

From: [Stewart Ewen](#)
To: [IPCN Enquiries Mailbox](#)
Cc: [Adam Bell](#); [Phil McNamara](#); [Andrew Margan](#); [John Bevan](#)
Subject: Re: IPC...GLENDELL CONTINUED OPERATIONS – SSD 9349 & SSD 5850 MOD 4...Ravensworth Homestead.
Date: Monday, 20 June 2022 8:34:18 AM
Importance: High

FINAL SUBMISSION. 20th June

2022

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Commissioners ,

We , [as Trustees for the proposed Broke Village Square] write to you following your email dated the 14th June in respect of additional data in regard to the above proposal .

The purpose of this submission is to make further comment regarding the significance of the Ravensworth Homestead and its future role assuming the mine extension is approved .

We are not able to comment on the primary issue of additional coal mining in terms of the economic and environmental issues , we however have strong views we wish the IPC to consider and adopt our recommendations in terms of the relocation of the Homestead to the rural village of Broke.

As Commissioners you have the task of resolving the complexities of this application you are in a unique position to make serious and constructive changes in your recommendations to Government.

Your findings will have the obvious or macro-economic impact on mining activities but in this case your recommendations can also have ,on a micro level ,a huge positive social , historical and economic impact of the preservation of the historic Ravensworth Homestead by its relocation to the rural environment of Broke.

A village that has proven economic activities and capable of giving the 6 subject buildings a living future .

To assist the members of the IPC we are attaching a copy of the Economic Impact Study completed by [MorrisonLow](#) in March this year, but I refer you to a paragraph that summaries the study being

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.

To further explain the structure that has been put in place regarding the Broke proposal we would like the IPC to be aware of the following,

1. The BVS operating company has been established and the draft Trust deed has been prepared by Simpson,s [Solicitors of Sydney]with Trustees nominated, as a group of community minded citizens we can advise you that we have been working on this project for some 4 years...
2. The costs of the relocation and establishment have been covered in a manner that will leave the project with zero debt and sufficient funds for its economic establishment [3 to

5 years].

3. The future activities within the relocated buildings will include Restaurants , Café operators , Exhibition space for early Indigenous and European History , display of current agricultural activities of wine tourism . Equally the project has been designed to reflect the historic layout of buildings so that Tourists can obtain an understanding of the historic workings of a rural homestead in the 1800's while making a positive economic and social contribution to the 3 major events held on the Broke Common each year that attract more than some 30,000 visitors.
4. The draft Trust Deed requires that surplus funds generated from the above will be made available to local Associations as Grants for the betterment of the region , local Landcare , School , Sports Clubs and other community needs as agreed & granted by the Trustees .
5. Trustees will be made up of residents who will gauge the relevance of the above, with the Trustees having fixed terms .
6. It is said for historic buildings to survive they need to be occupied and used .
7. This project will give the region a major community asset that will save the 6 historic buildings and give economic life that will have no equal.
8. A second email containing a study by Phillip McNamara [as a BVS Trustee] will be sent as part of this submission that deals with the relationship of Ravensworth and Broke

The Architectural work has been undertaken by a leading Newcastle firm Shac & Co with all appropriate site survey work completed in terms of potential Flood and Fire issues along with Servicing needs.

It remains significant that the Singleton Council at their meeting in March this year unanimously endorsed the proposed relocation of the Homestead to Broke.

The project also 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 previous Chair of the Historic Homes Association [Mr Keith Cottier]

In preparing this additional submission I need to convey to the IPC that I [as a previous member of the NSW Heritage Council under the Chair of both Justice Hope and Howard Tanner] understand the current approach of the current HC in that under the current Act the HC has little scope to recommend any constructive alternatives for the ongoing use historic buildings .

The relocation of buildings is not a new concept or alternative .

There are multiple examples of such around the world but more significantly in Australia for the IPC to refer to.

The Macquarie St Terraces 1975/7.

Cooks Cottage [Melbourne]

The Village of Beamish [UK]

There are many more ...The most current being the relocation of the historic home in Parramatta [the new Powerhouse relocation].

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

Meetings have been held with the Corporation and we wish to confirm that the Trustees will work closely to include their input to max. their historic significance. We are aware of other

Indigenous groups making conflicting comments , this despite our meetings with them where they expressed no interest with the homestead as it related only to what they defined as European history .

We have met with various Gov Ministers over the last 2 years to brief them of the proposal and received support and great encouragement .

The Dept of Planning report as it relates to the Homestead is in direct conflict with meetings held with the Dept on site attended by staff from Glencore and Singleton Council and ourselves.

At that meeting [which was over a 2.5-hour period]concluded with the senior executive from the Dept stating "that the Economic and Social benefit of relocation the Homestead to Broke vastly outweighed any Heritage issues" [more details can be supplied if required.]

In Summary ...

We urge the IPC when considering the future of the Ravensworth Homestead to grasp the opportunity to save a group of 6 historic buildings giving them a future that will make a very positive social and economic impact on the whole of the Hunter Region and add to the NSW Tourism industry .

These opportunities do not appear very oftenthe last time a similar situation did occur was in 2000 .being the **Wambo Homestead** a heritage-listed now disused homestead at Warkworth. It was built from 1830 to 1906. It was added to the NSW in April 1999. But no action was taken to relocate or reuse the buildings , ...the Homestead was left on it current site and today is in total "Rack and Ruin".

We cannot allow this situation to re-occur.

Broke is a historic location as it was established in 1824 and represents a significant segment of the history of the Hunter Valley .

The Hunter now has some of the oldest vines in the world and in Australia going back some 200 years ... currently there is a review of Heritage Vineyards to ensure the history of the region is maintained and expanded upon.

The role of villages such a Broke, Bulga, Wollombi and Laguna play a critical role in the economic and social lives of residents and visitors in the Hunter Valley.

The Wine Tourism industry , of which Broke plays a significant part, contributes more than \$600 million pa to the NSW economy [Macquarie University Report 2019] .

So...

To consider relocating the "Ravensworth Homestead" within a mine site ...close to a Village that has now ceased to exist... is not logical or beneficial to anyone .

Accordingly...We urge you to support the project by recommending the relocation of the Homestead to the village of Broke .

We await your further advice .

Stewart Ewen OAM

On behalf of the BVS Trustees