, \$.23 million more paid in wages and salaries, and a gain of \$0.4 million in terms of value-added.



- The increase in direct and indirect output and the corresponding creation of jobs in the economy are expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under the scenario are expected to further boost output by \$1.1 million, 3 additional jobs, wages and salaries by \$0.2 million, and value-added by \$0.6 million.
- Under this scenario, total output is expected to rise by \$7.1 million. Corresponding to this are anticipated increases in employment of 36 jobs, \$1.8 million wages and salaries, and \$3.2 million in terms of value-added.

4 Economic situation

4.1 Background

The Singleton region

Singleton is the centre of the Hunter Valley, located 200kms North-West of Sydney and 80kms from Newcastle on the New England Highway. Singleton has a population of just over 23,000 people, with an average growth rate of 1.5%. Singleton's Local Government Area (LGA) services 4,893km², and is a mix of heritage, country charm and modern sophistication.

Singleton has a strong industry base, significant agricultural lands, skilled labour force, is located on major transport routes and is home to the 1,500ha Lone Pine Army Barracks and the Singleton Army Training Area. Singleton is an attractive business and commercial destination, with major industries including mining, heavy manufacturing, construction, defence, public administration, agricultural production and viticulture.



Economic profile of Singleton lower region

Broke is located within a sub-region of the Singleton LGA which is shown in darkest blue in Figure 3.

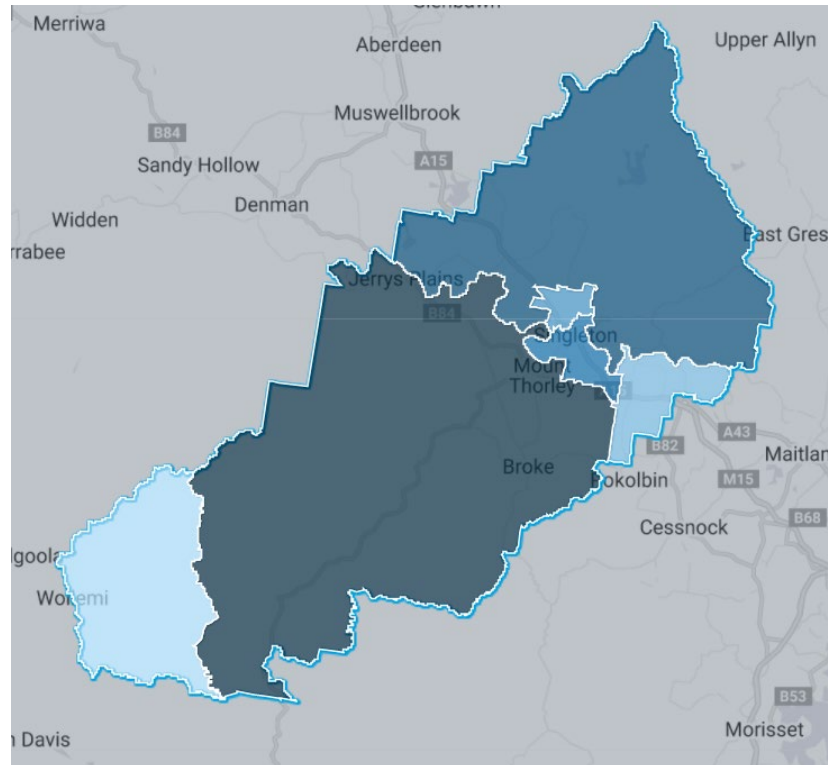


Figure 3 - Singleton LGA broken in sub-regions (Source: REMPLAN)

There are an estimated 4,082 jobs in this sub-region of Singleton which accounts for 25% of total jobs in the entire Singleton region. Employment and output values for this sub-region are shown in **Error! Reference source not found.4.**

Specific employment details are as follows:

- The industry sector with the largest employment within the selected area is mining with 2,759 jobs accounting for 67.6% of jobs in the selected area and 41.6% of all jobs for the mining industry sector within the Singleton region.
- Tourism supports an estimated 46 jobs in the selected area which accounts for 1.1% of total jobs in this area. This is low and has potential to grow, when compared to an estimated 693 jobs in Singleton or 4.2% of total employment.



Table 4 Output Value and Employment in sub-region of Singleton containing Broke

Industry sector	Jobs	Value (\$M)
Mining	2,759	\$4,529.10
Construction	245	\$127.97
Wholesale Trade	194	\$80.69
Manufacturing	184	\$200.84
Other Services	173	\$41.25
Administrative & Support Services	122	\$38.35
Agriculture, Forestry & Fishing	120	\$40.39
Public Administration & Safety	51	\$15.60
Accommodation & Food Services	43	\$7.34
Education & Training	40	\$7.20
Transport, Postal & Warehousing	35	\$11.42
Retail Trade	29	\$3.39
Professional, Scientific & Technical Services	27	\$8.35
Rental, Hiring & Real Estate Services	22	\$70.89
Arts & Recreation Services	12	\$1.95
Financial & Insurance Services	12	\$7.29
Health Care & Social Assistance	9	\$1.28
Electricity, Gas, Water & Waste Services	3	\$5.08
Information Media & Telecommunications	2	\$1.28
Singleton (Broke) sub-region	4,082	\$5,199.64

Source: REMPLAN

4.2 Economic challenges

The Hunter Regional Economic Development Strategy (REDS) 2018- 2022 jointly developed by several Hunter councils identified three core strategies to capture opportunities, manage risks and deliver on a prosperous future for the Hunter Region:

- Improve inter and intra-connectivity of the Region to boost business opportunities in the 'engine' industries of Agriculture, Mining and Manufacturing
- Manage transitions and risks to the Coal Mining and Electricity Generation sectors and diversify the Region's economy to build resilience



- Improve infrastructure, services and amenities to fully realise and sustain the Region's growth potential

Amongst the impediments to regional growth identified in the REDS, the threats to future employment below must be managed across the Singleton LGA region and specifically for its sub-region (to which Broke is part of).

Reliance on coal mining

Twenty-five percent of Singleton LGA residents and 41 % of all jobs within the Singleton LGA are employed in the mining sector. The mining industry accounts for 64% of Singleton's Gross Regional Product (GRP). For this reason, Singleton can be said to have a 'single engine economy' or one in which there is one key industry that brings money into the region and drives the local economy with nearly all other industries being either enabling industries (those that support the engine industry) or population serving industries (those that support the local population). This 'single engine economy' leaves Singleton vulnerable to shocks within the mining industry, with unemployment directly linked to the mining price cycle.

Although the economic value of thermal coal remains assured, in the short to medium term, it is necessary to undertake steps to diversify the capacity of the region in the long term and begin the transition to a post-mining financial future.

Transitions in energy and mining

Singleton's reliance on coal mining and electricity generation means that it is important that the wider region looks to the future and considers and prepares for scenarios in which there are significant and/or sudden shifts in mining activity. In electricity generation, the Liddell and Bayswater power plants in the Upper Hunter will be shut down in 2023 and 2035, respectively. These closures will have a local impact but will also facilitate new opportunities to expand into emerging energy options by leveraging the region's infrastructure and natural advantages. Any decline in coal mining production will have massive impacts on the whole of the Hunter Valley, not just Singleton.

The Senate Inquiry – *Committee into Jobs for the Future in Regional Areas (2019)* – found that the jobs of the future for regional areas will depend on the modification of existing industries and the development of new industries. While some opportunities will be localised, the emergence of other industries will have application across regional Australia.

It will be important, in engineering this transition for Singleton and Broke, to focus on building new sustainable industries that can make effective use of their existing local resources and competitive advantages.

4.3 Tourism Industry

Wine Tourism

Food and wine tourism is an important element of the visitor experience in NSW. In the year ending September 2014, there were over 780,000 domestic overnight visitors to wineries in NSW, representing a quarter (25 per cent) of all those visiting wineries across Australia.

- The Hunter Valley was the most visited food and wine region in NSW, had the highest unprompted awareness and was most likely to be considered for future visits.



- Two-thirds of food and wine visitors were either extremely satisfied or satisfied with their NSW food and wine experience.

The Hunter Valley wine country is located within the Hunter tourism region. Tourism is an amalgam of activities across various industry sectors such as retail, accommodation, cafes and restaurants, cultural and recreational services. It is driven by final demand expenditure of domestic day visitors, domestic overnight visitors and international visitors.

Hunter Valley Wine Country (HVWC) was defined by the Hunter Valley Wine Country Destination Management Plan as the geographical area within Cessnock and Singleton LGAs. The geographical composition of SA3 'Lower Hunter' comprises Cessnock, Singleton and Dungog LGAs. The significance of the visitor economy for the Hunter Region and HVWC is shown in Table 5.

Table 5 Visitor Economy – Hunter Region and HVWC

Indicators	Hunter Region	HVWC
Tourism Employment	9,919	2,451
Output	\$1,777.190 million	\$494.595 million
Wages & Salaries	\$452.928 million	\$108.649 million
Value Added	\$848.767 million	\$222.646 million

Source: Tourism-Research-Data-June-2016 Hunter Region and Hunter Valley Wine Country

Further, the summary statistics on visitor profile below provide a basis for analysis of the economic contribution of tourism and specifically wine tourism in the region.

Table 6 Hunter Visitor Profile

Domestic overnight travel		
Visitors: 3.3m (+1.8% YoY)	Average spend	#3 for visitors
Nights: 9.7m (+6.2% YoY)	\$186 per night	#3 for nights
Expenditure: \$1.8bn (+15.3% YoY)	\$546 per visitor	#3 for expenditure
	Average length of stay: 2.9 nights	
Domestic daytrip travel		
Visitors: 5.4m (-9.8% YoY)	Average spend	#2 for visitors
Expenditure: \$721.6m (+32.3% YoY)	\$134 per visitor	#2 for expenditure
		In Regional NSW

Source: National and International Visitor Surveys, Tourism Research Australia. TRA (2021)



Responding to visitors' demand

The following key findings obtained from study by Tourism Research Australia are critical in preparing and developing Broke as a wine tourism destination:

- People are becoming increasingly knowledgeable about and engaged in food and wine. They are seeking 'authentic' experiences and products.
- As anticipated, some food and wine visitors were more passionate than others in their level of interest when travelling around to eat and drink local produce. These visitors can be classed as 'dedicated'; 'interested'; or 'accidental'.
- Aside from wine tasting and sales, the 'must have' activities essential to a winery visit included having a meal, and sampling local produce. There was also a high level of interest in educational activities (such as learning about the process of wine making) and unique offerings at wineries.
- Being able to eat fresh, locally grown food for breakfast, lunch and dinner was the number one desired attribute of a food and wine region.
- Having the ability to buy local produce and to take short drives to places of interest nearby to the main destination being visited were also important for a 'good' food and wine experience.
- Tolerance to travel varied among different types of food and wine visitors. Obviously, 'dedicated' food and wine visitors were the most willing to travel further away from home for a food and wine experience.
- Apart from distance from home, the top three factors influencing destination choice were the quality of customer service, the range of accommodation options and the ease of organising the food and wine trip.

Current and future tourism market

International tourism has been halted for most of the last two years due to the COVID-19 pandemic. Domestic air travel also collapsed but started to pick up again when the lockdowns were relaxed, and vaccines came on the scene (towards the end of 2020 and then peaking again in the middle of 2021).

Domestic visitor nights declined sharply in early 2020 because of the nationwide pandemic-induced lockdown (Figure 4). As those restrictions eased, domestic tourism demand started returning to 2019 levels (pre-pandemic level). Domestic visitor nights in January to April of 2021 were only 6 per cent down on the first four months of 2019, and 35 per cent above the same period in 2020.

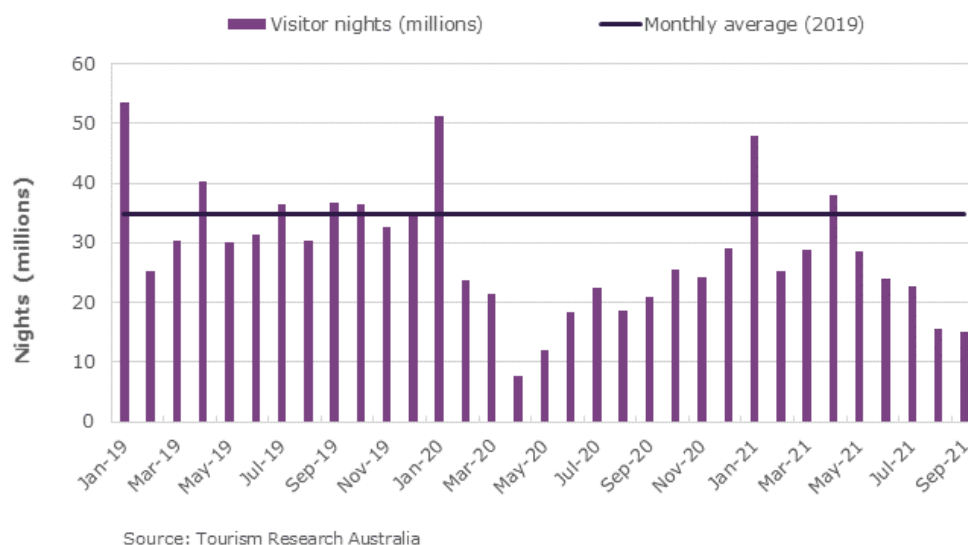


Figure 4 - Recent performance of domestic tourism: visitor nights

Domestic visitor nights declined again in mid-2021 as several states experienced widespread lockdowns in response to Delta variant outbreaks.

There is obviously uncertainty about where the tourists will come from. Before the block on travel, China was the biggest source that will now be affected by the continuing pandemic and geopolitical situation. However, there are important factors supporting domestic growth over this period including:

- increasing traveller confidence about domestic travel
- ongoing barriers to international travel (cost, complexity and hesitancy).
- the reopening of state borders
- declining risk of lockdowns
- pent-up demand for travel
- accrued leave and disposable income during lockdowns
- incentivisation from government travel subsidies and support payments, and
- marketing by the tourism industry

Tourism Research Australia is forecasting that domestic tourism is to rebound at a similarly rapid pace from these lockdowns. Domestic visitation is forecast to return to around its pre-pandemic level in 2022-23, then surpass that previous peak in 2023-24, as shown in **Error! Reference source not found.5**.

These trends are considered to be favourable to the BVS proposal which will strongly rely on the return to normalcy of the domestic tourism market.

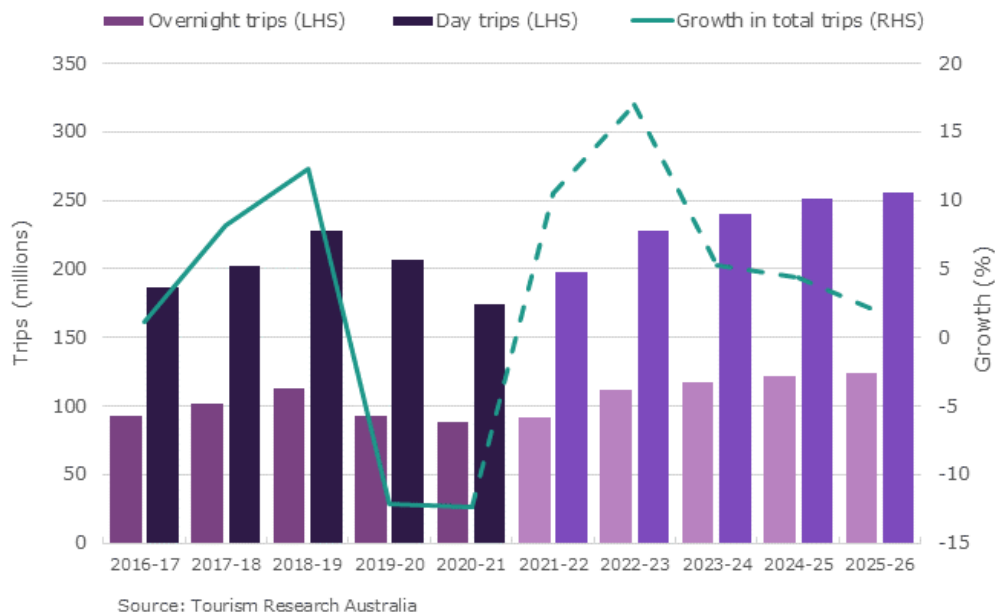


Figure 5 - Domestic overnight and day trips taken

Local property market

As discussed above, the BVS project represents a major transformation initiative for the development of the Broke Village and its neighbourhoods by establishing a vibrant culturally and historically rich village centre to act as a central hub for commercial and communal activities.

It is noted that substantial property price appreciation has occurred in the area in recent years. While the opportunities for land development are very limited in most of the villages in the Singleton region, there is some scope for the Broke area (though detailed investigation is required to substantiate this potential). Presently, the Broke area lacks viable buildings for conducting businesses. The BVS can help fill this vacuum.

The above considerations are not its primary drivers, but they are likely to benefit from the flow-on impacts of the BVS project. Given the scale of property values, such impacts would be easily in the magnitude of millions of dollars.

Local businesses

Our stakeholder consultation confirmed that wine tourism has been growing in the area over last decade. Specific assessment from a local property consultant include:

- BVS will be a tourism destination, as a third destination and generating more traffic on the convict trail – Wollombi and Pokolbin.
- Unique cultural and leisure experience. Beautiful natural environment, framed by Yellow Rock.
- Broke has already grown in reputation as an alternative to Pokolbin.
- Area is a wine growing heaven.



Local businesses in Broke and its neighbourhoods are expected to benefit from the establishment of a new vibrant village centre. Since the area's share of the HVWC is relatively small, there is likely to be cross fertilisation (rather than competition) between the operations of the BVS and the existing businesses. There will likely be economies of agglomeration for local businesses when they locate near to each other to form clusters of economic activity and enhance their efficiency e.g. reduced traveling costs to visitors, stronger image promotion.

4.4 Broke Village Square is Smart Growth

Challenge and response

Small towns and rural communities throughout Australia are looking for ways to strengthen their economies, provide better quality of life, and build on local assets. Many rural communities and small towns are facing challenges, including rapid growth in large metropolitan centres, declining rural populations, and loss of regional industries, farms and working lands.

Facing the threat of economic decay, various rural and semi-rural towns are now preparing long term strategies and masterplans for developing their town/village centres. The principles generally adopted in the strategies often comprise:

- Support development of a hierarchy of sustainable towns and service centres providing a range of services and facilities meeting community needs
- Enhance the distinctive qualities of towns and villages to strengthen the local identity, sense of place and pride
- Address the needs of smaller town and village centres through initiatives that support their ongoing vitality and viability
- Implement innovative and sustainable design that creates inspiring places where people want to be
- Provide opportunities for people to live and work in town centres
- Facilitate vibrant, safe, accessible, well-maintained town centres through holistic place management and partnerships between Council, community and business

Broke itself and neighbouring communities are facing the same challenges mentioned above and looking for a way to rebuild their economic capabilities and resilience.

Research undertaken by the United Kingdom's Department for Communities and Local Government - *Developing Resilient Town Centres* - identified the broad resilience common challenges in creating strong local centres. The proposed BVS is assessed to meet at least the following criteria:

- Locations that had a shared vision for the future of their area fared better, as it allowed local stakeholders to work together in a common direction – a formal accommodating village centre is required for Broke to coalesce its strengths and the interests of business and communal groups, including indigenous members.
- Local centres performed well when able to tap into a rich cultural heritage and vibrancy, which is ultimately used to forge the identity of places and drive interest in them - the homestead building from Ravensworth symbolises the history and culture of the locality that can be experienced by tourists in a relaxed entertaining environment.



- Local assets which are currently underutilised – the heritage homestead and proposed site of the BVS.
- Strong partnership links between different groups and stakeholders – various businesses and stakeholders have indicated their support and willingness to carry out the proposal as reported above.

Smart growth strategy

The US EPA found that smart growth strategies are important to help rural communities achieve their goals for growth and development while maintaining their distinctive rural character. The following criteria were listed for smart growth²:

- Development for rural community to encourage growth in town, where businesses can thrive on a walkable main street and families can live close to their daily destinations.
- Policies to protect the rural landscape help preserve open space, protect air and water quality, provide places for recreation, and create tourist attractions that bring investments into the local economy.
- Policies that support walking, biking, and public transit help reduce air pollution from vehicles while saving people money.

Many Australian regional towns and communities are struggling because their economies were built largely on a limited number of economic sectors that have changed significantly. For example, jobs might once have been heavily concentrated in industries like logging, mining, or manufacturing, but technology and market forces have transformed these sectors, and they no longer employ a large workforce. Changing circumstances, such as those caused by resource depletion, globalisation, or shifts in consumer preferences, can shake the economic foundations of these communities, leaving people without jobs and towns without a healthy resource base.

As discussed above, the economy of the Singleton LGA has relied heavily on mining, specifically coal mining i.e. being the largest industry sector for economic output with \$10.8 Billion accounting for 73.9% of total output³. This industry faces an uncertain future in the medium term and eventual winddown or possible closure in the long term. The locality together with its neighbouring regions have attempted to diversify its economy into alternative industries such as services, tourism and education etc but the progress to date is varied and major difficulties lie ahead.

Broke located in the outlying areas of the Singleton LGA has not received as much high-level attention and support in the revitalisation effort. Consequently, the Broke community themselves will need to consider the broader economic challenges identified above and develop their own suitable local solutions. The proposal to establish BVS with the heritage homestead buildings relocated from Ravensworth goes a long way to meet this objective because the village presently does not have such a centre to reinforce its local identity and future economic viability. More importantly, following decades of mining activities in its region, tourism not only has become a significant source of income for the locality in recent years but also one with promising growth for the future.

² Framework for Creating a Smart Growth Economic Development Strategy: A Tool for Small Cities and Towns (2016), EPA.

³ Source: REMPLAN



Lessons from successful places

Over time, all communities experience changes that affect the industries, technologies, and land use patterns that help form the foundation of their local economies. Economically resilient towns, cities, and regions adapt to changing conditions and even reinvent their economic bases if necessary. Even if the community has lost its original or main economic driver, it has other assets that it can use to spur the local economy. While most economic development strategies involve some effort to recruit major employers, such as manufacturers or large retailers, many successful small towns and cities complement recruitment by emphasizing their existing assets and distinctive resources.

The United Kingdom Environmental Protection Agency 2015 report, *How Small Towns and Cities Can Use Local Assets to Rebuild Their Economies*, examined several case studies that illustrate the successful tactics that affected communities can use:

- Identify and build on existing assets. Identify the assets that offer the best opportunities for growth and develop strategies to support them. Assets might include natural beauty and outdoor recreation, historic downtowns, or arts and cultural institutions.
- Engage all members of the community to plan for the future. Engage residents, business owners, and other stakeholders to develop a vision for the community's future. Stakeholder engagement helps ensure plans reflect the community's desires, needs, and goals and generates public support that can maintain momentum for implementing changes through election cycles and city staff turnover.
- Take advantage of outside funding. Government funding is particularly helpful to smaller communities that have limited resources to deal with challenges such as out-of-date infrastructure. Even a small amount of outside funding applied strategically to support a community's vision and plans can help increase local interest and commitment in the area and spur private investment.
- Create incentives for redevelopment and encourage investment in the community. Make it easier for interested businesses and developers to invest in the community in ways that support the community's long-term priorities.
- Encourage cooperation within the community and across the region. Cooperation to achieve jointly established priorities helps leverage the assets that each party can bring to the table to make the most of the region's resources.
- Support a clean and healthy environment. Invest in natural assets by protecting natural resources and cleaning up and redeveloping polluted properties, which makes productive use of existing transportation, water, and utility infrastructure; increases the tax base and employment opportunities; removes environmental contamination; and helps spur investment in surrounding properties.

Does BVS pass the test as Smart Growth?

The lessons learned from the above study are clearly very pertinent for Broke. Consequently, they are examined in detail below, together with how they could be used to rate the BVS project.



Table 7 Assessment of BVS as smart growth

Suggested criteria	Lessons learned from case studies	Evaluation of BVS project
Identify and build on existing assets	<p>Paducah, Kentucky, developed a cohesive identity around its core assets of artistic and cultural offerings, the Ohio River, and its rich history.</p> <p>Both Roanoke, Virginia, and Bend, Oregon, have remade themselves as outdoor recreational destinations</p> <p>Dubuque, Iowa its residents reconnected with the city's river as its central identity to spark revitalisation of the surrounding area.</p> <p>Emporia, Kansas, redesigned its downtown to promote the community's historic fabric and character</p>	<p>Broke is already a wine tourism destination with various attractions and activities in its neighbourhood.</p> <p>A land parcel presently underutilised has been identified as a suitable location for the Broke village centre</p> <p>The Ravensworth homestead building with high heritage values can be relocated to Broke free of charge., courtesy of Glencore.</p>
Engage all members of the community to plan for the future.	<p>In 2005, Dubuque, Iowa, invested in a stakeholder-driven planning process to identify 10 high-impact projects for the city.</p> <p>Roanoke, Virginia, launched an extensive public participation process in 2000 to develop a vision for the future.</p> <p>Dubuque, Iowa, created a comprehensive plan to guide its redevelopment efforts over a decade.</p>	<p>The coordinated planning process to be implemented for BVS has the participation from various stakeholders including Council, existing business owners, associations etc as discussed above.</p>
Take advantage of outside funding.	<p>Douglas, Georgia; Mount Morris, New York; and Roanoke, Virginia all benefitted from government grants to hump start their respective revitalisation projects.</p> <p>Douglas, Georgia had a financial incentive program for private renovations that finally created a cumulative effect that was greater than the sum of its parts.</p>	<p>Funding and construction of BVS including homestead relocation has been secured.</p>



Suggested criteria	Lessons learned from case studies	Evaluation of BVS project
Create incentives for redevelopment and encourage investment in the community.	Emporia, Kansas; Mount Morris; New York and Douglas, Georgia teamed with business owners and developers to facilitate their planning and investments	Several businesses have indicated their participation and future investment in connection with the project, which is aimed at promoting the locality's resilience and tourism industry (see stakeholder consultation results reported above).
Encourage cooperation within the community and across the region.	Mount Morris, New York, enlisted university students' help in preparing its beautification projects and publicity about community events. Roanoke's initial involvement and funding to establish the Carilion Biomedical Institute has leveraged more than 10 times that amount in private dollars over the course of a decade.	The stakeholder consultations conducted have elucidated the breadth and depth of community and business support for the project, which is expected to build rapport between the local population, the mining industry, and the indigenous community.
Support a clean and healthy environment.	Sustainable Dubuque vision and principles help creating a legacy for generations to come through economic prosperity, environmental protection, and cultural vibrancy. In Bend, Oregon, after its decontamination, 'Old Mill District' now includes recreational activities along and on the Deschutes River, as well as a variety of restaurants, shops, and art galleries.	Hunter Valley wine tourism is already the premier attraction for tourists. Broke and its surroundings offer attractive environment and services for their visitors, both domestical and international. This experience will be further enhanced with BVS as a venue that offers an exciting mix of services including a historic building, tourist information, wine and dine, indigenous cultural exposure, local market/fairs etc.

5 Identification of potential benefits

5.1 Consultation with stakeholders and interested locals

The BVS proposal received early favourable and supportive responses from the community and stakeholders 2019. The realised concept was presented to the community through exhibition review days in Singleton and Broke. In addition, Glencore undertook detailed community consultation which revealed significant support for the BVS option from the wider Singleton Shire and Aboriginal stakeholder groups. An online [petition](#) has attracted 382 signatures. Letters of support have already been received from some of the parties outlined below as well the Ravensworth Homestead Committee.



For this report, Morrison Low consulted the following key stakeholders and knowledgeable parties for their views or to revisit early support:

- **Alan Jurd** – Property consultant and agent including for winery/vineyard/tourism assets
- **Andrew Margan** – Wine maker and owner of Margan
- **Laurie Perry** - CEO of Wonnarua Nation Aboriginal Corporation
- **Brian McGuigan** – Wine Legend, vineyard owner in Hunter Valley
- **Mick McCardle** – Chairman of the Broke Residents Community Association
- **Jody Derrick** – President of the Broke Fordwich Wine Tourism Association
- **Peter Drayton** – experienced business owner from Pokolbin
- **Malcolm Howard** – Sydney resident, Broke investor and accommodation provider
- **Mike Wilson** – Secretary of Broke Fordwich Wine Tourism Association

Participants were asked to provide comment on the following:

- the cultural and historical significance of the Ravensworth to the establishment of the BVS
- the importance of the BVS project to various parties i.e. the Broke Community, the Singleton Council, State Government, indigenous community, and the mining industry reputation
- the contribution of BVS to regional tourism
- the wider possible economic benefits of BVS

The following addresses the key themes that emerged from consultation. A summary of discussions is attached in Appendix B.

Reactivation of Broke Township and Community

Civic spaces are not just about space, they are an extension of community fostering economic, social, environmental, and cultural health. Without a village focal point, the residents of Broke are limited in settings where celebrations are held, where exchanges both social and economic take place, where friends and neighbours run into one another and where cultures mix. “Hospitality is the fabric of community”, Alan Jurd reminded. Malcolm Howard, recent investor and part time resident, points out that Broke – unusually for small town Australia – does not even have a local pub.

The more practical aspects of liveability were noted. A central hub would provide somewhere to take the family for meals to complement the special occasion offerings located at the wineries, to grab breakfast, to shop all the local fare in one place, to meet someone for a coffee and to save time travelling to the nearest centre.

Great public places add enhancement to the civic realm - not only visually, but also in providing a sense of character. Broke residents are proud of their community and desire a place to showcase their identity.



Broke has made strides in the plan to revitalise the village with the shared parkways and new skatepark



welcome additions, but the heart of the problem is the lack of a central hub. This should not be a “nice to have” but a basic need. The implications of COVID made transparent the reality of the existing liveability constraints. The depth of feeling from locals on this issue was noted.

Brian McGuigan gave the setting high praise, making the most of the stunning scenery. Broke’s geographical boundaries follow the Wollombi Brook. The south side of Broke provides views across properties to the Brokenback Range, the most conspicuous feature of which is the sandstone formation known as Yellow Rock. With careful planning and clean-up of the river vegetation BVS will not only provide a proper attractive entrance to Broke but connect the village to the Wollombi Brook.

Figure 6 - Yellow Rock, photo from Broke Fordwich Wine Tourism Association

Preservation of historic/cultural values

Singleton has lost several historically significant buildings and cannot afford to lose more. This includes the sandstone building of the person who discovered the area in 1818 – John Blaxland - known as the Blaxland Homestead. It appears in the 1970s the homestead’s bricks were purchased and reused to build a winery in the Pokolbin area.

The familiar sentiment from consultations was Ravensworth needs to be enjoyed. While it was acknowledged that some of the heritage value will be lost through relocation, the emotive and historical significance will remain. What the BVS option provides is for that significance to be seen and valued. Brian McGuigan expressed public access to Ravensworth as represented a “salute to those who busted their tails to get agriculture going in this county.”

Tourism development

Broke is described as the Hunter Valley’s “hidden gem”, a peaceful authentic pocket of the Hunter Valley, home to both some of the region’s greatest vineyards but also breath-taking scenery. The relocation of Ravensworth to BVS would anchor and enhance the opportunities that can be leveraged for the local community and the region by attracting more visitation and exposure. Pokolbin businessman, Peter Drayton stressed how important the BVS proposal was to consolidate and integrate the existing spread-out wineries and other tourism businesses.

Premium wines in Broke Fordwich come from 45 vineyards and 12 cellar doors. In the immediate vicinity of the BVS location (red dot on figure 7 below) are Margan wine and restaurant, 1813 Cellar Door on the Tinonee Estate and Nightingale wines and restaurant. A few minutes out of town are found Running Horse Wines, Whispering Brook winery and olive groves, Mount Broke wines and restaurant, and Greenway, Winmark and the organic certified Krinklewood to the south along the Wollombi Road.



Figure 7 - Broke Fordwich Wine Tourism Association wine trail map with proposed BVS site added in red.

A range of accommodation options exist from the luxury to the free camping grounds at McNaamara Park. The tourism associated around wine and the scenery is supported by caterers, wedding centres, function management, tour operations and transport.

Figures provided by the Broke Fordwich Wine Tourism Association for 2019 showed the local industry employed 300 people with additional 100-200 people employed seasonally during the grape harvest with an estimated turnover of \$34 to 45 million.

Broke may be a small village but it attracts tens of thousands of people annually to events and to sample local fares. Popular local events include:

- **Broke Village Fair** and vintage car display is held in September, attracting visitors and vehicle enthusiasts from all over NSW for weekend of fun, rides, art, craft stalls and local snacks.
- **Little Bit of Italy in Broke** is a festival held in autumn celebrating Italian themed cuisine.
- **Smoke in Broke** hosts a weekend of street food, boutique wine, craft beer and market stalls in June.
- **Broke Village Market** on the first Sunday of the month.

BVS would add to the tourism appeal of Broke complementing the existing activities and add to the wine tourism of the Hunter Valley which is currently worth of \$630 million each year and growing.



Economic benefit/confidence

The BVS project would have real and measurable economic benefits, not least in building confidence. Brian McGuigan views the project as a tremendous rallying point for regional NSW especially after the devastation wrought by drought and bushfires and then COVID-19. Alan Jurd references the confidence and domino effect that similar projects have produced, as occurred in nearby Pokolbin with the restoration and utilisation of historic buildings. Peter Drayton points out that this is an ideal situation, where no one is going to be adversely impacted on by the project, the economic implications therefore are uniquely only positive. Andrew Margan draws a clear distinction between the two relocation options, the BVS proposal is about the economic and associated social benefits.

The key was not just to project the baseline economy in Broke and Singleton, but to build it. Demand is not the issue but opportunities for entrepreneurship and to capture value from those living and visiting the area.

Despite the impact of COVID-19 lockdowns which has impacted on the Hunter Valley regions, Broke has recovered well. Less reliant on the overseas visitors, Broke has benefited from those wanting a break from the main centres. Mike Wilson explained that outside of the lockdown period, accommodation had been fully booked in Broke and this continued in the months ahead. Accommodation owner Malcolm Howard confirmed this.

One of wineries with a restaurant for example, showed figures representing a three-fold increase in cellar door sales over the last decade. This has meant more jobs – going from two to five cellar door staff. Between the restaurant and cellar door the revenue has increased 100% in seven years. Fifteen people are employed in the hospitality team to cater for over 30,000 customers per annum. Business such as these then support numerous contractors and service providers such as vineyard agricultural contractors, catering businesses and agricultural equipment suppliers in the region.

Restoring viability of small regional towns

The Singleton Council developed the Broke Master Plan in 2017 with community consultation. The plan identifies public domain improvements to enhance the village's "sustainability, improve amenity, promote its attractiveness and sustain ongoing visitation and liveability". While planning issues in Broke were also identified in the council's land use strategy of 2003, a town centre is not currently provided for in strategic planning, and liveability and the serious social constraints for the community without a centre remain.

However, many of the parties consulted pointed to the BVS project as being consistent with local Singleton Council and regional NSW planning policy which aims to boost economic diversity in this region heavily influenced by the mining industry. The strengthening of economic diversity will help to ensure that the Broke Fordwich wine and tourism industry has a long and sustainable future.

As Peter Drayton points out, the BVS project is strongly aligned with the Hunter Valley Destination Management Plan, supporting the development and diversification of tourism offerings in the destination.

Potential rapport with and jobs for indigenous community

McNamara Park is historically significant as part of the vast stretch of Hunter Valley land of the Wonnarua. The physical evidence of past lives remains. There are no known cultural values or indigenous sites pertaining directly to the location of the McNamara Park, although Wollombi Brook, is believed to be a pathway to creation places and Yellow Rock (Lizard Rock) is important to local indigenous people.



While some indigenous groups identify an attachment to Ravensworth, most indigenous groups consider the whole region to have high cultural significance including a conflict between the Wonnarua and settlers. However, Heritage NSW has advised that detailed archaeological investigations have unveiled no material evidence to show that the homestead building of 1832 is the site of an 1826 massacre. Having said that, some indigenous groups do have a connection to Ravensworth, as Wonnarua people lived and worked on the Bowman original estate.

CEO Laurie Perry accepts the consensus, believing there is no significant connection of the Wonnarua to the Ravensworth. "If we did [have a connection], we would protect it", he said.

He sees value in the opportunity for indigenous arts and craft commercial enterprise and employment of indigenous people. Like Broke history generally, there is much scope to establish the areas' indigenous identity and share this through the BVS facilities.

Glencore and mining industry – opportunity to rectify past impacts

Those consulted agreed that Glencore's reputation would be greatly enhanced by this generous level of support for the Broke Fordwich region. While the mining industry has brought economic benefit, it is not without downsides. Due to the proximity of Broke to the open cut mine, those consulted felt it was well suited to benefit for generations to come from this incredible legacy project. "Ravensworth would be significant compensation for mining activities, and would live on for generations to come," Jody Derrick explained.

Andrew Margan referenced the Wambo Homestead situated similarly on coal reserves. In 2010 the Wambo coal attempted to delist the Wambo Homestead on the grounds that the building would cause "undue financial hardship". While this request was withdrawn subsequently, the property has been left languishing through indecision and has deteriorated. Glencore, by comparison should be applauded for its care of Ravensworth and the significant investment in its preservation.

6 BVS project background and scope

6.1 Proposed Relocation of Ravensworth Homestead

Ravensworth is located 20 km north of Singleton and 35km north of Broke, just off the New England highway. Due to its 200-year history, its historical significance is recognised in the Singleton Local Environmental Plan 2013. The Heritage Council believes Ravensworth to be one of nineteen places identified as a very early homestead in the Hunter and one of three H-Plan colonial bungalow house in NSW.

The significance of Ravensworth is as a representation of early rapid European settlement (1820-1840s), early agriculture, contact with aboriginal people, the use of convict labour and colonial architecture.

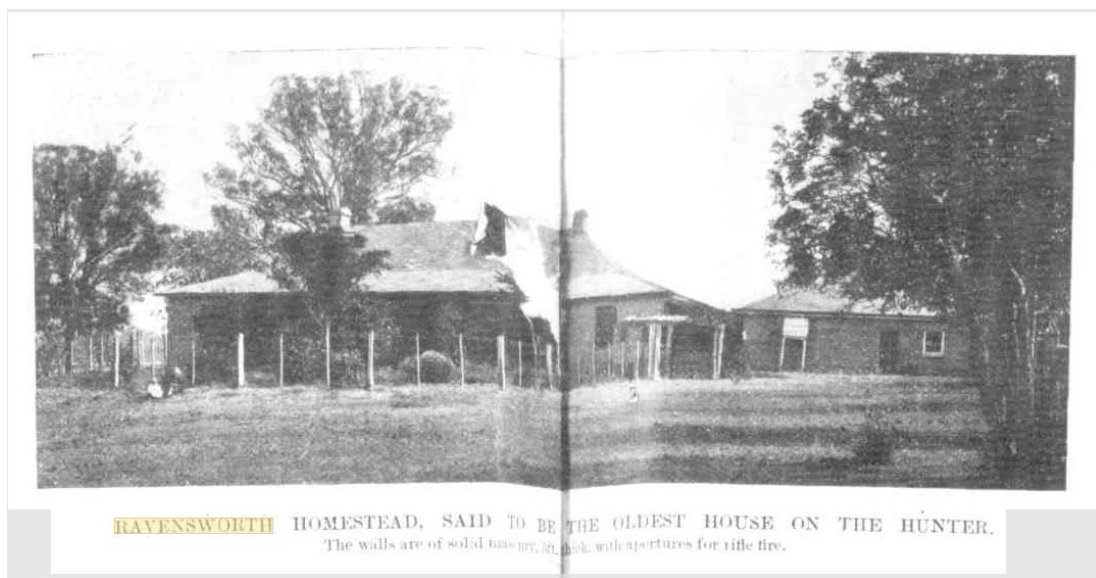


Figure 8 - Sydney Morning Herald, 15 February 1902

Ravensworth Homestead is in good condition for its age. The original design is largely intact, having escaped any significant material maladjustments. The Glencore mine has restored and maintained the homestead buildings with the expertise of historical specialists, investing more than \$600,000. While Ravensworth has been retained and preserved, connection with community has been lost and buildings have been vacant since 1997.

Ravensworth comprises five main buildings, four of convict-hewn sandstone dating from around 1832 and one of timber cottage from the turn of the 20th century, arranged in a farmyard square:

- Timber cottage (men's quarters)
- Main house and kitchen wing
- Stables



- Barn
- Stone privy

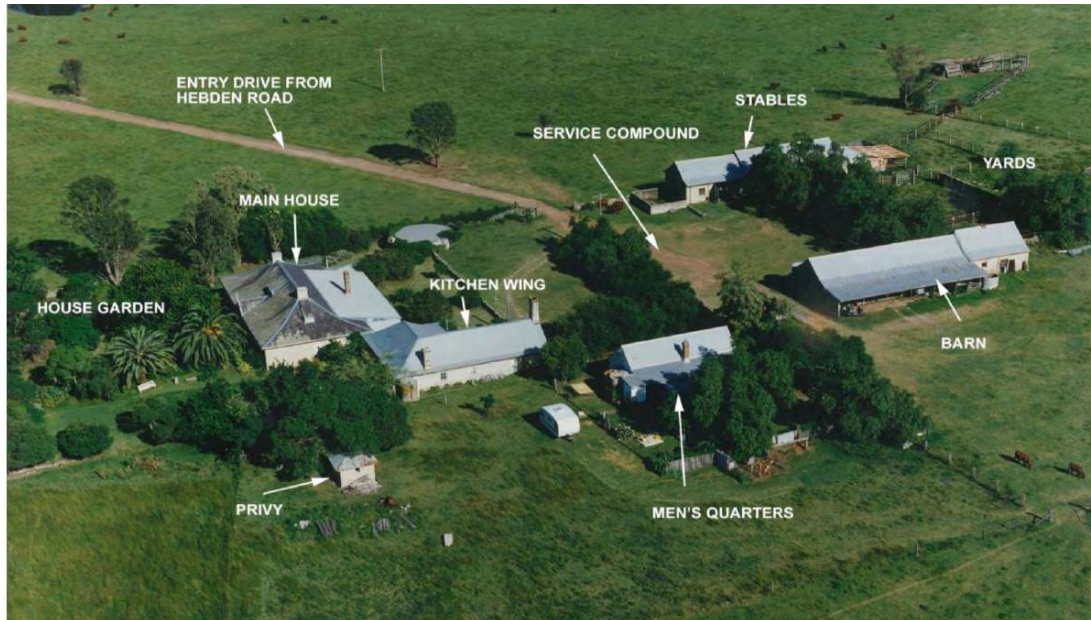


Figure 9 – Layout of Ravenworth (Source: *NSW Glendell Continued Operations Project State Significant Development Assessment*, Feb 2022)

6.2 Scope of BVS

In 2018, Glencore looked to the community for cooperation for the relocation of Ravensworth. Under the BVS proposal, Ravensworth would be dismantled and relocated to be re-used and enjoyed by residents and tourists.

The proposed site is on crown land at McNamara Park. BVS would use approximately 8% of the area without impacting on existing use or facilities. This affords a central location on the southwestern edge of the village, close to the existing petrol station/general store. The positioning allows direct access to the Wollombi Brook on the west and is bounded by Milbrodale Road on the south and the main street of Wollombi on the east. McNamara Park is well used and appreciated but at this end of the park is essentially an undeveloped stretch of land with few structures and little infrastructure. Its current condition is a natural woodland, and the plan is to address the recent growth in vegetation to rectify the interrupted views of the Wollombi Brook.

The buildings are to be laid out in a manner that reflect the rich history of the original use and in a way that allows the building to serve as an important living area within Singleton.



Figure 10 - Conceptual layout plan for BVS, prepared by SHAC (2019) with original Ravensworth formation on left and proposed formation of relocated buildings on right.

A local Trust have created the concept and championed the development. Newcastle Architects SHAC completed the architectural plans in 2019 which blend the past with modern architectural boldness and practicality in design and redevelopment.

Glencore will support the relocation project and fund the cost of creating BVS. This includes dismantling, site preparation, relocating the buildings, reconstruction, fit out, and installation of amenities and services as well as landscaping. The cost is estimated to be approximately \$20 million. The whole project should be worth over \$1.15billion.

Heritage advisors are confident the dismantling and relocation plan is achievable and have factored in a salvage exaction of archaeological resources.

Community support for the project has informed ideas for the use of the buildings. Discussions were held with the Singleton Council, The Hunter Valley Wine Tourism Association, The Broke Fordwich Wine Tourism Associate, The Broke Residents Association and the Wonnarua Nation of Aboriginal Corporation, among others.



Figure 11 - SHAC depiction of BVS

BVS is envisaged as a mix of community spaces and commercial uses. The plan diagrams as illustrated above in Figure 11 and below in Figure 12 are designed to convey concepts only and will require detailed data in regard to heritage items along with the structural nature of such buildings.

Through consultation with stakeholders, the buildings are likely to house the following:

- Café/restaurants
- Winemakers' centre showcasing local producers
- Boutique brewery or distillery
- Exhibition/function space
- Wine museum
- Tourism information including indigenous displays and history
- Administration space
- Market stall space
- Central point for regional events
- Other inclusions may be included as the project develops such as an artisan bakery, chocolate shop, oil producer etc.



Figure 12 – BVS concept plan (Source: SHAC 2019)

Broadly the concept is conceived in three zones – green representing culture, yellow representing hospitality and orange the tourism area – with various services and amenities dotted throughout.

The sandstone homestead at the front is likely to house a gallery/museum/display space although sensitivity would be given to housing indigenous artefacts and displays in a colonial building. The kitchen wing could be retail space for local produce.

Some imaginative reuse of the Ravensworth outbuildings would see a café or restaurant, combining the old buildings with some contemporary design for example in the timber cottage next in an anti-clockwise direction. The barn building at the back right, once upgraded, would make an ideal visitor information centre. This could work in cooperation with the Singleton and Cessnock Visitor Information Centres as well as the Broke Fordwich Wine Tourism Association. The stables at the back right would be the centre piece of the region's offerings, housing a micro-brewery and local wines.

A number of new spaces would be created too with outdoor tables, market space and a new covered building at the back to serve as a multi-use hall. Many landscaping elements including paving, garden beds, pergolas, pavilions would add to the appeal.

The market stall space could be used by local farmers and artisans to showcase produce and talent, similar to the marketplaces seen parts of Europe. The existing Broke Community Markets could relocate from McTaggart Park to the new site.



Uses of the BVS will be decided based on having tenants that will be promoting the Broke Fordwich area (including wine and food) and that any usage of the site will complement the community space.

No disruption would occur to the number of free campers in McNamara Park. There is an opportunity instead to formalise access to the campgrounds and the recreational amenity of the park.

The site is managed by Singleton Council on behalf of the Crown. A number of secondary planning approvals such as rezoning of part of the common usage land would be required therefore. Whether the land is transferred to the proposed incorporated trust (see next section) or is leased is a matter for consideration. Development planning approval would be required from the Singleton Council. No native title issues are triggered at this stage and no existing valid native title claims exist.

6.3 Future operations at BVS

The plan is for the BVS to operate as a self-supporting enterprise overseen by a local board of trustees.

A group behind this venture are already operating as a trust, currently managing conceptualisation of the project and securing the necessary funding for the concept plans. The trustees are:

- Adam Bell from Whispering Brook
- John Bevan from Lavender Ridge Vineyard and Chairman of BlueScope
- Stewart Ewen from Bin 688 Vineyard
- Andrew Margan from Margan Wines
- Phil McNamara from Mount Broke Wines

The venture is conceived of as a self-supporting enterprise owned by the community and operated by a trust. This body would be made up of Broke residents and business owners and include a representative of Glencore in the early stages recognising Glencore's contribution to the of the project in the form of a non-repayable contribution. The Singleton Council would not be responsible for building maintenance and landscaping; therefore no burden will be placed on ratepayers.

Modelling done by the trustees suggests the cash flow will be positive after an estimated 2 – 5 year period. Local commercial expert Alan Jurd has provided a market commercial rental assessment and advised a model for the first two years to get tenants established. Commercial premises are at a premium in Broke due to the lack of suitable buildings.

The trust would seek charity status to allow future income from the development to be held for community projects. For example to:

- improve infrastructure, services and facilities in and around the Broke Fordwich area
- advance culture of Woonarua indigenous people by protecting and preserving significant local indigenous sites
- record the history of Broke and preserve and restore historically significant items and buildings
- enhance the natural environment
- advance the wine and tourism industries

The draft objectives of the proposed incorporated body are appended.



Appendix A - Draft Objectives of Broke Village Square Inc.

The objectives for which Broke Village Square Inc. (BVSI) is formed are:

1. To establish in the Broke area, buildings, premises and grounds suitable for use as a village square and community centre, to be known as Broke Village Square.
2. To enter into arrangements to provide, whether by lease, license or otherwise, buildings, premises and grounds at the Broke Village Square to persons or entities carrying on activities or businesses considered beneficial to the community of Broke, on such terms as BVSI considers appropriate.
3. To donate all profits of BVSI for such of the following charitable purposes as BVSI considers appropriate:
 - a) to advance the health, education and social or public welfare of the people in the community of Broke
 - b) to advance the culture of the Wonnarua indigenous people by protecting and preserving significant local indigenous sites
 - c) to advance culture by:
 - recording and cataloguing the history of the Broke area
 - collecting, preserving and exhibiting items of historical significance to the Broke area for the benefit of the community
 - supporting the restoration and maintenance of buildings of historical significance to the Broke area for the benefit of the community; and
 - fostering public awareness of and interest in the history of the Broke area.
 - d) to enhance the natural environment of Australia, and in particular the Broke area, by:
 - promoting sustainability and sustainable development and use of resources
 - promoting the planting of indigenous Australian tree and plant species in appropriate locations
 - undertaking projects to improve the cleanliness and flow rate of the Wollombi Brook
 - providing a rescue and rehabilitation program for orphaned or injured native animals
 - eradicating noxious weeds from public spaces
 - re-establishing the natural habitats of native animals in public spaces
 - promoting the practice of recycling unwanted goods and scrap material
 - promoting biodiversity through reintroducing indigenous plant and tree species to areas in which they are no longer found or are no longer abundant.
 - e) to advance the wine and tourism industries in Australia and in particular the Broke area by:
 - conducting research into improvements to the processes used in those industries



- working with government at all levels to ensure that the interests of those industries are represented in regard to the public decision – making process
 - providing a forum for all people engaged in those industries to discuss best practice and means of enhancing the future of those industries; and
 - promoting the sustainability of those industries in the Broke region.
4. To purchase, lease or otherwise acquire any lands, buildings or property, real and personal for the purposes of, or capable of being conveniently used in connection with, any of the objects of BVSI.
 5. To construct, improve, maintain, develop, work, manage, alter or control any buildings, premises and grounds for the purposes of, or capable of being conveniently used in connection with, any of the objects of BVSI.
 6. To enter into any arrangements with any Government authority, federal, state, municipal, local or otherwise, that may seem conducive to BVSI's objects or any of them; to obtain from any Government or authority any rights, privileges or concessions which BVSI may think it desirable to obtain; and to carry out, exercise and comply with any arrangements, rights, privileges or concessions.
 7. To appoint, employ, remove or suspend employees, agents and other persons as may be necessary or convenient for the purposes of, or capable of being conveniently used in connection with, any of the objects of BVSI.
 8. To invest and deal with the money of BVSI not immediately required.
 9. To borrow or raise or secure the payment of money in such manner as BVSI may consider desirable and to secure the same or the repayment or performance of any debt, liability, contract, guarantee or other engagement incurred or to be entered into by BVSI in any way.
 10. In furtherance of the objects of BVSI, to sell, improve, manage, develop, exchange, lease, dispose of, turn to account or otherwise deal with all or any part of the property and rights of BVSI.
 11. To take any donation of property for any one or more of the objects of BVSI.
 12. To take steps by appeals, public meetings or otherwise, as may from time to time be deemed expedient, for the purpose of procuring contributions to the funds of BVSI by way of donations or otherwise.
 13. To do all other things as are incidental or conducive to the attainment of the objects and the exercise of the powers of BVSI.



Appendix B - Consultation

	Connection to project	Significance of Ravensworth to BVS	Importance	Tourism impact	Economic impact
Andrew Margan <i>Owner and winemaker of Margan Vineyard</i> <i>Winemaker of the year 2021 for the Hunter Valley</i>	BVS trustee	Architectural history, historical significance. BVS site would allow people to appreciate Ravensworth. Referenced the Wambo Homestead similarly on a coalfield and the lack of consensus on what to do. Building left languishing.	Beautiful setting. Community needs a central hub. "No doubt it would be a great thing!" Singleton Council would likely wish to retain the homestead within the LGA. Council is committed to developing the villages.	Wine tourism has been growing over last decade. Broke has a niche market unlike Pokolbin. Specifically, lifestyle and wine. Expanded offerings are needed to match demand. Is possible that wine takes over from coal as the biggest earner.	House prices have gone through roof. Commercial operators are increasing in area. Economic development is illustrated in business growth. Major difference between two relation proposals is <i>economic</i> . Not just about protecting the baseline but in expanding businesses.
Jody Derrick <i>President of the Broke Fordwich Wine Tourism Association</i> <i>Local accommodation provider - Adamae</i>	Supporter	Ravensworth would be significant compensation for mining activities, and would live on for generation to come. Having a heritage building would be a local drawcard.	Need a town centre, a communal space where families and community groups can meet. Will greatly add to facilities for community.	Town is moving away from reliance on coal. Swing towards tourism. Broke Fordwich will always be a tourist area whereas mining may leave.	BVS economic impact is in attracting more visitors, capturing spend, promoting and boosting the sustainability of existing businesses, providing opportunities to grow existing businesses and to establish new



	Connection to project	Significance of Ravensworth to BVS	Importance	Tourism impact	Economic impact
			<p>Improve visual amenity.</p> <p>Events like Broke Village Fair, Little Bit of Italy in Broke, Smoke on Broke could do with a central venue with facilities. These already attract 10,000 plus visitors.</p> <p>Indigenous centre idea is important so stories can be told and local indigenous people can be employed.</p> <p>A number of local groups and businesses would be keen to be tenants.</p>		businesses along with the growth in associated employment.
<p>Mike Wilson</p> <p><i>Secretary of the Broke Fordwich Wine Tourism Association</i></p>	Interested association	<p>Community is behind this project. The homestead is essential to the creation of village centre.</p> <p>Location is ideal. Piggyback off tourism in Singleton and at same time build Broke's tourism.</p> <p>Such a wonderful heritage building like this shouldn't be allowed to fall into disrepair or be knocked down.</p>	<p>Community needs a centre. Somewhere to socialise that is guaranteed into the future.</p> <p>The problem is that there isn't a focal centre of Broke and these buildings would give us something we haven't had before. There's so much potential!</p>	<p>Increase tourism traffic and meet current demand for offerings and things to spend money on.</p> <p>Range of offers would make it attractive to locals and visitors.</p> <p>Have not seen much of an impact from COVID in Broke.</p>	<p>Capture money from visitors.</p> <p>Limited viable buildings in Broke for businesses. BVS would help.</p>



	Connection to project	Significance of Ravensworth to BVS	Importance	Tourism impact	Economic impact
Malcolm Howard <i>Investor in Broke, vineyard owner and Binbilla accommodation provider</i>	Recent (4 years) property owner in Broke.	Broke is a pretty area and a homestead such as this would enhance village.	<p>Nice idea for Glencore to give this to the community of Broke.</p> <p>Have to currently travel a long way for basic amenities.</p> <p>Broke does not even have a local pub which is usually to cornerstone of communities.</p> <p>Needs family friendly less expensive dining options to complement the special occasion 5 star restaurant at Margan etc.</p> <p>Retails outlets also needed.</p>	<p>Accommodation is booked out every weekend.</p> <p>Visitors come for the weekends. Particularly popular with NSW residents escaping city but also from further afield.</p> <p>Broke has a campsite but nothing much to offer visitors or capture their spending. Nowhere to breakfast.</p>	<p>Wine sector has really taken off in last decade.</p> <p>House pricing have skyrocketed in last two years. Some massive prices seen for the sale of local vineyard and homes.</p>
Laurie Perry <i>CEO of Wonnarua Nation Aboriginal Corporation</i>	Has been consulted on views	Very supportive of project and of the building.	<p>Confirmed finding that there is no significant aboriginal history attached to the land or the house.</p> <p>"If we did, we would protect it"</p> <p>Opportunity for indigenous arts and craft commercial enterprise alongside historical displays.</p>	<p>The history of the region is rich for the indigenous peoples and having somewhere to centre historical displays and tourism information would highlight this.</p> <p>Support to the wine tourism industry too.</p>	Huge benefits in terms of employment, and indigenous tourism opportunism for the regions.



	Connection to project	Significance of Ravensworth to BVS	Importance	Tourism impact	Economic impact
<p>Alan Jurd</p> <p><i>Property consultant and agent</i></p> <p><i>Born and bred in area</i></p>	Interested local and property specialist	<p>Major attraction screaming out to be appreciated. Needs to be located somewhere this can happen like BVS.</p> <p>Unique nature of architecture a major drawcard. Broke has very few historic homes/building unlike some of the other nearby towns.</p> <p>Land around Broke is constrained. The proposed site is perfect location as it connects the spread out vineyards and near to major transport routes.</p>	<p>Would enhance the village and environment to a high degree.</p> <p>Make Broke an even more desirable place to live and visit.</p> <p>"Hospitality is the fabric of community."</p> <p>Broke deserves to home Ravensworth as on the receiving end of mine.</p> <p>Legacy project.</p> <p>Community is overwhelmingly in support of this project.</p> <p>Council is supportive of wine country.</p>	<p>Will be a tourism destination.</p> <p>Add a third destination and more traffic on the convict trail – Wollombi and Pokolbin.</p> <p>Unique cultural and leisure experience. Really growing.</p> <p>Broke has already grown in reputation as an alternative to Pokolbin.</p> <p>Area is wine growing heaven.</p> <p>Beautiful natural environment, framed by Yellow Rock.</p>	<p>Immediate impact – employment, local amenity, regional awareness.</p> <p>Projects like this build confidence – look at development of Pokolbin.</p> <p>House prices on the up.</p> <p>NSW residents buying lifestyle properties. Reverse trend from apartment living.</p> <p>Wine is a growth sector here but many other forms of investment and enterprise such as beer and distilleries, olive groves etc.</p> <p>Growth in food and beverage commercial rents.</p> <p>Project easily self-sustaining once BVS tourism identity established.</p>



	Connection to project	Significance of Ravensworth to BVS	Importance	Tourism impact	Economic impact
Brian McGuigan <i>Wine Legend</i>	No direct connection to project. Wine and business expert of the wider Hunter valley region.	Had been very interested in have relocated homestead on one of his properties. Homestead at BVS important rallying point for regional NSW. This large piece of historical inheritance needs to survive. "Salute to those who bust their trails to get agriculture going in this county."	Expanding offerings in Broke has benefits, particularly as Broke is close to popular tourist areas but currently has limited offerings. Location of site is ideal at the hub of Broke, Singleton and other roads. Flood risk needs addressing. Beautiful settings on banks of "Cockfighter Creek" Would give attractiveness an 8-9/10.	Visitor rate has fallen in the wider Hunter Valley region due to covid. Estimated 30-40%. Hospitality offerings will draw people to BVS. Also view history and wines. Positives outweigh negatives.	Venture needs to have anchor tenants.
Mick McCardle <i>Broke Residents Community Association</i>	Supporter	Unique opportunity for Broke and for the wider region. Broke needs a centre and the homestead needs to be appreciated. Moving it to an area where it can be utilised to its full potential. Proposed site is the centre of popular biking area, walking trials etc.	Broke Residents Community Association established in 2019 and has helped galvanised community around developing shared facilities and building the economy. <ul style="list-style-type: none"> - Point of contact for the Singleton Council to talk to - Broke Village shared pathways funded through Resources for the 	Broke accommodation is mainly BnB and occupancy rates are near full for weekends well into the future. New tourists are coming to Broke and HV region due to COVID-19 travel restrictions. Tourists attracted to lifestyle and wine.	Seeing increased investment in the Broke area. House prices are rising. Area is growing, offering need to expand – for the community and for visitors.



	Connection to project	Significance of Ravensworth to BVS	Importance	Tourism impact	Economic impact
		Upkeep of buildings is economically viable. Smart heads behind this project and money is not an issue.	Region Program (\$560,000) <ul style="list-style-type: none"> - Skatepark - Monthly market Businesses in Broke such as the vineyards, accommodation providers and local produces need a community spot to integrate offerings.	Wine and aboriginal heritage have great tourism potential.	
Peter Drayton <i>wine/vineyard/brewhouse owner</i>	Vineyard, cellar, brewery 15 and 20 km Advice from experienced multi facility provider	Never seen the building. Hunter Valley local/ Broke is more than just petrol station. Is a large area and needs something to anchor village and four of five roads converge. Perfect location to connect. Spread out wineries. Consolidate and integration existing spread out wineries would be provided through this project.	Broke is the ideal location. Homestead needs to stay in the Singleton LGA.	People won't travel internationally for some time. There is a market there to capture and when they do travel you want them to tell overseas visitors that the Hunter and Broke are the places to see. Spending this kind of money has to be useful. Where the four roads converge.	Tourism is fantastic, cellar door busy. No doubt it will work and be successful. No existing businesses will suffer – big plus! Not often this happens. Developing region, attracting people all the time.

Larissa Britton

From: Stewart Ewen [REDACTED]
Sent: Monday, 23 January 2023 8:14 AM
To: Sue Moore; Godfrey Adamthwaite; Sue George; Tony Jarrett; Hollee Jenkins; Sarah Johnstone; Mel McLachlan; Tony McNamara; Val Scott; Danny Thompson
Cc: Jason Linnane; Cheryl Smith; Andrew Margan; John Bevan; Phil McNamara; Adam Bell
Subject: Ravensworth Homestead Heritage Review....14th March 2023
Attachments: 7598 BVS Economic Impact Assessment .pdf

CAUTION: This email originated from outside the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

For the attention of Singleton Shire Councillors,

Cr Sue Moore ... Mayor
 Cr Godfrey Adamthwaite,
 Cr Sue George
 Cr Tony Jarrett
 Cr Hollee Jenkins
 Cr Sarah Johnstone
 Cr Mel McLachlan
 Cr Tony McNamara
 Cr Val Scott
 Cr Danny Thompson

Councillors,

You will be aware that the NSW Gov has called for further submissions in regard to the proposed Heritage Council [HC] listing of the Ravensworth Homestead closing on the 14th March 2023.

We write to all Singleton Councillors requesting you reindorse Council's previous support to the NSW Gov to allow the relocation of the Ravensworth Homestead to Broke by writing to Gov at heritagemailbox@environment.nsw.gov.au to express Council's objection to the HC "current proposal" to list the Ravensworth Homestead Complex on the State Heritage Register in its current location.

Please note I personally write to you as a previous member of the HC [1990/94].

This email must be regarded as a full acknowledgement that the Ravensworth Homestead buildings must be savedin this ,we are in mutual and full agreementthe issue is how it is achieved in a cost-effective manner ,that allows the buildings an ongoing role and provides both social and economic benefits to our region .

The issue becomes how we best achieve such for the benefit of the community

We need to have it understood that we need Singleton Council & the NSW Government to clearly recognise that we share the concept of maintaining the heritage of historic structures with the clear desire to see the Ravensworth Homestead repaired , professionally restored and put to a use that benefits the Public of NSW and allow future generations to understand the history of the 6 buildings.



The situation is such that if the "current HC's recommendation is upheld there will be no benefit to the Nation , the State of NSW or the residents of Singleton as there is no logical alternative plan offered by the HC that would have any practical ,social or economic benefit .

As stated , as a previous member of the HC the undersigned fully understand the intent and the issues the Act requires the HC to deal with ...in approaching the preservation of historic buildings it is necessary to review the complex issues of location , a positive reuse and future care and the buildings ongoing maintenance .

It is a relative straight forward approach to buildings in urban areas where the structures are strategic located in terms of population and physical access.

However Buildings in rural / isolated areas require a totally different approach compared to urban areas.

The solutions fall into 1 of 3 categoriesthese being...

- [i] Full restoration and establish a re-use ,
- [ii] Full Photograph / Catalogue recording .
- [iii] Relocation and Restoration and re-use.

There are multiple examples of buildings being relocated that Singleton Council and the NSW Gov can refer to....

AUSTRALIA

The Macquarie St Terraces 1975/7 to Kent St. As undertaken by the NSW Gov [and following such given a Heritage Award for restoration].

Below

Cooks Cottage [Melbourne]



Below

Old Murray Downs Shearing Shed which was relocated from the banks of the Murray River Swan Hill to Hay, NSW.



Below... This historic home relocated to Batesford [Victoria]



Old Gippsstown [Victoria] contains 45 individual heritage buildings relocated on sites in parkland.

These buildings house a collection of furniture and artefacts to suit their periods:

- Bushy Park Homestead (c.1840)
- 'Calagero' Log Cabin (c.1870)
- 'Ashdale' farmhouse and shearing shed (c. 1880)
- Maffra Police Station (c.1883)
- Sunny Creek School (opened 1889)
- Holy Trinity Church (consecrated 1895)
- Neerim Post Office (c.1917)

- Narracan Mechanics' Institute Hall (1905)
- Tynong Mechanics' Institute Hall (1886)
- Bootmaker's Shop (1906)
- Meeniyan Bank (1889)
- Solicitor's Office (c.1922)
- Narracan General Store (1889)
- 'Loren' Iron House (1853)
- Yallourn House (1930)

The historic Urrbrae Gatehouse [Adelaide]

There are many other examples ...The most current [below] being the approved relocation of the historic **"Willow Grove"** home in Parramatta [the new Powerhouse location/ Parramatta].



•

OVERSEAS....[the below represents just a small selection of relocated heritage buildings]

The Village of Beamish [UK]

Great Pyramid of Giza. [EGYPT]

Temple of Dendur [EGYPT]

Belle Tout Lighthouse [USA]

Jinium Guild Assembly Hall [CHINA]

Heritage Village [City of Sioux] 15 Buildings South Dakota [USA]

Salinger House ...Negeri Sembilan . [MALAYSIA]

Rumah Degil KL [MALAYSIA].

Greenfield Village [Michigan] Hopewell Furnace[Pennsylvania] USA]

Below

The Farmers Museum [New York]



The more focused or practical issues in terms of Heritage can be considered when recognition is given to the following ...

1. For historic buildings to survive they require purpose and re-use , it needs to be recognised from previous similar situations that a Gov grant [if ever made] will never provide sufficient funding to maintain the buildings or give a structure that would lead to restoration/ re use . A clear current example well known to Singleton Council is the **Wambo Homestead** in the Hunter Valley.
2. The cost of restoration of the 6 buildings vastly exceeds the value of the land on which they stand which leads to the restoration and care of the buildings being uneconomic while putting a bureaucratic and financial burden on the entity owning the buildings .
3. The agricultural value in terms of their current location is not relevant in terms of any rural activities and equally the historic design remains unsuitable for occupation as a residence .
4. The location of the property in Ravensworth is no longer relevant in terms of occupancy desirability as the Village of Ravensworth no longer exists and the physical topography and desirability of the surrounding lands have been altered by mining activities .
5. The impact of a Heritage Order on the 6 buildings achieves nothing in terms of securing or ensuring the required restoration and ongoing maintenance .A Heritage listing for the buildings in their current location carries no permanent financial benefits or recommendations for the reuse of the buildings.
6. Historically we have a comparable example within Singleton to considerWe again refer to the **Wambo Homestead [made up of 8 separate buildings compared to 6 at Ravensworth] which now stands in virtual ruins following the same Heritage Council [April 1999] process .**



7.

Wambo Homestead



8. This situation should not be allowed to reoccur.... if the proposed listing was adopted, we would be left with buildings that cannot be occupied, located on private land isolated from the public .

We need to learn from History.

The only viable future is for the 6 Ravensworth Homestead buildings to be professionally relocated and fully restored which can be undertaken at no cost to the Council or State Gov , then given new life as a living example of an historic homestead of circa 200 years that will provide reuse alternatives services that will have extraordinary economic and social benefits to a regional centre within the Singleton Shire .

I refer you to the report **Broke Village Square Economic Impact Assessment** completed in March 2022 that is attached.

It remains significant that Singleton Council at their meeting in March 2022 unanimously endorsed the proposed relocation of the Homestead to Broke, a preservation order as proposed by the HC would deny such.

You will recall that the relocation proposal has the unanimous support from,

- a. the Broke Residents Committee.
- b. the Broke Fordwich Wine Tourism Association.
- c. the Hunter Valley Wine Tourism Association.
- d. the NSW Wine Association .
- e. The Ravensworth Homestead Committee [as Chaired by Lindy Hyam]

The relocation project has the support of the Wonnarua Nation Aboriginal Corporation as previously confirmed by Mr Laurie Perry the Chief Executive Officer .

The purpose in writing to you is to ask Council to formally reinforce Councils previous decision in March 2022 to support the relocation proposal .

This needs to be done prior to the 14th of March 2023....

In summary...

the Ravensworth Homestead should be allowed to be relocated restored and allowed to be reoccupied to allow the social and economic benefits flow through to the region .

thanking you in advance...

Stewart Ewen OAM

on behalf of John Bevan , Andrew Margan , Adam Bell, Philip McNamara

Appendix 1.

CORNELL UNIVERSITY

Moving Historic Buildings: "One Means of Preservation"

AUTHOR

Goblet, Nancy

ABSTRACT

One means by which to preserve a historic building is to relocate it to a new site. There are costs and risks (both financial and material) inherent in such an undertaking. It is likely to be an expensive project. There is a chance that the fabric of the building will be damaged, and the context in which the structure existed historically will change. Careful planning will be necessary in order facilitate transport, and appropriate preparations will be required at both the old and new locations. Clearly, the decision to move a building is one which should not be made haphazardly. Despite the fact that preservationists generally eschew the practice, however, moving a building may in fact be an effective way to preserve a threatened structure. Relocation may enhance or even spare a valuable historic resource, thus extending its utilitarian, economic, aesthetic and historic benefits. The practice of moving buildings is not new. Numerous examples are presented, thus illustrating what types of structures have been relocated, and chronicling changes in the technology associated with structural moving. Early examples point to primarily practical and financial motives for moving. The growth of the historic preservation movement increased public awareness of the aesthetic and cultural values associated with those aging, dwindling assets. Perspectives on the relocation of historic buildings were influenced by the passage of the National Historic Preservation Act. The resulting guidelines for inclusion of moved buildings in the National Register of Historic Places and limited federal requirements for protection of historic resources are summarized for the reader. To assist readers who are contemplating the relocation of a building, the various components of such a project are introduced. Before deciding to move a building, it is advisable to assess its present condition and historic significance, to investigate potential sites, to gain an understanding of the moving process itself, and to estimate the associated costs. Careful planning is essential for successful execution of the project. Numerous professionals can contribute expertise in the process, including architects and engineers, contractors, professional building movers, financial officers, and government officials. One venue in which moved buildings are often displayed is the outdoor museum. Such facilities offer educational and recreational opportunities, allowing visitors to experience aspects of life in some previous time. Background information is provided for three prominent examples: Greenfield Village in Michigan, the Farmers' Museum in New York, and Hopewell Furnace in Pennsylvania. Consideration is given to the use of preserved (and perhaps moved) buildings, and to the National Register status of each museum.

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Broke Village Square Economic Impact Assessment

March 2022

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Job #	Version	Approving Director	Date
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Executive summary

The Broke Village Square (BVS) project has been championed by a local trust who wish for the historic Ravensworth Homestead (Ravensworth) to be the centrepiece of this development. The future of Ravensworth is tied up in the proposed expansion of the Glendell mine which is currently being considered by the Independent Planning Commission (IPC) before its recommendations are referred to the New South Wales Cabinet. If expansion proceeds, Ravensworth will either be relocated within the existing property or 35km away to the village of Broke. Funding for the BVS project would be provided by Glencore Coal Pty Limited (Glencore), giving the heritage significance of the Ravensworth buildings a future that would add real value to the region. For Broke this means a community hub to meet the social and commercial needs of the community, and for Singleton and broader Hunter Valley wine region a new tourist destination and further diversification of the economy reliant on mining.

Broke, located in the outlying areas of the Singleton Shire, has not received as much high-level attention and support in the revitalisation effort as other regional towns and communities, perhaps in part due to the current healthy mining economy. Building new sustainable industries that can make effective use of their existing local resources and competitive advantages is necessary before the shifts in mining activity occur. Consequently, the Broke community themselves will need to consider the broader economic challenges and develop suitable local solutions. The proposal to establish BVS with the heritage homestead buildings relocated from Ravensworth goes a long way to meet this objective because the village presently does not have such a centre to reinforce its local identity and future economic viability. More importantly, following decades of mining activities in its region, wine tourism not only has become a significant source of income for the locality but has potential to grow if Broke could cater for the needs of wine and food travellers.

Morrison Low has been engaged to evaluate the social and economic value for Broke and the region. Based on our economic impact assessment and statement of need we believe the BVS project is a smart growth strategy which broadly includes the following benefits:

- Increased liveability, community and local identity by creating a focal point for the village
- Provide for growth and development without compromising the distinctive authentic appeal of this small rural communities
- Revitalise the village and further strengthening the economy in this sub-region of the Hunter Valley
- Integrating and consolidating the existing local wine tourism offerings around the central hub
- Ensuring a sustainable and commercially viable multipurpose usage as a cultural precinct (including indigenous and historical interpretation), food precinct and tourism precinct
- Guaranteeing a self-supporting enterprise owned and maintained by the community
- Financially contribute to the ongoing needs by supporting infrastructure and activities in the area.



In addition, the economic impact assessment of BVS focuses on the economic costs and benefits including the:

- construction impact on the regional economy and employment
- tourism impact on regional economy and employment

The return on the total capital expenditure estimated at around \$20 million would be a once-off boost to the local economy in terms of local output and employment.

Based on information obtained from existing local businesses, it is estimated that BVS will:

- generate 30,000 additional tourist visits per year for the Broke locality and its neighbourhoods
- with an associated increase tourist spending that was estimated at around \$5 million per year

For the one-off construction impact, the total value including employment generated, flow-on industrial effects in terms of local purchases of goods and services, and consumption effects would total \$29.6 million. Corresponding to this are anticipated increases in employment of 64 jobs, \$5.4 million in wages and salaries, and \$10.7 million in terms of value-added

For the wider economic benefits that would flow on from stronger tourism growth permanent benefits to the region would rise from the above indicated \$5 million to \$7.1 million when factoring in the similar patterns of local purchasing of goods and services and consumption spending. Corresponding to this are anticipated increases in employment of 36 jobs, \$1.8 million wages and salaries, and \$3.2 million in terms of value-added.

Based on the research, investigations and our analysis, the project would be unique to Broke Village and the wider Hunter region and lead to a positive economic contribution to the region both financially and through the creation of jobs during construction and ongoing operations. Our interviews confirmed there is a local demand and support for this project to be relocated to Broke which leads us to the view that project could be fully tenanted soon after completion.



1 Introduction

1.1 Context

This report assesses the economic and social benefits of the BVS proposal to dismantle and relocate the historic Hunter Valley homestead of Ravensworth 35 km to the south. The buildings would be carefully rebuilt as a village centre to service the needs of residents, consolidate the local wine tourism around a central point and ensure both public access and public ownership of this historic asset.

The homestead in question is one of the Hunter Valley's oldest colonial estates – a collection of buildings called the Ravensworth Homestead (Ravensworth). Located 20 kilometres north of Singleton, Ravensworth represents early colonial settlement of the area. The main homestead building and stables are also prized for their aesthetic value as they are thought to have been designed by renowned architect John Verge and have been sparsely modified. Today Ravensworth is part of the vast tracts of land owned by the mining company Glencore. Having sat empty for many years, Ravensworth may need to be relocated if the expansion of the nearby Glendell coal mine is approved. If the expansion does proceed, this would likely extend mining operations to 2044.

The BVS project is one of two possible scenarios for Ravensworth identified by the Ravensworth Homestead Advisory Committee – a group of community members made up of representatives of the heritage, arts and business sectors and the former owners of the homestead, Jenny and Geoff Marshall. The other option is to relocate the buildings in without dismantling to another location on part of original land holdings of the first owner, Dr James Bowman. Ravensworth would then be used as offices for the mining company and remain isolated from public access.

1.2 Scope of the Report

The report is structured with the need for the BVS project as a smart growth strategy summarised up front.

The economic impact assessment of BVS focuses on the economic costs and benefits including the construction impact and the tourism impact on regional economy and employment.

Further explanation and background information informing these conclusions can be found in chapters 4, 5 and 6.

2 Need

2.1 The Village of Broke

Broke is a small village of 300 people – with another 300 in the outlying areas – nestled at the foothills of the Brokenback and Hunter Ranges in the Singleton Shire of the Hunter Valley Region of New South Wales. Broke is 157km north of Sydney, 85kms west of Newcastle, 26km from Singleton, 30 km south-west of Cessnock, and 18 km from Pokolbin. Broke is one of the remaining villages in the immediate vicinity still standing as its geology is not suited to mining operations but perfect for viticulture.



Broke is situated in the Singleton Shire, home to the world heritage-listed Wollemi, Yengo and Mount Royal national parks and is a gateway to scenic vineyards and bushland beauty. With forty percent of the Singleton area being national park, the area is prized for its natural environment and breath-taking vistas. The wider Hunter Valley is also the most visited wine region in Australia.

Broke is easily accessible off the M1 “Hunter expressway” and is part of the northern convergence of the historic and scenic Great North Road (the convict trail) to Warkworth. Connecting bus transportation is available from the Singleton rail connection.



Figure 1 - Photo of Broke Village area (Source: Broke Fordwich Wine and Tourism Association)

Creating social and economic development within Broke and Singleton specifically, as a key sub region of the Hunter Valley is crucial to address the following issues:

- Liveability
- Facilitating community
- Lack of village focal point to integrate the existing rich and growing wine tourism offerings
- Capture spending from the many who pass through the proposed BVS location
- Address the economic over-reliance on coal mining
- Diversify tourism offerings in the Hunter Valley region
- Address attractiveness of the area and connect with the Wollombi Brook
- Showcase the history of Broke

And not least, facilitate public access, engagement and provide financial security for an isolated significant heritage building.



2.2 Revitalising small towns

Liveability in Broke is impacted by the few community facilities that exist in the village, most notably a service station and general store (bottom right of Figure 1 above), the local primary school and McNamara Park. Buildings of a historic nature include two churches, the school, and an old jail house.

As Broke is located in an outlying area of the Singleton Shire, it has not received as much high-level attention and support in the revitalisation effort. Consequently, the Broke community have been considering the broader economic challenges and developing their own suitable local solutions. In recent years, the community has been successful in lobbying to secure funding to increase the liveability of the village, including:

- a skate park and children's playground at McNamara Park with a new barbeque, picnic tables and shelter was funded by the Bulga Coal Voluntary Planning Agreement (\$506,300) and the Federal Government's Community Sports Infrastructure grant program (\$196,300)
- shared footpaths through the village area for pedestrians and cyclists, starting from Blaxland Street, run southwards on Broke Road, through McNamara Park and along Milbrodale Road. A pedestrian refuge was between McNamara Park and the village store. This was funded by the Resources for Regions programme \$560,000. This has served to provide safe passage in the village and provides better linkages between the vineyards and accommodation in the immediate vicinity.

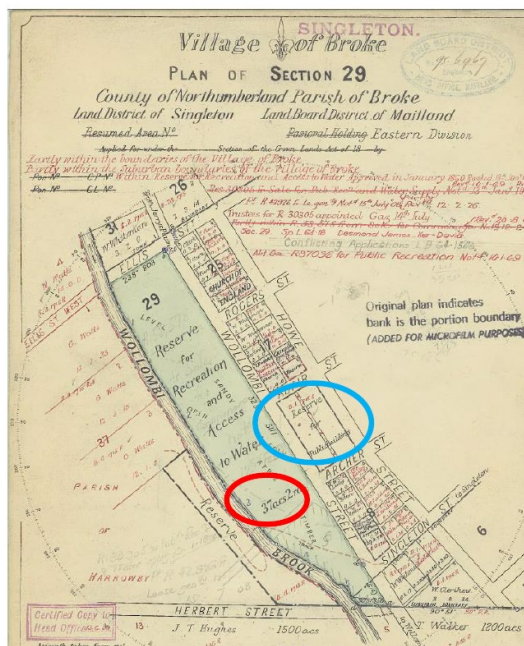


Figure 2 - Broke Village Plan 1859

Broke is physically at the hub a significant wine-growing area complemented by mass planting of olive groves, macadamia plantations and alpaca farms, however it is a village without a centre.

The reason for the lack of town centre is historic. As illustrated by Figure 2, the land proposed as the site of the BVS (red circle and above the road on the bottom left of Figure 2) has been a public reserve for either recreational purposes or as commonage since its initial laying out. The land opposite (blue circle) had been reserved for public buildings but was sold to private interests in the 1970s and is now filled with houses.

As the United Kingdom's Department for Communities and Local Government - *Developing Resilient Town Centres* – identified, there are a number of broad resilience common challenges in creating strong local centres.



These challenges form the criteria against which to assess the need for the BVS in Broke:

- ***Locations that had a shared vision for the future of their area fared better, as it allowed local stakeholders to work together in a common direction*** – a formal accommodating village centre is required for Broke to coalesce its strengths and the interests of business and communal groups, including indigenous members.
- ***Local centres performed well when able to tap into a rich cultural heritage and vibrancy, which is ultimately used to forge the identity of places and drive interest in them*** - the homestead building from Ravensworth symbolises the history and culture of the locality that can be experienced by tourists in a relaxed entertaining environment.
- ***Local assets which are currently underutilised*** – the heritage homestead and proposed site of the BVS.
- ***Strong partnership links between different groups and stakeholders*** – various businesses and stakeholders have indicated their support and willingness to carry out the proposal as reported in Chapter 5.

2.3 Responding to wine and food visitor demand

Wine tourism has been growing in the Broke Fordwich area over the last decade. The relocation of Ravensworth to BVS would anchor and enhance the opportunities that can be leveraged for the local community and the region by attracting more visitation and exposure. Wine and food travellers seek unique offerings and products and are willing to travel further afield to have these authentic experiences.

Uniquely, Broke became a Geographic Indication (GI) region in 2003, only the second region in Australia to do so. This was in recognition of its unique geology and meso climate created by various local waterways and the sheltering hills to the west. The GI ranking is the Australian version of the European 'appellation system' which defines borders of wine regions and controls production and labelling rules. The Broke Fordwich GI incorporates the township of Broke as well as the historic parish region of Fordwich, west of Broke Village.

Strategically Broke can capitalise on growing interest and demand from domestic and international (pre-Covid) travellers for high-quality, authentic food and wine experiences as suggested in the *The NSW Food and Wine Tourism Strategy and Action Plan 2018 -2022*.

The Hunter Valley Destination Management Plan supports the development and diversification of tourism offerings in the destination. The Hunter Valley is the most visited food and wine region in Australia for consumers who travel for food and wine experiences. Neighbouring Pokolbin and Wollombi are established destinations and Broke is a logical third addition along the stretch of the convict trail with its 45 vineyards and award-winning wineries, restaurants, and existing annual events.

2.4 Reliance on mining

Many Australian regional towns and communities are struggling because their economies were built largely on a limited number of economic sectors that have changed significantly. Singleton is currently a single engine economy in that 41% of all jobs are in the mining sector with nearly all other industries being either enabling industries (those that support the engine industry) or population serving industries (those that support the local population). This 'single engine economy' leaves Singleton vulnerable to shocks within the mining industry, with unemployment directly linked to the mining price cycle.



2.5 Smart growth strategy

Economically resilient towns, cities, and regions adapt to changing conditions and even reinvent their economic base if necessary. Broke can diversify its economy through tourism and has an established wine industry – accounting for 14 % of all Hunter Valley wine plantings.

The principles generally adopted in the smart growth strategies comprise:

- Support development of a hierarchy of sustainable towns and service centres providing a range of services and facilities meeting community needs
- Enhance the distinctive qualities of towns and villages to strengthen the local identity, sense of place and pride
- Address the needs of smaller town and village centres through initiatives that support their ongoing vitality and viability
- Implement innovative and sustainable design that creates inspiring places where people want to be
- Provide opportunities for people to live and work in town centres
- Facilitate vibrant, safe, accessible, well-maintained town centres through holistic place management and partnerships between Council, community and business

The BVS proposal has been assessed against smart growth initiatives used overseas to allow for growth and development without compromising their distinctive character of small rural communities. The project is smart growth because it:

- Identifies and builds on existing wine tourism, utilising a parcel of undeveloped land and showcasing a historic homestead
- Engages all members of the community in planning for the future and has received significant support from local business, associations and residents.
- Creates incentives for investment in the community through a unique and generous offer from Glencore to provide funding and in having captured the interest of many local businesses.
- Encourages cooperation with the community and across the region as Broke would be able to offer open space and facilities to support not only local events but become a third destination on the convict trail to Pokolbin and Wollombi, and in building rapport between the local population, the mining industry, and the indigenous community.
- Supports a sustainable future in the wine sector and tourism that suits the natural, indigenously significant environment.



3 Economic Impact Assessment

3.1 Assessment of economic contribution

Glencore will support the relocation project and fund the cost of creating BVS. The cost of the BVS project was estimated to be approximately \$20 million, which includes dismantling, site preparation, relocating the buildings, reconstruction, fit out, and installation of amenities and services as well as landscaping. An assessment was provided below on how this construction expenditure would benefit the region in terms of its increased output and employment.

Based on information obtained from existing local businesses, it was estimated that BVS will generate 30,000 additional tourist visits per year for the Broke locality and its neighbourhoods. The total value of tourist spending was calculated at around \$5 million per year in Table 1.

Table 1 Assessment of BVS as smart growth

Suggested Criteria	Number of visits ¹	Value per visit ²	Visitor expenditure (\$M)
Domestic overnight visits	20,000	\$186	3.7
Domestic daytrip visits	10,000	\$134	1.3
Total	30,000		5.1

(1) Similar proportion to activities reported by TRA (2021)

(2) Spending per day from TRA (2021)

3.2 Analytical method

Input Output (IO) Analysis is the method that is commonly used to analyse the economic contribution of a project to the local economy. IO analysis can be used to:

- Understand how an industry such as construction and tourism sectors, interrelate with the other sectors; or
- Assess the impacts of a change to the local economy e.g. a new infrastructure project, which comprise:
 - Direct impacts including construction project expenditure and jobs created
 - Flow-on impacts that take place because of the interdependence between economic sectors within the economy



The following key indicators are analysed in an IO assessment:

- Gross regional output – the gross value of business turnover
- Value-added (gross regional product) – the difference between the gross value of business turnover and the costs of the inputs of raw materials, components and services bought in to produce the gross regional output
- Income – the wages paid to employees including imputed wages for self-employed and business owners; and
- Employment – the number of people employed (including full-time and part-time).

The assessment below was prepared using modelling and input output multipliers from REMPLAN.¹

3.3 Construction impact on regional economy and employment

This section examines the wider economic benefits that would flow on from the construction of the Project to the region and other potential broader impacts. An economic impact analysis for regional economies enables assessment of how change in employment or output in one sector of the local economy will impact on all other sectors of the economy by modelling the flow-on effects across different industries.

The total capital expenditure for the project was estimated at around \$20 million. This spending will provide a once-off boost to the local economy in terms of local output and employment. An economic impact assessment of construction spending in the Singleton region was prepared and is set out below.

Table 2 Economic analysis for \$20M construction expenditure

Impact Summary	Direct Effect	Industrial Effect	Consumption Effect	Total Effect	Type 1 Multiplier	Type 2 Multiplier
Output (\$M)	\$20.00	\$6.50	\$3.13	\$29.62	1.325	1.481
Employment (Jobs)	39	15	10	64	1.385	1.641
Wages and Salaries (\$M)	\$3.45	\$1.28	\$0.63	\$5.36	1.371	1.555
Value-added (\$M)	\$6.68	\$2.26	\$1.80	\$10.73	1.338	1.607

Source: REMPLAN, Morrison Low

The economic impact assessment result is explained as follows.

- Under the Project Option, Gross Regional Product is estimated to increase by \$20 million for the period of works construction. Contributing to this is a direct increase in output of \$20 million, 39 additional jobs, \$3.4 million more in wages and salaries, and a boost in value-added of \$6.7 million.
- From this direct expansion in the economy, flow-on industrial effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in a further increase to output valued at \$6.5 million, 15 more jobs, \$1.3 million more paid in wages and salaries, and a gain of \$2.3 million in terms of value-added.

¹ <https://www.remplan.com.au/blog/category/economic-modelling/>



- The increase in direct and indirect output and the corresponding creation of jobs in the economy are expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under the scenario are expected to further boost output by \$3.1 million, 10 more jobs, wages and salaries by \$0.6 million, and value-added by \$1.8 million.
- Under this scenario, total output is expected to rise by \$29.6 million. Corresponding to this are anticipated increases in employment of 64 jobs, \$5.4 million wages and salaries, and \$10.7 million in terms of value-added.

It is important to note that the above local output and employment increases will be once-off (temporary), only occurring during the period of works construction.

3.4 Tourism impact on regional economy and employment

This section examines the wider economic benefits that would flow on from stronger tourism growth to the region and other potential broader impacts.

Increase in tourist spending was estimated at around \$5 million per year. This additional spending will provide a lift to the local economy in terms of local output and employment. An economic impact assessment of the benefits arising from an increased tourism spending in the Singleton region was prepared and is set out below.

Table 3 Economic benefits from increased regional tourism

Impact Summary	Direct Effect	Industrial Effect	Consumption Effect	Total Effect	Type 1 Multiplier	Type 2 Multiplier
Output (\$M)	\$5.00	\$0.97	\$1.07	\$7.05	1.195	1.409
Employment (Jobs)	30	3	3	36	1.1	1.2
Wages and Salaries (\$M)	\$1.40	\$0.23	\$0.22	\$1.84	1.162	1.317
Value-added (\$M)	\$2.20	\$0.41	\$0.62	\$3.22	1.184	1.464

Source: REMPLAN, Morrison Low

The above estimated benefits represent permanent improvement for the local economy measured on per annum basis.

The economic impact assessment result is explained as follows.

- Under the Project Option, Gross Regional Product is estimated to increase by \$5 million for the period of works construction. Contributing to this is a direct increase in output of \$5 million, 30 additional jobs, \$1.4 million more in wages and salaries, and a boost in value-added of \$2.2 million.
- From this direct expansion in the economy, flow-on industrial effects in terms of local purchases of goods and services are anticipated, and it is estimated that these indirect impacts would result in a further increase to output valued at \$1 million, 3 more jobs, \$.23 million more paid in wages and salaries, and a gain of \$0.4 million in terms of value-added.



- The increase in direct and indirect output and the corresponding creation of jobs in the economy are expected to result in an increase in the wages and salaries paid to employees. A proportion of these wages and salaries are typically spent on consumption and a proportion of this expenditure is captured in the local economy. The consumption effects under the scenario are expected to further boost output by \$1.1 million, 3 additional jobs, wages and salaries by \$0.2 million, and value-added by \$0.6 million.
- Under this scenario, total output is expected to rise by \$7.1 million. Corresponding to this are anticipated increases in employment of 36 jobs, \$1.8 million wages and salaries, and \$3.2 million in terms of value-added.

4 Economic situation

4.1 Background

The Singleton region

Singleton is the centre of the Hunter Valley, located 200kms North-West of Sydney and 80kms from Newcastle on the New England Highway. Singleton has a population of just over 23,000 people, with an average growth rate of 1.5%. Singleton's Local Government Area (LGA) services 4,893km², and is a mix of heritage, country charm and modern sophistication.

Singleton has a strong industry base, significant agricultural lands, skilled labour force, is located on major transport routes and is home to the 1,500ha Lone Pine Army Barracks and the Singleton Army Training Area. Singleton is an attractive business and commercial destination, with major industries including mining, heavy manufacturing, construction, defence, public administration, agricultural production and viticulture.



Economic profile of Singleton lower region

Broke is located within a sub-region of the Singleton LGA which is shown in darkest blue in Figure 3.

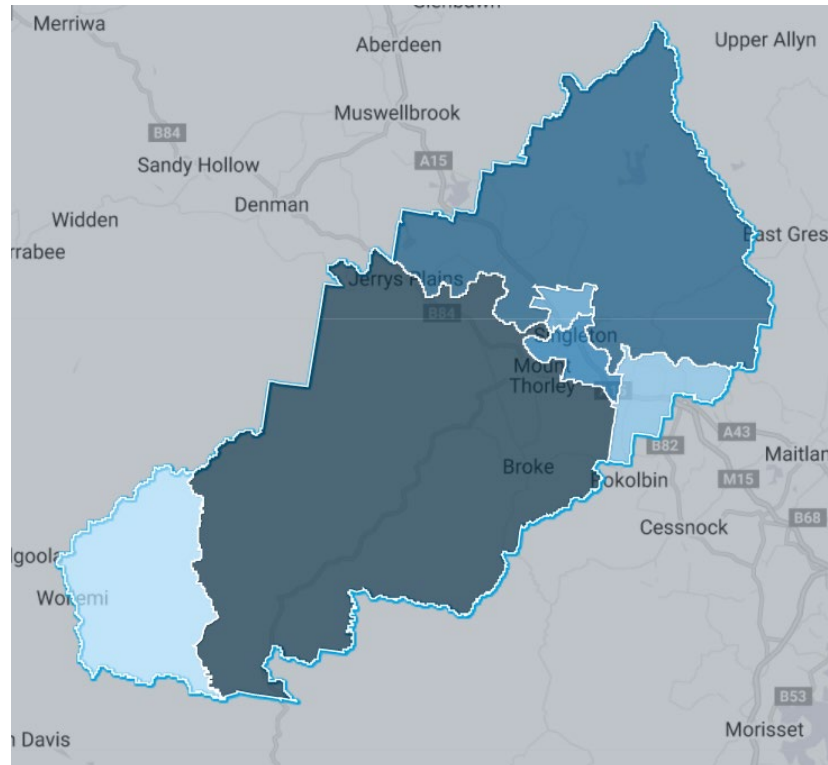


Figure 3 - Singleton LGA broken in sub-regions (Source: REMPLAN)

There are an estimated 4,082 jobs in this sub-region of Singleton which accounts for 25% of total jobs in the entire Singleton region. Employment and output values for this sub-region are shown in **Error! Reference source not found.4**.

Specific employment details are as follows:

- The industry sector with the largest employment within the selected area is mining with 2,759 jobs accounting for 67.6% of jobs in the selected area and 41.6% of all jobs for the mining industry sector within the Singleton region.
- Tourism supports an estimated 46 jobs in the selected area which accounts for 1.1% of total jobs in this area. This is low and has potential to grow, when compared to an estimated 693 jobs in Singleton or 4.2% of total employment.



Table 4 Output Value and Employment in sub-region of Singleton containing Broke

Industry sector	Jobs	Value (\$M)
Mining	2,759	\$4,529.10
Construction	245	\$127.97
Wholesale Trade	194	\$80.69
Manufacturing	184	\$200.84
Other Services	173	\$41.25
Administrative & Support Services	122	\$38.35
Agriculture, Forestry & Fishing	120	\$40.39
Public Administration & Safety	51	\$15.60
Accommodation & Food Services	43	\$7.34
Education & Training	40	\$7.20
Transport, Postal & Warehousing	35	\$11.42
Retail Trade	29	\$3.39
Professional, Scientific & Technical Services	27	\$8.35
Rental, Hiring & Real Estate Services	22	\$70.89
Arts & Recreation Services	12	\$1.95
Financial & Insurance Services	12	\$7.29
Health Care & Social Assistance	9	\$1.28
Electricity, Gas, Water & Waste Services	3	\$5.08
Information Media & Telecommunications	2	\$1.28
Singleton (Broke) sub-region	4,082	\$5,199.64

Source: REMPLAN

4.2 Economic challenges

The Hunter Regional Economic Development Strategy (REDS) 2018- 2022 jointly developed by several Hunter councils identified three core strategies to capture opportunities, manage risks and deliver on a prosperous future for the Hunter Region:

- Improve inter and intra-connectivity of the Region to boost business opportunities in the 'engine' industries of Agriculture, Mining and Manufacturing
- Manage transitions and risks to the Coal Mining and Electricity Generation sectors and diversify the Region's economy to build resilience



- Improve infrastructure, services and amenities to fully realise and sustain the Region's growth potential

Amongst the impediments to regional growth identified in the REDS, the threats to future employment below must be managed across the Singleton LGA region and specifically for its sub-region (to which Broke is part of).

Reliance on coal mining

Twenty-five percent of Singleton LGA residents and 41 % of all jobs within the Singleton LGA are employed in the mining sector. The mining industry accounts for 64% of Singleton's Gross Regional Product (GRP). For this reason, Singleton can be said to have a 'single engine economy' or one in which there is one key industry that brings money into the region and drives the local economy with nearly all other industries being either enabling industries (those that support the engine industry) or population serving industries (those that support the local population). This 'single engine economy' leaves Singleton vulnerable to shocks within the mining industry, with unemployment directly linked to the mining price cycle.

Although the economic value of thermal coal remains assured, in the short to medium term, it is necessary to undertake steps to diversify the capacity of the region in the long term and begin the transition to a post-mining financial future.

Transitions in energy and mining

Singleton's reliance on coal mining and electricity generation means that it is important that the wider region looks to the future and considers and prepares for scenarios in which there are significant and/or sudden shifts in mining activity. In electricity generation, the Liddell and Bayswater power plants in the Upper Hunter will be shut down in 2023 and 2035, respectively. These closures will have a local impact but will also facilitate new opportunities to expand into emerging energy options by leveraging the region's infrastructure and natural advantages. Any decline in coal mining production will have massive impacts on the whole of the Hunter Valley, not just Singleton.

The Senate Inquiry – *Committee into Jobs for the Future in Regional Areas (2019)* – found that the jobs of the future for regional areas will depend on the modification of existing industries and the development of new industries. While some opportunities will be localised, the emergence of other industries will have application across regional Australia.

It will be important, in engineering this transition for Singleton and Broke, to focus on building new sustainable industries that can make effective use of their existing local resources and competitive advantages.

4.3 Tourism Industry

Wine Tourism

Food and wine tourism is an important element of the visitor experience in NSW. In the year ending September 2014, there were over 780,000 domestic overnight visitors to wineries in NSW, representing a quarter (25 per cent) of all those visiting wineries across Australia.

- The Hunter Valley was the most visited food and wine region in NSW, had the highest unprompted awareness and was most likely to be considered for future visits.



- Two-thirds of food and wine visitors were either extremely satisfied or satisfied with their NSW food and wine experience.

The Hunter Valley wine country is located within the Hunter tourism region. Tourism is an amalgam of activities across various industry sectors such as retail, accommodation, cafes and restaurants, cultural and recreational services. It is driven by final demand expenditure of domestic day visitors, domestic overnight visitors and international visitors.

Hunter Valley Wine Country (HVWC) was defined by the Hunter Valley Wine Country Destination Management Plan as the geographical area within Cessnock and Singleton LGAs. The geographical composition of SA3 'Lower Hunter' comprises Cessnock, Singleton and Dungog LGAs. The significance of the visitor economy for the Hunter Region and HVWC is shown in Table 5.

Table 5 Visitor Economy – Hunter Region and HVWC

Indicators	Hunter Region	HVWC
Tourism Employment	9,919	2,451
Output	\$1,777.190 million	\$494.595 million
Wages & Salaries	\$452.928 million	\$108.649 million
Value Added	\$848.767 million	\$222.646 million

Source: Tourism-Research-Data-June-2016 Hunter Region and Hunter Valley Wine Country

Further, the summary statistics on visitor profile below provide a basis for analysis of the economic contribution of tourism and specifically wine tourism in the region.

Table 6 Hunter Visitor Profile

Domestic overnight travel		
Visitors: 3.3m (+1.8% YoY)	Average spend	#3 for visitors
Nights: 9.7m (+6.2% YoY)	\$186 per night	#3 for nights
Expenditure: \$1.8bn (+15.3% YoY)	\$546 per visitor	#3 for expenditure
	Average length of stay: 2.9 nights	
Domestic daytrip travel		
Visitors: 5.4m (-9.8% YoY)	Average spend	#2 for visitors
Expenditure: \$721.6m (+32.3% YoY)	\$134 per visitor	#2 for expenditure
		In Regional NSW

Source: National and International Visitor Surveys, Tourism Research Australia. TRA (2021)



Responding to visitors' demand

The following key findings obtained from study by Tourism Research Australia are critical in preparing and developing Broke as a wine tourism destination:

- People are becoming increasingly knowledgeable about and engaged in food and wine. They are seeking 'authentic' experiences and products.
- As anticipated, some food and wine visitors were more passionate than others in their level of interest when travelling around to eat and drink local produce. These visitors can be classed as 'dedicated'; 'interested'; or 'accidental'.
- Aside from wine tasting and sales, the 'must have' activities essential to a winery visit included having a meal, and sampling local produce. There was also a high level of interest in educational activities (such as learning about the process of wine making) and unique offerings at wineries.
- Being able to eat fresh, locally grown food for breakfast, lunch and dinner was the number one desired attribute of a food and wine region.
- Having the ability to buy local produce and to take short drives to places of interest nearby to the main destination being visited were also important for a 'good' food and wine experience.
- Tolerance to travel varied among different types of food and wine visitors. Obviously, 'dedicated' food and wine visitors were the most willing to travel further away from home for a food and wine experience.
- Apart from distance from home, the top three factors influencing destination choice were the quality of customer service, the range of accommodation options and the ease of organising the food and wine trip.

Current and future tourism market

International tourism has been halted for most of the last two years due to the COVID-19 pandemic. Domestic air travel also collapsed but started to pick up again when the lockdowns were relaxed, and vaccines came on the scene (towards the end of 2020 and then peaking again in the middle of 2021).

Domestic visitor nights declined sharply in early 2020 because of the nationwide pandemic-induced lockdown (Figure 4). As those restrictions eased, domestic tourism demand started returning to 2019 levels (pre-pandemic level). Domestic visitor nights in January to April of 2021 were only 6 per cent down on the first four months of 2019, and 35 per cent above the same period in 2020.

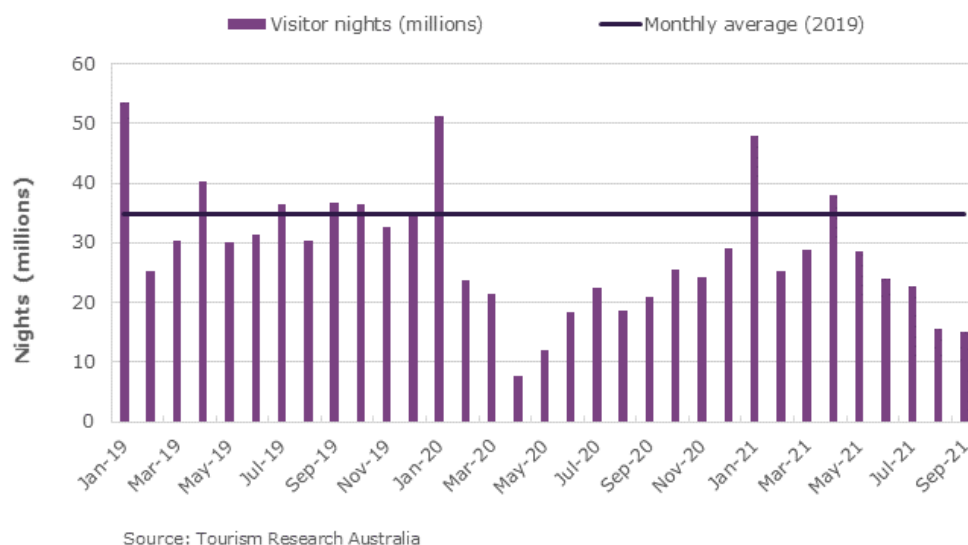


Figure 4 - Recent performance of domestic tourism: visitor nights

Domestic visitor nights declined again in mid-2021 as several states experienced widespread lockdowns in response to Delta variant outbreaks.

There is obviously uncertainty about where the tourists will come from. Before the block on travel, China was the biggest source that will now be affected by the continuing pandemic and geopolitical situation. However, there are important factors supporting domestic growth over this period including:

- increasing traveller confidence about domestic travel
- ongoing barriers to international travel (cost, complexity and hesitancy).
- the reopening of state borders
- declining risk of lockdowns
- pent-up demand for travel
- accrued leave and disposable income during lockdowns
- incentivisation from government travel subsidies and support payments, and
- marketing by the tourism industry

Tourism Research Australia is forecasting that domestic tourism is to rebound at a similarly rapid pace from these lockdowns. Domestic visitation is forecast to return to around its pre-pandemic level in 2022-23, then surpass that previous peak in 2023-24, as shown in **Error! Reference source not found.5**.

These trends are considered to be favourable to the BVS proposal which will strongly rely on the return to normalcy of the domestic tourism market.

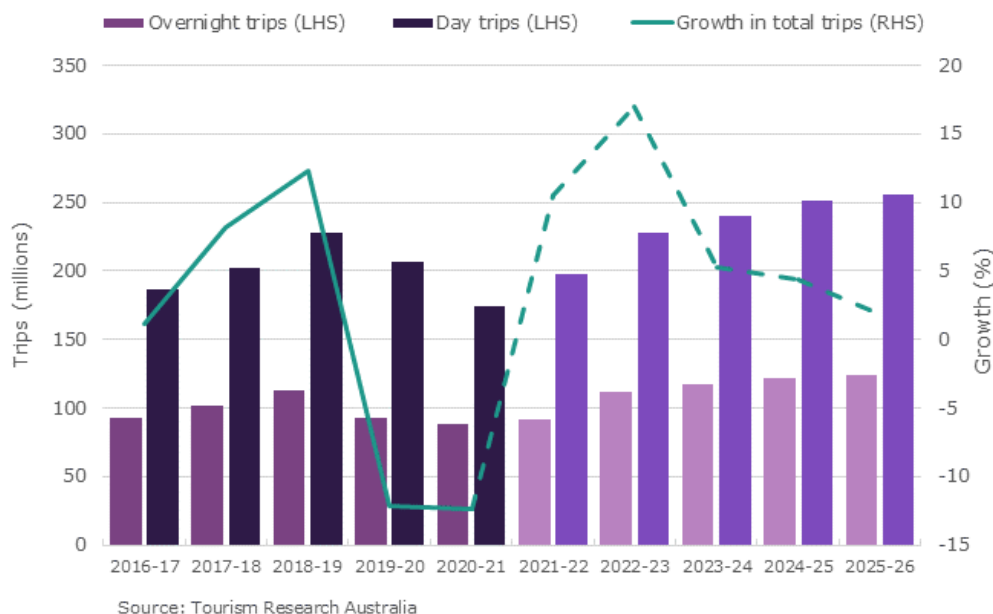


Figure 5 - Domestic overnight and day trips taken

Local property market

As discussed above, the BVS project represents a major transformation initiative for the development of the Broke Village and its neighbourhoods by establishing a vibrant culturally and historically rich village centre to act as a central hub for commercial and communal activities.

It is noted that substantial property price appreciation has occurred in the area in recent years. While the opportunities for land development are very limited in most of the villages in the Singleton region, there is some scope for the Broke area (though detailed investigation is required to substantiate this potential). Presently, the Broke area lacks viable buildings for conducting businesses. The BVS can help fill this vacuum.

The above considerations are not its primary drivers, but they are likely to benefit from the flow-on impacts of the BVS project. Given the scale of property values, such impacts would be easily in the magnitude of millions of dollars.

Local businesses

Our stakeholder consultation confirmed that wine tourism has been growing in the area over last decade. Specific assessment from a local property consultant include:

- BVS will be a tourism destination, as a third destination and generating more traffic on the convict trail – Wollombi and Pokolbin.
- Unique cultural and leisure experience. Beautiful natural environment, framed by Yellow Rock.
- Broke has already grown in reputation as an alternative to Pokolbin.
- Area is a wine growing heaven.



Local businesses in Broke and its neighbourhoods are expected to benefit from the establishment of a new vibrant village centre. Since the area's share of the HVWC is relatively small, there is likely to be cross fertilisation (rather than competition) between the operations of the BVS and the existing businesses. There will likely be economies of agglomeration for local businesses when they locate near to each other to form clusters of economic activity and enhance their efficiency e.g. reduced traveling costs to visitors, stronger image promotion.

4.4 Broke Village Square is Smart Growth

Challenge and response

Small towns and rural communities throughout Australia are looking for ways to strengthen their economies, provide better quality of life, and build on local assets. Many rural communities and small towns are facing challenges, including rapid growth in large metropolitan centres, declining rural populations, and loss of regional industries, farms and working lands.

Facing the threat of economic decay, various rural and semi-rural towns are now preparing long term strategies and masterplans for developing their town/village centres. The principles generally adopted in the strategies often comprise:

- Support development of a hierarchy of sustainable towns and service centres providing a range of services and facilities meeting community needs
- Enhance the distinctive qualities of towns and villages to strengthen the local identity, sense of place and pride
- Address the needs of smaller town and village centres through initiatives that support their ongoing vitality and viability
- Implement innovative and sustainable design that creates inspiring places where people want to be
- Provide opportunities for people to live and work in town centres
- Facilitate vibrant, safe, accessible, well-maintained town centres through holistic place management and partnerships between Council, community and business

Broke itself and neighbouring communities are facing the same challenges mentioned above and looking for a way to rebuild their economic capabilities and resilience.

Research undertaken by the United Kingdom's Department for Communities and Local Government - *Developing Resilient Town Centres* - identified the broad resilience common challenges in creating strong local centres. The proposed BVS is assessed to meet at least the following criteria:

- Locations that had a shared vision for the future of their area fared better, as it allowed local stakeholders to work together in a common direction – a formal accommodating village centre is required for Broke to coalesce its strengths and the interests of business and communal groups, including indigenous members.
- Local centres performed well when able to tap into a rich cultural heritage and vibrancy, which is ultimately used to forge the identity of places and drive interest in them - the homestead building from Ravensworth symbolises the history and culture of the locality that can be experienced by tourists in a relaxed entertaining environment.



- Local assets which are currently underutilised – the heritage homestead and proposed site of the BVS.
- Strong partnership links between different groups and stakeholders – various businesses and stakeholders have indicated their support and willingness to carry out the proposal as reported above.

Smart growth strategy

The US EPA found that smart growth strategies are important to help rural communities achieve their goals for growth and development while maintaining their distinctive rural character. The following criteria were listed for smart growth²:

- Development for rural community to encourage growth in town, where businesses can thrive on a walkable main street and families can live close to their daily destinations.
- Policies to protect the rural landscape help preserve open space, protect air and water quality, provide places for recreation, and create tourist attractions that bring investments into the local economy.
- Policies that support walking, biking, and public transit help reduce air pollution from vehicles while saving people money.

Many Australian regional towns and communities are struggling because their economies were built largely on a limited number of economic sectors that have changed significantly. For example, jobs might once have been heavily concentrated in industries like logging, mining, or manufacturing, but technology and market forces have transformed these sectors, and they no longer employ a large workforce. Changing circumstances, such as those caused by resource depletion, globalisation, or shifts in consumer preferences, can shake the economic foundations of these communities, leaving people without jobs and towns without a healthy resource base.

As discussed above, the economy of the Singleton LGA has relied heavily on mining, specifically coal mining i.e. being the largest industry sector for economic output with \$10.8 Billion accounting for 73.9% of total output³. This industry faces an uncertain future in the medium term and eventual winddown or possible closure in the long term. The locality together with its neighbouring regions have attempted to diversify its economy into alternative industries such as services, tourism and education etc but the progress to date is varied and major difficulties lie ahead.

Broke located in the outlying areas of the Singleton LGA has not received as much high-level attention and support in the revitalisation effort. Consequently, the Broke community themselves will need to consider the broader economic challenges identified above and develop their own suitable local solutions. The proposal to establish BVS with the heritage homestead buildings relocated from Ravensworth goes a long way to meet this objective because the village presently does not have such a centre to reinforce its local identity and future economic viability. More importantly, following decades of mining activities in its region, tourism not only has become a significant source of income for the locality in recent years but also one with promising growth for the future.

² Framework for Creating a Smart Growth Economic Development Strategy: A Tool for Small Cities and Towns (2016), EPA.

³ Source: REMPLAN



Lessons from successful places

Over time, all communities experience changes that affect the industries, technologies, and land use patterns that help form the foundation of their local economies. Economically resilient towns, cities, and regions adapt to changing conditions and even reinvent their economic bases if necessary. Even if the community has lost its original or main economic driver, it has other assets that it can use to spur the local economy. While most economic development strategies involve some effort to recruit major employers, such as manufacturers or large retailers, many successful small towns and cities complement recruitment by emphasizing their existing assets and distinctive resources.

The United Kingdom Environmental Protection Agency 2015 report, *How Small Towns and Cities Can Use Local Assets to Rebuild Their Economies*, examined several case studies that illustrate the successful tactics that affected communities can use:

- Identify and build on existing assets. Identify the assets that offer the best opportunities for growth and develop strategies to support them. Assets might include natural beauty and outdoor recreation, historic downtowns, or arts and cultural institutions.
- Engage all members of the community to plan for the future. Engage residents, business owners, and other stakeholders to develop a vision for the community's future. Stakeholder engagement helps ensure plans reflect the community's desires, needs, and goals and generates public support that can maintain momentum for implementing changes through election cycles and city staff turnover.
- Take advantage of outside funding. Government funding is particularly helpful to smaller communities that have limited resources to deal with challenges such as out-of-date infrastructure. Even a small amount of outside funding applied strategically to support a community's vision and plans can help increase local interest and commitment in the area and spur private investment.
- Create incentives for redevelopment and encourage investment in the community. Make it easier for interested businesses and developers to invest in the community in ways that support the community's long-term priorities.
- Encourage cooperation within the community and across the region. Cooperation to achieve jointly established priorities helps leverage the assets that each party can bring to the table to make the most of the region's resources.
- Support a clean and healthy environment. Invest in natural assets by protecting natural resources and cleaning up and redeveloping polluted properties, which makes productive use of existing transportation, water, and utility infrastructure; increases the tax base and employment opportunities; removes environmental contamination; and helps spur investment in surrounding properties.

Does BVS pass the test as Smart Growth?

The lessons learned from the above study are clearly very pertinent for Broke. Consequently, they are examined in detail below, together with how they could be used to rate the BVS project.



Table 7 Assessment of BVS as smart growth

Suggested criteria	Lessons learned from case studies	Evaluation of BVS project
Identify and build on existing assets	<p>Paducah, Kentucky, developed a cohesive identity around its core assets of artistic and cultural offerings, the Ohio River, and its rich history.</p> <p>Both Roanoke, Virginia, and Bend, Oregon, have remade themselves as outdoor recreational destinations</p> <p>Dubuque, Iowa its residents reconnected with the city's river as its central identity to spark revitalisation of the surrounding area.</p> <p>Emporia, Kansas, redesigned its downtown to promote the community's historic fabric and character</p>	<p>Broke is already a wine tourism destination with various attractions and activities in its neighbourhood.</p> <p>A land parcel presently underutilised has been identified as a suitable location for the Broke village centre</p> <p>The Ravensworth homestead building with high heritage values can be relocated to Broke free of charge., courtesy of Glencore.</p>
Engage all members of the community to plan for the future.	<p>In 2005, Dubuque, Iowa, invested in a stakeholder-driven planning process to identify 10 high-impact projects for the city.</p> <p>Roanoke, Virginia, launched an extensive public participation process in 2000 to develop a vision for the future.</p> <p>Dubuque, Iowa, created a comprehensive plan to guide its redevelopment efforts over a decade.</p>	<p>The coordinated planning process to be implemented for BVS has the participation from various stakeholders including Council, existing business owners, associations etc as discussed above.</p>
Take advantage of outside funding.	<p>Douglas, Georgia; Mount Morris, New York; and Roanoke, Virginia all benefitted from government grants to hump start their respective revitalisation projects.</p> <p>Douglas, Georgia had a financial incentive program for private renovations that finally created a cumulative effect that was greater than the sum of its parts.</p>	<p>Funding and construction of BVS including homestead relocation has been secured.</p>



Suggested criteria	Lessons learned from case studies	Evaluation of BVS project
Create incentives for redevelopment and encourage investment in the community.	Emporia, Kansas; Mount Morris; New York and Douglas, Georgia teamed with business owners and developers to facilitate their planning and investments	Several businesses have indicated their participation and future investment in connection with the project, which is aimed at promoting the locality's resilience and tourism industry (see stakeholder consultation results reported above).
Encourage cooperation within the community and across the region.	Mount Morris, New York, enlisted university students' help in preparing its beautification projects and publicity about community events. Roanoke's initial involvement and funding to establish the Carilion Biomedical Institute has leveraged more than 10 times that amount in private dollars over the course of a decade.	The stakeholder consultations conducted have elucidated the breadth and depth of community and business support for the project, which is expected to build rapport between the local population, the mining industry, and the indigenous community.
Support a clean and healthy environment.	Sustainable Dubuque vision and principles help creating a legacy for generations to come through economic prosperity, environmental protection, and cultural vibrancy. In Bend, Oregon, after its decontamination, 'Old Mill District' now includes recreational activities along and on the Deschutes River, as well as a variety of restaurants, shops, and art galleries.	Hunter Valley wine tourism is already the premier attraction for tourists. Broke and its surroundings offer attractive environment and services for their visitors, both domestical and international. This experience will be further enhanced with BVS as a venue that offers an exciting mix of services including a historic building, tourist information, wine and dine, indigenous cultural exposure, local market/fairs etc.

5 Identification of potential benefits

5.1 Consultation with stakeholders and interested locals

The BVS proposal received early favourable and supportive responses from the community and stakeholders 2019. The realised concept was presented to the community through exhibition review days in Singleton and Broke. In addition, Glencore undertook detailed community consultation which revealed significant support for the BVS option from the wider Singleton Shire and Aboriginal stakeholder groups. An online [petition](#) has attracted 382 signatures. Letters of support have already been received from some of the parties outlined below as well the Ravensworth Homestead Committee.



For this report, Morrison Low consulted the following key stakeholders and knowledgeable parties for their views or to revisit early support:

- **Alan Jurd** – Property consultant and agent including for winery/vineyard/tourism assets
- **Andrew Margan** – Wine maker and owner of Margan
- **Laurie Perry** - CEO of Wonnarua Nation Aboriginal Corporation
- **Brian McGuigan** – Wine Legend, vineyard owner in Hunter Valley
- **Mick McCardle** – Chairman of the Broke Residents Community Association
- **Jody Derrick** – President of the Broke Fordwich Wine Tourism Association
- **Peter Drayton** – experienced business owner from Pokolbin
- **Malcolm Howard** – Sydney resident, Broke investor and accommodation provider
- **Mike Wilson** – Secretary of Broke Fordwich Wine Tourism Association

Participants were asked to provide comment on the following:

- the cultural and historical significance of the Ravensworth to the establishment of the BVS
- the importance of the BVS project to various parties i.e. the Broke Community, the Singleton Council, State Government, indigenous community, and the mining industry reputation
- the contribution of BVS to regional tourism
- the wider possible economic benefits of BVS

The following addresses the key themes that emerged from consultation. A summary of discussions is attached in Appendix B.

Reactivation of Broke Township and Community

Civic spaces are not just about space, they are an extension of community fostering economic, social, environmental, and cultural health. Without a village focal point, the residents of Broke are limited in settings where celebrations are held, where exchanges both social and economic take place, where friends and neighbours run into one another and where cultures mix. “Hospitality is the fabric of community”, Alan Jurd reminded. Malcolm Howard, recent investor and part time resident, points out that Broke – unusually for small town Australia – does not even have a local pub.

The more practical aspects of liveability were noted. A central hub would provide somewhere to take the family for meals to complement the special occasion offerings located at the wineries, to grab breakfast, to shop all the local fare in one place, to meet someone for a coffee and to save time travelling to the nearest centre.

Great public places add enhancement to the civic realm - not only visually, but also in providing a sense of character. Broke residents are proud of their community and desire a place to showcase their identity.



Broke has made strides in the plan to revitalise the village with the shared parkways and new skatepark



welcome additions, but the heart of the problem is the lack of a central hub. This should not be a “nice to have” but a basic need. The implications of COVID made transparent the reality of the existing liveability constraints. The depth of feeling from locals on this issue was noted.

Brian McGuigan gave the setting high praise, making the most of the stunning scenery. Broke’s geographical boundaries follow the Wollombi Brook. The south side of Broke provides views across properties to the Brokenback Range, the most conspicuous feature of which is the sandstone formation known as Yellow Rock. With careful planning and clean-up of the river vegetation BVS will not only provide a proper attractive entrance to Broke but connect the village to the Wollombi Brook.

Figure 6 - Yellow Rock, photo from Broke Fordwich Wine Tourism Association

Preservation of historic/cultural values

Singleton has lost several historically significant buildings and cannot afford to lose more. This includes the sandstone building of the person who discovered the area in 1818 – John Blaxland - known as the Blaxland Homestead. It appears in the 1970s the homestead’s bricks were purchased and reused to build a winery in the Pokolbin area.

The familiar sentiment from consultations was Ravensworth needs to be enjoyed. While it was acknowledged that some of the heritage value will be lost through relocation, the emotive and historical significance will remain. What the BVS option provides is for that significance to be seen and valued. Brian McGuigan expressed public access to Ravensworth as represented a “salute to those who busted their tails to get agriculture going in this county.”

Tourism development

Broke is described as the Hunter Valley’s “hidden gem”, a peaceful authentic pocket of the Hunter Valley, home to both some of the region’s greatest vineyards but also breath-taking scenery. The relocation of Ravensworth to BVS would anchor and enhance the opportunities that can be leveraged for the local community and the region by attracting more visitation and exposure. Pokolbin businessman, Peter Drayton stressed how important the BVS proposal was to consolidate and integrate the existing spread-out wineries and other tourism businesses.

Premium wines in Broke Fordwich come from 45 vineyards and 12 cellar doors. In the immediate vicinity of the BVS location (red dot on figure 7 below) are Margan wine and restaurant, 1813 Cellar Door on the Tinonee Estate and Nightingale wines and restaurant. A few minutes out of town are found Running Horse Wines, Whispering Brook winery and olive groves, Mount Broke wines and restaurant, and Greenway, Winmark and the organic certified Krinklewood to the south along the Wollombi Road.



Figure 7 - Broke Fordwich Wine Tourism Association wine trail map with proposed BVS site added in red.

A range of accommodation options exist from the luxury to the free camping grounds at McNaamara Park. The tourism associated around wine and the scenery is supported by caterers, wedding centres, function management, tour operations and transport.

Figures provided by the Broke Fordwich Wine Tourism Association for 2019 showed the local industry employed 300 people with additional 100-200 people employed seasonally during the grape harvest with an estimated turnover of \$34 to 45 million.

Broke may be a small village but it attracts tens of thousands of people annually to events and to sample local fares. Popular local events include:

- **Broke Village Fair** and vintage car display is held in September, attracting visitors and vehicle enthusiasts from all over NSW for weekend of fun, rides, art, craft stalls and local snacks.
- **Little Bit of Italy in Broke** is a festival held in autumn celebrating Italian themed cuisine.
- **Smoke in Broke** hosts a weekend of street food, boutique wine, craft beer and market stalls in June.
- **Broke Village Market** on the first Sunday of the month.

BVS would add to the tourism appeal of Broke complementing the existing activities and add to the wine tourism of the Hunter Valley which is currently worth of \$630 million each year and growing.



Economic benefit/confidence

The BVS project would have real and measurable economic benefits, not least in building confidence. Brian McGuigan views the project as a tremendous rallying point for regional NSW especially after the devastation wrought by drought and bushfires and then COVID-19. Alan Jurd references the confidence and domino effect that similar projects have produced, as occurred in nearby Pokolbin with the restoration and utilisation of historic buildings. Peter Drayton points out that this is an ideal situation, where no one is going to be adversely impacted on by the project, the economic implications therefore are uniquely only positive. Andrew Margan draws a clear distinction between the two relocation options, the BVS proposal is about the economic and associated social benefits.

The key was not just to project the baseline economy in Broke and Singleton, but to build it. Demand is not the issue but opportunities for entrepreneurship and to capture value from those living and visiting the area.

Despite the impact of COVID-19 lockdowns which has impacted on the Hunter Valley regions, Broke has recovered well. Less reliant on the overseas visitors, Broke has benefited from those wanting a break from the main centres. Mike Wilson explained that outside of the lockdown period, accommodation had been fully booked in Broke and this continued in the months ahead. Accommodation owner Malcolm Howard confirmed this.

One of wineries with a restaurant for example, showed figures representing a three-fold increase in cellar door sales over the last decade. This has meant more jobs – going from two to five cellar door staff. Between the restaurant and cellar door the revenue has increased 100% in seven years. Fifteen people are employed in the hospitality team to cater for over 30,000 customers per annum. Business such as these then support numerous contractors and service providers such as vineyard agricultural contractors, catering businesses and agricultural equipment suppliers in the region.

Restoring viability of small regional towns

The Singleton Council developed the Broke Master Plan in 2017 with community consultation. The plan identifies public domain improvements to enhance the village's "sustainability, improve amenity, promote its attractiveness and sustain ongoing visitation and liveability". While planning issues in Broke were also identified in the council's land use strategy of 2003, a town centre is not currently provided for in strategic planning, and liveability and the serious social constraints for the community without a centre remain.

However, many of the parties consulted pointed to the BVS project as being consistent with local Singleton Council and regional NSW planning policy which aims to boost economic diversity in this region heavily influenced by the mining industry. The strengthening of economic diversity will help to ensure that the Broke Fordwich wine and tourism industry has a long and sustainable future.

As Peter Drayton points out, the BVS project is strongly aligned with the Hunter Valley Destination Management Plan, supporting the development and diversification of tourism offerings in the destination.

Potential rapport with and jobs for indigenous community

McNamara Park is historically significant as part of the vast stretch of Hunter Valley land of the Wonnarua. The physical evidence of past lives remains. There are no known cultural values or indigenous sites pertaining directly to the location of the McNamara Park, although Wollombi Brook, is believed to be a pathway to creation places and Yellow Rock (Lizard Rock) is important to local indigenous people.



While some indigenous groups identify an attachment to Ravensworth, most indigenous groups consider the whole region to have high cultural significance including a conflict between the Wonnarua and settlers. However, Heritage NSW has advised that detailed archaeological investigations have unveiled no material evidence to show that the homestead building of 1832 is the site of an 1826 massacre. Having said that, some indigenous groups do have a connection to Ravensworth, as Wonnarua people lived and worked on the Bowman original estate.

CEO Laurie Perry accepts the consensus, believing there is no significant connection of the Wonnarua to the Ravensworth. "If we did [have a connection], we would protect it", he said.

He sees value in the opportunity for indigenous arts and craft commercial enterprise and employment of indigenous people. Like Broke history generally, there is much scope to establish the areas' indigenous identity and share this through the BVS facilities.

Glencore and mining industry – opportunity to rectify past impacts

Those consulted agreed that Glencore's reputation would be greatly enhanced by this generous level of support for the Broke Fordwich region. While the mining industry has brought economic benefit, it is not without downsides. Due to the proximity of Broke to the open cut mine, those consulted felt it was well suited to benefit for generations to come from this incredible legacy project. "Ravensworth would be significant compensation for mining activities, and would live on for generations to come," Jody Derrick explained.

Andrew Margan referenced the Wambo Homestead situated similarly on coal reserves. In 2010 the Wambo coal attempted to delist the Wambo Homestead on the grounds that the building would cause "undue financial hardship". While this request was withdrawn subsequently, the property has been left languishing through indecision and has deteriorated. Glencore, by comparison should be applauded for its care of Ravensworth and the significant investment in its preservation.

6 BVS project background and scope

6.1 Proposed Relocation of Ravensworth Homestead

Ravensworth is located 20 km north of Singleton and 35km north of Broke, just off the New England highway. Due to its 200-year history, its historical significance is recognised in the Singleton Local Environmental Plan 2013. The Heritage Council believes Ravensworth to be one of nineteen places identified as a very early homestead in the Hunter and one of three H-Plan colonial bungalow house in NSW.

The significance of Ravensworth is as a representation of early rapid European settlement (1820-1840s), early agriculture, contact with aboriginal people, the use of convict labour and colonial architecture.

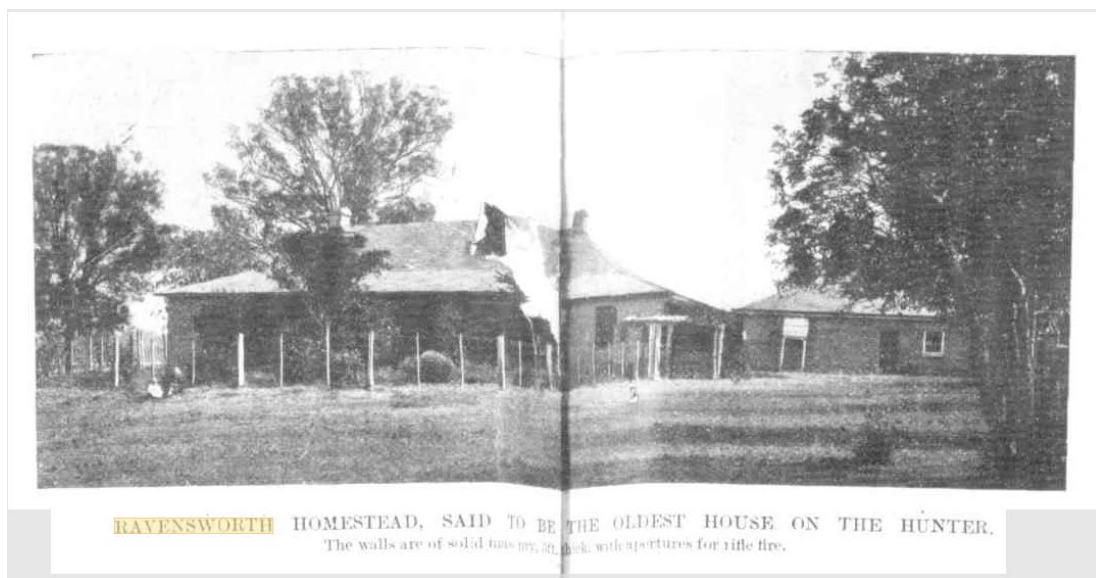


Figure 8 - Sydney Morning Herald, 15 February 1902

Ravensworth Homestead is in good condition for its age. The original design is largely intact, having escaped any significant material maladjustments. The Glencore mine has restored and maintained the homestead buildings with the expertise of historical specialists, investing more than \$600,000. While Ravensworth has been retained and preserved, connection with community has been lost and buildings have been vacant since 1997.

Ravensworth comprises five main buildings, four of convict-hewn sandstone dating from around 1832 and one of timber cottage from the turn of the 20th century, arranged in a farmyard square:

- Timber cottage (men's quarters)
- Main house and kitchen wing
- Stables



- Barn
- Stone privy

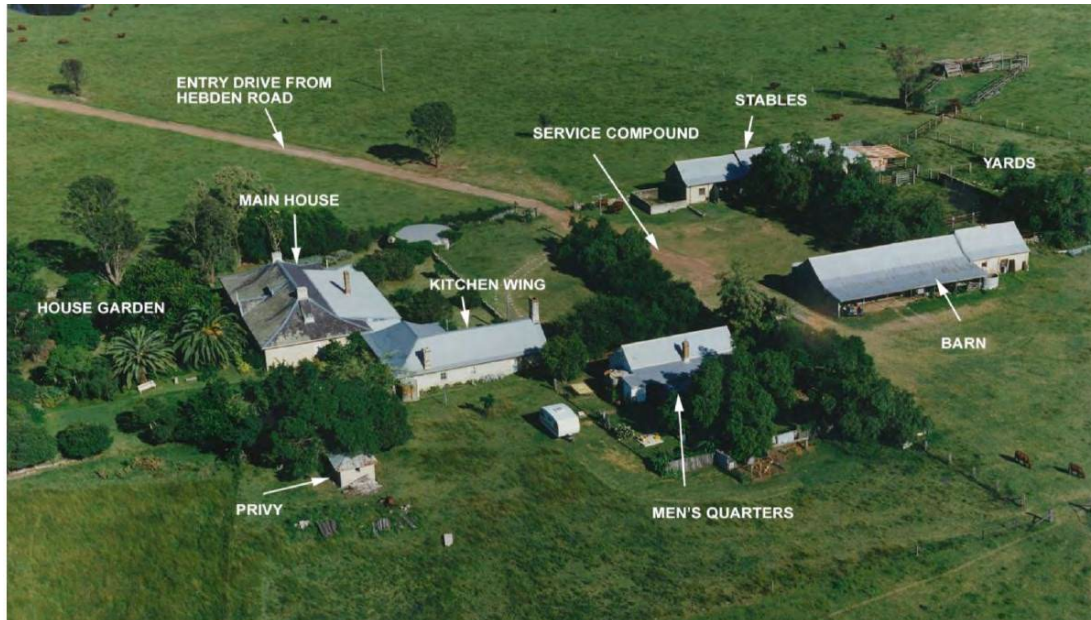


Figure 9 – Layout of Ravenworth (Source: *NSW Glendell Continued Operations Project State Significant Development Assessment*, Feb 2022)

6.2 Scope of BVS

In 2018, Glencore looked to the community for cooperation for the relocation of Ravensworth. Under the BVS proposal, Ravensworth would be dismantled and relocated to be re-used and enjoyed by residents and tourists.

The proposed site is on crown land at McNamara Park. BVS would use approximately 8% of the area without impacting on existing use or facilities. This affords a central location on the southwestern edge of the village, close to the existing petrol station/general store. The positioning allows direct access to the Wollombi Brook on the west and is bounded by Milbrodale Road on the south and the main street of Wollombi on the east. McNamara Park is well used and appreciated but at this end of the park is essentially an undeveloped stretch of land with few structures and little infrastructure. Its current condition is a natural woodland, and the plan is to address the recent growth in vegetation to rectify the interrupted views of the Wollombi Brook.

The buildings are to be laid out in a manner that reflect the rich history of the original use and in a way that allows the building to serve as an important living area within Singleton.



Figure 10 - Conceptual layout plan for BVS, prepared by SHAC (2019) with original Ravensworth formation on left and proposed formation of relocated buildings on right.

A local Trust have created the concept and championed the development. Newcastle Architects SHAC completed the architectural plans in 2019 which blend the past with modern architectural boldness and practicality in design and redevelopment.

Glencore will support the relocation project and fund the cost of creating BVS. This includes dismantling, site preparation, relocating the buildings, reconstruction, fit out, and installation of amenities and services as well as landscaping. The cost is estimated to be approximately \$20 million. The whole project should be worth over \$1.15billion.

Heritage advisors are confident the dismantling and relocation plan is achievable and have factored in a salvage exaction of archaeological resources.

Community support for the project has informed ideas for the use of the buildings. Discussions were held with the Singleton Council, The Hunter Valley Wine Tourism Association, The Broke Fordwich Wine Tourism Associate, The Broke Residents Association and the Wonnarua Nation of Aboriginal Corporation, among others.



Figure 11 - SHAC depiction of BVS

BVS is envisaged as a mix of community spaces and commercial uses. The plan diagrams as illustrated above in Figure 11 and below in Figure 12 are designed to convey concepts only and will require detailed data in regard to heritage items along with the structural nature of such buildings.

Through consultation with stakeholders, the buildings are likely to house the following:

- Café/restaurants
- Winemakers' centre showcasing local producers
- Boutique brewery or distillery
- Exhibition/function space
- Wine museum
- Tourism information including indigenous displays and history
- Administration space
- Market stall space
- Central point for regional events
- Other inclusions may be included as the project develops such as an artisan bakery, chocolate shop, oil producer etc.



Figure 12 – BVS concept plan (Source: SHAC 2019)

Broadly the concept is conceived in three zones – green representing culture, yellow representing hospitality and orange the tourism area – with various services and amenities dotted throughout.

The sandstone homestead at the front is likely to house a gallery/museum/display space although sensitivity would be given to housing indigenous artefacts and displays in a colonial building. The kitchen wing could be retail space for local produce.

Some imaginative reuse of the Ravensworth outbuildings would see a café or restaurant, combining the old buildings with some contemporary design for example in the timber cottage next in an anti-clockwise direction. The barn building at the back right, once upgraded, would make an ideal visitor information centre. This could work in cooperation with the Singleton and Cessnock Visitor Information Centres as well as the Broke Fordwich Wine Tourism Association. The stables at the back right would be the centre piece of the region's offerings, housing a micro-brewery and local wines.

A number of new spaces would be created too with outdoor tables, market space and a new covered building at the back to serve as a multi-use hall. Many landscaping elements including paving, garden beds, pergolas, pavilions would add to the appeal.

The market stall space could be used by local farmers and artisans to showcase produce and talent, similar to the marketplaces seen parts of Europe. The existing Broke Community Markets could relocate from McTaggart Park to the new site.



Uses of the BVS will be decided based on having tenants that will be promoting the Broke Fordwich area (including wine and food) and that any usage of the site will complement the community space.

No disruption would occur to the number of free campers in McNamara Park. There is an opportunity instead to formalise access to the campgrounds and the recreational amenity of the park.

The site is managed by Singleton Council on behalf of the Crown. A number of secondary planning approvals such as rezoning of part of the common usage land would be required therefore. Whether the land is transferred to the proposed incorporated trust (see next section) or is leased is a matter for consideration. Development planning approval would be required from the Singleton Council. No native title issues are triggered at this stage and no existing valid native title claims exist.

6.3 Future operations at BVS

The plan is for the BVS to operate as a self-supporting enterprise overseen by a local board of trustees.

A group behind this venture are already operating as a trust, currently managing conceptualisation of the project and securing the necessary funding for the concept plans. The trustees are:

- Adam Bell from Whispering Brook
- John Bevan from Lavender Ridge Vineyard and Chairman of BlueScope
- Stewart Ewen from Bin 688 Vineyard
- Andrew Margan from Margan Wines
- Phil McNamara from Mount Broke Wines

The venture is conceived of as a self-supporting enterprise owned by the community and operated by a trust. This body would be made up of Broke residents and business owners and include a representative of Glencore in the early stages recognising Glencore's contribution to the of the project in the form of a non-repayable contribution. The Singleton Council would not be responsible for building maintenance and landscaping; therefore no burden will be placed on ratepayers.

Modelling done by the trustees suggests the cash flow will be positive after an estimated 2 – 5 year period. Local commercial expert Alan Jurd has provided a market commercial rental assessment and advised a model for the first two years to get tenants established. Commercial premises are at a premium in Broke due to the lack of suitable buildings.

The trust would seek charity status to allow future income from the development to be held for community projects. For example to:

- improve infrastructure, services and facilities in and around the Broke Fordwich area
- advance culture of Woonarua indigenous people by protecting and preserving significant local indigenous sites
- record the history of Broke and preserve and restore historically significant items and buildings
- enhance the natural environment
- advance the wine and tourism industries

The draft objectives of the proposed incorporated body are appended.



Appendix A - Draft Objectives of Broke Village Square Inc.

The objectives for which Broke Village Square Inc. (BVSI) is formed are:

1. To establish in the Broke area, buildings, premises and grounds suitable for use as a village square and community centre, to be known as Broke Village Square.
2. To enter into arrangements to provide, whether by lease, license or otherwise, buildings, premises and grounds at the Broke Village Square to persons or entities carrying on activities or businesses considered beneficial to the community of Broke, on such terms as BVSI considers appropriate.
3. To donate all profits of BVSI for such of the following charitable purposes as BVSI considers appropriate:
 - a) to advance the health, education and social or public welfare of the people in the community of Broke
 - b) to advance the culture of the Wonnarua indigenous people by protecting and preserving significant local indigenous sites
 - c) to advance culture by:
 - recording and cataloguing the history of the Broke area
 - collecting, preserving and exhibiting items of historical significance to the Broke area for the benefit of the community
 - supporting the restoration and maintenance of buildings of historical significance to the Broke area for the benefit of the community; and
 - fostering public awareness of and interest in the history of the Broke area.
 - d) to enhance the natural environment of Australia, and in particular the Broke area, by:
 - promoting sustainability and sustainable development and use of resources
 - promoting the planting of indigenous Australian tree and plant species in appropriate locations
 - undertaking projects to improve the cleanliness and flow rate of the Wollombi Brook
 - providing a rescue and rehabilitation program for orphaned or injured native animals
 - eradicating noxious weeds from public spaces
 - re-establishing the natural habitats of native animals in public spaces
 - promoting the practice of recycling unwanted goods and scrap material
 - promoting biodiversity through reintroducing indigenous plant and tree species to areas in which they are no longer found or are no longer abundant.
 - e) to advance the wine and tourism industries in Australia and in particular the Broke area by:
 - conducting research into improvements to the processes used in those industries



- working with government at all levels to ensure that the interests of those industries are represented in regard to the public decision – making process
 - providing a forum for all people engaged in those industries to discuss best practice and means of enhancing the future of those industries; and
 - promoting the sustainability of those industries in the Broke region.
4. To purchase, lease or otherwise acquire any lands, buildings or property, real and personal for the purposes of, or capable of being conveniently used in connection with, any of the objects of BVSI.
 5. To construct, improve, maintain, develop, work, manage, alter or control any buildings, premises and grounds for the purposes of, or capable of being conveniently used in connection with, any of the objects of BVSI.
 6. To enter into any arrangements with any Government authority, federal, state, municipal, local or otherwise, that may seem conducive to BVSI's objects or any of them; to obtain from any Government or authority any rights, privileges or concessions which BVSI may think it desirable to obtain; and to carry out, exercise and comply with any arrangements, rights, privileges or concessions.
 7. To appoint, employ, remove or suspend employees, agents and other persons as may be necessary or convenient for the purposes of, or capable of being conveniently used in connection with, any of the objects of BVSI.
 8. To invest and deal with the money of BVSI not immediately required.
 9. To borrow or raise or secure the payment of money in such manner as BVSI may consider desirable and to secure the same or the repayment or performance of any debt, liability, contract, guarantee or other engagement incurred or to be entered into by BVSI in any way.
 10. In furtherance of the objects of BVSI, to sell, improve, manage, develop, exchange, lease, dispose of, turn to account or otherwise deal with all or any part of the property and rights of BVSI.
 11. To take any donation of property for any one or more of the objects of BVSI.
 12. To take steps by appeals, public meetings or otherwise, as may from time to time be deemed expedient, for the purpose of procuring contributions to the funds of BVSI by way of donations or otherwise.
 13. To do all other things as are incidental or conducive to the attainment of the objects and the exercise of the powers of BVSI.



Appendix B - Consultation

	Connection to project	Significance of Ravensworth to BVS	Importance	Tourism impact	Economic impact
Andrew Margan <i>Owner and winemaker of Margan Vineyard</i> <i>Winemaker of the year 2021 for the Hunter Valley</i>	BVS trustee	Architectural history, historical significance. BVS site would allow people to appreciate Ravensworth. Referenced the Wambo Homestead similarly on a coalfield and the lack of consensus on what to do. Building left languishing.	Beautiful setting. Community needs a central hub. “No doubt it would be a great thing!” Singleton Council would likely wish to retain the homestead within the LGA. Council is committed to developing the villages.	Wine tourism has been growing over last decade. Broke has a niche market unlike Pokolbin. Specifically, lifestyle and wine. Expanded offerings are needed to match demand. Is possible that wine takes over from coal as the biggest earner.	House prices have gone through roof. Commercial operators are increasing in area. Economic development is illustrated in business growth. Major difference between two relation proposals is <i>economic</i> . Not just about protecting the baseline but in expanding businesses.
Jody Derrick <i>President of the Broke Fordwich Wine Tourism Association</i> <i>Local accommodation provider - Adamae</i>	Supporter	Ravensworth would be significant compensation for mining activities, and would live on for generation to come. Having a heritage building would be a local drawcard.	Need a town centre, a communal space where families and community groups can meet. Will greatly add to facilities for community.	Town is moving away from reliance on coal. Swing towards tourism. Broke Fordwich will always be a tourist area whereas mining may leave.	BVS economic impact is in attracting more visitors, capturing spend, promoting and boosting the sustainability of existing businesses, providing opportunities to grow existing businesses and to establish new



	Connection to project	Significance of Ravensworth to BVS	Importance	Tourism impact	Economic impact
			<p>Improve visual amenity.</p> <p>Events like Broke Village Fair, Little Bit of Italy in Broke, Smoke on Broke could do with a central venue with facilities. These already attract 10,000 plus visitors.</p> <p>Indigenous centre idea is important so stories can be told and local indigenous people can be employed.</p> <p>A number of local groups and businesses would be keen to be tenants.</p>		businesses along with the growth in associated employment.
<p>Mike Wilson</p> <p><i>Secretary of the Broke Fordwich Wine Tourism Association</i></p>	Interested association	<p>Community is behind this project. The homestead is essential to the creation of village centre.</p> <p>Location is ideal. Piggyback off tourism in Singleton and at same time build Broke's tourism.</p> <p>Such a wonderful heritage building like this shouldn't be allowed to fall into disrepair or be knocked down.</p>	<p>Community needs a centre. Somewhere to socialise that is guaranteed into the future.</p> <p>The problem is that there isn't a focal centre of Broke and these buildings would give us something we haven't had before. There's so much potential!</p>	<p>Increase tourism traffic and meet current demand for offerings and things to spend money on.</p> <p>Range of offers would make it attractive to locals and visitors.</p> <p>Have not seen much of an impact from COVID in Broke.</p>	<p>Capture money from visitors.</p> <p>Limited viable buildings in Broke for businesses. BVS would help.</p>



	Connection to project	Significance of Ravensworth to BVS	Importance	Tourism impact	Economic impact
Malcolm Howard <i>Investor in Broke, vineyard owner and Binbilla accommodation provider</i>	Recent (4 years) property owner in Broke.	Broke is a pretty area and a homestead such as this would enhance village.	<p>Nice idea for Glencore to give this to the community of Broke.</p> <p>Have to currently travel a long way for basic amenities.</p> <p>Broke does not even have a local pub which is usually to cornerstone of communities.</p> <p>Needs family friendly less expensive dining options to complement the special occasion 5 star restaurant at Margan etc.</p> <p>Retails outlets also needed.</p>	<p>Accommodation is booked out every weekend.</p> <p>Visitors come for the weekends. Particularly popular with NSW residents escaping city but also from further afield.</p> <p>Broke has a campsite but nothing much to offer visitors or capture their spending. Nowhere to breakfast.</p>	<p>Wine sector has really taken off in last decade.</p> <p>House pricing have skyrocketed in last two years. Some massive prices seen for the sale of local vineyard and homes.</p>
Laurie Perry <i>CEO of Wonnarua Nation Aboriginal Corporation</i>	Has been consulted on views	Very supportive of project and of the building.	<p>Confirmed finding that there is no significant aboriginal history attached to the land or the house.</p> <p>"If we did, we would protect it"</p> <p>Opportunity for indigenous arts and craft commercial enterprise alongside historical displays.</p>	<p>The history of the region is rich for the indigenous peoples and having somewhere to centre historical displays and tourism information would highlight this.</p> <p>Support to the wine tourism industry too.</p>	Huge benefits in terms of employment, and indigenous tourism opportunism for the regions.



	Connection to project	Significance of Ravensworth to BVS	Importance	Tourism impact	Economic impact
<p>Alan Jurd</p> <p><i>Property consultant and agent</i></p> <p><i>Born and bred in area</i></p>	Interested local and property specialist	<p>Major attraction screaming out to be appreciated. Needs to be located somewhere this can happen like BVS.</p> <p>Unique nature of architecture a major drawcard. Broke has very few historic homes/building unlike some of the other nearby towns.</p> <p>Land around Broke is constrained. The proposed site is perfect location as it connects the spread out vineyards and near to major transport routes.</p>	<p>Would enhance the village and environment to a high degree.</p> <p>Make Broke an even more desirable place to live and visit.</p> <p>“Hospitality is the fabric of community.”</p> <p>Broke deserves to home Ravensworth as on the receiving end of mine.</p> <p>Legacy project.</p> <p>Community is overwhelmingly in support of this project.</p> <p>Council is supportive of wine country.</p>	<p>Will be a tourism destination.</p> <p>Add a third destination and more traffic on the convict trail – Wollombi and Pokolbin.</p> <p>Unique cultural and leisure experience. Really growing.</p> <p>Broke has already grown in reputation as an alternative to Pokolbin.</p> <p>Area is wine growing heaven.</p> <p>Beautiful natural environment, framed by Yellow Rock.</p>	<p>Immediate impact – employment, local amenity, regional awareness.</p> <p>Projects like this build confidence – look at development of Pokolbin.</p> <p>House prices on the up.</p> <p>NSW residents buying lifestyle properties. Reverse trend from apartment living.</p> <p>Wine is a growth sector here but many other forms of investment and enterprise such as beer and distilleries, olive groves etc.</p> <p>Growth in food and beverage commercial rents.</p> <p>Project easily self-sustaining once BVS tourism identity established.</p>



	Connection to project	Significance of Ravensworth to BVS	Importance	Tourism impact	Economic impact
Brian McGuigan <i>Wine Legend</i>	No direct connection to project. Wine and business expert of the wider Hunter valley region.	Had been very interested in have relocated homestead on one of his properties. Homestead at BVS important rallying point for regional NSW. This large piece of historical inheritance needs to survive. "Salute to those who bust their trails to get agriculture going in this county."	Expanding offerings in Broke has benefits, particularly as Broke is close to popular tourist areas but currently has limited offerings. Location of site is ideal at the hub of Broke, Singleton and other roads. Flood risk needs addressing. Beautiful settings on banks of "Cockfighter Creek" Would give attractiveness an 8-9/10.	Visitor rate has fallen in the wider Hunter Valley region due to covid. Estimated 30-40%. Hospitality offerings will draw people to BVS. Also view history and wines. Positives outweigh negatives.	Venture needs to have anchor tenants.
Mick McCardle <i>Broke Residents Community Association</i>	Supporter	Unique opportunity for Broke and for the wider region. Broke needs a centre and the homestead needs to be appreciated. Moving it to an area where it can be utilised to its full potential. Proposed site is the centre of popular biking area, walking trials etc.	Broke Residents Community Association established in 2019 and has helped galvanised community around developing shared facilities and building the economy. <ul style="list-style-type: none"> - Point of contact for the Singleton Council to talk to - Broke Village shared pathways funded through Resources for the 	Broke accommodation is mainly BnB and occupancy rates are near full for weekends well into the future. New tourists are coming to Broke and HV region due to COVID-19 travel restrictions. Tourists attracted to lifestyle and wine.	Seeing increased investment in the Broke area. House prices are rising. Area is growing, offering need to expand – for the community and for visitors.



	Connection to project	Significance of Ravensworth to BVS	Importance	Tourism impact	Economic impact
		Upkeep of buildings is economically viable. Smart heads behind this project and money is not an issue.	Region Program (\$560,000) <ul style="list-style-type: none"> - Skatepark - Monthly market Businesses in Broke such as the vineyards, accommodation providers and local produces need a community spot to integrate offerings.	Wine and aboriginal heritage have great tourism potential.	
Peter Drayton <i>wine/vineyard/brewhouse owner</i>	Vineyard, cellar, brewery 15 and 20 km Advice from experienced multi facility provider	Never seen the building. Hunter Valley local/ Broke is more than just petrol station. Is a large area and needs something to anchor village and four of five roads converge. Perfect location to connect. Spread out wineries. Consolidate and integration existing spread out wineries would be provided through this project.	Broke is the ideal location. Homestead needs to stay in the Singleton LGA.	People won't travel internationally for some time. There is a market there to capture and when they do travel you want them to tell overseas visitors that the Hunter and Broke are the places to see. Spending this kind of money has to be useful. Where the four roads converge.	Tourism is fantastic, cellar door busy. No doubt it will work and be successful. No existing businesses will suffer – big plus! Not often this happens. Developing region, attracting people all the time.

DI&P8/23. Minutes - Singleton Heritage Advisory Committee - 17/02/2023**FILE: 20/00035****Author:** Manager Development & Environmental Services

Executive Summary

The purpose of this report is to note the minutes of the Singleton Heritage Advisory Committee (SHAC) held on 17 February 2023 (**Attachment 1**) and to seek Council's endorsement of the Committee's recommendations:

RECOMMENDED that Council:

1. Note the minutes of the Singleton Heritage Advisory Committee (SHAC) dated 17 February 2023.
2. Approve funding for Major Works for repairs and painting at 4 Elizabeth Street, Singleton to the value of \$23,540.
3. Support the recommendation of the Singleton Heritage Advisory Committee in relation to the Former Pump Station at Water Works Lane, being:
 - Council continues to consult with Transport for NSW regarding the dismantling, relocation and archival of the Former Pump Station and well; and
 - The Archaeological Assessment report and archival be sent to the Singleton Library.
4. Support the listing of Ravensworth Homestead, complex and its setting on the State Heritage Register and Council write to Glencore on behalf of SHAC seeking a site visit to the Ravensworth Homestead.

Report

The SHAC held its ordinary meeting on 17 February 2023. Amongst other things, the following matters were considered:

Application for Major Works Funding under the Mount Thorley Warkworth Historic Heritage Conservation Fund (MTWHHCF)

The MTWHHCF was established in February 2017 as a requirement of a condition of approval for the Warkworth and Mount Thorley Mine Extension Projects. The Fund is supported by a Partnering Agreement between Warkworth Mining Ltd and Singleton Council.

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Under the conditions of approval, Warkworth Mining Ltd on behalf of Mount Thorley Warkworth Operations is to establish and contribute \$500,000 to the MTWHHCF.

Applications for funding can be made under the following categories:

- Community Heritage Projects;
- Major Works;
- Heritage Reports;
- Heritage emergency works;
- Education; and
- Technology.

Applications are received by Council's Heritage Advisor on an ongoing basis after being promoted through the SHAC and on Council's website.

Application: 'Bel Glen' 4 Elizabeth Street, Singleton

In July 2022, Council received a grant application for 4 Elizabeth Street, Singleton. The building is currently in need of repairs to address a rising damp issue which has caused moisture to be trapped in the walls creating black mould growth. The owner proposes to carry out the following works to rectify the issues:

- Apply pressure injected damp course treatment to affected walls,
- Fix/repair brickwork of these walls, and
- Restore traditional lime render to the affected walls.

The works are quoted to cost \$47,080 and the applicant seeks funding for \$23,540 to complete these works.

The application was reviewed by Council's Heritage Advisor and was deemed suitable for consideration of the SHAC. Funding for the repairs under the major works category requires a dollar-for-dollar funding arrangement.

The application was presented to the SHAC ahead of its meeting on 17 February 2023. At the meeting, following consideration of the application, the Committee agreed to support the recommendations of the Heritage Advisor to fund the works at 4 Elizabeth Street, Singleton.

Archaeological Assessment - Former Pump Station, Waterworks Lane

TfNSW has provided Council with an Archaeological Assessment report on the Former Pump Station on Waterworks Lane, Glenridding and this was presented to SHAC as an information report. In considering the matter, SHAC resolved to recommend the following:

That:

- Council continues to consult with Transport for NSW regarding the dismantling, relocation and archival of the Former Pump Station and well, and
- The Archaeological Assessment report and archival be sent to the Singleton Library.

Proposed State Heritage Listing – Ravensworth Homestead Complex and its Setting

On 14 December 2022 the NSW Heritage Office wrote to the General Manager of Singleton Council advising that, at its meeting on 6 December 2022, the Heritage Council of NSW resolved to give notice of its intention to consider listing Ravensworth Homestead Complex and its Setting (Ravensworth Homestead) on the State Heritage Register (SHR) *in acknowledgement of its significance to the people of New South Wales*. Council was provided the advice in accordance with section 33(1)(a) of the *Heritage Act, 1977*.

Members of the community, property owner or other interested parties have been invited to make a written submission regarding the proposed listing and significance of the Ravensworth Homestead. Submissions have been sought from 14 December 2022 to 14 March 2023.

As part of its consideration in relation to advice, council staff provided a copy of the proposed listing to the SHAC for consideration, in line with the Committee Terms of Reference, which include (amongst other things):

Make recommendations on the nomination to and deletion of items from the Local Environmental Plan (LEP) and to identify items of State significance, which are considered to be eligible for inclusion in the NSW Heritage Office State Heritage Register

At its meeting on 17 February 2023, the SHAC considered a report from Council staff. This report included a recommendation to Council to support the listing of the Ravensworth Homestead Complex and its Setting on the State Heritage Register.

Community Strategic Plan**Our Places**

Strategy:	2.4	Facilitate land use planning and development outcomes which respect and contribute in a positive way to the environment and community
Deliverable:	2.4.10	Protect and promote Non-Indigenous heritage
Action:	2.4.10.1	Promote the Mount Thorley Warkworth Heritage Grants Program

Council Policy/Legislation

The funding of heritage works under the MTWHHCF is a condition of approval for the Mount Thorley and Warkworth Mine Extension Projects:

The Applicant must establish and contribute \$500,000 under the Mount Thorley Warkworth Historic Heritage Conservation Fund in consultation with Council and the CHAG and to the satisfaction of the Planning Secretary.

In addition, the funds are managed through a Partnering Agreement between Warkworth Mining Ltd and Singleton Council.

Funding of projects through the grant and agreement is undertaken consistent with:

- *Environmental Planning and Assessment Act, 1979*

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- *Heritage Act, 1977*
- Singleton Local Environmental Plan 2013
- Singleton Development Control Plan 2014
- Singleton Heritage Development Guidelines 2020

The proposed listing of the Ravensworth Homestead will be undertaken in accordance with the *Heritage Act, 1977*. Council's role in this process is an advisory one.

The Ravensworth Homestead is listed as locally significant under the Singleton Local Environmental Plan 2013.

Financial Implications

The MTWHHCF was established in 2017, with payments of \$100,000 made annually for a period of five (5) years. Payments were subject to CPI increases, resulting in a total Fund value of \$516,177.

To date, \$53,806 has been expended from the MTWHHCF leaving the fund with a balance of \$ \$462,321.

If approved, the application for 4 Elizabeth Street, Singleton will reduce the fund by a further \$23,540.

The relocation of the former pump station at Water Works Lane will be undertaken by TfNSW as part of the enabling works for the planned Singleton Bypass construction. Council officers understand that all costs associated with the proposed relocation are being borne by TfNSW and as such there will be no financial impost on Council to continue liaising with TfNSW on this matter.

Consultation

The MTWHHCF grant application was provided to the SHAC for consideration prior to SHAC recommending to Council to support the funding of the works.

Sustainability

The support of grant funding under the MTWHHCF is not expected to generate adverse environmental impacts. The fund includes the measures that Council would take to ensure Council and the community achieve improvements under the United Nations Sustainable Development Goals, specifically:

- Goal 3: Good Health and Wellbeing
- Goal 11: Sustainable Cities and Communities
- Goal 17: Partnerships for the Goals.

The Singleton Sustainability Strategy sets an overall objective for Goal 11: Sustainable Cities and Communities that states *drive sustainable design and development*. Relevant deliverables under this objective include:

- Promote use of social and cultural spaces
- Create a vibrant central business district
- Protect and promote indigenous and non-indigenous heritage

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- Facilitate the development of innovation

The proposed relocation of the former pump station at Water Works supports SDG 11 Sustainable Cities and Communities, as set out in the adopted Singleton Sustainability Strategy 2019-2027. Specifically, the deliverables under SDG 11 include to *protect and promote indigenous and non-indigenous heritage*.

Risk Implications

Risk	Risk Ranking	Proposed Treatments	Proposed Risk Ranking	Within Existing Resources?
There is a risk that Council will not fulfil its obligations under a MTWHHCF Partnering Agreement, which may lead to reputation damage with the community.	Medium	Adopt the recommendation	Low	Yes
There is a risk that the funding will not sufficiently support the works required, which may lead to financial impacts.	Medium	Adopt the recommendation	Low	Yes

Options

1. That Council note the minutes of the Singleton Heritage Advisory Committee meeting, dated 17 February 2023 and:
 - a. Endorse funding for Major Works at 4 Elizabeth Street, Singleton to the value of \$23,540,
 - b. Support the recommendation of the Singleton Heritage Advisory Committee in relation to the Former Pump Station at Water Works Lane, being:
 - a. Council continues to consult with Transport for NSW regarding the dismantling, relocation and archival of the Former Pump Station and well, and
 - b. The Archaeological Assessment report and archival be sent to the Singleton Library; and
 - c. Support the recommendation of the Singleton Heritage Advisory Committee to list the Ravensworth Homestead Complex and its Setting on the New South Wales State Heritage Register and Council write to Glencore on behalf of SHAC seeking a site visit to the Ravensworth Homestead; or
2. That Council note the minutes of the Singleton Heritage Advisory Committee meeting, dated 17 February 2023 and does not:
 - a. Endorse funding for Major Works at 4 Elizabeth Street, Singleton to the value of \$23,540; or

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- b. Support the recommendation of the Singleton Heritage Advisory Committee in relation to the Former Pump Station at Water Works Lane, being:
 - i. Council continues to consult with Transport for NSW regarding the dismantling, relocation and archival of the Former Pump Station and well, and
 - ii. The Archaeological Assessment report and archival be sent to the Singleton Library; or
 - c. Support the recommendation of the Singleton Heritage Advisory Committee to list the Ravensworth Homestead Complex and its Setting on the New South Wales State Heritage Register Council write to Glencore on behalf of SHAC seeking a site visit to the Ravensworth Homestead; or
3. That Council note the minutes of the Singleton Heritage Advisory Committee meeting, dated 17 February 2023 and does not endorse funding for Major Works at 4 Elizabeth Street, Singleton to the value of \$23,540; but supports the recommendations of the Singleton Heritage Advisory Committee in relation to the other two matters; or
4. That Council note the minutes of the Singleton Heritage Advisory Committee meeting, dated 17 February 2023 and endorses funding for Major Works at 4 Elizabeth Street, Singleton to the value of \$23,540; and does not support the recommendation of the Singleton Heritage Advisory Committee in relation to either or both of the other two matters.

Option one is recommended.

Conclusions

The SHAC held its ordinary meeting on 17 February 2023 and a number of recommendations were made by SHAC as detailed in this report.

Attachments

AT-1 [↓](#) Minutes - Singleton Heritage Advisory Committee - 17/02/2023

MINUTES
SINGLETON HERITAGE ADVISORY COMMITTEE
9:00AM FRIDAY 17 FEBRUARY 2023



Present	Lyn MacBain (Chair) Councillor Val Scott Darrell Rigby, Heritage Advisor Stewart Mitchell Fay Gray
In Attendance	Justin Fitzpatrick-Barr, Director Infrastructure & Planning Amanda Schaffer, Coordinator Planning & Development Services Councillor Sarah Johnstone
Meeting Location	Committee Room

1 Welcome and Apologies

- Welcome
- Acknowledgement of Country by Chair
- Apologies - Mary-Anne Crawford (Manager Development & Environment)
Moved FG
Seconded SM

2 Disclosure of Interests

- Nil

3 Confirmation of Minutes

- The minutes of the Singleton Heritage Advisory Committee meeting held on Friday 18 November 2022, were confirmed.

Moved VS
Seconded LM

4 Matters arising from the Minutes

- Nil.

5 Agenda Items

**5.1 Singleton Mount Thorley Warkworth Heritage Grant
Request - 4 Elizabeth Street**

FILE:20/00035

Purpose:

The purpose of this report is to provide information to the Committee to allow determination from the Committee if it will support the application requesting Council release grant funds for the repairs to the Heritage listed building I68 'Bel Glen' at 4 Elizabeth Street, Singleton, in the amount of \$23,540.

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SINGLETON HERITAGE ADVISORY COMMITTEE
9:00AM FRIDAY 17 FEBRUARY 2023**



Recommendation:

The Singleton Heritage Advisory Committee recommends Council to draw on the Mount Thorley Warkworth Historic Heritage Conservation Fund to support the following application for repairs to address rising damp at:

- 'Bel Glen' - 4 Elizabeth Street, Singleton, in the amount of \$23,540.

**5.2 Archaeological Assessment - Former Pump Station,
Waterworks Lane** **FILE:20/00035**
Executive Summary

The purpose of this report is to provide the Archaeological Assessment given to Council from Transport for NSW for the Former Pump Station on Waterworks Lane, Glenridding for their information.

Recommendation:

The Singleton Heritage Advisory Committee recommended Council support:

- Continues to consult with Transport for NSW regarding the dismantling, relocation and archival of the Former Pump Station and well, and
- The Archaeological Assessment report and archival be sent to the Singleton Library.

Moved VS
Seconded FG

5.3 Heritage Advisor Overview **FILE:20/00035**
Executive Summary

The purpose of this report is to provide an update on the matters considered by Council's Heritage Advisor – Darrell Rigby.

The Singleton Heritage Advisory Committee noted the report.

**5.4 Ravensworth Homestead and its Setting - Proposed
State Heritage Listing** **FILE:20/00035**
Purpose:

The purpose of this report is to make a recommendation to Council at its February 2023 Meeting to support the listing of Ravensworth Homestead and its Setting on the State Heritage Register.

Recommendation:

The Singleton Heritage Advisory Committee recommended Council support the listing

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SINGLETON HERITAGE ADVISORY COMMITTEE
9:00AM FRIDAY 17 FEBRUARY 2023**



of Ravensworth Homestead, complex and its setting on the State Heritage Register and Council write to Glencore on behalf SHAC seeking a site visit to Ravensworth Homestead

Moved DR
Seconded SM

6 Other Business

- LM noted that Milbrodale is a location of Singleton LGA.
- FG raised questions regarding the Singleton Showground and Gould Brothers building. DR responded to all questions.
- VS raised question regarding All Saints Church. DR responded to matters raised.
- AS provided an update on action items
 - Action item 1 - Investigation will be undertaken over next 6-12 months, with a view to include in the next LEP update
 - Action item 2 - Report will be presented to the June Committee Meeting
 - Action item 3 - Condition 46 of the Warkworth Mine Development Consent requires the applicant to prepare an Historic Heritage Management Plan in consultation with Heritage NSW, Council, CHAG and local historical organisations. Any concerns in relation to compliance with the conditions of consent should be directed to the Department of Planning and Environment.
 - Action item 4 - Deferred until May 2023.
 - Action item 5 - EOI is currently underway, opened 16/2, closes 12/3. Advertised on socials and in Argus and Hunter River Times.

7 Action List

Action No	Meeting Date	Action	Responsible Officer	Due Date
1	16/09/22	Investigate and update St Leonard's School Bulga to Bulga Public School LEP and State mapping lot and DP	MAC	Ongoing
2	16/09/22	Complete a report to the committee on working on a framework for reviewing the LEP items and the State Register	MAC/AS	June meeting
3	16/09/22	Investigate consent condition for Mount Thorley Warkworth Mine to determine if there is a condition that requires them to protect any heritage items.	MAC/AS	Complete
4	16/09/22	Organize Water and Sewer to undertake a site inspection of the pump on Water Works Lane	MAC	May 2023
10	16/09/22	Advertise EOI for Committee members	MAC	Complete

**MINUTES
SINGLETON HERITAGE ADVISORY COMMITTEE
9:00AM FRIDAY 17 FEBRUARY 2023**



8 Next Meeting

- 21 May 2023

The meeting closed at 10.26.

Lyn MacBain
Chair