



Plate 19 Extinguishing the fire at Rhondda Colliery (Coal and Allied)



Plate 20 Extinguishing the fire at Rhondda Colliery, 1994 (Coal and Allied)

5 SIGNIFICANCE ASSESSMENT

This section assesses the significance of non-Aboriginal cultural heritage. Cultural significance is embodied in a place – its fabric, setting, use and associations. It is also demonstrated in objects at the place, or associated with it, other places associated or related to the place, or through activities and cultural practices that may occur at the place, or that are dependent on the place.

5.1 Assessing Significance

In NSW, significance is assessed against the NSW Heritage Council set criteria for assessing cultural and/or natural significance:

- Criterion (a): An item is important in the course, or pattern, of NSW's cultural or natural history (of the cultural or natural history of the local area).
- Criterion (b): An item has strong or special association with the life or work of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area).
- Criterion (d): An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons.
- Criterion (e): An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (f): An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places or cultural or natural environments).

The *Heritage Act 1977* in Section 4A distinguishes between local and State significance:

- Items of local significance demonstrate historical, cultural, social, archaeological, architectural, natural or aesthetic value of significance to an area.
- Items of State significance are of significance to the State in relation to the historical, cultural, social, archaeological, architectural, natural or aesthetic value of the item.

Curtilage is defined as “the area of land surrounding an item or area of heritage significance which is essential for retaining and interpreting its heritage significance” (Heritage Office 2001). Setting is defined as “the immediate and extended environment of a place that is part of or contributes to its cultural significance and distinctive character” (Burra Charter Article 1.12).

The Burra Charter stresses the importance of setting:

Conservation requires the retention of an appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or

other changes which would adversely affect the setting or relationships are not appropriate”
(Burra Charter Article 8).

Curtilage and setting is considered as part of the significance assessment.

5.2 Comparative Analysis

William Laidley and Company, which operated the Co-operative Colliery at Wallsend, established Rhondda Colliery in 1900, at which point a number of collieries operated in the Teralba area, including the Pacific Co-operative Colliery, established at Teralba in 1886. Numerous other collieries also operated in the Newcastle and Hunter area.

Despite the number of collieries that operated in the area, infrastructure associated with the collieries is limited, with infrastructure often removed to rehabilitate the land as required as a condition of the Mining Lease. Rothbury Colliery and West Wallsend Colliery provide a basis for understanding the rarity and representativeness of the infrastructure at Rhondda Colliery.

5.2.1 Rothbury Colliery

Edward Alworth Mitchell Merewether and Henry Alfred Mitchel Merewether established Rothbury Colliery in 1908. The surface infrastructure associated with the Colliery included tipping and screening infrastructure, an engine house for main haulage, ammunitions store and lamp store, an elevated coal holding box, a number of offices and stores, and a number of residences, including the under-Manager's and Manager's residences, a sawmill, brick manufacturing plant, blacksmith and fitters store (Biosis 2003).

Despite the removal of a considerable amount of surface infrastructure, major structural components associated with Rothbury Colliery remain, including the chimney, winding shed and poppet head, ammunitions store, lamp store, electricians and engineers store and office and the Manager's Office (Biosis 2003). The ammunitions store is a brick structure to the north of the main complex, with a low barrel-vaulted concrete roof comparable to that at Rhondda Colliery.

5.2.2 West Wallsend Colliery

The West Wallsend Coal Company established West Wallsend Colliery in 1885. The Caledonian Coal Company acquired the West Wallsend Colliery (and the Killingworth or West Wallsend Extended Colliery) in 1895. In 1921 the West Wallsend Colliery operated at capacity, with 450 men producing 1,000 tons of coal per day. Output slumped in 1922 and the West Wallsend Colliery ceased operation in 1923. In 1961 Caledonian Collieries amalgamated with J and A Brown and Abermain Seaham Collieries to form Coal and Allied.

Coal and Allied removed the surface infrastructure and machinery associated with the West Wallsend Colliery, though the siting of winding, ventilating and lighting machinery, a loading facility, the railway and other infrastructure is visible on the ground surface. The ammunitions store is extant and is comparable to that at Rhondda Colliery (Plate 21).



Plate 21 Ammunitions store at West Wallsend Colliery (Lake Macquarie Council)

5.3 Significance Assessment

Criterion (a): An item is important in the course, or pattern, of NSW's cultural or natural history (of the cultural or natural history of the local area)

William Laidley and Company established Rhondda Colliery in October 1900. It included substantial surface infrastructure and machinery and a railway and siding, the Rhondda Hotel, an under-manager's residence and accommodation for other personnel. In March 1909 Messrs. Warburton, Frankl and Company completed the first high-tension electrical transmission set up for operating coal-cutters in the Newcastle area at the Colliery. It operated between October 1900 and March 1971, renamed Northern Colliery in 1931, with intermittent closures associated with a decline in the demand for coal.

It demonstrates significant associations with the coal industry, as one of the best appointed collieries in Newcastle, with the latest appliances for raising coal. It is also associated with the Co-operative Colliery at Wallsend, which William Laidley and Company also operated.

Criterion (b): An item has strong or special association with the life or work of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area)

Rhondda Colliery is associated with William Laidley of William Laidley and Company. William Laidley acted as a Member of the NSW Legislative Council between 1889 and 1897. He held a seat on the Board of the Bank of New South Wales and chaired the Commercial Union Insurance Company. He also acted as an agent for the Royal Insurance Company and often attended Legislative Council Chamber. He was regarded as a conscientious and shrewd public figure (*The Maitland Mercury* 20 February 1897:16) with significant associations with the coal industry and the Newcastle area.

Criterion (c): An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area)

Existing surface infrastructure at Rhondda Colliery is limited, with the removal of surface infrastructure to fulfil a requirement under the Mining Lease to rehabilitate the land. Remaining surface infrastructure is limited to the stables and ammunitions store, which demonstrate distinctive aesthetic characteristics in form and fabric. The existing surface infrastructure is set on 680 acres of rehabilitated land, which holds aesthetic appeal.

Criterion (d): An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons

Rhondda Colliery operated between October 1900 and March 1971. It may be significant to a number of persons within the community, however it is unlikely to hold strong associations with the community.

Criterion (e): An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area)

Substantial archaeological resources associated with Rhondda Colliery are unlikely due to the ground disturbance associated with extinguishing the fire that spread throughout coal seam, and removing the above ground infrastructure, as required under the Mining Lease to rehabilitate the land. It is unlikely that Rhondda Colliery would provide additional information that would contribute to an understanding of the Colliery or the coal industry.

Criterion (f): An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area)

Despite the number of collieries that existed in the Newcastle area, substantial surface infrastructure associated with collieries is rare. The existing surface infrastructure at Rhondda Colliery is limited to the stables and ammunitions store. Though stables are existing at a number of other collieries (Gartlee Colliery; John Darling Colliery), the architectural attributes of the stables at Rhondda Colliery are strong and the structure is distinctive. The ammunitions store is not rare, with comparable examples at Rothbury Colliery and West Wallsend Colliery.

Criterion (g): An item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places or cultural or natural environments (or a class of the local area's cultural or natural places or cultural or natural environments)

Though limited, remaining infrastructure at Rhondda Colliery is representative of the collieries in the Newcastle area in built form, composition and setting. The stables are representative of a type of surface infrastructure characteristic of collieries in the Newcastle area and NSW. The ammunitions store is representative of a common form in the Newcastle area, with its immediate setting, relative to its purpose, intact.

5.4 Statement of Significance

William Laidley and Company established Rhondda Colliery in October 1900. It is of significance as one of the best appointed collieries in Newcastle, with the latest appliances for raising coal. It included substantial surface infrastructure and machinery and a railway and siding, the Rhondda Hotel, an under-

manager's residence and accommodation for other personnel. It is also significant as in March 1909, Messrs. Warburton, Frankl and Company completed the first high-tension electrical transmission set up for operating coal-cutters in the Newcastle area at Rhondda. It operated between October 1900 and March 1971, renamed Northern Colliery in 1931, with intermittent closures associated with a decline in the demand for coal.

Rhondda Colliery is associated with William Laidley of William Laidley and Company, a conscientious and shrewd public figure who acted as a Member of the NSW Legislative Council between 1889 and 1897. Though limited, existing infrastructure at Rhondda Colliery is representative of that of the collieries that existed in the Newcastle area in form and composition. The architectural attributes of the stables are uncommon for the Newcastle area and hold aesthetic significance.

5.5 Gradings of Significance

The component of a place often differ in their contribution to the cultural significance of the place. . Furthermore, the intactness and condition of components often affect significance. Denoting the relative contribution of components assists in determining the approach to the conservation and management of a place.

The grading system is summarised in Table 1.

Table 1: The grading system

Grading	Justification
Exceptional	Rare or outstanding item of local or State significance. High degree of intactness.
High	High degree of original fabric. Demonstrates a key element of significance. Modifications do not detract from significance.
Moderate	Modified elements. Elements with little value but which contribute to the overall significance of the item.
Low	Modifications detract from significance. Difficult to interpret.
Intrusive	Damaging to the significance of the item.

5.5.1 Grading of Components

The components at Rhondda Colliery are limited, with the removal of surface infrastructure to fulfil a requirement of the Mining Lease to rehabilitate the land. The significant components at Rhondda Colliery include the existing surface infrastructure and below ground infrastructure, severely affected by the extinguishing of the fire that ignited the coal seam and spread throughout the below ground infrastructure.

Table 2: Gradings of components at Rhondda Colliery

Component	Grading	Justification
Existing surface infrastructure		
Stables	High	High degree of fabric retained; direct contribution to the cultural significance of Rhondda Colliery.

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Component	Grading	Justification
Ammunitions store	High	High degree of fabric retained; direct contribution of the cultural significance of Rhondda Colliery.
Below ground infrastructure		
Below ground infrastructure	Moderate	Intactness severely affected by the extinguishing of the fire that ignited the coal seam and spread throughout the below ground infrastructure; contribute to the overall cultural significance of Rhondda Colliery.

6 IMPACT ASSESSMENT

This section assesses the potential for the proposed development to affect the former Rhondda Colliery and the former railway associated with Rhondda Colliery.

6.1 Documentation

The impact assessment is prepared with reference to the REV N of the plan of the proposed development (SHAC) and the landscape plan for the proposed development (Moir Landscape Architecture).

6.2 Description of the Proposed Development

The proposed development would use part of the land as a driver training centre, motoring experiences centre, adventure tourism-based experiences, visitor and training centre and accommodation for users of BlackRock Motor Park. The major components associated with the proposed development include a 5.58km track circuit to facilitate driver training and accommodate safety, education and driver experiences, a skid pan, go-kart circuit, visitor centre including short term accommodation, additional accommodation in the form of villa and lodge facilities, the stable café, four-wheel drive experience, BlackRock Village incorporating individual modules containing parking and short term accommodation, as well as ancillary structures (Appendix 3).

6.3 Impact Assessment

The proposed development is an appropriate response to the fabric, scale and setting of the former use. Due to the removal of surface infrastructure associated with the former use as a requirement of the Mining Lease to rehabilitate the land, the remaining infrastructure is limited. The remaining infrastructure (stables and ammunitions store) would be retained and subject to adaptive reuse (Section 6.3.1). Development including the Visitor Centre, track, garaging, Lodge and accommodation would not detract from the fabric, scale or setting of the built form of the remaining infrastructure (Appendix 3).

The form and scale of the former infrastructure is reflected in the built form and landscaping of the proposed development. Rhondda consisted of a complex of surface and below ground infrastructure and the proposed development is consistent in that it is set out as a complex to reflect the architectural form of the former surface infrastructure. The proposed development would be modest in scale set within a landscape setting.

The former screening infrastructure formed part of the former surface infrastructure. The height, bulk and scale former screening infrastructure are reflected in the Visitor Centre, which is also located at the point of the former screening infrastructure (Plate 5 and Plate 7). It is oriented over the former screening structure, on a 45-degree axis from the existing stables. It is a prominent feature of the proposed development to respond to the height, bulk and scale of the former screening infrastructure (Plate 5). The form of the Visitor Centre, with 45 degree angled cross-struts, also reference the former screening infrastructure (Plate 5 and Plate 7) (Appendix 3). Development including the track, garaging, Lodge and accommodation is subservient to the Visitor Centre to reflect the built form of the former surface infrastructure, which consistent of a complex of structures of a lesser bulk and scale compared to the screening infrastructure.

The development including the Visitor Centre, track, garaging, Lodge and accommodation reflect the previous built form of former surface infrastructure and would not detract from the fabric, scale or setting of the built form of the remaining infrastructure (stables and ammunitions store). The former use would be interpreted. Interpretation is embedded as part of the landscape architecture and reflected in the scale, form and finish of the proposed development. The materials and finishes associated with the proposed development would echo that of the former surface and below ground infrastructure. The strong, angular appearance of the Visitor Centre and other development echoes the former surface and below ground infrastructure. Materials and finishes would include steel to interpret the materials and finishes that formed part of the surface and below ground infrastructure. Due to the limited fabric associated with former use, interpretation would be used to communicate cultural significance, which is otherwise not apparent.

6.3.1 Stables

The stables would be subject to adaptive reuse as part of the proposed development. The adaptive reuse of the stables would require (Figure 3)

- Exterior to be altered to accommodate an entrance on the north side;
- Fabric to be demolished to accommodate new entrance on east side;
- Fit out of interior space;
- Vent to be added to roof space on west side;
- Rainwater tank to abut west side;
- Addition of an arbor to the north; and
- Landscaping.

The proposed adaptive reuse would require the removal of a section of fabric on the north side to form an entrance. The entrance would provide a trafficable space for the adaptive reuse. The interior space is open and flexible for an adaptive reuse. The proposed fit out would not affect the interior fabric. The amenities would be contained within a free-standing pod within the existing structure. The form and finish of the fit out would reflect the former surface and below ground infrastructure. The fit out would echo the industrial architecture of the former surface and below ground infrastructure with steel used to interpret the finish.

Except for the section of fabric to be removed on the north side, the form and fabric would be unaffected including the hipped corrugated iron roof and concrete floor, double braced doors and awning windows. The automatic sliding door on the east side would be placed within the interior space set back from the double braced door so that it is retained as an appreciable feature. The arbor would sit adjacent but separate to the stables. The form and scale of the light weight structure is based on that of the stables. The arbor would blend into the landscape and provide shade needed for the effective adaptive reuse of the space.

The existing concrete around the stables would be removed and replaced with a new pavement. The landscaping of the area would also include interpretation. Landscape interpretation options would be addressed in a Cultural Management Plan. Planting would be used within the immediate surrounds of the stables to define the former railway and siding, with the siding extending adjacent to the stables. The

pavement used within the immediate area would be of a fine grain material consistent with the fabric of the stables.

Development proposed within the immediate area would not affect cultural significance. The immediate area consisted of a number of structures and the addition of structures within the area would not detract from the cultural significance. Landscape interpretation of the railway and siding would provide an understanding of the former landscape and communicate an important aspect of cultural significance.

6.3.2 Ammunitions Store

The ammunitions store and setting would be retained as part of the proposed development. The proposed development would not affect the fabric of the ammunitions store.

6.3.3 Pit-Lane Pavilion and Mechanics Workshop

The Pit-Lane Pavilion and Mechanics Workshop (with Emergency Centre) reflect the form and scale of the infrastructure associated with the Rhondda Colliery. The Pit-Lane Pavilion and Mechanics Workshop (with Emergency Centre) are set back to provide adequate distance between the Pit-Lane Pavilion and Mechanics Workshop (with Emergency Centre) and stables, with the distance increased to 30 metres. In addition, landscaping is used to separate the Pit-Lane Pavilion and Mechanics Workshop (with Emergency Centre) from the stables.

6.3.4 The Lodge

The Lodge and associated accommodation is sited to address the track and reduce impact on the surrounding landscape. Natural materials, frayed edges, layered landscape thresholds and layered horizontal elements are used to recess the Lodge into surrounding landscape. The base and surrounding landscape elements of the Lodge are broken down and sunken into the contours as much as practicable to visually recess the Lodge away from the ammunitions store. Fill is proposed around larger elements to minimise the height of the landscape wall and deck from the finished ground level. Simple subdued materiality and clean lines in the built elements surrounding the pool, minimise visual noise and enable the ammunitions store to be perceived in the round as a stand-alone element. A platform is proposed at the base of the slope adjoining the Visitor Centre, allowing the ammunitions store to be viewed without excessive access and hard landscaping interrupting the established curtilage.

The Lodge and associated accommodation is within an area used in 1929 for mining accommodation.

6.3.5 The Village

The Village is sited on the alternate side of an existing water course to separate it from the existing surface infrastructure, including the stables and ammunitions store, and interpretive infrastructure, including the Visitor Centre, interpreting the former screening infrastructure. The water course would be embellished, to form a dense landscape threshold between The Village and other aspects of the proposal (View from the Welcome Centre, Appendix A).

The Village is proposed to be fenced off with 1.8 metre fencing. The purpose of the fencing is to provide security. The fencing would match the materiality of the catch fence, with dark coloured security mesh and posts paired with a stone landscape wall or ground cover planting as appropriate to reduce the visual impact of the fencing (View from Welcome Centre, Appendix A). Mesh balustrade would be included

within The Village referencing the colour and materiality of the fencing (View from Welcome Centre, Appendix A).

Tree planting would filter the view to The Village. New understorey planting and existing mid-level canopy would screen the view of The Village from the entrance (Entry Road Perspective, Appendix A) and from the Pit Lane Precinct (Stables Café and Pit Lane Perspective, Appendix A).

Lines of built landscape elements would be used to frame the view from the Pit Lane Precinct to dominant architectural form, including the Visitor Centre. The low-level landscape elements further separate and recess The Village (View from the Pit Lane Precinct, Appendix A).

The Village would not appear dominant. It is separated from other aspects of the proposal, with a water course separating The Village from the Visitor Centre. Landscaping would also be used to screen the view between The Village and entrance and the Pit Lane Precinct. Given the importance of The Village to the economic and social viability of the development, its exclusion would be detrimental to the conservation of the remaining surface infrastructure, and its interpretation as part of a complex of surface and below ground mining infrastructure associated with Rhondda Colliery. It would not adversely affect the significance of the item.

6.3.6 Welcome Centre

A chimney is proposed at the Welcome Centre. It acts as a reference point as part of the development (Welcome Centre, Appendix A and View from Welcome Centre, Appendix A) and references the chimney that formed part of the surface infrastructure associated with the Rhondda Colliery.

6.3.7 Go-kart track

The go-kart track would be designed as part of the developed design. The eastern edge of the go-kart track would be aligned with the interpretation of the railway. The interpretation of the railway would extend within the go-kart area including planting to define the railway. Where the railway would intersect with hardstand, patternation would be included in the ground plane.

6.4 Schedule of materials and finishes

The materials and finishes are provided in Figure 3.

The materiality of the proposed development is a form of interpretation of the materiality of the Rhondda Colliery, with the use of similar materials and finishes including brick, timber, concrete and metal. Textured finishes, considered application and selection of materials that age and patina over time enable the proposed development to be sympathetic to the landscape. The materiality of the built landscape is influenced by internal programme and adjoining remnant structures. Harder, more robust elements are used in high vehicular traffic areas while softer elements are used in pedestrian zones. Brick elements are used on the ends of the Pit Lane to tie it into the remnant stables. Darker concrete and stone is used around the pool and deck near the Lodge to recess the building back into the landscape, away from the ammunitions store.

6.5 Other

6.5.1 Axis

Axis is used as part of the plan to establish order, clarify navigation and set out development on prominent structures and landscape features. Axis is established through two dominant lines; the first, X is created using the path of water as it moves from the hills in the south, through various dams and ponds in the basin to the wetlands at the north-east corner of the proposed development. The axis is then anchored to the southern facade of the stables. Y and Z are set at 90 degrees to each other and offset 45 degrees from X and represent the network of underground working throughout Rhondda Colliery and the layout of the above-ground built form in 1929.

6.5.2 Hierarchy, vernacular and form

Hierarchy, vernacular and form are used to provide new built amenity in a clear and ordered way whilst also being sympathetic to the remaining built fabric (stables and ammunitions store). Throughout its use as Rhondda Colliery, built infrastructure was arranged according to purpose for the mining, processing and distribution of coal with the dominant processing infrastructure standing in the open and subservient lean-to and standalone structures recessed into the surrounding landscape. The proposed development establishes a primary and secondary relationship between new built infrastructure to interpret the layout of the Rhondda Colliery. The primary Visitor Centre is conceptually formed as a cluster of open surfaces and boxes housed under a fly roof and head up with a simple timber exoskeleton, reminiscent of the former processing infrastructure. Other subservient amenity consists of gable roofed structures with various levels of operability and fenestration based on their internal programme, assisting in recessing these structures into the surrounding landscape. Contemporary, simple, large fenestration is applied to all new built form to distinguish it from the stables and ammunitions store.

7 CONCLUSION AND RECOMMENDATIONS

Rhondda Colliery was established by William Laidley and Company in October 1900. It is of significance as one of the best appointed collieries in Newcastle, with the latest appliances for raising coal. It included substantial surface infrastructure and machinery and a railway and siding, the Rhondda Hotel, an under-manager's residence and accommodation for other personnel. It is also significant as in March 1909, Messrs. Warburton, Frankl and Company completed the first high-tension electrical transmission set up for operating coal-cutters in the Newcastle area at Rhondda. It operated between October 1900 and March 1971, renamed Northern Colliery in 1931, with intermittent closures associated with a decline in the demand for coal.

Rhondda Colliery is associated with William Laidley of William Laidley and Company, a conscientious and shrewd public figure who acted as a Member of the NSW Legislative Council between 1889 and 1897. Though limited, existing infrastructure at Rhondda Colliery is representative of that of the collieries that existed in the Newcastle area in form and composition. The architectural attributes of the stables are uncommon for the Newcastle area and hold aesthetic significance.

The proposed development facilitates the conservation of existing infrastructure, the interpretation of removed infrastructure and the interpretation of the wider cultural significance of Rhondda through adaptive reuse and is consistent with Clause 5.10 of the Lake Macquarie LEP 2104.

7.1 Recommendations

Recommendation 1

The Schedule of Work and Commitments in Section 8.1 identifies the conservation and interpretation that would be completed as part of the proposed development. The Schedule of Work and Commitments should be implemented in full as a condition of consent.

Recommendation 2

It is recommended that a Conservation Management Plan is prepared. The purpose of the Conservation Management Plan (CMP) would be to set out conservation policies in relation to the ongoing management and interpretation of Rhondda. The CMP should form the basis for the management of Rhondda, and the effectiveness of the conservation policies reviewed every 10 years.

Recommendation 3

If identified as part of construction, all archaeological resources associated with Rhondda should be recorded. The potential for archaeological resources that would be defined as a relic is low and as such it is recommended that a Section 139 exception is applied for. If archaeological resources that would be defined as a relic are identified, the Heritage Division, as Delegate of the NSW Heritage Council, must be notified in accordance with Section 146 of the Act.

8 STATEMENT OF COMMITMENTS AND SCHEDULE OF CONSERVATION WORK

The schedule of work and commitments identifies the conservation and interpretation that would be completed as part of the proposed development.

Table 3: Schedule of work and commitments

Item	Description	Cost (ex GST)	Subtotal
Pre-construction			
Consultation with the Aboriginal community	Consultation with the Aboriginal community in relation to opportunities for interpretation	\$	\$
Interpretation	Develop content for selected interpretation opportunities	\$	\$
Construction			
Conservation of archaeological resources	Management of non-Aboriginal archaeological resources under an Exception under Section 139 of the Heritage Act 1977	\$	\$
	Adaptive reuse		
	<ul style="list-style-type: none"> The adaptive reuse of stables is a core component of the development. It would require: <ul style="list-style-type: none"> The exterior would be altered to accommodate an entrance on the north side; Fabric to be removed to accommodate an entrance on the east side; Fit out of interior space; Vent to be added to roof space; Rainwater tank to abut west side; Addition of an arbor to the north; and Landscaping. The removal of significant fabric would be carried out with the advice of a conservator and documented. 	\$	\$
Conservation of significant fabric			
Interpretation	Implement on the ground interpretation	\$	\$
Post Construction			
Conservation of significant fabric	The condition of the stables and ammunitions store would be monitored. Maintenance and repair work would be carried out on the advice of a conservator based on an understanding of the maintenance or repair work required. Maintenance and repair work would be documented.	\$	\$
Interpretation	Implement digital interpretation	\$	\$

Item	Description	Cost (ex GST)	Subtotal
	Review of interpretation content as appropriate	\$	\$
CMP	CMP and effectiveness of conservation policies to be reviewed every 10 years	\$	\$
Ongoing			
Consultation with Aboriginal community	Ongoing consultation with the Aboriginal community in relation to the project	\$	\$
Conservation of archaeological resources	Conservation of Aboriginal archaeological resources in consultation with the Aboriginal community	\$	\$

9 REFERENCES

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Appendix A

Proposed Development



EXPERIENCES



RHONDDA

DEFINITION
FORMALLY A COAL MINING VALLEY IN WALES, AND ITS FAMOUS FOR STRONG
MASCULINE CULTURAL TIES WITHIN A SOCIAL COMMUNITY THAT EXPRESSED ITSELF
OUTSIDE THE INDUSTRY IN THE FORM OF MALE VOICE CHOIRS, SPORT AND
POLITICS.

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T 4940 4200

TRAFFIC ENGINEER
SECA Solution
T 4032 7979

RISK ASSESSMENT
EP Risk
T 4048 2845

AMENDMENTS									
No	Dr	Chk	Date	Comment	No	Dr	Chk	Date	Comment
01	YG	JH	10.08.17	For DA IMCC					
02	YG	JH	07.06.18	Coordination Meeting					
03	YG	JH	15.06.18	Revised Base Plan					
04	YG	JH	03.07.18	Site Plan					
05	YG	JH	16.07.18	Draft DA					
06	YG	JH	19.10.18	Amended Plans					

- NOTES
- Dimensions are in millimeters unless otherwise shown.
 - Work to given dimensions. Do not scale from drawing.
 - Check all dimensions on site prior to construction and fabrication.
 - Bring any discrepancies to the attention of the proprietor & architect.

CLIENT NAME
PALMER GROUP

SCALE
0m 50 100 150 200 250 @A1 1:5000

PROJECT NAME AND ADDRESS
**Blackrock Motor Park
Old Rhondda Colliery Site Rhondda
Road, Wakefield NSW**

DRAWN
TG

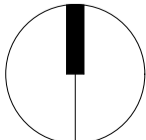
APPROVED
JH

STATUS
DEVELOPMENT APPLICATION

DRAWING TITLE
Whole Site Masterplan

PROJECT NO
3606

DRAWING NO
DA1102 06

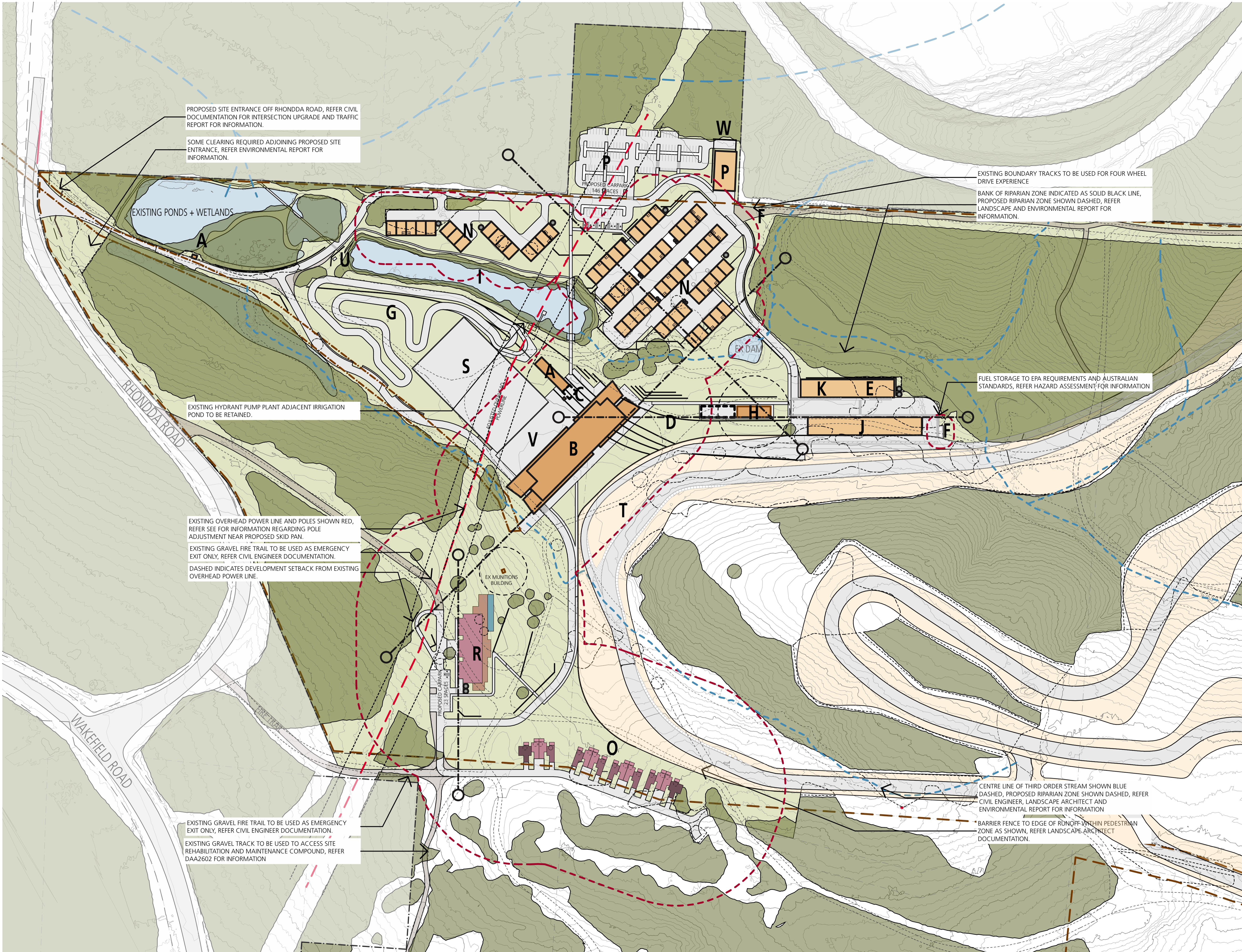


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Bilginton NSW 2296
Australia

Nominated Architect
Justin Hamilton (6160)
ABN 32 131 584 946



KEY - Stations

- A SITE ENTRY / WELCOME CENTRE
- B VISITOR CENTRE
- C CONCOURSE
- D DISPLAY LAWN
- E EMERGENCY CENTRE
- F FOUR WHEEL DRIVE EXPERIENCE
- G GO KARTS
- H STABLE CAFE
- I IRRIGATION POND & FISH STOCK
- J PITS
- K MECHANICS
- L FUEL FARM
- M SITE REHABILITATION AND MAINTENANCE BUILDING
- N BLACKROCK VILLAGE
- O OVERNIGHT ACCOMMODATION, SHORT STAY
- P PARKING
- Q ADVENTURE PLAYGROUND
- R LODGE
- S SKID PAN & SAFETY TRAINING
- T TRACK
- U SEWERAGE PUMP STATION
- V VIP PARKING
- W WASTE STORAGE
- X MAJOR NORTH SOUTH GRID LINE
- Y MAJOR EAST WEST GRID LINE
- Z PROJECT SETOUT POINT

KEY - Site Macro

GENERAL

- BOUNDARY LINE - WHOLE SITE
- BOUNDARY LINE - INTERNAL
- CONTOUR 5M
- CONTOUR 1M
- BUSHFIRE APZ
- DRY CREEK LINE
- FIRST ORDER GRID LINE
- SECOND ORDER GRID LINE
- EXISTING WATERCOURSE
- LANDSCAPED AREA 01
- LANDSCAPED AREA 02
- SEWERAGE TRANSPARATION
- EXISTING TREE CANOPY
- EXISTING TREE CANOPY MANAGED
- EXISTING TREE CANOPY REMOVED
- PROPOSED TRACK
- HERITAGE ITEM
- HERITAGE CURTLAGE
- PROPOSED POOL
- EXISTING ROAD
- PROPOSED ROAD
- ROOF OVERHANG

CONSULTANTS

BARR PROPERTY & PLANNING
T 0403 093 664

NORTHROP
T 4943 1777

moir
T 4965 3500

GHD
T 4979 9983

MJD Environmental
T 0416 208 684

RPS
T 4940 4200

SECA solution
T 4032 7979

EP RISK
T 4048 2845

TOWN PLANNING
Barr Property & Planning
T 0403 093 664

CIVIL ENGINEER
Northrop Consulting Engineers
T 4943 1777

LANDSCAPE ARCHITECT
Moir Landscape Architecture
T 4965 3500

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GHD Australia
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ENVIRONMENTAL ENGINEER
MJD Environmental
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HERITAGE CONSULTANT
RPS Group
T 4940 4200

TRAFFIC ENGINEER
SECA Solution
T 4032 7979

RISK ASSESSMENT
EP Risk
T 4048 2845

AMENDMENTS									
No	Drn	Chk	Date	Comment	No	Drn	Chk	Date	Comment
01	TG	JH	10.08.17	For DA LACC					
02	TG	JH	10.01.18	Revised Concept					
03	TG	JH	19.01.18	Client					
04	TG	JH	24.01.18	Revised Layout					
05	TG	JH	20.02.18	Revised Layout					
06	TG	JH	10.04.18	50% Design Review					
07	TG	JH	12.04.18	Coordination					
08	TG	JH	24.04.18	Coordination					
09	TG	JH	23.05.18	Revised Base Plan					

NOTES

- Dimensions are in millimeters unless otherwise shown.
- Work to given dimensions. Do not scale from drawing.
- Check all dimensions on site prior to construction and fabrication.
- Bring any discrepancies to the attention of the proprietor & architect.

CLIENT NAME
PALMER GROUP

PROJECT NAME AND ADDRESS
**Blackrock Motor Park
Old Rhondda Colliery Site Rhondda
Road, Wakefield NSW**

DRAWN
TG

APPROVED
JH

SCALE
0m 15 30 45 60 75 90m 1:1500

PROJECT NAME AND ADDRESS
**Blackrock Motor Park
Old Rhondda Colliery Site Rhondda
Road, Wakefield NSW**

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APPROVED
JH

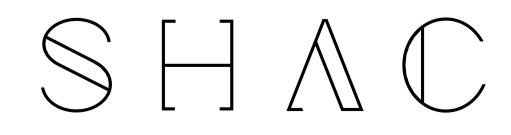
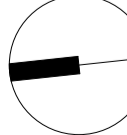
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DEVELOPMENT APPLICATION

DRAWING TITLE
Proposed Site Plan

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DRAWING NO
DA1301 15

REV



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