

15NEW0029

11/04/2019

The General Manager
Lake Macquarie City Council
P.O. Box 1906
Hunter Regional Mail Centre
NSW 2310

Attention; Fiona Stewart

RE: BlackRock Motor Park - Recreation Facility (Outdoor) – DA/1556/2017 at Nos. 236, 282, 284, 286 & 288 Rhondda Road and 102 Miller Road, Wakefield and Lot 101 DP1073163, Lots 75 & 76 DP 755262, Lot 1 in DP963356 & Lot 391 DP1064199.

Dear Fiona,

Please be advised that the Conservation Management Plan (CMP) has been further revised in consultation with Council and RPS heritage consultants and in response to comments of the Regional Planning Panel, as detailed in this letter.

The Conservation Management Plan aims to support and enable a strategic approach to adaptive reuse of the former Rhondda Colliery site and identifies policies and strategies for conservation and interpretation of the heritage significance of the site with reference to the proposed development.

The development proposal for a recreation facility (BlackRock Motor Park), seeks to embrace the cultural heritage of the site and provide for conservation and interpretation of the existing heritage items, incorporated into the overall design of the development.

Following on from deferral of the application by the Regional Planning Panel on 7 December 2008, the CMP has undergone further revision in format and content to include greater detail in the specific commitments for the proposed development in regards to heritage conservation and interpretation.

The final CMP (RPS, 10 April 2019) provides a “Schedule of Work and Commitments” under Part 14, that identifies the conservation and interpretation that will be completed as part of the BlackRock Motor Park development.

To ensure that these commitments are undertaken within each relevant stage of the development (at construction stage), the Schedule of Work and Commitments has been further expanded to include timeframes for implementation with reference to specific items and the point of delivery, specific to the development.

In this regard we would request that the schedule of works on the following page be referenced in any future determination via a condition of consent. We would recommend that a condition of

consent nominate that the works in table 8 of the Conservation Management Plan must be completed in accordance with the time frames identified in that table.

Table 8: Schedule of Work and Commitments – specific to the BlackRock Motor Park development

Item	Description	Estimated Cost (ex GST)
Pre-construction		
Consultation with the Aboriginal community	Consultation with the Aboriginal community in relation to opportunities for interpretation prior to commencement of works onsite.	\$3,000-8,000
Interpretation	A report outlining the development of content for the selected interpretation opportunities, consistent with the Conservation Policies/Commitments Table 1 Selected Interpretation Commitments, will be provided to Council prior to the issue of the Construction Certificate. The report will include details of individual interpretations as they relate to specific elements of the development, forms of interpretation and message to be interpreted along with the identifying associated timeframes for implementation	\$25,000-35,000
Construction		
Conservation of archaeological resources	Management of non-Aboriginal archaeological resources under an Exception under Section 139 of the Heritage Act 1977. Exceptions are to be provided prior to works commencing onsite.	\$10,000
Adaptive reuse		
Conservation of significant fabric	<ol 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"> Photographic documentation of the fabric 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 	\$361,918.28

Item	Description	Estimated Cost (ex GST)
	<ul style="list-style-type: none"> Landscaping. <ol style="list-style-type: none"> The works will be detailed in the architectural plans lodged with a Construction certificate. The removal of significant fabric will be carried out with the advice of a conservator and documented. A report on these completed works will be provided to Council prior to the issue of an Occupation Certificate. 	
Interpretation	Implement on the ground interpretation to be delivered in accordance with the report provided in the pre-construction stage. Works will be complete prior to the issue of the occupation certificate for the Visitors Centre.	\$120,000-150,000
Post Construction		
Conservation of significant fabric	The condition of the stables and ammunitions store will be monitored. Maintenance and repair work will be carried out on the advice of a conservator based on an understanding of the maintenance or repair work required. Maintenance and repair work will be documented. With a report provided to Council every 5 years.	\$15,000-25,000pa
Interpretation	Implement digital interpretation prior to issue of the occupation certificate for the Visitors Centre.	\$35,000
	Review of interpretation content as appropriate every 5 years with a report provided to council.	\$5,000
CMP	CMP and effectiveness of conservation policies to be reviewed every 10 years with a report provided to council	\$7,000 every 10 years
Ongoing		
Consultation with Aboriginal community	Ongoing consultation with the Aboriginal community in relation to the project every 5 years with consultation to be documented and provided to council.	\$2,000-10,000
Conservation of archaeological resources	Conservation of Aboriginal archaeological resources in consultation with the Aboriginal community as resources are identified with a report to be provided to council every 5 years.	\$0-50,000

The table above outlines the actions and the delivery point and the where appropriate the reporting mechanism for the review of assessment.

It is important to note that where review times have been nominated or requirements to consult with stakeholders, these represent maximum times and that consultation or review can occur more frequently if required.

Public Access to the Site

In addition to the above matters, clarification is provided in regards to the intentions for public access to activities provided by the development and the site in general. This is an important consideration for the development in order for the heritage significance of the site, conserved and interpreted by the works proposed under the application, to be communicated to as wide an audience as possible (in accordance with the requirements of the CMP).

BlackRock Motor Park will be accessible to the public whenever there isn't a private corporate function or members only event. The management plan states that members days would be 1 to 2 days per week and corporate events 1-3 days per month.

However, in order for the total number of attendees at the site and related traffic implications to be appropriately managed, members of the public will need to book a free entry voucher in advance of attending the site. By utilising the online system, members of the public could book to participate in a particular paid activity or could simply book a free entry voucher to access the multifaceted heritage interpretation and general facilities on site.

BlackRock Motor Park is also committed to making the facility accessible to school groups for educational excursions to the historic site, which could be in combination with opportunities (for older students) to learn how to drive safely through our driver education and road safety programs.

If you have any questions regarding the above information please do not hesitate to contact the undersigned

Yours faithfully,

A handwritten signature in dark ink, appearing to read 'S. Barr', with a long horizontal line extending to the right.

Stephen Barr

Director

sbarr@barrpandp.com.au

0422 570 345