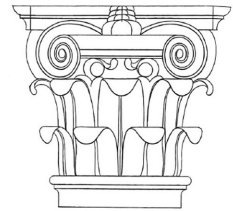


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KD:kd

16th December 2021

Mr. Shane Scott
Glendell Tenements Pty Ltd
666 Hebden Road
Ravensworth NSW 2330

Dear Mr. Scott,

**Re: Glendell Continued Operations Project (SSD 9349)
Ravensworth Homestead, Ravensworth**

The following is a response to some issues raised in the *Review of Heritage Impacts* report, prepared by Hector Abrahams Architects dated 30th November 2021. The review was prepared at the request of the Department of Planning, Industry and Environment and involved a review of the proposal and the Statement of Heritage Impact prepared by this firm.

The *Review of Heritage Impacts* report is a considered document, demonstrating a thorough understanding of the proposal and the complex heritage issues under discussion, and the recommended mitigations put forward by the report should be carefully considered.

The following are our comments:

1. Precedent for relocation

The *Review of Heritage Impacts* notes as a fait accompli that the proposal will create a precedent which will potentially impact the other Hunter Valley estate houses.

In our view, such decisions would not automatically occur and the decision to relocate other Hunter Valley estate houses as a result of a mining proposal would also need to be based on the following:

- a) If there was something about the art-historical significance of the house/homestead that was worth moving. In the case of Ravensworth, the homestead is worth moving due to its rarity and aesthetic and historical significance including the 'H' plan of the main house, the formal arrangement of the buildings around the farmyard and the division of the house into two apartments.
- b) Each proposal would need to be assessed on its merits.

- c) It is expected that any proposal for relocation would be supported by a detailed analysis of the significance, detailed methodology for the relocation and a comprehensive assessment of the costs and benefits of any such scheme.

2. Future uses

The *Review of Heritage Impacts* questions the suitability of the homestead for future conversion into a single residence to meet modern standards of living. Specifically, the report states that Ravensworth was not designed as a country homestead, but rather to accommodate a live-in manager and that likely requirements for a viable homestead would be for a quite different and not compatible standard of accommodation, based on open plan kitchen/dining/living facing north and multiple bathrooms.

In our view, the conversion of Ravensworth main house and kitchen wing into a configuration that would meet contemporary living requirements would involve only minor changes as per the following:

- a) The sketch plan provided in the application has already been to some extent sympathetically altered.
- b) Further, there already exists a large kitchen room with adjacent verandahs on the northern side of the building that could be sympathetically altered to provide an open plan kitchen/dining/living area leading onto a covered courtyard for alfresco living.
- c) Additional bathroom facilities could be accommodated within the Kitchen wing and a reconstruction of the (assumed original) western wing could also provide additional bathroom or other ancillary services to support residential uses.
- d) Adaptation to accommodate residential uses could be achieved without disrupting the matters outlined in Item 1(a) above, the principal aspects of the aesthetic significance of the place.

3. Driveway Access

A mitigation recommendation included in the *Review of Heritage Impacts* is for the driveway access from the new Hebden Road to be lengthened to recreate (in part) the approach experience at the existing location of the homestead.

On this point we concur. The current proposal provides a shared driveway access providing links to both the homestead and to the new MIA located to its south. By providing a separate driveway that serves only the homestead, would result in an improved interpretation of the original setting and configuration of the place.

We would be pleased to elaborate the above further should you so wish.

Yours faithfully,



Ian Stapleton
Lucas, Stapleton, Johnson & Partners Pty Ltd
LSJ Heritage Planning & Architecture