

A PROPOSAL FOR ESTABLISHMENT OF A  
**BROKE VILLAGE SQUARE**  
INCORPORATING A RELOCATED  
**RAVENSWORTH HOMESTEAD**



**A Proposal to Glencore.**  
**From the community of Broke Fordwich July 2019**

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## **1. An Introduction to the History of Broke**

### **1.1. Accessing the Hunter Valley**

Governor King dispatched a party to explore the Hunter River in 1801, followed later the same year by the Surveyor General Charles Grimes and Francis Barraillier. A settlement as a place of secondary punishment for re-offending convicts was established shortly afterwards.

Emancipated convicts and young Australian born men explored northwards from the Hawkesbury finding a trafficable route to the Hunter River. John Howe, the chief constable from Windsor, explored north from the Hawkesbury in October and November 1818 reaching the Hunter River. He found a second shorter route in March 1820 with the assistance of Aboriginal guides. Benjamin Singleton, a miller, reached Patrick's Plains with John Howe in 1820 later overlanding cattle to what became Patrick's Plains. In 1823, Howe's overland track through Bulga allowed free settlers to enter the Hunter valley, which had previously been restricted to serve as a site of secondary punishment for convicts who had re-offended in the colony.

Surveyor General T L Mitchell's scheme for building three great roads radiating from Sydney including the Great North Road, were constructed with convict labor. Construction of the Great North Road commenced in 1826. At Wollombi it followed two branches one of which ran through Broke and the Upper Hunter.

Large area grants were allocated to various individuals near the site of the future village of Broke. John Blaxland senior was authorized in 1825 to purchase 4,280 acres at Patrick's Plains. He received a formal grant on 8 March 1831. Other large grants near the village site included 1,200 acres plus an adjoining 560 acres granted to Thomas Walker on 17 May 1838 and 2,560 acres granted to Archibald Mosman on 27 November 1838.

### **1.2. The Village of Broke**

The village reserve of Broke is located on the traditional land of the Wonnarua people. In 1828, Assistant Surveyor Henry Dangar set aside land as a Village Reserve. On 27 November 1831, Surveyor General Thomas L Mitchell named it Broke after Sir

Charles Broke Vere, Bart. The boundaries of the Reserve were laid out by Macleod and Assistant Surveyor Felton Mathew in February 1830. Felton Mathew's journal noted that on 9 February 1830 he left the Station and arrived at the Reserve of Broke on the Wollombi – country similar to that we passed through yesterday. – Shot a large brown eagle measuring upwards of seven feet across the wings.

On 10 February 1830, his journal reported that he,

Assisted Mr. Macleod in measuring the government Reserve of Broke, on the Wollombi. country picturesque, but great part of the land very poor & (though flat) abounding in Iron Bark – & in some parts with Apple and Gum –

By 1839, an inn was operating on Wollombi Road south of the village site. Though agricultural and pastoral settlement proceeded across the district, there was little call for a village. Singleton served most of the needs of the district. On 12 July 1858 R A Rodd of Minimbah, Singleton requested that lots in the Village Reserve of Broke be put up for sale. The Executive Council approved that request and orders were issued to formally measure the Village.

Even though an accident had nearly cost Licensed Surveyor John Rogers the use of a finger in his right hand, he was able to send in a plan of the site and letter on 23 December 1858 describing the village site. He reported that the site on either side of the river was 'one entire flat, the site for Town Allotments being placed between the two main Roads leading to Singleton and the Upper Hunter respectively'. He noted that 'Any portion it may be considered advisable to leave for recreation or extension should be at the West end.' Rogers' plan of the Village Reserve dated December 1858 showed no detail of the site. On 14 November 1859, Surveyor General Alexander Grant McLean minute that he would call the village 'Broke' since the Reserve had been known by that name for some time. A fair copy of the Town Design produced in 1859 by Bennett showed the study area as 'Reserve' for Recreation and Access to Water'.

This thriving and picturesque village is making considerable headway and not having seen it for several months, we were quite surprised the other day in noticing the great improvements that had taken place in the interval. The principal improvement is that the main street of the village (Wollombi-street) has been graveled throughout its entire length, and the work appears to have been done in a very creditable manner. the

greater portion of the road being thoroughly consolidated, and as firm as any roadway in Singleton, which is saying a good deal in its praise.

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## Figure 1: Map of Broke 1899

### 2. INTRODUCTION

The Village of Broke has a rich history in regard to the development of the lower Hunter commencing from its settlement some 200 years ago.

However the Village has suffered from a lack of planning in terms of a place for the residents and visitors to gather ....there is no Village Centre ....the potential to relocate the Ravensworth Homestead represents a singular opportunity to overcome such, provide economic stimulus to the area and preserve an important series of heritage buildings.

The proposal we wish to promote is for the various Ravensworth buildings to be relocated to part of the Village Common being the land to the north of the Milbrodale Rd and Wollombi Rd intersection being Crown Land under the management of Singleton Council.

The buildings to be laid out in a manner that reflects the rich history of the original uses but utilized in a way that allows the buildings to serve as an important living area within the Singleton LGA.

Please refer to the Architectural supplement

The uses envisaged include.

1. Cafés / Restaurants
2. Wine ...Cellar Door display operations
3. Boutique Brewery.
4. Exhibition Space
5. Wine Museum
6. Tourism information [Inc. Indigenous Displays and History].
7. Administration Space.
8. Market Stall space
9. Central point for regional events Broke Fair, Little bit of Italy, Smoke in Broke,

A Significant understanding of this proposal is that the financial benefits emerging from this development are to be utilized to directly benefit the residents of Broke and the surrounding area in the form of improved infrastructure and facilities as well as supporting services including the Volunteer Fire Brigade, Public School and other community needs as approved by the committee of an incorporated association.

The team of people proposing this venture, along with Glencore, includes key business people within in Broke Fordwich area.

The aim of the team is to create social & economic development within a key sub region of the wine tourism region of the Hunter Valley.

The following paragraphs are a quote from a report prepared in June on this proposal by Alan Jurd of Jurd's Real Estate;

"The Village of Broke and the adjacent Broke Fordwich wine/tourism district, have grown in reputation, as an alternative to neighboring Pokolbin.

Broke Village is a blend of period buildings and newer modern design with most of the population employed in the local mining, wine and tourism industries. The focal points or meeting places currently are the General Store and the adjacent McNamara Park.

There is currently an absence of a local landmark, that would bring visitors specifically to the village of Broke.

The village of Wollombi, which is a pleasant 20-minute drive to the South, is very popular with visitors, who are drawn to its rich history, period buildings and associated food and artisan industry.

Wollombi is just 90 minutes' drive via the convict trail from Sydney.

The proposed redevelopment of McNamara park, to include the Ravenworth Homestead would represent a major attraction to the Hunter Valley.

In my view, a project of this caliber, would enhance the Broke Village and environs to a very high degree. This development, would draw more traffic along the convict trail, with visitors having three destinations to visit - Wollombi, Broke and Pokolbin.

This loop would offer more than just a day trip but a unique cultural and leisure experience, just 160 km from the capital of NSW.

The impact on the village would be immediately realized in terms of:

1. Employment

2. Local amenity;
3. Regional awareness; and the
4. Desirability as a place to live

The proposed development will have nothing but a positive impact for the village. The unique nature of the architecture will in itself result in a significant increase in visitor numbers.

The correct blend of site users, will ensure that community, cultural, agricultural / viticultural, wine tourism interests are all significantly enhanced. This will be a unique project, as an Australian Tourism destination.'

The above will be further expanded in terms of the financial projections of this report.

### **3. ARCHITECTURAL WORK.**

The Architectural design work has been undertaken by SHAC a firm based in Newcastle. We were keen to maintain input from a firm from in the Hunter region.

The principals concerned spent time inspecting the Homestead as it currently stands and made a number of visits to Broke.

They have shown a keen interest and understanding of the history of the Homestead and the Broke Region.

### **4. HERITAGE.**

There is a very clear need to maintain the heritage of the Homestead.

This proposal is not going to reproduce the historical significance as this again is well covered in the Shac documents ...it is simply acknowledging the issue.

However, recognition needs to be made of the fact that once the buildings are relocated the formal "heritage value" is lost but the emotive and historical significance remain.

The need to adapt buildings to achieve effective reuse is recognized and this task must be undertaken with great care and consideration.

Shac have worked closely with Ian Stapleton the heritage consultant acting on behalf of Glencore.

### **5. SUPPORTING ASSOCIATIONS.**

In an attempt to create a clear understanding of the community's support or otherwise as well as what activities should be included within the Broke Village Square informal discussions have been held with the following groups.

1. The Hunter Valley Wine Tourism Assoc.
2. The Broke Fordwich Wine Tourism Association.
3. The Broke Residents Committee.

A number of positive suggestions have been forthcoming. It needs to be said that all Associations actively support the proposed development.

## **6. INDIGENOUS PARTICIPATION.**

An informal meeting has been held with Laurie Perry who is CEO of the Wonnarua Nation Aboriginal Corporation.

This meeting was positive and strong indications of support were given subject to seeing the relevant plans and proposals.

As an update a further meeting was held on the 12th July with him for about an hour which went through the project .

He indicated strong support and is very keen to assist. He fully understands the potential benefits in regard to employment, the economic benefits of tourism in terms of wine tourism and indigenous tourism opportunities for the region.

He has a Board meeting on the 27th July and is keen to make a presentation to his fellow Directors with the aim of approving a suitable letter of support from the Corporation. He has requested a 1-page summary for his Board papers.

Due to the rich history of the indigenous peoples in the region and the significance of such we believe there is opportunity to create a centre for historical displays & tourist information.

Additional to the above meetings via phone with the Native Title claimant Scott Franks [from Tocomwall ] have occurred 3 times over the last 2 months. These meeting have been complex.

The last meeting prior to this report was the 2nd July. This meeting was the most positive and concluded that he and his associates would come to Broke to walk the

site and discuss the way forward. He claims to be impressed with the scheme and sees merit in undertaking further discussions.

We await further advice from Scott Franks as to how we progress such.

## **7. FINANCIAL SUMMARY**

The following is to be regarded as a preliminary guide to how the financial value of the development might emerge. At this point we refer to an independent report prepared by Alan Jurd.

### **Potential Users and Space**

The mix of space should be between 50 and 300 square meters for each tenancy.

Smaller artisan producers cannot generate enough revenue to pay higher rents on larger spaces.

I would suggest potential uses could be:

- Market Square utilized by a number of local farmers and artisans to showcase local produce and talent. This space would be utilized on each Sunday and provide a destination similar to marketplaces in France and Italy.
- Visitors Centre;
- Micro-brewery;
- Artisan Bakery;
- Distillery;
- Function Venue;
- Small winemakers center showcasing only Local producers;
- Outdoor covered entertainment center/ small outdoor cinema;
- Coffee Roaster and cafe restaurants - perhaps two to three, each with a unique style possibly Mediterranean, Asian and / or Vegan;
- Museum;
- Art Gallery;
- Chocolate shop
- Delicatessen / olive producer

### **Projected Revenue**

I have analyzed the potential rental revenue from the site, utilizing values associated with Pokolbin commercial space. I have then allowed adjustments for initial visitor numbers, which will obviously be lower.

I have not utilized rents from Wollombi as there is no reliable data available.

Pokolbin rental values are very variable depending on location. The major centres of Hunter Valley Gardens, Pokolbin Village and Peppers Creek derive stronger rates per square meter than some of the nearby stand-alone locations. I have analyzed these developments for comparison purposes due to the comparability of being 'destination sites' similar to the subject.

The marketplace for Pokolbin has changed dramatically over the last three years in terms of tenancy mix. The general downturn in retail throughout NSW is also evident here as online shopping continues to grow and face to face trading is deteriorating.

The growth in food and beverage, as well as experience industries, has managed to fill much of the void. We are currently seeing little enquiry for new retail space and strong enquiry for food/beverage/function and experience tour tenancies. Existing retail tenancies are finding trading conditions challenging during the week. Trading conditions are better on weekends due to higher volumes of consumers.

Gross rental rates per square metre per annum, vary depending on floor area.

- Values within the three centers range from \$420 to \$520 per square meter for smaller spaces up to 100 square meters.
- These spaces are typically utilized for general retail and specialised food retailers such as chocolate and cheese shops.
- Larger spaces tend to then be 150 to 300 metres square and rates are then reduced to \$250 to \$320 per metre per annum.
- These spaces are for Cafe, Restaurant, Brewery, Winery etc.
- Office space (Gallery/Museum etc.) is generally \$150 to \$200 per square metre
- Stalls for farmers markets etc. would be paid on a per site basis.

I would envisage a license agreement rather than a lease.

It is difficult to give accurate advice, in relation to a likely site fee for these spaces at this point, although I envisage that these spaces would be 10 to 30 metres square each and attract site fees of \$100 to \$250 per site per use.

Due to the lower initial visitor traffic to Broke Village Town Square, I believe that adequate startup discounts to Pokolbin rents would be:

Year one 50%

Year two 40%

Year three and beyond 25%

At this point the 'Broke Village Town Square' will have market recognition as a tourist destination in its own right, ensuring the future viability for tenancies."

### Cash Flows

It needs to be understood we are undertaking the following analysis based on very preliminary drawings and projections between 3 to 7 years in advance.

Based on the estimated rental values the following rental income is projected.

<b>Building</b>	<b>Area</b>	<b>\$Rate m2</b>	<b>Total</b>
Homestead	350 [60%]	\$250	\$52,000
Stables	160	\$475	\$76,000
Barn.	136	\$475	\$64,000
Men's Quarters	100	\$550	\$55,000
Markets.	Assume 25 x \$150 x10 months		\$38,000
Events.	Assume		\$35,000
Functions.	Assume		\$30,000
<b>TOTAL [Gross]</b>			<b>\$350,000</b>

### Projected Net Annual Gross Revenue after Discounting (as per the Jurd report)

Year 1 50% .....\$175,000

Year 2 40%.....**\$210,000**  
 Year 3. 25%.....**\$262,000**

**Outgoings**

Management	\$45,000
Marketing	\$35,000
Cleaning/ Gardening	\$35,000
Insurances	\$15,000
Energy	\$35,000
Security	\$25,000
Repairs & Maintenance	\$15,000
<b>Total</b>	<b>\$205,000</b>

The above does not include Council Rates, as we would seek relief from rates, Accounting or Administration costs.

Based on the above the Net Property Incomes above while increasing outgoings by 5% pa over 3 years the Projected Cash Flows are:

Year 1	-\$30,000	(this is based on utilizing the Vacancy Allowance)
Year 2	-\$5,000	(this assumes 100% leased to budget)
Year 3	+\$35,000	(this assumes 100% leased to budget)

Please Note: It would appear the financial income summary can be further improved by the addition of another building at the side of the house. The architectural heritage formula would this.

**Financial Summary Including Administration.**

Based on the above and allowing for annual accounting and administration costs of \$30,000pa -\$50,000 pa we estimate an operating break even position to be achieved by year 5.

In addition there are Establishment Costs to be included in Development Costs. These can be summarized as:

Initial Vacancy & Fit out	\$300,000
Marketing	\$75,000
Leasing	\$50,000
Legal	\$40,000
TOTAL	\$465,000

Accordingly we envisage the project will provide a positive return to the community from year 5 onwards.

## 8. FINANCIAL PROPOSAL .

As discussed there are a number of residents of Broke Fordwich who are prepared to be financially supportive of the venture. These would include:

John & Sharon Bevan....Lavender Ridge Vineyard.

Adam Bell & Susan Frazier...Whispering Brook Winery & Vineyard

Stewart & Liz Ewen OAM ...Bin 688 Vineyard

Andrew & Lisa Margan....Margan Winery & Vineyard.

It is imperative for the commercial stability of the project that it commences from a financially sound position with a strong balance to deal with unknown and unexpected issues, commercial events and costs.

To achieve financial stability it is suggested the way forward is that upon completion of the Homestead relocation and subsequent development works to Broke,

1. Glencore provide \$200,000 per year of funding for 5 years. This would be to assist in covering the initial operating and development costs. The Broke promoters to jointly raise \$40k per year for 5 years as a loan that would be interest free and only repayable once the project was cash flow positive.

OR

2. Glencore to provide a lump sum of \$750,000 to assist in covering the initial operating and development costs. Drawdowns on the lump sum would be no greater than \$200,000 per year. The Broke promoters would jointly raise a lump

sum of \$100,000 as an interest free loan repayable once the project was cash flow positive and after 5 years.

## 9. SINGLETON COUNCIL

Preliminary meetings were held in May with the Jason Linnane the General Manager of Singleton Council.

Several relevant points emerged from that meeting including,

1. Council wanted to promote further development in the surrounding Villages .
2. That Council would not wish to commit any funds to the proposal.
3. That the Council would not want the Homestead to be relocated outside the Singleton LGA.

A further meeting was held on the 12th of July with Jason Linnane at Singleton Council. Jason is extremely supportive of the project. He cannot speak formally at this stage but understands the issues, the concept and the benefits. Jason provided a number of observations and comments as follow:

1. Council had been approached to have the Homestead relocated into the Singleton Business area. Council rejected this as they are wanting to encourage development into other areas within the Singleton LGA that will benefit from tourism and development.
2. He has arranged to brief his senior staff with myself on the 16th August as he wants their full cooperation and input so that when eventually presented to Council the project is clear of any impediments.
3. He will review the timing of when Council might be formally advised of the proposal and will brief the Mayor of our meeting today. He understands the process is part of Glencore's EIS submission.
4. He expressed the thought that this proposal should not go before Council until the approvals relating to the Ravensworth extension are finalized by the State Gov.
5. He will follow up with the Lands Department as the subject sites are due to be transferred to Council under the proposed changes to the Crown Land Act. He acknowledges this will trigger a Native Title issue.

6. He will think through and consider the best and simplest structure for an entity to hold the subject land via a transfer to the entity or a long term lease from Council.
7. He is keen to explore how Council might become involved / committed by taking over the maintenance or grounds and Landscaping.

## **10. OWNERSHIP / MANAGEMENT STRUCTURE / PURPOSE**

The final resolution of ownership needs further input from land title experts however the general concept we propose is as follows:

- a. To be held by an entity for the benefit of the residents of the Broke Fordwich area.
- b. To be constructed via a "Sub Management Agreement " from Singleton Council as the Manager of the said Crown Land .
- c. Or a new Crown Land Lease from the Crown to the entity.

We would seek further advice to resolve this ownerstructure however we refer you to the following Draft and Objectives:

### **Outline of preferred model for the establishment and operation of Broke Village Square Inc.**

1. A group of Broke residents and landowners (Promoters) will establish Broke Village Square Inc (BVSI) as an entity incorporated under the Associations Incorporation Act.
2. The objects of BVSI, which will be incorporated into its constitution (Constitution), will be generally to the effect of those set out in the following draft. .
3. BVSI will use reasonable endeavors to acquire the rights to operate the land presently identified at McNamara Park in Broke ( Land) on which Glencore Australia Holdings Pty Ltd ( Glencore) proposes to relocate the buildings known collectively as Ravensworth Homestead (Ravensworth). It is envisaged that

- those rights (Land Management Rights) will be acquired by Crown lease or by the assignment of management rights from Singleton Council.
4. If Ravensworth is relocated to Broke and if BVSI obtains the Land Management Rights, then BVSI will establish, operate and maintain on the Land buildings, premises and grounds suitable for use as a village square and community centre (Broke Village Square)
  5. Broke Village Square will have a mix of commercial and community spaces. It is envisaged that BVSI will be cash flow positive after an initial period presently estimated to be 5 years (Initial Period).
  6. The Promoters seek Glencore's support for the success of Broke Village Square by Glencore making a non-repayable cash contribution to BVSI .
  7. The Promoters if required will also support the success of Broke Village Square by providing interest free loans to BVSI repayable as soon after the Initial Period as cash flow permits ( subject to paragraph 11 below).
  8. Glencore will be invited to nominate a representative as a member of the committee of BVSI for the Initial Period.
  9. The Constitution will include a provision requiring that its annual financial statements be audited.
  10. During the Initial Period, BVSI will use reasonable endeavors to obtain registration with the Australian Charities and Not-for-profits Commission as a DGR 1 status charity. If that is not practicable then BVSI will use reasonable endeavours to establish a sub-fund with a DGR registered charitable foundation during the Initial period. All profits of BVSI will be donated to the purposes identified in its Constitution.
  11. If BVSI is either registered as a DGR 1 status charity or has established a sub-fund with a charitable foundation, the Promoters may choose at their individual discretion to forgive their loans to BVSI on the basis that the forgiveness of those loans will be treated as charitable donations.

#### **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.

## 11. PROJECT TIMETABLE

This obviously depends upon the approval process of the Ravensworth mine extension approvals.

For the purpose of this report we are assuming that construction of the Village Square might commence with the relocation in 2021 and be completed in 2 years.

The 200 year Bi-Centenary of the foundation of Broke falls in 2024.

## 12. CONCLUSION

This potential project represents a very unique opportunity to achieve a series of critical outcomes for all the participants involved. These are summarized as follows:

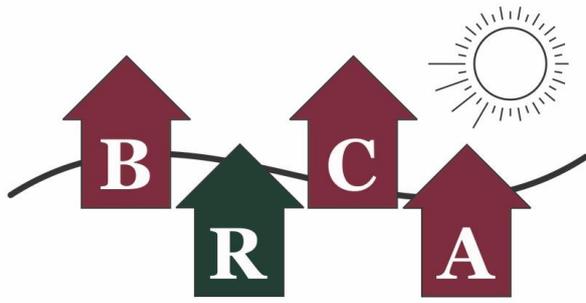
1. Establishment of a Town Square that the Broke and Hunter Valley communities want to be successful and that Broke / Hunter Valley residents would visit and take ownership of.
2. Creation of a significant tourist attraction and destination for the existing hundreds \ thousands of cars that travel on the Wollombi \ Broke \ Putty roads. This will provide a substantial interest and stimulus to local businesses.
3. Increase the tourism traffic from Pokolbin to Broke every day.
4. Provide significant services to the Caravan \ Camping space to the north of the site.
5. Provide a centrepiece to proudly demonstrate the Indigenous heritage of the area.
6. Provide positive community support for Glencore and to demonstrate Glencore's commitment at a time when community hostility to mining is rising significantly, especially for coal.
7. The Broke Village Square becomes financially capable of covering its own costs annually, including all maintenance costs and refurbishments once all capital and other costs are covered across an initial period of 5 years..

8. The Square will be actively managed and financially supported by residents of Broke with the aim of sustaining its success through commercial rents and fees with surpluses supporting the community.

9. It should be noted that the Broke Fordwich Geographical Indication (GI) was recognised as one of the first registered wine (sub-regions) in the country.

10. This venture is unique in that it will benefit all participants and will see substantial development in regional NSW, an often talked about subject but seldom ever achieved.

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**BRoKE RESIDENTS**  
Community Association, Inc.  
P.O. Box 109  
Broke, NSW, 2330

Stewart Ewen OAM



27<sup>th</sup> July 2019

Hi Stewart,

Many thanks for your recent presentation to the residents of Broke on the prospects for the relocation of the Ravensworth Homestead and associated buildings from the Glendell mine site with plans for them to be rebuilt as a new town centre for Broke.

The community has discussed your proposal and generally, we are in support of the plans as presented to us. We commend you for having the vision for a new focal centre for the village.

Some of the residents are opposed for a variety of reasons, but the over-riding sentiment is that we would welcome such an addition to our infrastructure.

Regards,

Mick McCardle  
President

07 August 2019

Glencore Coal Assets Australia

**Via Email:** [REDACTED]

**Attention:** Shane Scott



PLANNING DEVELOPMENT PROPERTY

KDC PTY LTD	ABN 61 148 085 492
PHONE	(02) 4940 0442
EMAIL	reception@kdc.com.au
WEBSITE	www.kdc.com.au
ADDRESS	Suite 2B, 125 Bull Street Newcastle West NSW 2302

## Strategic Planning Statement

**RE: Strategic Planning Statement for Relocation of the Ravensworth Homestead to the Village of Broke**

**Our Ref: 18389**

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### 1 Introduction

KDC Pty Ltd (KDC) have prepared this Strategic Planning Statement (SPS) on behalf of the Glencore Coal Assets Australia (Glencore) for the relocation of Ravensworth Homestead, listed on Singleton Local Environmental Plan 2013 as having local heritage significance, currently located on a Glencore mine site to Lot 701 DP93631, Wollombi Street, Broke NSW 2330.

Refer to the Architectural plans prepared by SHAC at Appendix A for full details.

This SPS, including attachments, provides detail about the site, proposal, and an overall comment on the proposal.

### 2 Site Analysis

The site is legally defined as Lot 701 DP93631 and is accessed via Wollombi Street, Broke NSW 2330.

The site is currently a park reserve referred to as McNamara Park and is used as a campground. A second park is located to the south across Milbrodale Road and is referred to as Stewart McTaggart Park. The site is surrounded by Wollombi Brook along the western boundary, with a vineyard beyond. To the east across Wollombi Street is Broke village, which predominantly consists of residential development. To the north of the site are rural residential lots.

The overall site is approximately 11.6ha and is located on a corner lot of Milbrodale Road and Wollombi Street. See Figure 1 for the site and its surrounds.

Figure 1 – Locality Plan



### 3 Proposal

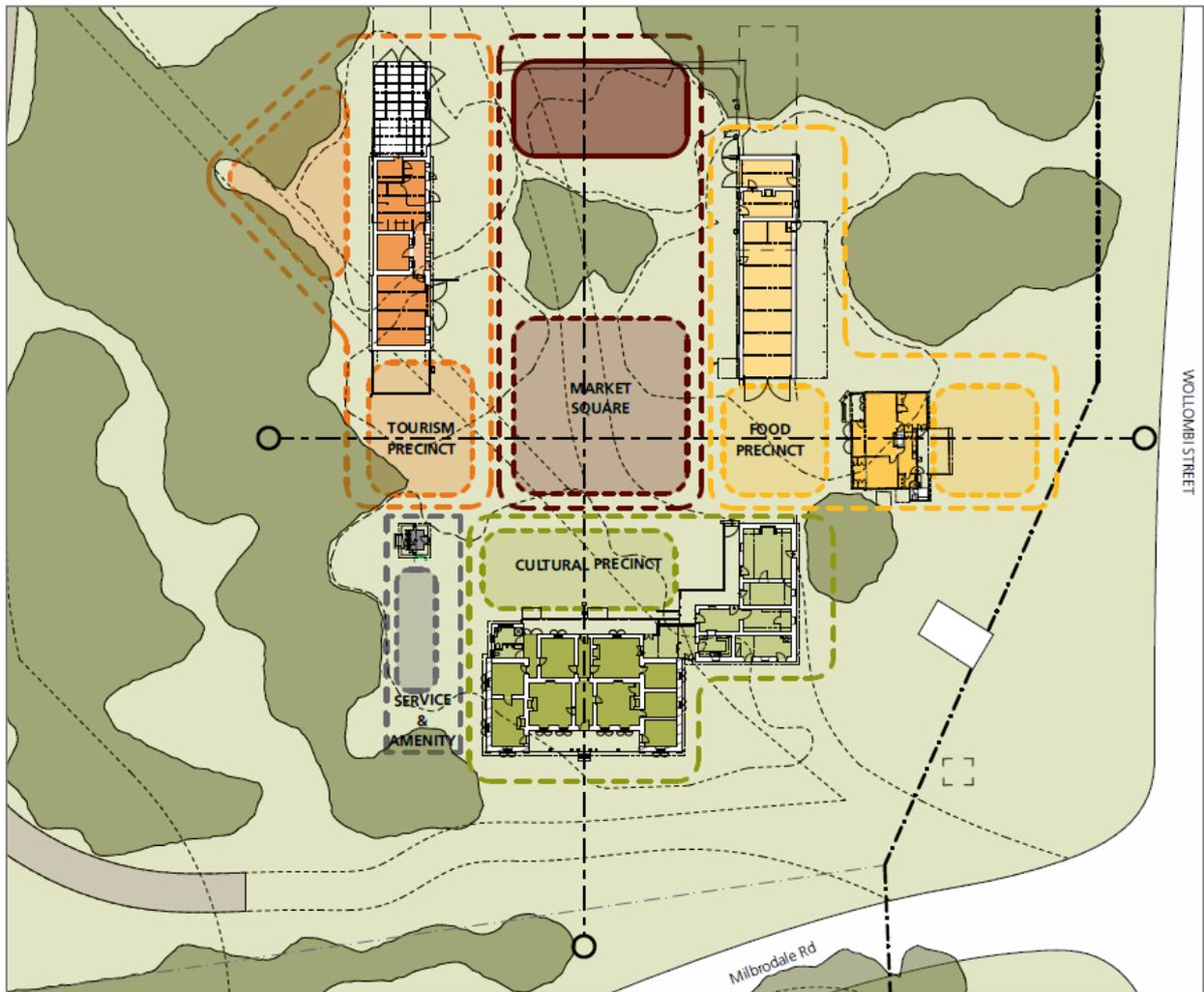
The proposal involves the relocation of the Ravensworth Homestead from a Glencore mining site to the subject site within Broke. A regime of adaptive reuse will be employed on the new site providing a range of tourism opportunities to attract visitors to Broke and broader Hunter Valley region.

The Ravensworth Homestead includes the following buildings including:

- Stable;
- Barn;
- Men’s Quarters; and
- Main House and Kitchen Wing.

The relocated buildings will maintain their existing layout on the new site, see Figure 2 for proposed layout.

Figure 2 – Proposed Homestead Layout

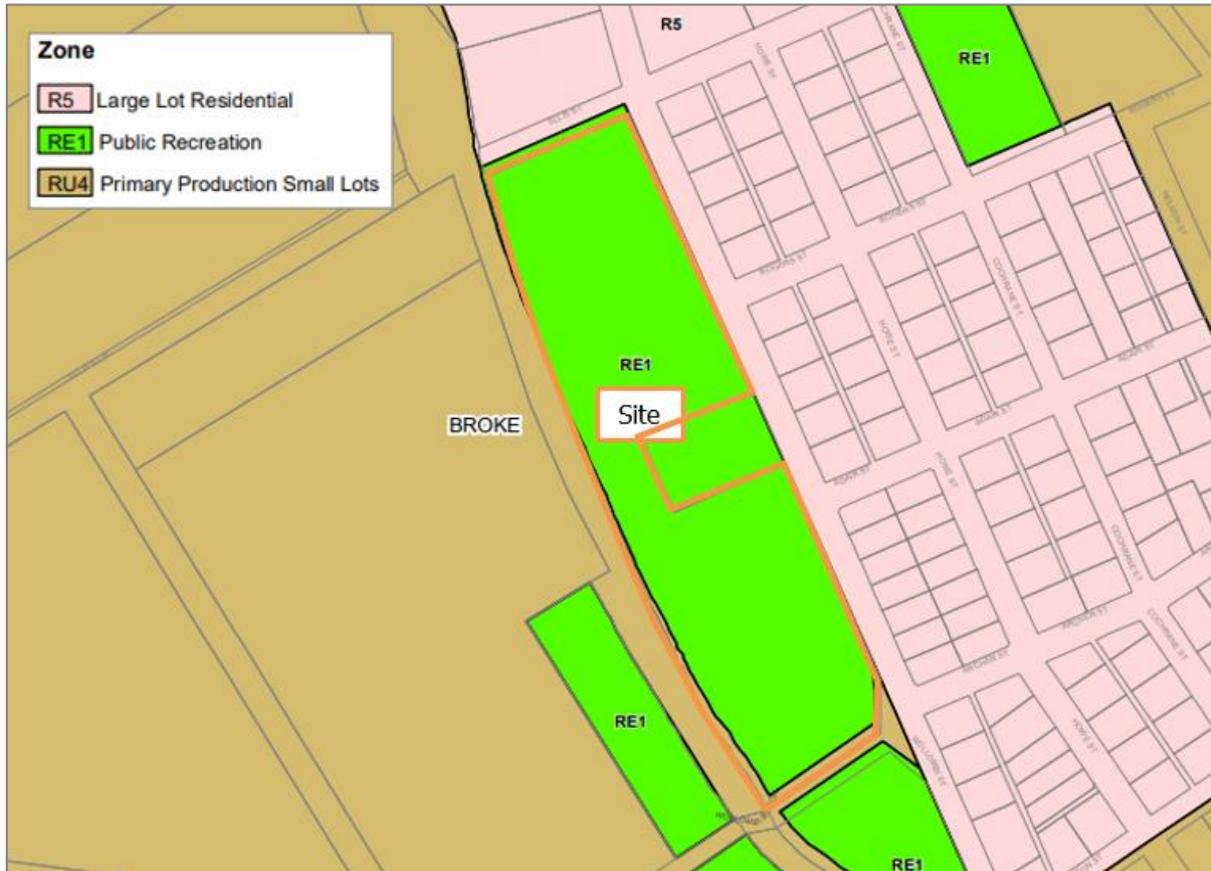


## 4 Environmental Planning Instruments

### 4.1 Singleton Local Environmental Plan (LEP) 2013

In accordance with the Singleton LEP 2013, the site is located within a RE1 Public Recreation Zone with minor fringe areas zoned RU4 Primary Production Small Lots (refer to Figure 3).

Figure 3 – Zoning Map Extract from Singleton LEP 2013 (LZN\_010A)



The RE1 Public Recreation zone, which relates to the area of the proposal, is described in the LEP 2013 as detailed below.

### **Zone RE1 Public Recreation**

#### **1 Objectives of zone**

- *To enable land to be used for public open space or recreational purposes.*
- *To provide a range of recreational settings and activities and compatible land uses.*
- *To protect and enhance the natural environment for recreational purposes.*

#### **2 Permitted without consent**

*Environmental protection works*

#### **3 Permitted with consent**

*Aquaculture; Boat launching ramps; Boat sheds; Camping grounds; Centre-based child care facilities; Community facilities; Emergency services facilities; Environmental facilities; Flood mitigation works; Information and education facilities; Jetties; Kiosks; Markets; Recreation areas; Recreation facilities (indoor); Recreation facilities (major); Recreation facilities (outdoor); Respite day care centres; Restaurants or cafes; Roads; Signage; Water recreation structures; Water supply systems*

#### **4 Prohibited**

*Any development not specified in item 2 or 3*

The reuse of the site will include a range of land uses, tied to promote and attract tourist activities in the area. The applicable land uses permitted with consent include:

- Information and Education Facilities

**information and education facility** means a building or place used for providing information or education to visitors, and the exhibition or display of items, and includes an art gallery, museum, library, visitor information centre and the like.

- Markets

**market** means an open-air area, or an existing building, that is used for the purpose of selling, exposing or offering goods, merchandise or materials for sale by independent stall holders, and includes temporary structures and existing permanent structures used for that purpose on an intermittent or occasional basis.

- Recreation areas

**recreation area** means a place used for outdoor recreation that is normally open to the public, and includes:

- (a) a children's playground, or
- (b) an area used for community sporting activities, or
- (c) a public park, reserve or garden or the like,

and any ancillary buildings, but does not include a recreation facility (indoor), recreation facility (major) or recreation facility (outdoor).

- Restaurants or Cafes

**restaurant or cafe** means a building or place the principal purpose of which is the preparation and serving, on a retail basis, of food and drink to people for consumption on the premises, whether or not liquor, take away meals and drinks or entertainment are also provided.

## 5.10 Heritage Conservation

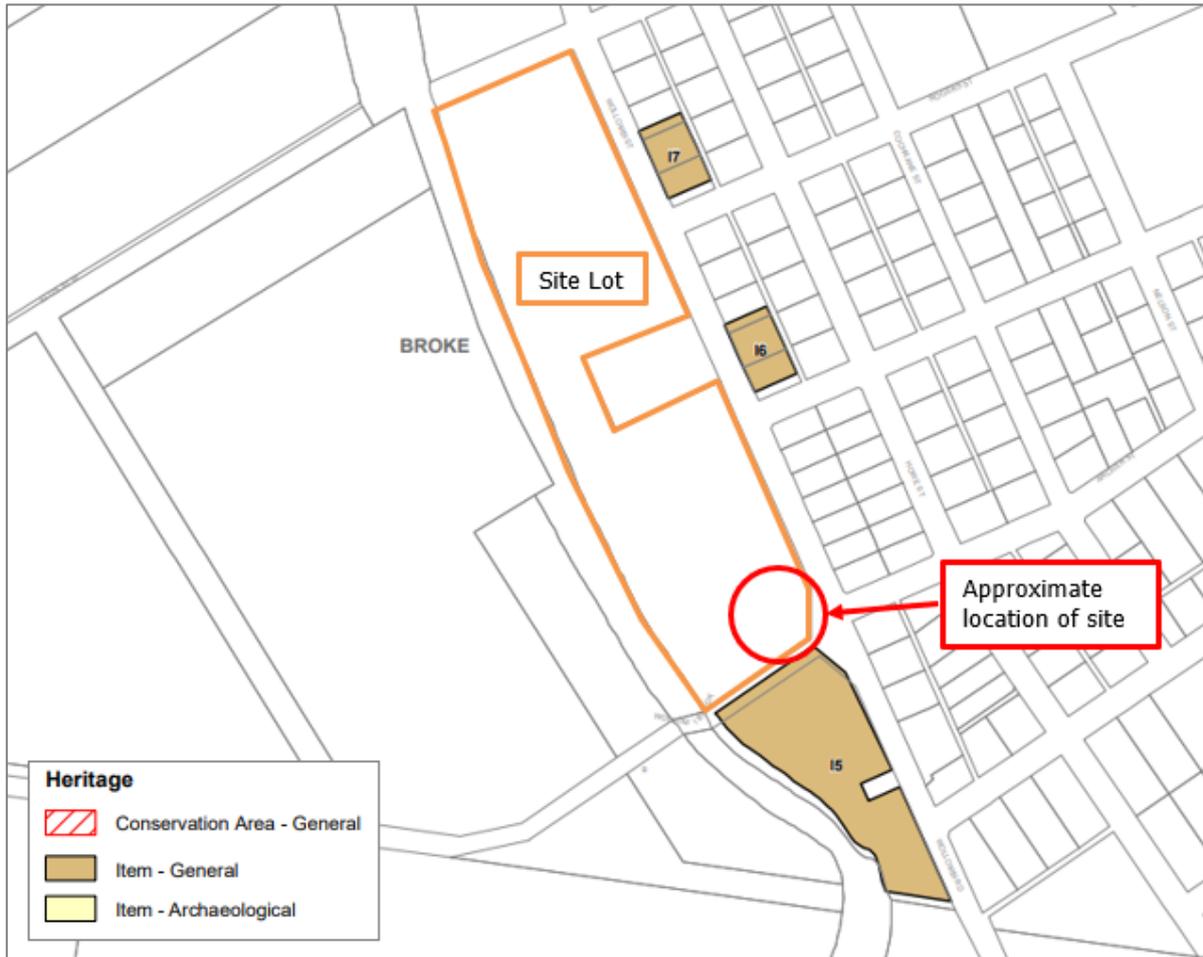
The site is not a mapped heritage item nor is it located within a heritage conservation area under the Singleton LEP 2013. However, the site does adjoining a total of three heritage items within Broke village, see Figure 4. The heritage items include the following:

- War memorial, Local Heritage Item I5 at Part Lot 7001, DP 93462, 19 Wollombi Street (Stewart McTaggart Park), Broke
- Maria Immaculate Roman Catholic Church, Local Heritage Item I6 at 26–28 Wollombi Street, Broke
- St Andrew's Anglican Church, Local Heritage Item I7 at 36 Wollombi Street, Broke

Culturally significant sites in the vicinity of Broke include Wollombi Brook, Baiame Cave, Lizard Rock and Yellow Rock.

The proposed relocation of the Ravensworth Homestead will not impact the existing heritage items.

Figure 4 – Zoning Map Extract from Singleton LEP 2013 (LZN\_010A)



## 5 Strategic Review

### 5.1 Hunter Regional Plan 2036 (HRP 2036)

The HRP 2036 is the highest order regional plan governing the Hunter Region which aims to support and inform state and local government planning instruments and policies. The vision for the Hunter Region outlined within the HRP 2036 highlights the increased interest in walking and cycling networks allowing people to enjoy open green space and local heritage.

The goals of the HRP 2036 are supported by a number of key directions, which themselves are accompanied by actions, with an overall aim of supporting a number of initiatives. The relevant directions have been discussed below.

#### **Goal 1 – The leading regional economy in Australia**

The HRP 2036 aims to continue the economic success of the Hunter region through planning for diversification in industries. Agriculture and tourism sectors are identified with the potential to supply increased demands from Asia.

## Direction 9: Grow tourism in the region

Direction 9 highlights the strength of the Hunter region tourism sector which spans coastal areas, world heritage areas, national parks, and viticultural areas. Of importance was the maintenance of scenic rural landscapes, directly naming the Pokolbin and Broke Fordwich wine-growing areas.

To support Direction 9, five actions have been provided discussed in Table 1.

**Table 1 – Direction 9 - Response to Actions**

Action	Response
9.1 Enable investment in infrastructure to expand the tourism industry, including connections to tourism gateways and attractions.	The proposal will see investment into the infrastructure and heritage values of the Broke village area, with direct connections to the areas vineyards and cellar doors. The proposal will improve the number of attractions in the precinct and further establish Broke Fordwich as a key tourism location.
9.2 Encourage tourism development in natural areas that support conservation outcomes.	The proposed location is within natural areas along the Wollombi Brook. The proposal will contribute to conservation outcomes in the area by providing increased interest in the rural landscapes and environments of the Broke Fordwich area.
9.3 Undertake a land use assessment across the Viticulture Critical Industry Cluster to balance scenic amenity and ongoing growth in tourism	The site is located within the village of Broke avoiding direct land use conflict and impacts on the local vineyards while promoting ongoing growth in the tourism section of the area.
9.4 Enable the growth of tourism in the Upper Hunter through integration with the Equine Critical Industry Cluster	While the proposal does not directly relate to the equine industry in the region, it will support interest in tourism in the area which will indirectly contribute to interest in equine based activities.
9.5 Develop capacity for growth in food-based tourism.	Opportunities for markets, restaurants, and cafes are proposed as part of the development which will directly contribute to the growth in food-based tourism.

## Direction 13: Plan for greater land use compatibility

The potential for encroachment of non-compatible land uses with the viticultural sector surrounding Broke Fordwich is identified as a key risk to the success of the area. The proposal aims to strengthen the success of the viticultural industry by improving tourism outcomes and interest in the rural landscape and vineyards in the locality. Table 2 provides an assessment of the proposal against the actions for Direction 13.

**Table 2 – Direction 13 - Response to Actions**

Action	Response
13.1 Identify and protect important agricultural land, including intensive agricultural clusters, in local plans to avoid land use conflicts, particularly associated with residential expansion.	The proposal avoids utilising potential agricultural land while providing a compatible land use which will increase interest in the viticultural sector surrounding Broke, further improving success outcomes.

	The site will continue to provide a buffer between the residential development within Broke village and the vineyards to the west of the village.
13.2 Limit urban and rural housing encroachment into identified agricultural and extractive resource areas, industrial areas and transport infrastructure when preparing local strategies.	The proposal will not encroach on agricultural land and will provide a buffer between established residential land within Broke village and nearby agricultural land uses.
13.3 Amend planning controls to deliver greater certainty of land use.	The proposal is consistent with existing planning controls, being a permissible land use under the Singleton LEP 2013.
13.4 Provide non-statutory guidance on the types of land uses that would be considered most appropriate, suitable or sympathetic to existing land uses in the Upper Hunter and other areas where land use conflicts occur	The proposal is consistent with a range of strategic documentation which ensure land use compatibility with existing land uses.

### Goal 3 – Thriving Communities

The directions outlined under Goal 3 aim to improve the amenity of communities within the Hunter region by protecting local heritage through revitalisation and reuse, to help establish thriving communities throughout the region.

#### Direction 19: Identify and protect the region’s heritage

Directly responding to the region’s heritage, Direction 19 aims to encourage the promotion of protection of heritage items in the region.

Adaptive reuse of heritage items is encouraged, noting their success in providing economic benefits to smaller communities across the state by attracting tourism opportunities. Table 3 discusses the proposals consistency with the actions.

Table 3 – Direction 19 - Response to Actions

Action	Response
19.1 Consult with the local Aboriginal communities to identify and protect heritage values to minimise the impact of urban growth and development, and to recognise their contribution to the character and landscape of the region.	The proposal primarily focuses on European heritage. Details of the local Aboriginal community and heritage will be proposed within the proposed information centre. Proposal also considers opportunities to recognise cultural significance of Ravensworth and Broke through some form of cultural space incorporated into the adapted homestead.
19.2 Assist the preparation of appropriate heritage studies to inform the development of strategic plans, including regional Aboriginal cultural heritage studies.	N/A, the proposal is considered to align with strategic plans as outlined by this report.

## Direction 20: Revitalise existing communities

In order to reinforce and enhance the sense of community, a focus on revitalisation on existing communities and centres is preferred. This process can transform traditional main streets through placemaking and other enhancement. The proposal will establish a desirable development along the main road of Broke which will both contribute to the heritage value of the Broke Fordwich area, but also contribute to the revitalisation of Broke village. Table 4 provides response to the actions under Direction 20.

Table 4 – Direction 20 - Response to Actions

Action	Response
20.1 Accelerate urban revitalisation by directing social infrastructure where there is growth.	The proposal will contribute to the revitalisation of Broke village by providing attractive and appropriate tourist development contributing to the heritage value of the area. The proposal will assist in the establishment and success of further social infrastructure.
20.2 Undertake planning and place-making for main streets and centres.	With the location of the proposed relocation on the main road of Broke village, the homestead will contribute to the placemaking for Wollombi Road and the village centre.
20.3 Enhance the amenity and attractiveness of existing places.	The proposal will enhance the amenity and attractiveness of Broke village and existing heritage items, by further developing the heritage value of Broke through an adaptive reuse of heritage buildings on Wollombi Road.

## 5.2 Upper Hunter Strategic Land Use Plan (UHSLUP)

The UHSLUP forms part of the larger suite of strategic documentation governing the vision for the Hunter Region, specifically the Upper Hunter. The UHSLUP is focused on land use conflict, with a focus on mining and agriculture.

The chapters within the UHSLUP outline challenges for the region and actions for government to implement to ensure conflict is minimised.

### Chapter Three – Balancing Agriculture and Resources Development

The balancing of Agriculture and Resource development is stated to be a key challenge for the Upper Hunter region. The Broke area is listed as part of a critical agricultural industry, being the viticultural cluster shared with Pokolbin and Denman.

The proposed relocation would ensure that isolated heritage buildings which are currently impacted by resource activities would be re-established within a heritage related area, supporting a key regional agricultural sector.

The Broke Fordwich area is noted as part of the viticultural critical industry cluster, alongside Pokolbin and Denman. This critical industry cluster aims to co-locate concentrations of interrelated productive industries based around wine production.

Wineries and tourism are noted as being highly compatible land use which encourage visitation to cellar doors, restaurants, and interest in local visual landscapes, while being located in proximity to metropolitan areas such as Newcastle.

The relocation and adaptive reuse of Ravensworth Homestead would establish a key heritage item amongst existing heritage items within Broke village and the culturally significant landscape, providing uses which promote local produce such as restaurants, cafes, and markets, allowing for connection to the local viticultural industry.

## **Chapter Five – Economic Development and Employment**

The economic development and employment opportunities in the Upper Hunter is listed as another key challenge for the region. Whilst employment and economic benefits from mining are ongoing, uneven growth and employment are felt throughout non-resource areas of the Upper Hunter.

Economic diversification and resilience are noted as important challenges for the Upper Hunter. By improving economic diversity, the region will show resilience in changing economic circumstances.

The proposal will leverage the continuance of a successful resource land use to provide an attractive tourist generating location alongside established heritage and viticultural areas which will improve the economic success and employment opportunities in the Broke Fordwich area. This will contribute to the success of the viticultural industry, providing a range of supportive land uses that will diversify the regional economy.

It is considered that the proposal will contribute to the economic success of the Upper Hunter, consistent with the aims of the UHSLUP.

## **Chapter Ten – Cultural Heritage**

Balancing the growth in urban and mining development with areas of cultural heritage is a key challenge for the rich Aboriginal and European heritage in the Upper Hunter. As an objective, heritage items are to be protected through the management of impacts from mining activities.

Ravensworth Homestead is an isolated heritage item which will be impacted by the proposed expansion of mining activities. The proposed relocation of the homestead is a direct response by Glencore with an aim to retain the heritage item, relocate the homestead in an appropriate location which will allow for community involvement and interest in its heritage, and provide an appropriate reuse of the buildings in an area with established heritage items. This co-location is expected to encourage tourism and employment opportunities for the viticultural area around the Broke Fordwich area, which will contribute to the revitalisation of Broke village and provide interest in local heritage and industries.

The proposal aligns with the objectives of Chapter 10 as it will ensure the Ravensworth Homestead will be protected from mining activities and is able to be appreciated by the community.

### **5.3 Hunter Valley Visitor Economy Destinations Management Plan (DMP)**

The DMP outlines goals and challenges for growing the thriving Hunter Valley tourist economy shared between the Cessnock City Council and Singleton Council local government areas (LGA). The aim of the plan is to provide a vision for the visitor economy in the Upper Hunter to improve growth in the visitor economy. A range of strategic priorities are provided, with key actions aiming to improve various aspects of the tourism sector as outlined below.

#### **4. Develop the Hunter Valley's Destination Experiences**

The proposed re-use of the heritage buildings will establish a range of opportunities for retail and services, as well as information for visitors to navigate around the Broke area and beyond. The central location and services provided will establish the site as a wayside stop, providing opportunities for visitors to interact with the range of attractions in Broke village. The proposal aligns with the relevant key actions outlined under the strategic priority, see Table 5 for assessment.

**Table 5 – Strategic Priority 4 - Response to Key Actions**

Key Action	Response
4.1 Expand and enrich the wine and food product offering to increase the quality of the experience and customer satisfaction	The proposed relocated homestead will provide spaces for retail/food and drink opportunities along with market space to promote local wine and food products.
4.2 Improve and increase the range and quality of Hunter Valley attractions, facilities, services and experiences to increase visitor demand. Priority development focus should be in the following experience themes  - Heritage	The proposal will relocate an isolated heritage item to a central location, improving heritage values and attractions, in an accessible location. The re-use proposed will improve the range of quality of attractions and facilities available for visitors to the Broke Fordwich area.
4.3 Create a stronger retail industry across the destination to increase retail revenue from the visitor economy	The increase in retail and market space will showcase local produce whilst improving retail revenue from visitor economy.
4.4 Develop a Hunter Valley program of leisure events and festivals which incorporates; seasonally themed, special interest, community, regional and major events to grow balanced year round visitation and re-enforce brand positioning	The market space will allow for the establishment of regular events in a central location for residents and visitors.
4.7 Develop and implement a network of “wayside stops” that are strategically placed to capture and service the touring and travelling visitor market	The car parking and amenities provided will serve as a wayside stop central to Broke village providing information, services, and a space for leisure/recreation for visitors.
4.9 Establish a network of Recreational Vehicle services, parks and parking areas to capture and retain this market.	The surrounding park areas are to be retained, maintaining these areas for recreational use. The proposed space may be used to provide recreation vehicle access for tourists.

## **5. Develop coordinated Visitor Economy Planning and Place-making**

The location and nature of the proposed reuse will leverage the buildings heritage value to produce a high-quality attraction which will provide a range of services including information, retail opportunities, and amenities. The proposal has been assessed against the key actions in Table 6.

**Table 6 – Strategic Priority 5 - Response to Key Actions**

Key Action	Response
5.3 Facilitate stronger place making Development in the Hunter Valley Villages, along with expansion of Public Facilities - Parks, conveniences, etc. that service combined visitor and community needs.	The proposed relocation will contribute to the place making of Broke village and serve as a central stop for visitors to get information about the surrounding wineries and other attractions.

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The Broke Fordwich area is a key destination for visitors to the Upper Hunter and by expanding the range of activities and experiences in the area will encourage further growth in Broke Fordwich and the broader visitor economy.

#### 5.4 Singleton Land Use Strategy 2008 (SLUS)

The SLUS provides an outline of the policies, principles, and planning context for land use in the Singleton LGA. Under the SLUS, the decline and uncertainty in the agricultural sector was noted as a characteristic of the Singleton LGA.

Whilst the characteristic of the Singleton LGA includes a decline in the agricultural sector, it continues to play a main role in rural land uses in the area, and contributes a significant amount to the local economy. Rural tourism is noted as being increasingly significant, with demand for diversified tourist development in the vineyard areas, however urban or mining development have the potential to create land use conflicts.

Section 8.2 *Protection of agricultural land and viability* highlights the importance of rural tourism and advocates for its consideration and protection from rural residential development. The proposed homestead relocation and reuse will directly support the existing agricultural area surrounding Broke Fordwich, as it does not utilise agricultural land and will establish a key rural tourist development facilitating connection between visitors and vineyards whether it be from retail interactions or by providing information.

The listed strategic actions promoted zoning to enable diversified tourism and visitor accommodation within the Broke area to support the agricultural sector.

#### 5.5 Broke Community Hub Detailed Master Plan 2017 (BCHDMP)

The BCHDMP, prepared by Peter Andrews & Associates on behalf of the Singleton Council, establishes the desired future structure and character of a future community hub centred around Stewart McTaggart Park and the intersection of Wollombi Street and Milbrodale Street. Plans for McNamara Park in which the proposal relates include the provision of a BMX track, enhancements to existing camping, and park area.

The homestead and reuse layout have been designed with consideration to the existing camping and leisure uses on the site and the desired future character and uses of the larger park. This has been achieved through the utilisation of a portion of the site on the corner of Wollombi Street and Milbrodale Street, which will assist in establishing a desirable vineyard gateway development. The prominent location will also allow for interaction and cross use with the community hub and Stewart McTaggart Park, forming a larger place-making tourist attraction at the gateway to the vineyards.

The proposed site is located in the Active Precinct within McNamara Park. The desired structure of the Active Precinct includes a BMX freestyle track which, as part of the concept shown, is located approximately in the centre of the precinct. Other recreational and active uses are desired for the precinct, with sufficient room being available for these future uses. The proposed relocated homestead is located on the edge of the Active Precinct and will directly interact with the precinct and the community hub to the south.

The site will sit comfortably within the existing street pattern and housing stock, aligning with the existing town grid. The proposed site is a level site, and is ideally situated to optimise pedestrian connectivity. The location maximises the ability for people to walk from the site to the established tourism opportunities in Broke, facilitated by safe and logical pedestrian linkages. The location will also ensure strong linkages to the existing Village Store and associated retail offerings, however will ensure that pedestrian crossing movements are encouraged a safe distance from the main intersection.

Figure 5 - Surrounding Community Infrastructure



The connectivity of the site with the street pattern of Broke will ensure that the local community can readily access the rich range of experiences included in the proposal. Visitors to the proposal will also have a range of movement options to access the existing established heritage and recreational opportunities in the walking catchment of the site, facilitating a diversity of experiences.

Consideration will need to be given to flooding, flora and fauna, archaeology and bushfire as part of the proposal, with appropriate mitigation measures to ensure no significant impacts.

The proposed relocation and reuse of the Ravensworth Homestead is considered to be a desirable development for the Broke village and aligns with desired future character for McNamara Park and the community hub. The proposal will enhance the unique characteristics and identity of the locality through its design and scale, positively contributing to a cohesive, connected and vibrant community. The close proximity of the proposed site to the Broke Community will foster a sense of ownership and connectiveness, which will facilitate a sustainable social and economic outcome for the site.

## 6 Alternative Options

A number of options were considered as part of the decision-making process for the Ravensworth Homestead, including relocation to Singleton and other locations within Broke village.

The option of relocating the homestead to Singleton was considered however it was ultimately withdrawn from consideration due to limited reuse options.

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A number of recipient site options within Broke village were considered, including the proposed location. The options included:

- The proposed location identified in this Statement;
- Land to the south of the subject site, being Stewart McTaggart Park; and
- Land associated with the existing Church on the corner of Adair Street and Wollombi Street.

The proposed location was subsequently selected as it provided the best outcomes for Broke and the establishment of the community hub. The intersection of Wollombi Street and Milbrodale Street forms the main intersection within the centre of Broke village and forms a gateway to the local vineyards. The prominent location will ensure the success of the proposed reuse development and provide information for tourists wishing to visit the local vineyards.

The proposed position in McNamara Park is in close proximity to the adjacent Stewart McTaggart Park which is currently used as a rest stop for visitors and forms a major part of the proposed community hub for Broke village. The location will create cross use between the two parks allowing for enhanced connectivity to activities in both parks.

The camp area to the north of the proposed location is currently free for use for visitors and tourists, and the proposal will provide facilities and services without the disruption to the existing camp area.

The arrangement of the homestead buildings are to be arranged to be consistent with their current configuration, to ensure retention of the heritage value of the homestead complex. This structure is to be supported with adaptive reuse ideal in supporting the establishment of the community hub in Broke for the community and visitors in accordance with the desired future character for the Broke village.

The layout of the homestead has been positioned as an extension of the existing village structure with the orientation in line with the desired character of the community hub. Aligning with the desired character for the community hub and McNamara Park, outlined within the BCHDMP, the proposed site is part of the 'Active Precinct' of McNamara Park and on the Vineyard Gateway. The proposal will contribute to the success of both the precinct and gateway structure.

The chosen location for the relocation achieves the best outcomes for the Broke Fordwich area and broader Singleton LGA, as it preserves a key heritage item whilst contributing to the desired character and success of Broke village as a gateway to the broader viticultural industry and community hub for Broke. The alternative locations would be limited in their scope and ability to contribute to the larger vision for the Broke Fordwich area.

## 7 Conclusion

The proposed relocation of the Ravensworth Homestead to the village of Broke will allow for the preservation and increased interest in a currently isolated heritage item within an area with existing heritage character. The reuse of the buildings for retail, markets, and information will connect the homestead to the surrounding Broke Fordwich viticultural industry, allowing visitors to engage with local winemakers and produce.

The establishment of more tourist attracting development in key viticultural areas, which includes Broke village, is desired throughout the strategic plans prepared for the area, in order to create greater interest in the areas agricultural produce, rural landscapes, and heritage. Adaptive reuse is noted throughout the strategic documentation as a valuable option, which increases interest in heritage items whilst boosting the local economy.

The chosen prominent location on the corner of Wollombi Street and Milbrodale Street, within McNamara Park, will assist in the delineation of the Vineyard Gateway and contribute to the establishment of the Broke Community Hub and future desired character for Broke village in accordance with the structure outlined within the Broke Community Hub Detailed Master Plan 2017.

The proposal will contribute to the local economy, environment and community, creating opportunities to celebrate the unique heritage, culture and community characteristics of Broke.

Given the merits of the proposal supported throughout the relevant strategic documentation, the proposed relocation of the Ravensworth Homestead is considered to be in the public interest and is recommended for support.

Kind Regards



Kale Langford  
**Environmental Planner**  
**KDC Pty Ltd**

# *The* Cockfighter

## SPECIAL EDITION !

*Linking the Communities of Broke Fordwich Bulga & Milbrodale*

August Special

**RELOCATING HISTORIC HOMESTEAD  
AND OUTBUILDINGS TO BROKE  
VILLAGE**



## **FROM RURAL COLONIAL ELEGANCE TO A VISIONARY VILLAGE SQUARE**



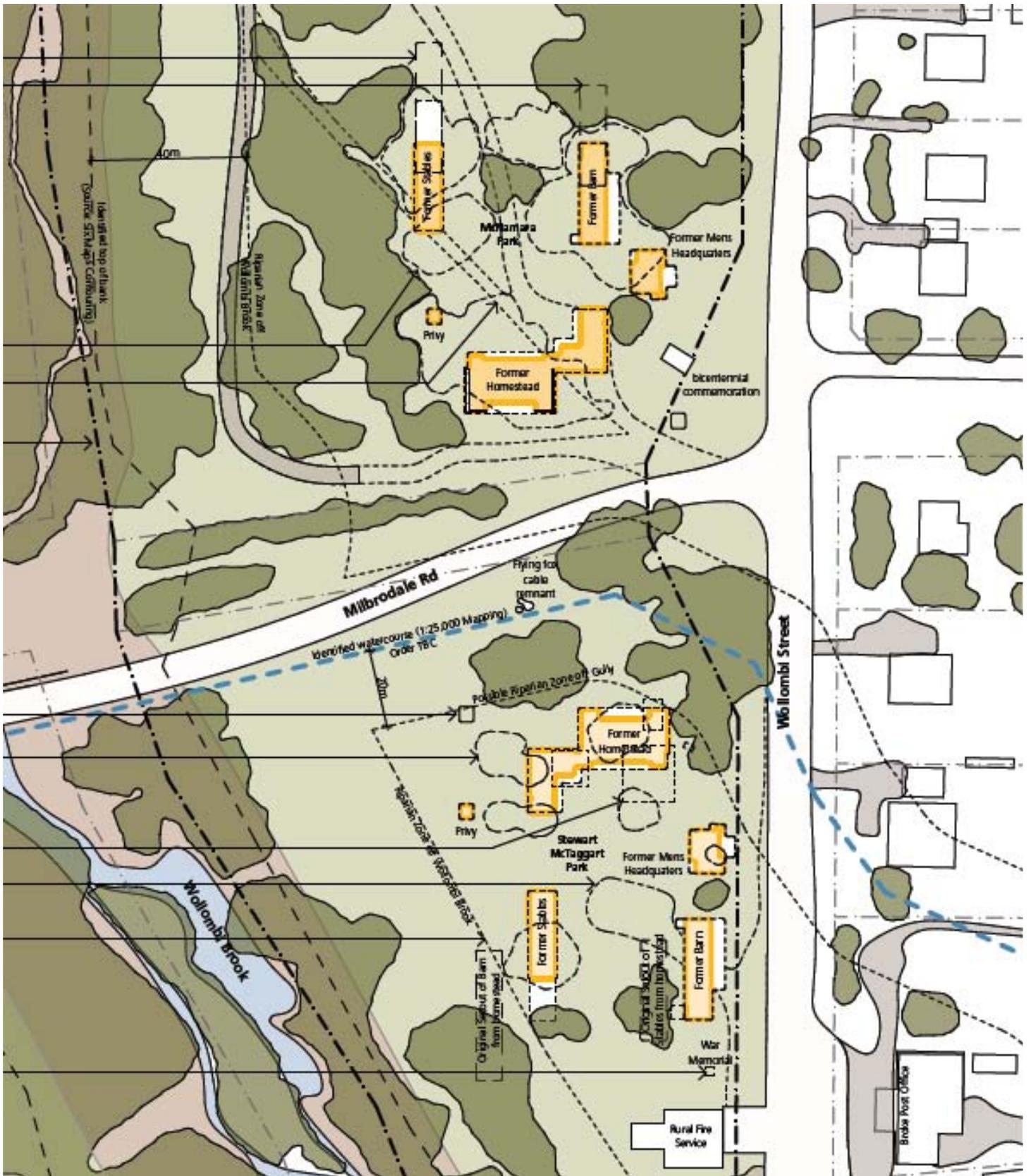
***An extraordinarily visionary project - relocating historic colonial buildings to Broke Village to create a Village Square complex***

Ravensthorpe Homestead is a complex of five buildings of sandstone construction, including a main house, two outbuildings and an ablutions building, along with a timber cottage. The property is situated about 20 km north of Singleton - just off the New England highway.

Dr Bowman, a naval surgeon and pastoralist, established his estate at Ravensthorpe in the mid-1820s and would eventually die at the property in 1846. It was sold to Captain William Russell in 1847. Capt. Russell went onto own in the vicinity of 30,000 acres in the Hunter Valley. In 1882 the Ravensthorpe property was sold to Duncan Forbes Mackay who turned the estate into what was described as fine sheep raising land.

The homestead remains relatively intact and has escaped any significant alterations to the original design

Glencore's Glendell open cut mine has been managing and maintaining the property since acquiring the Homestead in 1997.



***Proposed location: Two locations are proposed in McNamara Park OR McTaggart Park at the crossroads of Milbrodale Road and Wollombi Street***

Requiring the land for mining operations, Glencore advertised in February 2018 for community involvement to discuss the concept moving the buildings to another site in order to preserve their historic value.

A submission document from members of the Broke Fordwich community to asking Glencore to consider locating the beautiful homestead and its outhouses to McNamara park in Broke was made some 9 months ago. With the submission comes

a plan to develop a 'Town Centre' to service the needs of residents for additional recreational venues as well as opportunities for tourists to the region to experience local produce and tourism information.

A Broke Fordwich business has provided the funds to engage Newcastle based Shac architects to draw up the submission document on behalf of the community. reviewed many alternative proposals but have adopted and are supporting the Broke Fordwich concept and are currently working with community representatives to fine tune the implementation requirements.

The proposal to develop a Village Square is subject to the approval of Glencore's EIS submission for the Ravensworth extension.



***Designed to enhance the quality of living for the Broke Fordwich community, the Village Square project includes a large collection of 'people places'***

The Broke Fordwich concept ensures the relocated buildings will maintain their existing layout on the new site.

The village of Broke has been through many phases of growth and retraction over the years since its naming in mid 1800s. It is currently going through a growth phase which is sometimes measured by the number of pupils in the local school now at a near-record high.

However new home construction and property improvements including the huge increase in tourist accommodation also prove the rate of growth is steadily growing which in turn is creating a need for a central focus to service both the increase in numbers of residents and regional visitors.



***Some of the proposed inclusions are: Cafés / Restaurants, Cellar Door display and operations and a Boutique Brewery.***

The Ravenworth concept will not only meet this need but in turn will create further growth in local employment, civic pride, communal interaction and encourage enterprise growth. The completed Broke Village Square project could include:

Cafés / Restaurants

Cellar Door display and operations

Boutique Brewery.

Exhibition 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.

One of the most exciting proposals for this venture is that it will be designed to operate as a self-supporting enterprise owned by the community with a local Board of Trustees, the financial benefits are to be utilised to directly benefit the residents of Broke Fordwich in the form of improved infrastructure, services and facilities as such as the Volunteer Fire Brigade, Public School and other community needs as approved by a committee of an incorporated association.

The Village Square concept has already received favourable and supportive responses from Singleton Council, The Hunter Valley Wine Tourism Association, The

Broke Fordwich Wine Tourism Association and the Broke Residents Committee. Further preliminary discussions are underway with several other stakeholders. Funding for the Square project has been made available by local residents and Glencore to cover the cost of dismantling, site preparation, reconstruction, installation of amenities and services and completing to fit-for-service.

Most of the LGA planning requirements have been met, in principle, and assuming there are no major hold-ups, the project is hoped to start by mid 2021 and take 3 years to complete but this remains subject to a number of issues and the processing of the Ravensworth EIS.

Glencore plan to hold exhibition days for the community to review the proposal in Singleton and Broke.

The benefits of seeing Broke benefit from this venture should be amazing in terms of employment, tourism and giving Broke a central venue let alone the financial contribution it can make to our district.

Locals agree that Glencore can be applauded for showing this generous level of support for the Broke Fordwich region.





# HUNTER VALLEY

WINE AND TOURISM ASSOCIATION

25<sup>th</sup> July 2019

Stewart Ewen (OAM)  
Co-Ordinator, Broke Village Square  
Bin 688, Milbrodale road  
Broke NSW 2330

Dear Stewart

**RE: Proposed Relocation of Ravensworth Homestead to the village of Broke.**

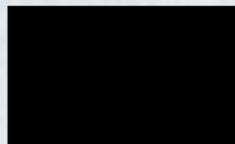
The Hunter Valley Wine and Tourism Association (HVWTA) supports in principle, the proposed Ravensworth Homestead relocation that has been prepared by the committee of the Broke Village Square, with the support of Glencore and with the intent of aim of completing the relocation of the buildings to the Village of Broke.

The proposed relocation and development will provide a significant benefit for regional tourism to gain longer term economic, commercial and social benefits for the region. The economic value of tourism to the region is more than \$500m annually providing almost 3000 jobs. This project can only enhance that value and range of job opportunities.

The proposed site of the relocation to Broke will create a Village Centre that will form a critical part the expansion of wine tourism in the region. It is also strategically aligned with the Hunter Valley Destination Management Plan, supporting the development and diversification of tourism offerings in our destination.

The HVWTA strongly encourages the relocation of Ravensworth Homestead to the Village of Broke to further enhance the opportunities that can be leveraged for the local community and the region by attracting more visitation and exposure.

Yours sincerely



Jo Thomas  
General Manager



Hunter Valley Wine & Tourism Association  
2090 Broke Road, Pokolbin NSW 2330 Australia  
PO Box 352, Cessnock NSW 2325  
ABN 75 862 270 715

**P** +61 2 49 900 900  
**F** +61 2 49 900 901  
**E** [info@winecountry.com.au](mailto:info@winecountry.com.au)  
[winecountry.com.au](http://winecountry.com.au)



**BROKE  
FORDWICH**  
WINE REGION

PO Box 14,  
Broke NSW,  
2330 Australia  
[info@brokefordwich.com.au](mailto:info@brokefordwich.com.au)  
[www.brokefordwich.com.au](http://www.brokefordwich.com.au)

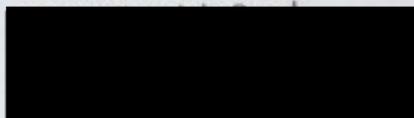
ABN: 93 641 992 769

*The tranquil side of the Hunter Valley*

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BROKE FORDWICH WINE AND TOURISM ASSOCIATION INC

Stewart Ewen OAM



18 July 2019

Dear Stewart,

Many thanks for your recent presentation to the committee of the Broke Fordwich Wine Tourism Association on the prospects for the relocation of the Ravensworth homestead and associated buildings to Broke.

The committee has discussed your proposal and we are in full support of the plans as presented to us. We commend you for having the vision for a new town centre for our village, something it sadly lacks. We will do everything we can to assist the process. As the peak tourism body in Broke Fordwich we see a great future for these buildings once relocated to Broke.

Regards,

Jody Derrick  
President



Wonnarua Nation Aboriginal Corporation  
Ground Floor 254 John St Singleton  
PO Box 3066, Singleton Delivery Centre NSW 2330  
Phone: 02 6571 8595 Fax: 02 6571 8551  
Mobil: [REDACTED]  
Web Site: [www.wonnarua.org.au](http://www.wonnarua.org.au)  
Email: [wonnarua@bigpond.com](mailto:wonnarua@bigpond.com)  
ABN: 50 012 829 925

19 August, 2019

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WNAC\_FinalBookLetter\_StreetView\_19August2019\_Lakes  
Mr Laurie Perry (CEO - Wonnarua Nation Aboriginal Corporation)  
1 of 1

Dear Sirs,

**MATTER: The WNAC Preliminary Initial Feedback & Development Support Status**  
**PROJECT: Village Square, Broke**

The Wonnarua Nation Aboriginal Corporation represents the Wonnarua People, the Traditional Landowners of the Hunter Valley. The Wonnarua Nation Aboriginal Corporation focuses on nurturing the history and culture of the Wonnarua Nation, improving the health and education of its members and managing investments to sustain the Corporation's work.

To this end the WNAC has been made aware of, and subsequently met with a principal of the proposed development of a Village Square in Broke and as such we write to you to express our **preliminary initial support**.

We have been provided with a copy of the Architectural plans and artist impressions (and attached to this correspondence) detailing how the development proposal would be positioned on the Crown Land at the intersection of Milbrodale and Wollombi Roads, Broke.

We acknowledge and value the fact that such a development has the potential to generate regional employment and act as a centre for tourism to further show the complete history of indigenous culture, indigenous occupation and habitation in the "Hunter Valley Region".

Should the proposal proceed, we would like the opportunity to add more detailed input to the development as it progresses along an assessment pathway within the respective authorities. Given this development is proposed on community land, transparency of ownership and management of the project vehicle will be paramount.

Although the WNAC are happy to provide preliminary support for the proposal, we have a clear mandate to positively influence any local tourism infrastructures to provide accurate input for the cultural aspects of the Aboriginal Tourism Infrastructures for the region. As such the WNAC insists on the opportunity to provide further input for the indigenous arts and crafts shop within the proposed building on a commercial basis.

Yours Sincerely

**The Wonnarua Nation Aboriginal Corporation**

[REDACTED]  
Mr. Laurie Perry  
CEO Wonnarua Nation Aboriginal Corporation

Attachment: Architectural Plans and Artist Perspectives