

WAMBO COAL PTY LIMITED



WAMBO COAL MINE LONGWALL 24 TO 26 MODIFICATION

MODIFICATION REPORT

For the Modification of DA 305-7-2003 (MOD 19)
Optimisation and Continued Operation
of the Approved South Bates Extension Underground Mine

APPENDIX E

Historic Heritage Assessment

Peabody

STATEMENT OF HERITAGE IMPACT

Wambo Coal Mine

Longwalls 24-26 Modification Near Warkworth NSW



NEWCASTLE
SYDNEY
GOLD COAST

CONTACT US

Newcastle: 02 4929 2353
Sydney: 02 9411 4344
Gold Coast: 0409 634 939

412 King Street
Newcastle NSW 2300

mail@eje.com.au
www.eje.com.au

ABN 82 644 649 849
ACN 002 912 843

DIRECTORS

Douglas White
Bernard Collins
Kathy Gresham
Michael Rodgers
John Streeter
Glen Spicer
Anthony Furniss
Jason Condon
Shane Smede
Bede Campbell

ASSOCIATES

Michael Craig
Grant Shultz
Holly Nyquist
Brock Hall
Trevor Hefren
Richard Waterson
Dominic Warland
Natalie Hancock



TABLE OF CONTENTS

1. INTRODUCTION1

1.1 METHODOLOGY1

1.2 CONSTRAINTS AND LIMITATIONS1

1.3 SITE IDENTIFICATION2

1.4 HERITAGE LISTINGS3

2. HISTORICAL CONTEXT5

2.1 INTRODUCTION5

2.2 A BRIEF SITE HISTORY OF THE WAMBO PROPERTY5

2.3 A BRIEF HISTORY OF THE PROPERTIES WEST OF WAMBO7

3. PHYSICAL CONDITION AND CONTEXT9

3.1 THE SITE9

3.2 THE REMNANT BUILDINGS AND STRUCTURES9

3.3 CURRENT USE23

3.4 SURROUNDING CONTEXT23

4. HERITAGE SIGNIFICANCE25

4.1 ANALYSIS OF SIGNIFICANCE27

4.2 STATEMENT OF SIGNIFICANCE31

5. PROPOSED WORKS33

5.1 DESCRIPTION OF WORKS33

5.2 POTENTIAL GENERAL IMPACTS33

5.3 POTENTIAL SPECIFIC IMPACTS35

6. STATEMENT OF HERITAGE IMPACT37

7. CONCLUSION39

8. BIBLIOGRAPHY40

1. INTRODUCTION

EJE Heritage has been requested to provide a Heritage Assessment and subsequent Heritage Impact Statement for a proposed modification to Development Consent (DA 305-7-2003), which involves the reorientation of approved Longwalls 24 and 25 and the addition of Longwall 26 to the existing South Bates Extension Underground Mine at the Wambo Coal Mine (The Modification) (Figure 1). The modified longwalls will undermine and cause potential subsidence damage to structures (buildings) or items on former rural properties that have no potential heritage significance.

The initial section of the report places the site within an historical context, and examines the physical condition and context of the current building. With the history and physical condition and context of the building understood, a heritage assessment of the site can be completed using NSW Heritage guidelines encompassing the Australia ICOMOS Burra Charter 2013 heritage values: historical significance; aesthetic significance; scientific significance; and social significance.

The Statement of Heritage Impact that follows examines the proposed works, identifying any impacts which the proposal might have on the significance of the heritage items, and any measures which should be taken to mitigate any negative impacts, if these are in fact identified.

The Historical Context section of this report was prepared by Stephen Batey.

This Statement of Heritage Impact was prepared by EJE Heritage. The project team consisted of:

- Barney Collins – (Director), Conservation Architect.
- Stephen Batey – Architect

Unless otherwise acknowledged, photographic images are by EJE Heritage.

1.1 METHODOLOGY

This report has been undertaken in accordance with the NSW Heritage publications, Assessing Heritage Significance and Statements of Heritage Impact,¹ together with the Australia ICOMOS, The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance 2013.²

1.2 CONSTRAINTS AND LIMITATIONS

EJE is not qualified to offer structural opinions. This report is not intended to convey any opinion as to the structural adequacy or integrity of the structure, nor should it in any way be construed as so doing. Similarly, the author's observations are limited to the fabric only: he does not comment on the capacity, adequacy, or statutory compliance of any building services.

¹ NSW Heritage Office, 2001.

² Burwood: Australia ICOMOS, 2013.

1.3 SITE IDENTIFICATION

The modified longwalls will travel beneath property boundaries and affect several allotments as listed below:

- Lot A DP 33149 Pinegrove Rd Jerry's Plains NSW 64.07 ha³
- Lot 3 DP 753817 Jerry's Plains Rd Jerry's Plains NSW 16.72 ha
- Lot 4 DP 753817 Jerry's Plains Rd Jerry's Plains NSW 16.43 ha
- Lot 10 DP 753817 Jerry's Plains Rd Jerry's Plains NSW 15.99 ha
- Lot 11 DP 753817 Jerry's Plains Rd Jerry's Plains NSW 15.96 ha
- Lot 18 DP 753817 Jerry's Plains Rd Warkworth NSW 59.3 ha
- Lot 22 DP 753817 Jerry's Plains Rd Warkworth NSW 16.82 ha
- Lot 66 DP 753817 Jerry's Plains Rd Warkworth NSW 40.06 ha
- Lot 68 DP 753817 Redmanville Rd Jerry's Plains NSW 23.97 ha
- Lot 71 DP 753817 Jerry's Plains Rd Warkworth NSW 49.48 ha
- Lot 72 DP 753817 Redmanville Rd Jerry's Plains NSW 48.6 ha
- Lot 73 DP 753817 Jerry's Plains Rd Jerry's Plains NSW 16.01 ha
- Lot 166 DP 753817 Address unknown 33.05 ha

The only property which contained remnant structures, i.e. buildings and remnants of fences, was Lots 3, 4 and 6 of DP 753817. Lot 6 is unaffected by the proposal.

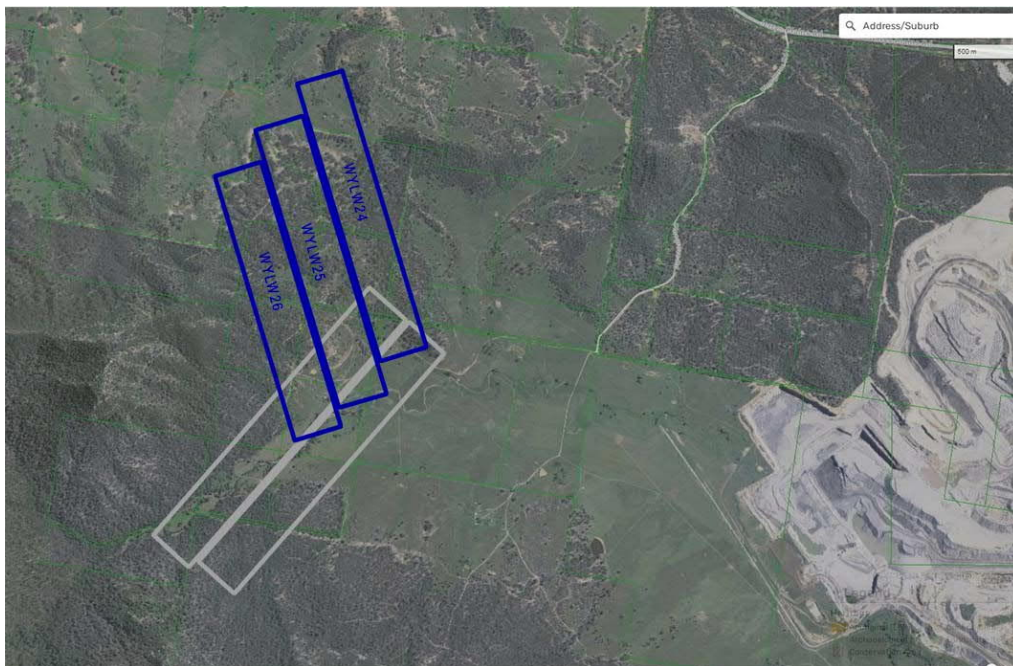


Figure 1: Aerial photograph of the vicinity. The proposed works of Longwalls 24-26 are outlined in blue. The approved alignment of Longwalls 24-25 are outlined in grey. Source Mecone Mosaic.

All affected properties are located within the Singleton Local Government Area and are zoned as RU1 Primary Production (Figure 2).

³ This allotment is the only affected property which used to belong to James Hale's "Wambo" Estate. The allotment will be barely affected by the proposed Modification, and certainly no more than it was going to be affected prior to the Modification. There are no structures upon this allotment to be impacted by the Modification.

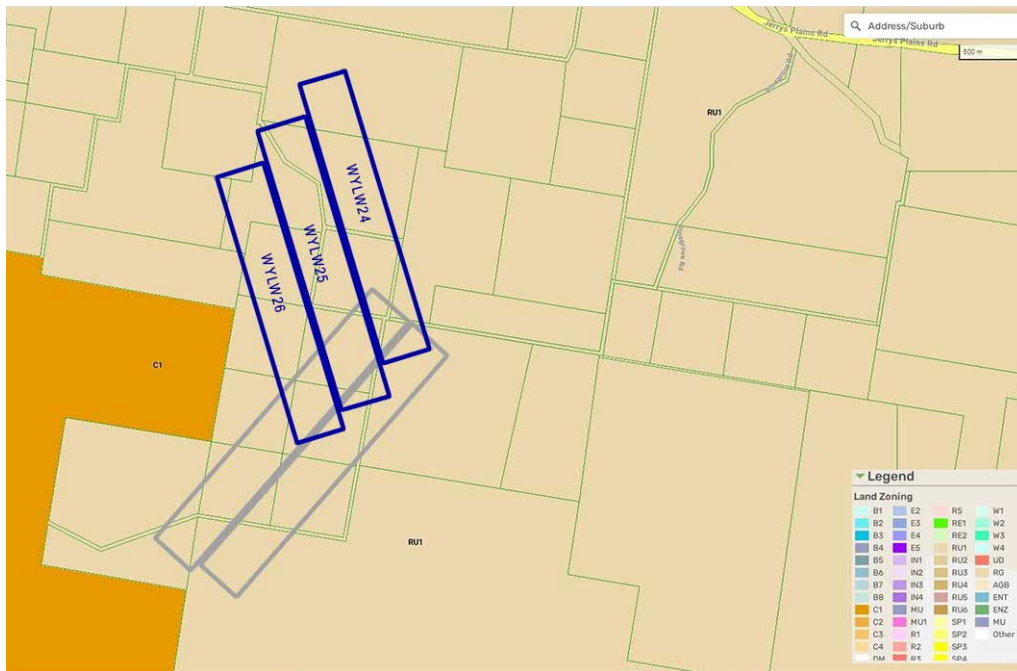


Figure 2: Extract of the Singleton Local Environmental Plan Zoning Map for the vicinity. The proposed works of Longwalls 24-26 are outlined in blue. The approved alignment of Longwalls 24-25 are outlined in grey. Source Mecone Mosaic

1.4 HERITAGE LISTINGS

The site and associated remnant structures (discussed later) are not listed as a Heritage Item in Singleton Local Environmental Plan 2013, Schedule 5 Part 1 (Figure 3).

The subject site is not within a Heritage Conservation Area.

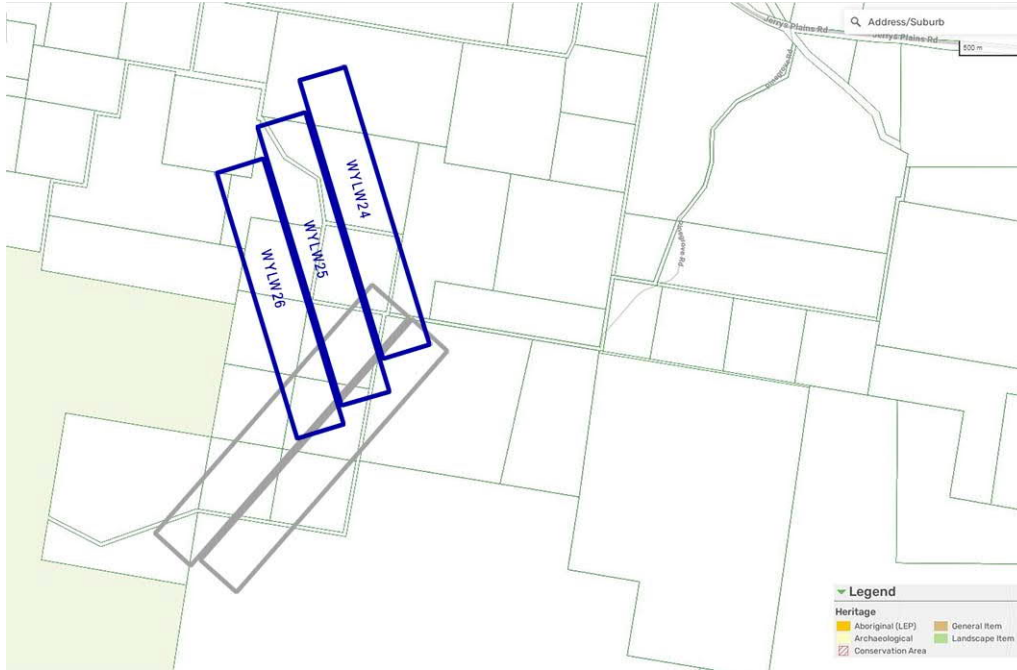


Figure 3: An extract of the Singleton Local Environmental Plan Heritage Map for the vicinity. No listed heritage items are within the range of the map. The proposed works of Longwalls 24-26 are outlined in blue. The approved alignment of Longwalls 24-25 are outlined in grey. Source Mecone Mosaic.

The subject site is in proximity to the State listed Heritage Item 'Wambo Homestead' as listed below in the Singleton LEP 2013.

Suburb	Item	Address	Description	Significance	Item No.
Warkworth	"Wambo" homestead and outbuildings	Off the Golden Highway	Lot 82, DP 4548749	State	1144

Other listings applicable to the adjacent 'Wambo Homestead' are as follows.

Heritage Listing	Listing Number	Gazette Date	Gazette Number	Gazette Page
Heritage Act - State Heritage Register	00200	02 nd April 1999	27	1546
Heritage Act - Permanent Conservation Order - former	00200	03 rd September 1982	116	4087

The distance between the location of the remnant structures on the site (discussed later) and the nearest point of the curtilage of the Wambo Homestead item curtilage is approximately 5.81 kilometres (km) as can be seen from Figure 4.



Figure 4: A wider view of the heritage map is no longer able to demonstrate allotment boundaries. The measured distance between the remnant structures and the Wambo Homestead curtilage is 5.81km. Source Mecone Mosaic.

2. HISTORICAL CONTEXT

2.1 INTRODUCTION

As discussed previously, the properties potentially affected by the Modification are not listed heritage items. They do however have some proximity to James Hale's "Wambo" property and to Noah Long's "Whynot" property.

The historical context below first discusses the Wambo Property and the historical factors contributing to its significance. Following that is a history of the properties affected by the current Modification proposal (including the Whynot property).

Noah Long's Whynot property, located approximately 1 km south east of the modified longwalls 24 to 26, has previously been assessed for significance by EJE Heritage at the end of 2016 / commencement of 2017, and it was concluded to have little significance under any and all criteria within a local context. The Modification would not cause any further effects on the property and so its historical context will not be discussed further here.

2.2 A BRIEF SITE HISTORY OF THE WAMBO PROPERTY

In 1824 a Grant of 2,000 acres, including the site of the Wambo homestead buildings was made to Matthew Hindson, acquired soon after by James Hale. The estate was developed and grew. By the 1830's substantial buildings had been built, with the homestead building located over the ground floor storey and cellar of the later renamed "kitchen wing". Eight buildings of the homestead complex were constructed in c.1833-1900.

Under the development and care of the Hale, Durham, Allen and McDonald families, Wambo Estate went on to produce wheat, lucerne, horses, cattle and sheep.

The site, which had been added to on the North, South and East by Hale during his tenure was surveyed in 1893 (Figure 5 below) and subdivided for the intended sale of some parts which were purchased by existing or new landholders to continue primary production use.

The Wambo property was purchased by a small group of individuals with mining interests in 1969 and has since had a range of owners. Underground operations in the vicinity of the property commenced in 1972 and in 1974 open-cut mining began as a small scale operation to supplement the underground production from the Wambo seam. Underground mining has been progressively expanded to include six mines (J.Somerville, GML August 2010).

In 1971 John McDonald and Joan Blasic (nee McDonald) sold the remaining 3,000 acres (about 1,220 hectares) to the Wambo Mining Corporation. The mine sold a new smaller allotment of approximately 68 hectares (Figure 5), including the homestead back to Joan Blasic who lived there until 1983. The new owner John Birks attempted to live there but sold the property to the mine in 1985.

Between 1982 and 1991 the property was owned by a combination of companies including Panaroya, Hartogen, Total Australia, GIO and CdF Minerals. It was transferred to Sumito Coal Mining Ltd (now Sumiseki) in 1991 who managed the site until purchased by Excel Coal in 2001. The current owners Wambo Coal Pty Ltd, consists 75% Peabody Energy and 25% Sumiseki have operated the site since October 2006 (J.Somerville, GML August 2010). Refer to the CMP 2012 GML, Annexure B 'History of Wambo Estate', Warkworth by Professor Ian Jack, University of Sydney 2012 for a full detailed history.

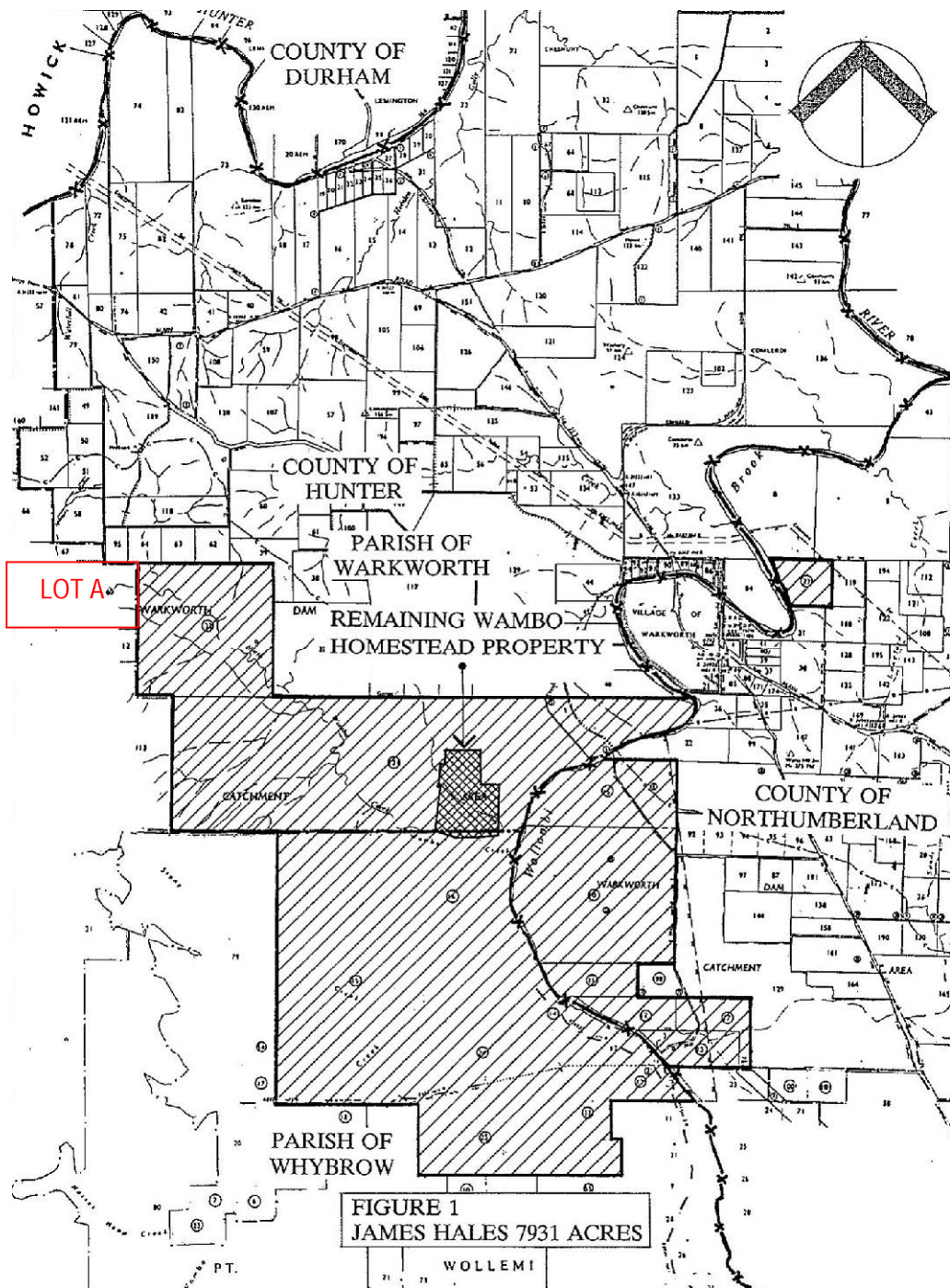


Figure 5: This figure shows the extent of James Hale's landholdings in the Wambo Parish for his Wambo Estate. The Parish Map for the Lemington Parish to the west attributes Lot A at the northwest corner, next to the name Warkworth, to James Hale's ownership as well. The remaining Wambo Homestead Property at the centre of the diagram defines the extent of the curtilage for the Wambo Homestead Item within the State Heritage Register. Diagram Source: EJE Architecture – Wambo Homestead A Conservation Plan 1999

2.3 A BRIEF HISTORY OF THE PROPERTIES WEST OF WAMBO

As noted in Section 1.3 above, the Modification will affect several allotments of land. These allotments have been traced to six owners using Parish Maps and other available sources.

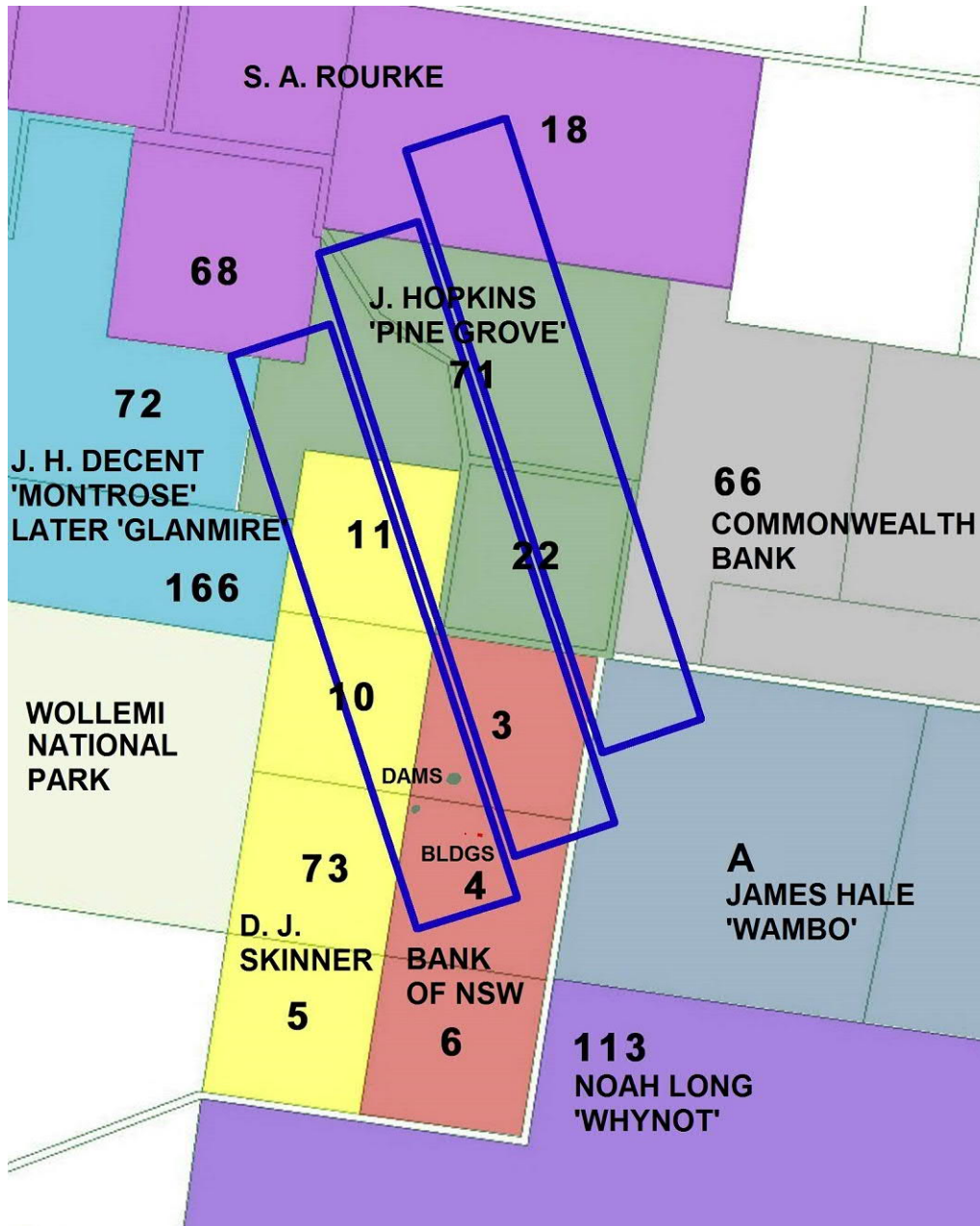


Figure 6: Diagram showing historical ownership of the allotments affected by the Longwall 24-26 Modification. The only remnant buildings (red dots), structures, dams (blue dots) and objects are located on allotments 3 and 4 previously owned by the Bank of NSW

Lots 18 and 68 were owned by S. A. Rourke. His property name is as-yet unknown although may have been part of J.H. Decent's 'Montrose' property at some point. There is little information discoverable from available sources about S. A. Rourke despite his substantial landholding in the vicinity. Henry Rourke, who is believed to be a relative, was an active citizen, prominent in the public eye and the media. Henry Rourke is known to have possessed sizeable landholdings in the adjacent Lemington Parish. S. A. Rourke's property is understood to be quite separate to Henry Rourke's.

Lots 22 and 71 were owned by John Hopkins. The property name was 'Pine Grove'. It was a grazing property containing both dairy cattle and sheep. It also contained an orchard. Following John Hopkins' death, several auction sales were held over numerous years, clearing out livestock and equipment. One of Hopkins' sons carried on at the property until in January 1941 the 'Pine Grove' property was advertised for sale. It was described as 'securely fenced with rabbit-proof fence, and permanently watered by Dams, Springs, and Gulleys, and at the present time carrying abundance of feed and water'.⁴

'Pine Grove' was described in 1941 as being adjacent to W. L. Hickson's property, believed to be known as 'Malabar' though may have been known as 'Hunter View' prior to 1915. This property can't be identified from the Parish maps or available resources. William Leeuw Hicks's daughter Elizabeth married Henry Vincent Dangar (son of R. H. Dangar) in 1936. The Newspapers report that members of the Hicks family were still living at 'Malabar' as late as 1985.⁵ Given the prominence of the Hicks family and the duration in which they resided at the property, it would be expected that 'Malabar' be a substantial holding with permanent structures upon it. It is extremely unlikely that the infrastructure remaining on the subject site belongs to the 'Malabar' property.

Lots 72 and 166 were owned by Joseph Henry Decent. His property name was 'Montrose' and he grazed sheep on the property. Decent was a prominent citizen active in the community and in the sheep industry. After 45 years working the property, Decent sold 'Montrose' (1769 acres and livestock) to Mr A. S. McDonald who created the "Glanmire Stud" upon the property using J. H. Decent's long established flocks.⁶

Lot 66 (amongst others which are not affected by the works) was owned by the Commonwealth Bank. It is likely to have been leased out to an operator who ran the property. It is not known who that lessee might have been.

Lots 5, 10 and 73, and from what we can surmise lot 11, belonged to Dallas Joseph Skinner. His property name is unknown. He was the eldest son of Charles Joseph Skinner who was a leading builder and contractor in Muswellbrook during the 1880s and 90s. The Singleton Argus and Newcastle Sun attributed 'the erection of many of the oldest residence s in the Upper Hunter' to Charles Joseph.⁷ Dallas Joseph receives little mention in the available sources save to say that he accessed his property via the Upper Wambo Road, requesting repairs be made to that thoroughfare by the council,⁸ and that he struggled with the rabbit plague in 1935, being fined for not destroying the rabbits on his property.⁹

Lots 3, 4 and 6 were owned by the Bank of NSW. They would have been leased out to an operator who worked the property. EJE have not discovered any records as to who that may have been. It could be hypothesised that one of the neighbouring owners leased these allotments to work them alongside their own freehold property. There are remnant structures and other elements left on allotments 3 and 4, but it is not yet determinable who they belonged to or were used by.

While Lot A was formerly part of James Hale's Wambo Estate, it is as previously mentioned 5.81km from the homestead, at the extreme edge of the overall estate, and no historic infrastructure is known to exist on the allotment.

⁴ Advertisement "Grazing Property" Singleton Argus 31st January 1941 p4

⁵ Announcement Sydney Morning Herald 15th June 1985 p144

⁶ Article "Montrose Changes Hands" Singleton Argus 4th June 1937 p6

⁷ Article "Death of Mr C. J. Skinner" Singleton Argus 19th July 1935 p6 and Newcastle Sun 17th July 1935 p9

⁸ Singleton Argus 22nd January 1932 p3

⁹ Article "Rabbits Must Be Destroyed" 14th June 1935 p9

3. PHYSICAL CONDITION AND CONTEXT

3.1 THE SITE

The area undermined by the modified longwalls is approximately 143ha. The area of the overall allotments which will be affected by the modified longwalls adds up to 423ha therefore the modified longwalls only affect about one third of the allotment area.

3.2 THE REMNANT BUILDINGS AND STRUCTURES

Despite the large coverage of the site of the proposed works and the numerous former rural properties involved there are very few structures remaining upon the site. The only structures identified were contained on two allotments: Lot 3 DP 753817 Jerry's Plains Rd Jerry's Plains NSW and Lot 4 DP 753817 Jerry's Plains Rd Jerry's Plains NSW (Figure 7). Only two structures are / were enclosed buildings. The others are open shelters, yards and fences. Remnants of former structures are also located on site along with the remains of some farm equipment.

The descriptions which follow provide information on the appearance, construction system and overall condition of the various items identified on the site (Figure 7).

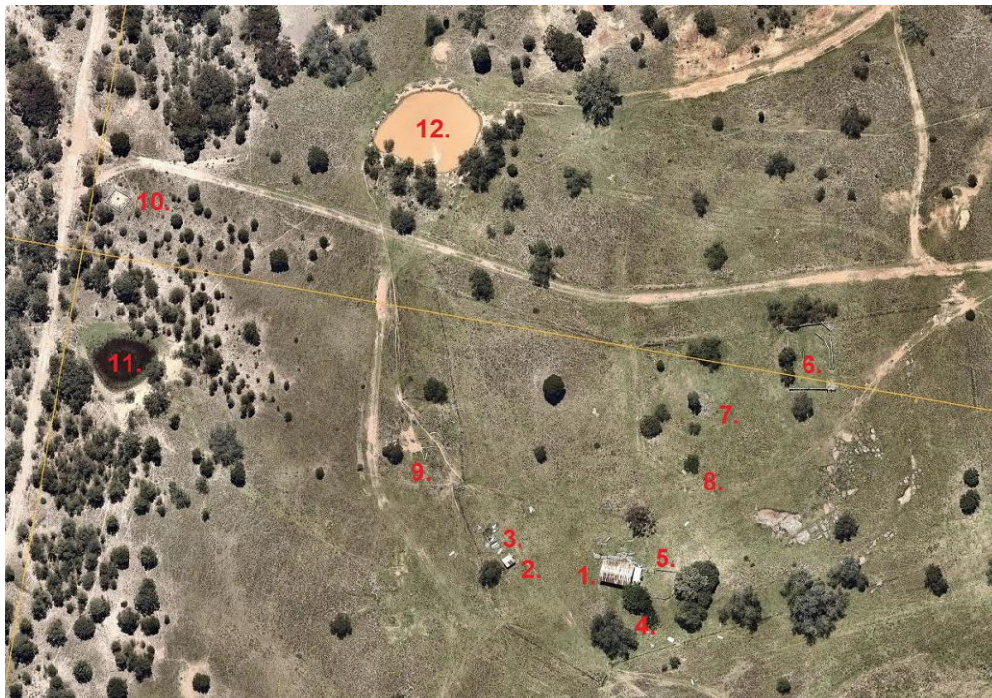


Figure 7: Aerial photo showing the extent of the remnant buildings and structures. They are numbered as follows: 1. Hayshed and Slab Dwelling, 2. Small Shed, 3. Chicken Coop / Rabbit Hutch, 4. Pump Shed, 5. 'House' Yard, 6. Yards, 7. Workshop, 8. Tractor, 9. Dairy, 10. Pen, 11. Small Dam, 12. Large Dam. Source Nearmap (by license) Annotated by EJE

3.2.1 THE HAYSHED AND SLAB DWELLING (Remnant 1)

This structure is made up of two parts; a large and lofty open sided shed for storage of hay and feed, and a small slab formed dwelling structure now open on the west side.

Photographs of the hayshed and slab dwelling are provided in Figures 8 to 23.

The open hayshed is a very simple timber structure approximately 10 x 7 metres and 5 metres tall to the underside of the eaves. It consists of tree trunk posts cantilevered from the ground, pole cut beams connecting the tops of the posts, bush pole roof rafter and diagonal braces sitting atop the beams, sawmill cut roof battens, and surmounted with lapped galvanised iron sheets in a corrugated profile. It is difficult to date the structure mainly due to the simple materials used, though it does appear markedly newer than the small dwelling structure. We would estimate the hay shed to be from approximately the 1950s.

The majority of the posts have been termite affected and are in deteriorated condition. The beams, rafters and braces were only inspected by sight from the ground but were not as visibly termite affected though was still weather affected. The roof sheeting has obvious surface corrosion on the top and the beginnings of pitting corrosion at the lap joint. There are no recognisable markings which identify or date the roof sheets. There are no gutters on the roof.



Figure 8: Hayshed looking east with the dwelling at the far end. A simple rural structure of post and beams with a gable roof atop.



Figure 9: Hayshed looking east toward the dwelling from within the structure. Cut logs lie on the ground in the foreground



Figure 10: Hayshed looking west across the dwelling.



Figure 11: Looking up into the Hayshed roof showing the bush pole rafters and bracing.



Figure 12: Hayshed post showing serious termite damage.



Figure 13: Hayshed post showing weather damage at the junction of the roof beam.

The slab dwelling is a single storey rectangular hut 7 x 2 metres no more than 3 metres high with a very simple skillion roof. It used to be enclosed on all sides but is now open right across the west side which abuts the hay shed. The slab construction and various details suggest that this structure may date as far back as the mid nineteenth century. There is sufficient visual evidence of weather protection and comfort devices that demonstrate the structure was indeed occupied and not used just as a shed. For a dwelling, it is highly unlikely that it was occupied by a landowner. It is more likely to have been the very modest dwelling of a farmhand or someone similar who could be itinerant.

The walls are of rough vertical slabs with the gaps between each covered over with tinplate sheet most likely sourced from empty containers. There are wide split boards on the floor and the roof is supported on hand cut beams and rafters. The northern two-thirds of the space have been painted internally in white while the southern third remains unpainted timber and rusted steel.

The southern wall has a single window opening which has a folded metal hood on the outside to provide protection against weather, and what appears to be a remnant of a closing shutter which is now missing.



Figure 14: Dwelling interior north side showing painted walls and scattered furniture.



Figure 15: Dwelling interior south side showing no paint to southern section beyond the door.



Figure 16: Hearth in centre of the east wall. Bricks and blocks show use over an extended period. The swinging bracket at the top left would suspend a cooking pot.



Figure 17: Looking up into the Hayshed roof showing the bush pole rafters and bracing.

There are two doors and a hearth in the eastern wall. The door leaves are railed but not braced. The northern door has a vision panel trimmed with saw cut planks. The hearth in the west wall has brickwork and a large hinged bracket for suspending a cooking pot. The flue is constructed entirely of galvanised iron rising to a point with smoke outlet at the top. The sides of the galvanised sheet are folded over and screwed together to make the flue rigid. The inside of the hearth is lined with brick.

There is a large opening in the north wall in the western corner of the room which has a lintel over it. It is not a typical door size. It may have led to an adjacent structure but that cannot be confirmed. On the north side of the dwelling is a water tank which was fed by the gutter from the roof except that the connecting pipe has broken away.

This structure was clearly occupied well back in the past, but there is further evidence that it has been occupied for a long period of time and even perhaps to the last forty years. Such evidence is explained below.

The bases of the three remaining slab walls have been affected by termite and rot and have all been braced inside and out with modern treated timber rails and pegs inserted into the ground. The open side of the dwelling and former wall line has been marked by the placement of disused train tracks. The roof has all been replaced with modern Zincalume on modern cyclonic battens. The Zincalume has been folded around the sides of the roof to form the fascias. The same modern Zincalume closes off the large opening on the north wall. Alongside the bricks within the hearth is modern concrete blocks and on one of the roof rafters there is a small but relatively modern fluorescent light fitting with a crystal shaped diffuser.



Figure 18: Hood over southern window for weather protection demonstrates occupation.



Figure 19: Fluorescent light fitting in the centre of the space shows occupation during the last 40 years. Note also the roof battens of folded metal and the Zincalume roof sheeting.



Figure 20: The southern wall has been repaired with treated timber rails inside and out with galvanised bolts through treated timber pegs driven into the ground



Figure 21: East facade southern half showing the door from the outside.



Figure 22: The flue constructed of folded over galvanised iron sheeting



Figure 23: East facade northern half showing the door from the outside and the water tank beyond.

3.2.2 THE SMALL SHED (Remnant 2)

The small shed is west of the hayshed and dwelling. It has a concrete floor bunded on all sides except for the door opening. Four tree-trunk posts occur in the four corners of the structure with the lengths between them infilled with studwork. The wall studs rise up from the bunded floor and are clad in weatherboards. A galvanised iron roof with barge rolls sits atop the structure. There is a single doorway on the north side which is controlled by a gate made of gal pipe and cyclone wire with a chain to fasten it. The south wall is largely open though there is what appears to be a deliberate opening rising from a rail at approximately 1.1m above the floor to 2m above the floor. The head member at the top of the wall suggests that studwork previously existed right across this wall also. The studwork and eaves details suggest a build date, or at least a substantial modification date of the early 20th century.

The structure might appear to be a stable except that the structural elements are too flimsy to contain a large animal. The bunded floor suggests that it would be hosed out on occasion. Another hypothesis is that it might be a meat shed, however there is no evidence of hanging hooks and the ridge beam is too slender to be considered for this purpose. There are no obvious shelves or racks for particular equipment merely a pair of timber rails with nails for hanging lightweight objects.

There is severe termite damage in the corner posts as well as in many of the studs and weatherboards.

Photographs of the small shed are provided in Figures 24 to 31.

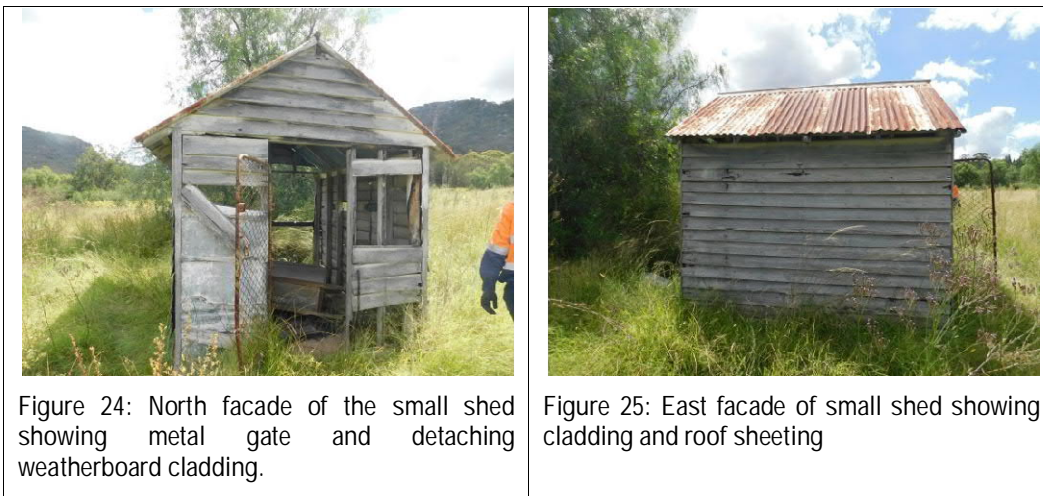




Figure 26: South facade of small shed where virtually all of the cladding has detached. The centre rail appears to be at a sill height and metal flashing around the ends of the rail seem to confirm this. The wall head however shows evidence of former wall studs.



Figure 27: West facade of small shed showing weatherboards repaired with sheet metal. Barge roll of roof edge is visible at top left.



Figure 28: A detail of the banded concrete floor with the timber studs emerging from the edge of the concrete.



Figure 29: The roof structure of the small shed does not make allowance to hang objects such as carcasses for butchering from the ridge member.



Figure 30: Weatherboards have suffered damage and have been patched. Termite damage to the post in the northwest corner is clearly obvious as the outer layer of the post is peeling away.



Figure 31: The northern gable of the small shed. The termite damage from the NW post continues into the gable structure where the member has been eaten out and collapsed.

3.2.3 THE CHICKEN COOP / RABBIT HUTCH (Remnant 3)

Two separate objects are located just west of the small shed. The largest is a chicken coop of cantilevered poles with timber side rails and chicken wire. The lower parts of the sides have corrugated iron sheets. It is in poor condition.

The smaller of the two objects is a timber frame which is covered in galvanised sheet on one side and fine grid mesh on the other. It is believed to be movable though moving the object was not attempted. It is expected to be a Rabbit Hutch.

Photographs of the chicken coop and rabbit hutch are provided in Figures 32 and 33.



Figure 32: The chicken coop is/was open to the top but well contained on the sides to prevent escape. The location is well overgrown.



Figure 33: The rabbit hutch is low and partly sheltered. It is expected to be movable so that it could always be located on fresh grass.

3.2.4 THE PUMP SHED (Remnant 4)

To the south of the Hayshed and Dwelling is another structure which is only about one metre square in plan but about 2.5 metres in height. It is a recent structure with cantilevered poles at the corners, a square pad of concrete in the centre, side walls made of insulated panels and a roof which was originally the roof of a Land Rover vehicle. An electrical cable with standard 240V plug is located at the bottom of the structure and penetrates the rear wall. This suggests that the structure houses a pump or generator and was not a toilet or privy.

Photographs of the pump shed are provided in Figures 34 and 35.



Figure 34: The roof of the pump shed has been recycled from a vehicle.

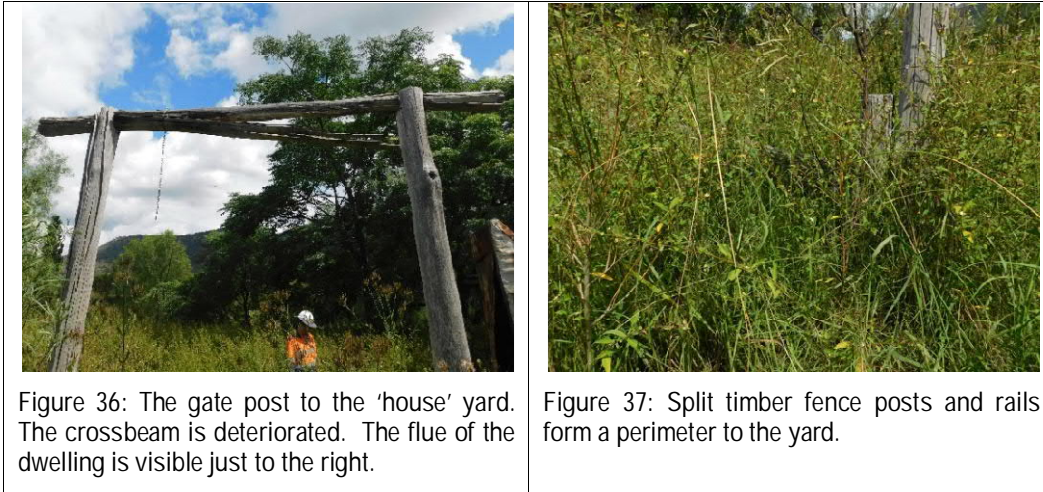


Figure 35: The floor of the pump shed with the power cable. There is no hole or plumbing connection.

3.2.5 THE 'HOUSE' YARD (Remnant 5)

Immediately east of the dwelling is a fenced area which has a gateway structure of two posts and a crossbeam. A light chain currently hangs from the crossbeam, though it appears to be modern. The 'house' yard may have contained an animal or may have just been for growing vegetables.

Photographs of the 'house' yard are provided in Figures 36 and 37.



3.2.6 THE YARDS (Remnant 6)

Approximately 70 metres north of the hayshed are the yards. These consist of a roughly rectangular holding yard with a run and a loading ramp. The fences to the yards are all of split timber posts and rails while the loading ramp is built up using timber, corrugated iron, steel mesh and rubble infill.

The condition of the yards is fair to poor with many of the posts and rails affected by weather, and termites. A number of the rails have fallen down though the posts are typically still standing.

Photographs of the yards are provided in Figures 38 to 41.



Figure 38: The yards looking northwest. The yards are overgrown and the fence is showing weather damage.



Figure 39: The yards looking northeast. The yards are overgrown and the fence is showing weather damage. The loading ramp is visible in the background.



Figure 40: The yards looking southeast. The yards are overgrown and the fence is showing weather damage.



Figure 41: a detail of the loading ramp section of the Yards. Note the condition of the posts.

3.2.7 THE WORKSHOP (Remnant 7)

Between the Hayshed and the Yards is a group of remnant footing lines of concrete and masonry which outline a former structure roughly square in plan. There is no evidence of a fireplace or hearth which would suggest this was a dwelling thus it is surmised that a workshop was in this position.

Photographs of the remnant workshop are provided in Figures 42 and 43.



Figure 42: Remnant footings and changes in level are discernible below the grass of the site.



Figure 43: The shape of the vegetation reveals square edges of former structures.

3.2.8 THE TRACTOR (Remnant 8)

Between the Remnant Workshop and the Remnant Hay Shed, sits the remains of a tractor. It is in a rusted condition. A substantial shrub has sprouted around it and covers the majority of it. A beehive has been created in what is believed to be the former fuel tank.

The tractor itself is identified as a Fordson Major piece of equipment. Based on the recognisable details of the tractor around the radiator grille and the marketing material discoverable, it is believed that the tractor dates to 1952 and before a new 'Streamlined' model arrived in late 1953. The Fordson Major was a common and popular piece of equipment manufactured from the late 1940s through the 1950s.

The tractor is fitted with a Robley Power Post-Hole digging attachment on the front which was manufactured in Geelong, Victoria. Advertising for the Robley Power Post Hole diggers can be discovered from 1951. A new improved version named the model "G" was released in February 1954. It is likely that the example discovered here is a Model "G".

Photographs of the tractor and related advertisements are provided in Figures 44 to 48.



Figure 44: Overgrown by bushes, the tractor exists between the Hayshed and the remnant workshop.



Figure 45: The radiator and front cowling of the Tractor. Note the Lettering, narrow crease line up to the top of the bonnet and the radiator cap.

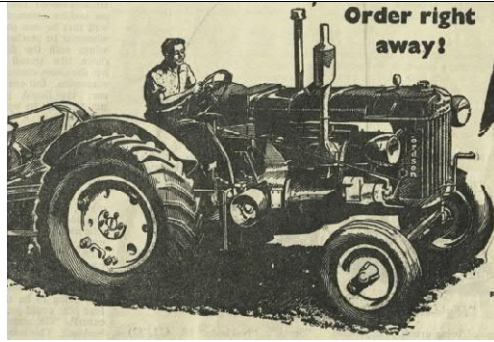


Figure 46: An advertisement from The Bulletin from the 14th of May 1952 (p15). The later 'streamlined' model had a much smoother cowling and concealed radiator cap.



Figure 47: The compliance plate of the Post ole Digger. The serial number 3254 suggests a 1954 manufacturing date.

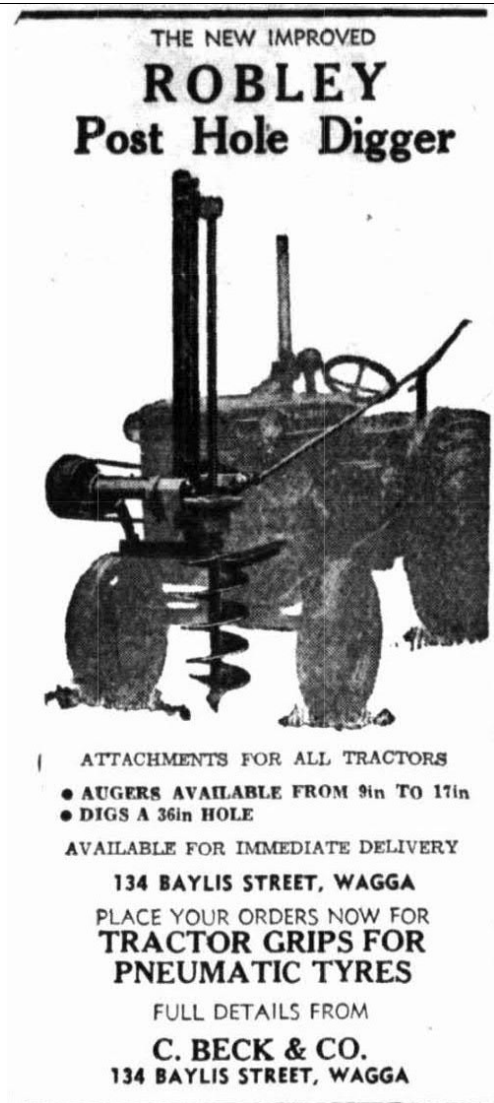


Figure 48: An advertisement for the new Model "G" post-hole digger from the Daily Advertiser (Wagga Wagga) 12th June 1954.

3.2.9 THE DAIRY (Remnant 9)

West of the main group of structures near what is a clear fence line and gate, there are the remains of a concrete slab with remnants of posts cantilevering out of the ground. Instead of being bunded to contain water, this slab is rolled over and down at the edges to maximise runoff. It would appear to have contained a Dairy previously which would be consistent with the typical produce of the properties in this vicinity and the Butter Factory at Jerry's Plains.

A photograph of the remnant dairy is provided in Figure 49.



Figure 49: The concrete slab from the former dairy. A post which would have been part of the structure emerges from the slab at the left of the image and a tree trunk emerges from a former post hole toward the right of the image. The slope down at the edge of the slab to facilitate cleaning is visible in the foreground.

3.2.10 THE PEN (Remnant 10)

Approximately 190 metres northwest of the Hayshed at a clear intersection of tracks is a square pen of split timber posts and top rails with three barbed wire strands. It is understood to be a holding pen, though aerial photos reveal it used to hold a water tank at some point. The ground of the Pen has been covered in sand for levelling and drainage and disused train tracks have been positioned around the lower sides to prevent the washing away of the sand.

A photograph of the pen is provided in Figure 50.



Figure 50: The Pen looking southeast. The posts, wire and train tracks containing the sand surface are visible.

3.2.11 THE SMALL DAM (Remnant 11)

The small dam is located just south of the Pen and is a simple depression made in the side of the hill to trap overflow. It does not always contain water.

3.2.12 THE LARGE DAM (Remnant 12)

The large dam is north of the Pen on the northern side of the track through the property. It is larger and deeper and is more likely to contain water.

3.3 CURRENT USE

None of the existing site or remnant structures support a current use. The property belongs to the larger site of the Wambo Coal Mine.

3.4 SURROUNDING CONTEXT

Numerous other fence posts are discoverable around the site of the works and some in a continuous row. There are very few remnants of fence rails or fence wires attached to the split timber posts. None of the fences or gates revealed any evidence of who might have leased or worked the property containing the remnant structures. Neither did they contain any evidence of the property names that have been discovered through the historical context section.

Photographs of fenceposts are provided in Figures 51 and 52.



Figure 51: Fencepost discovered at the corner of Hopkins, Skinner, and the Bank of NSW site. The post is clearly substantial but no identifying marks were found.



Figure 52: Another post in a line along the boundary between Hopkins' and Skinner's properties.

4. HERITAGE SIGNIFICANCE

The NSW heritage assessment criteria encompass four generic values in the Australian ICOMOS Burra Charter 2013: historical significance; aesthetic significance; scientific significance; and social significance.

These criteria will be used in assessing heritage significance of the place.

The basis of assessment used in this report is the methodology and terminology of the Burra Charter 2013; James Semple Kerr, *The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*;¹⁰ and the criteria promulgated by the Heritage Branch of the NSW Office of Environment and Heritage. The Burra Charter 2013, Article 26, 26.1, states that:

Work on a place should be preceded by studies to understand the place which should include analysis of physical, documentary, oral and other evidence, drawing on appropriate knowledge, skills and disciplines.

Places and items of significance are those which permit an understanding of the past and enrich the present, allowing heritage values to be interpreted and re-interpreted by current and future generations.

The significance of the place is determined by the analysis and assessment of the documentary, oral and physical evidence presented in the previous sections of this document. An understanding of significance allows decisions to be made about the future management of the place. It is important that such decisions do not endanger its cultural significance.

The NSW Heritage Manual, prepared by the former NSW Heritage Branch and Department of Urban Affairs and Planning, outlines the four broad criteria and processes for assessing the nature of heritage significance, along with two added criteria for assessing comparative significance of an item.

Heritage Significance Criteria

The NSW assessment criteria listed below encompass the following four values of significance:

- Historical significance
- Aesthetic significance
- Research/technical significance
- Social significance

¹⁰ (7thed). Burwood: Australia ICOMOS, 2013.

Listed below are the relevant Heritage Assessment Criteria identified in the Heritage Act:

- Criterion (a) An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area).
- Criterion (b) An item has strong or special association with the life or works 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 the 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 principle 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 places; or cultural or natural environments).

An Assessment of Significance requires that a level of significance be determined for the place. The detailed analysis uses the levels of significance below:

LOCAL	Of significance to the local government area.
STATE	Of significance to the people of NSW.
NATIONAL	Exhibiting a high degree of significance, interpretability to the people of Australia.

4.1 ANALYSIS OF SIGNIFICANCE

The analysis of significance is focussed on the property previously belonging to the Bank of NSW which contains the remnant structures and objects. These are the only elements which might be impacted by subsidence caused by the proposal. The other former properties contain nothing which might be detrimentally impacted by the Modification.

Historical Significance

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

Guidelines for inclusion	Guidelines for Exclusion
Shows evidence of a significant human activity. Yes, evidence of primary production, dairying in particular, is demonstrated on site and would tie into the presence of the Butter Factory in Jerry's Plains.	Has incidental or unsubstantiated connections with historically important activities or processes. N/A
Is associated with a significant activity or historical phase. Yes, primary production and dairying is a significant activity representing a significant phase of this local vicinity.	Provides evidence of activities or processes that are of dubious historical importance. N/A
Maintains or shows the continuity of a historical process or activity. Yes, in part, the demonstration of the use of the land for primary production is shown to have occurred for an extended period of time though has now been dormant for perhaps thirty years.	Has been so altered that it can no longer provide evidence of a particular association. The evidence which remains is highly deteriorated and there are only remnants to provide the evidence.

Criterion (b) An item has strong or special association with the life or works 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).

Guidelines for inclusion	Guidelines for Exclusion
Shows evidence of a significant human occupation. N/A	Has incidental or unsubstantiated connections with historically important people or events. Yes. Despite research, no connections with historically important people or events could be found.
Is associated with a significant event, person or group of persons. N/A	Provides evidence of people or events that are of dubious historical importance. Yes. The occupant of the remnant dwelling on the site is not likely to be the land owner. The manner in which they were living is that of a farm hand or itinerant worker who was deliberately located away from the owner's homestead. Has been so altered that it can no longer provide evidence of a particular association. N/A

Aesthetic And Technical Significance

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).

Guidelines for inclusion	Guidelines for Exclusion
Shows or is associated with creative or technical innovation or achievement. N/A	Is not a major work by an important designer or artist. Yes.
Is the inspiration for a creative or technical innovation or achievement. N/A	Has lost its design or technical integrity. N/A. The remnants are not considered to possess particular design integrity.
Is aesthetically distinctive. N/A	Its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded. N/A. The remnants are not considered to have possessed visual or sensory appeal.
Has landmark qualities. N/A	Has only a loose association with a creative or technical achievement. Yes
Exemplifies a particular taste, style or technology. N/A	

Social Significance

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.

Guidelines for inclusion	Guidelines for Exclusion
Is important for its associations with an identifiable group. N/A	Is only important to the community for amenity reasons. N/A. The remnants are not considered to be important to the community
Is important to a community's sense of place. N/A	Is retained only in preference to a proposed alternative. N/A

Research Significance

Criterion (e) An item has the 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).

Guidelines for inclusion	Guidelines for Exclusion
Has the potential to yield new or further substantial scientific and / or archaeological information. N/A	Has little archaeological or research potential. Yes. Research of slab buildings and primary production practices in the local vicinity are best sourced in nearby properties such as Wambo.
Is an important benchmark or reference site. N/A	Only contains information that is readily available from other resources or archaeological sites. Yes
Provides evidence of past human cultures that is unavailable elsewhere. N/A	The knowledge gained would be irrelevant to research on science, human history or culture. N/A

Rarity Significance

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).

Guidelines for inclusion	Guidelines for Exclusion
<p>Provides evidence of a defunct custom, way of life or process.</p> <p>Yes, current primary production and dairying is typically run at a scale much greater than was practiced at his property rendering the operation of this property defunct.</p> <p>Demonstrates a process, custom or other human activity that is in danger of being lost.</p> <p>See above.</p> <p>Shows unusually accurate evidence of a significant human activity.</p> <p>N/A. All evidence is degraded and not considered to be unusually accurate.</p> <p>Is the only example of its type.</p> <p>N/A</p> <p>Demonstrates designs or techniques of exceptional interest.</p> <p>N/A</p> <p>Shows rare evidence of a significant human activity important to a community.</p> <p>N/A. The evidence available is able to be discovered elsewhere.</p>	<p>Is not rare.</p> <p>Yes</p> <p>Is numerous but under threat.</p> <p>Yes</p>

Representative Significance

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 places; or cultural or natural environments).

Guidelines for inclusion	Guidelines for Exclusion
<p>Is a fine example of its type.</p> <p>N/A</p>	<p>Is a poor example of its type.</p> <p>Yes, partially. While there are a larger number of remnants and evidence of a long occupation on this property as compared to adjacent sites, the occupation is believed to only be a farmhand or itinerant worker and not that of a property owner.</p>
<p>Has the principal characteristics of an important class or group of items.</p> <p>N/A. The condition of the remnants reduces the quality of characteristics of the site.</p>	<p>Does not include or has lost the range of characteristics of a type.</p> <p>Yes, partially. The property does not contain a homestead which provides definition of the rural properties / estates in this vicinity and identifies a landowner.</p>
<p>Has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity.</p> <p>Yes, is able to demonstrate the operation of a Dairy farm.</p>	
<p>Is a significant variation to a class of items.</p> <p>N/A</p>	<p>Does not represent well the characteristics that make up a significant variation of a type.</p> <p>Yes</p>
<p>Is part of a group which collectively illustrates a representative type.</p> <p>N/A</p>	
<p>Is outstanding because of its setting, condition or size.</p> <p>N/A</p>	
<p>Is outstanding because of its integrity or the esteem in which it is held.</p> <p>N/A</p>	

4.2 STATEMENT OF SIGNIFICANCE

The former Bank of NSW property, Lots 3, 4 and 6 of DP 753817 which contains the remnant structures and objects described in this report demonstrates some significance historically and representatively for its former contribution to the dairy industry around Jerry's Plains. It bears some significance for its rarity in that dairying is now a much larger more industrialised operation than what was occurring at the site as demonstrated by the evidence on site. The condition of the remnants, the lack of a notable landowner/operator, and the widespread opportunities to discover similar evidence at other nearby properties all mean that the former property and the remnants associated with it can demonstrate no more than little significance and does not meet the threshold for heritage protection.

The remnant dwelling is clearly the oldest structure on the site, potentially dating to the 1800s. While it is a dwelling, it is not the homestead of a landowner or other important individual and has been modified on numerous occasions over the ensuing years. It is of little significance historically and is surpassed by other more intact examples of such structures in the other criteria of significance. The other remaining or remnant structures or objects on the site typically date from around the 1950s and have been modified since. They are not considered to be of significance under any criteria.

5. PROPOSED WORKS

5.1 DESCRIPTION OF WORKS

The South Bates Extension Modification to the Wambo Coal Mine was approved in 2017 which involved the Longwall mining of the 'Whybrow' coal seam underneath the property. Longwalls 17 to 23 have been worked to varying extent with no more impact than that which was expected.

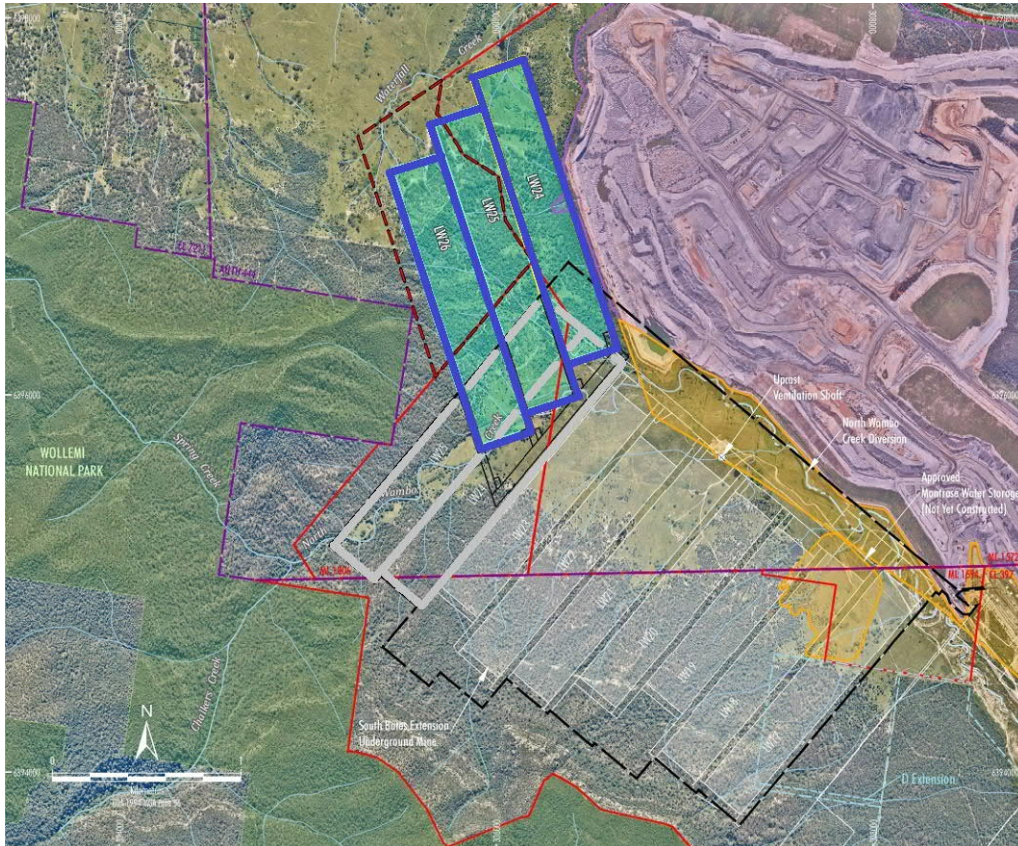


Figure 53: Proposed Works Longwall 24-26 Modification Works. Longwalls 24-26 are outlined in blue, with the approved Longwalls 24-25 are outlined in grey. Access to the proposed Longwalls would be via existing Longwall 23. Image source Peabody Energy / Wambo Coal outlined by EJE

The proposed works involve reorienting Longwalls 24 and 25 to extend to the northwest rather than southwest and to add Longwall 26 adjacent and extending in the same direction.

5.2 POTENTIAL GENERAL IMPACTS

None of the works involve direct action upon elements on the surface which will remain in their current state. The longwall cuts will be extracted through the extant Longwall 23 cut and will remain underground for their length. No additional surface infrastructure would be required for the Modification.

What will affect the Structures and Outbuildings is the subsidence that will occur during and once the mining work is complete. Subsidence impacts can be broadly categorised into three types: cracks, potholes and uplifts.

1. Cracks: as the name suggests are cracks that occur in the surface of the ground. They are elongated fissures that can move differentially either side of the fissure. They have the potential to induce stresses upon the structure of buildings causing them to tilt.



Figure 54: Cracking effect shows the elongated fissure opening into a deep cavity below.

2. Potholes: These fissures rather than being elongated like a crack, have similar dimensions in length and width. They have the potential to completely take away the support of a footing and cause tilting stresses upon a structure. Pothole subsidence is most likely to occur as a result of bord and pillar mining practices, in shallow mines and in areas where the rock above the mine workings is weak. Pothole subsidence is not as likely to occur due the proposed longwall practices below the subject property.
3. Uplifts are more the opposite of the other two effects in that they become an area of raised ground which can cause curvature stresses upon a structure. The uplift is caused by the relaxing movements of ground strata that are relieved of the load of overburden.



Figure 55: An uplift effect has caused the ground to rise in relation to its original position.

5.3 POTENTIAL SPECIFIC IMPACTS

5.3.1 THE HAYSHED AND SLAB DWELLING (Remnant 1)

Cracks or uplifts could cause a tilting or bowing of the hayshed structure. As the structure is a simple timber structure which is inherently flexible, it is doubtful that the tilting or bowing would cause substantial damage to the Hayshed. The Hayshed is likely to cope with the differential movement and retain its overall shape. This structure is not considered to be significant. Impact to the hayshed structure due to cracking or uplift will be nil.

The dwelling is stiffer than the hayshed due to its vertical slabs being fastened together with sheet steel. It is more likely to move as one piece and span across any cracks or uplifts with minimal damage. The significance of this structure is considered to be little. Impact to the dwelling structure due to cracking or uplift will be negligible.

5.3.2 THE SMALL SHED (Remnant 2)

The remnant small shed is considered to be too small in area to be affected by cracking or uplifts. This structure is not considered to be significant. Impact due to cracking or uplift will be nil.

5.3.3 THE CHICKEN COOP / RABBIT HUTCH (Remnant 3)

The Chicken Coop and Rabbit Hutch are both considered to be too small in area to be affected by cracking or uplifts. These elements are not considered to be significant. Impact due to cracking or uplift will be nil.

5.3.4 THE PUMP SHED (Remnant 4)

The remnant Pump Shed is considered to be too small in area to be affected by cracking or uplifts. This structure is not considered to be significant. Impact due to cracking or uplift will be nil.

5.3.5 THE 'HOUSE' YARD (Remnant 5)

The house yard is primarily defined by the perimeter fencing which is a flexible timber structure. The fence will change contour to follow any cracking or uplift and damage is unlikely. The worst which might happen is for a fence rail to fall out of the post which has occurred in numerous places already in other fences. This element is not considered to be significant. Impact due to cracking or uplift will be nil.

5.3.6 THE YARDS (Remnant 6)

The yards are primarily defined by the perimeter fencing which is a flexible timber structure. The fence will change contour to follow any cracking or uplift and damage is unlikely. The worst which might happen is for a fence rail to fall out of the post which has occurred in numerous places already in other fences.

The loading ramp is considered to be too small in area to be affected by cracks or uplifts.

These elements are not considered to be significant. Impact due to cracking or uplift will be nil.

5.3.7 THE WORKSHOP (Remnant 7)

The remnant workshop is only recognisable through the edges of spaces formed by straight walls. The remnant footings are typically cracked and broken. The affect of tilting or bowing due to cracks and uplifts is not likely to affect the straight lines the footings define. This element is not considered to be significant. Any impact will be negligible.

5.3.8 THE TRACTOR (Remnant 8)

The tractor is not likely to be affected by cracks or uplift. It is not considered to be significant. Any impact will be nil.

5.3.9 THE DAIRY (Remnant 9)

Similar to the remnant workshop, the dairy is defined by the straight lines of the former floor and footings. Being a concrete slab, it will have some ability to span across minor cracks or uplifts. This element is not considered to be significant. Any impact will be negligible.

5.3.10 THE PEN (Remnant 10)

The pen is primarily defined by the perimeter fencing which is a flexible timber structure. The fence will change contour to follow any cracking or uplift and damage is unlikely. The worst which might happen is for a fence rail to fall out of the post which has occurred in numerous places already in other fences.

5.3.11 THE SMALL DAM (Remnant 11)

The small dam is a simple structure created by grading and moving the earth. Cracking and uplifts could affect the volume and integrity of the dam. This element is not considered to be significant. Any impact will be nil.

5.3.12 THE LARGE DAM (Remnant 12)

The large dam is a simple structure created by grading and moving the earth. Cracking and uplifts could affect the volume and integrity of the dam. This element is not considered to be significant. Any impact will be nil.

6. STATEMENT OF HERITAGE IMPACT

This is the Statement of Heritage Impact for:	Wambo Coal Mine – Longwalls 24-26 Modification
Date:	This statement was completed in June 2022
Address and Property Description:	Lot A DP33149 Pinegrove Rd Jerry's Plains NSW Lots 3, DP 753817 Jerry's Plains Rd Jerry's Plains NSW Lot 4 DP 753817 Jerry's Plains Rd Jerry's Plains NSW Lot 10 DP 753817 Jerry's Plains Rd Jerry's Plains NSW Lot 11 DP 753817 Jerry's Plains Rd Jerry's Plains NSW Lot 18 DP 753817 Jerry's Plains Rd Warkworth NSW Lot 22 DP 753817 Jerry's Plains Rd Warkworth NSW Lot 66 DP 753817 Jerry's Plains Rd Warkworth NSW Lot 68 DP 753817 Redmanville Rd Jerry's Plains NSW Lot 71 DP 753817 Jerry's Plains Rd Warkworth NSW Lot 72 DP 753817 Redmanville Rd Jerry's Plains NSW Lot 73 DP 753817 Jerry's Plains Rd Jerry's Plains NSW Lot 166 DP 753817 Address unknown
Prepared by:	EJE Group
Prepared for:	Wambo Coal Pty Ltd

The following aspects of the Modification respect or enhance the heritage significance of the item or area for the following reasons:

There are no listed heritage items affected by the works which are 5.81km away from the curtilage of the SHR listed "Wambo Homestead"

The allotments containing structures and elements assessed for Historic Heritage significance are limited to lots 3 and 4 of DP753817 (listed in bold above). All other allotments are free of elements of potential historic heritage.

The assessment of the existing and remnant structures and elements upon these allotments has graded them as being of no more than little significance and typically nil significance. None of the elements meet the threshold for heritage protection.

The longwall mining process is an underground process which does not require the removal of elements on the ground surface. The impact of longwall mining typically only results in surface cracks or uplifts. Pothole subsidence is unlikely from longwall mining.

The impact of cracks and uplifts has been considered against the remaining and remnant structures and elements on the site and is considered to be no more than negligible, but typically nil.

The following aspects of the proposal could detrimentally impact on the heritage significance of the item or area for the following reasons:

In the unlikely event that structures become unstable due to the effects of subsidence, they will likely require demolition. As the structures have been graded as being of little to no significance there will be a corresponding little to no detrimental impact as a result.

Similarly, there is a possibility that the dams become damaged to the point that they cannot hold water and may need to be removed. The dams are of nil significance and thus no detrimental impact would occur by their removal.

Demolition of the dwelling and dams would require authority permission although this may be sought as Complying Development. Demolition of sheds and fences (within the boundaries of the lot) and farm buildings would be considered exempt development under State Environmental Planning Policy (Exempt and Complying Development Codes) 2008, and are able to be demolished as exempt development.

The following sympathetic design solutions were considered and discounted for the following reasons:

No sympathetic design solutions were considered necessary thus none were discounted.

The following actions are recommended to minimise disturbance and/or enhance the interpretation of the heritage significance of the item or area:

Visual monitoring of the structures and elements during and after the longwall mining process is recommended – particularly of Longwall 26 which will affect the ground directly below the structures. The visual monitoring is to anticipate whether the subsidence effects have destabilised the structures to the point they should be removed for safety reasons.

7. CONCLUSION

EJE Heritage has been requested to provide a Heritage Assessment and subsequent Heritage Impact Statement for the Modification.

The proposed works have no effect upon the Wambo Property or heritage item, which is 5.81 km away or the Whynot Property whose remaining structures are approximately 1km away.

Several landowners, some of which were notable persons, historically worked the allotments which will be undermined by the modified Longwalls 24-26. No physical evidence beyond fence posts exists upon the allotments of these persons to demonstrate their occupation of the site. The proposed works can have no impact where there is no evidence.

The only remaining structures and remnant elements which exist in any of the multiple allotments are contained within Lots 3 and 4 which were historically owned by the Bank of NSW as part of substantial investment landholdings throughout the state. The evidence on site points to these allotments being worked by a farmhand or itinerant worker who dwelt on the site in the remnant slab dwelling.

There is evidence that the site was occupied for a substantial amount of time perhaps from the mid 1800s to the 1980s with a substantial development of the site circa the 1950s as evidenced by the large hayshed and Fordson Tractor / Post-hole digger. The use of the site was for primary production and dairying in particular which fits with the presence of the Butter Factory at Jerry's Plains. Still no definite name can be attributed to the person who was working the site.

The proposed works could result in damage due to subsidence to the remaining and remnant structures and elements. The works do however allow the structures and elements to remain in existence for the time being and allow for visual monitoring of the structures to identify any subsidence effects on the structures caused by the proposed longwall mining processes to take place below the surface.

The expected effects of the mining activities have the potential to adversely affect the structures and elements. Distortion of the structures is possible due to cracks or uplifts in the ground surface. Instability, leading to collapse of the structures is a possibility. Visual monitoring of the structures is recommended in order to arrest such collapse.

Demolition of the structures of the property is also an option which could be considered by the landholder should the instability of the structures result in safety concerns. This course of action is justifiable due to the following factors:

1. the structures and elements are not a heritage item and bearing little significance do not warrant such protection,
2. the structures and elements are already in a state of degradation and some portions are partially collapsed due to environmental and pest factors, and
3. the remnant slab dwelling has been altered in recent times with the west wall entirely removed, and reveals repairs now incorporating Zinalume, treated timber and relatively modern electrical fittings.

The pens and sheds may be removed as exempt development, however the slab dwelling and the dams will require authority approval before removal can be undertaken.

In conclusion, the Modification will have no effect on the State listed Wambo Homestead Complex on the nearby property. The Modification has given great consideration to the effects possible upon the remaining and remnant structures and elements on the subject allotments despite them not being a heritage item nor of heritage significance, and any effects from undertaking these works have been considered, pre-empted and minimised. EJE Heritage believe that the proposed works the predicted effects of subsidence, and even the potential demolition of the structures should that be deemed necessary are acceptable from a Heritage Point of View.

8. BIBLIOGRAPHY

Australia ICOMOS. (2013). The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance. Burwood: Australia ICOMOS Incorporated.

EJE Heritage. (2017) Wambo Coal Mine South Bates Extension Modification – Statement of Heritage Impact. Newcastle NSW

The Government Gazette of NSW.

Kerr, J.S. (2013). The Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance. Australia ICOMOS Incorporated.

NSW Heritage Office. (2001). Assessing Heritage Significance - A NSW Heritage Manual Update. NSW Heritage Office.

NSW Heritage Office. (N.D). Statements of Heritage Impact. NSW Heritage Office.

Somerville, J et. al. (2010) Wambo Homestead Complex Heritage Strategy, Godden Mackay Logan, Redfern NSW

Newspapers

The Bulletin

The Daily Advertiser (Wagga Wagga)

The Daily Examiner

The Farmer and Settler

The Maitland Daily Mercury

The Maitland Weekly Mercury

The Newcastle Sun

The Patrick Plains Gazette

Singleton Argus

The Sydney Morning Herald

Online Resources

Familypedia: [https://familypedia.fandom.com/wiki/Charles_Joseph_Skinner_\(1855-1935\)](https://familypedia.fandom.com/wiki/Charles_Joseph_Skinner_(1855-1935))

Google Maps: <https://www.google.com.au/maps>

University of Newcastle: Special Collections - <https://www.flickr.com/photos/uon/>

Mecone Mosaic: <https://www.mecone.com.au/mosaic/>

NSW LPI: NSW Globe - <http://globe.six.nsw.gov.au/>

NSW LPI: Spatial Information Exchange - <http://maps.six.nsw.gov.au/>