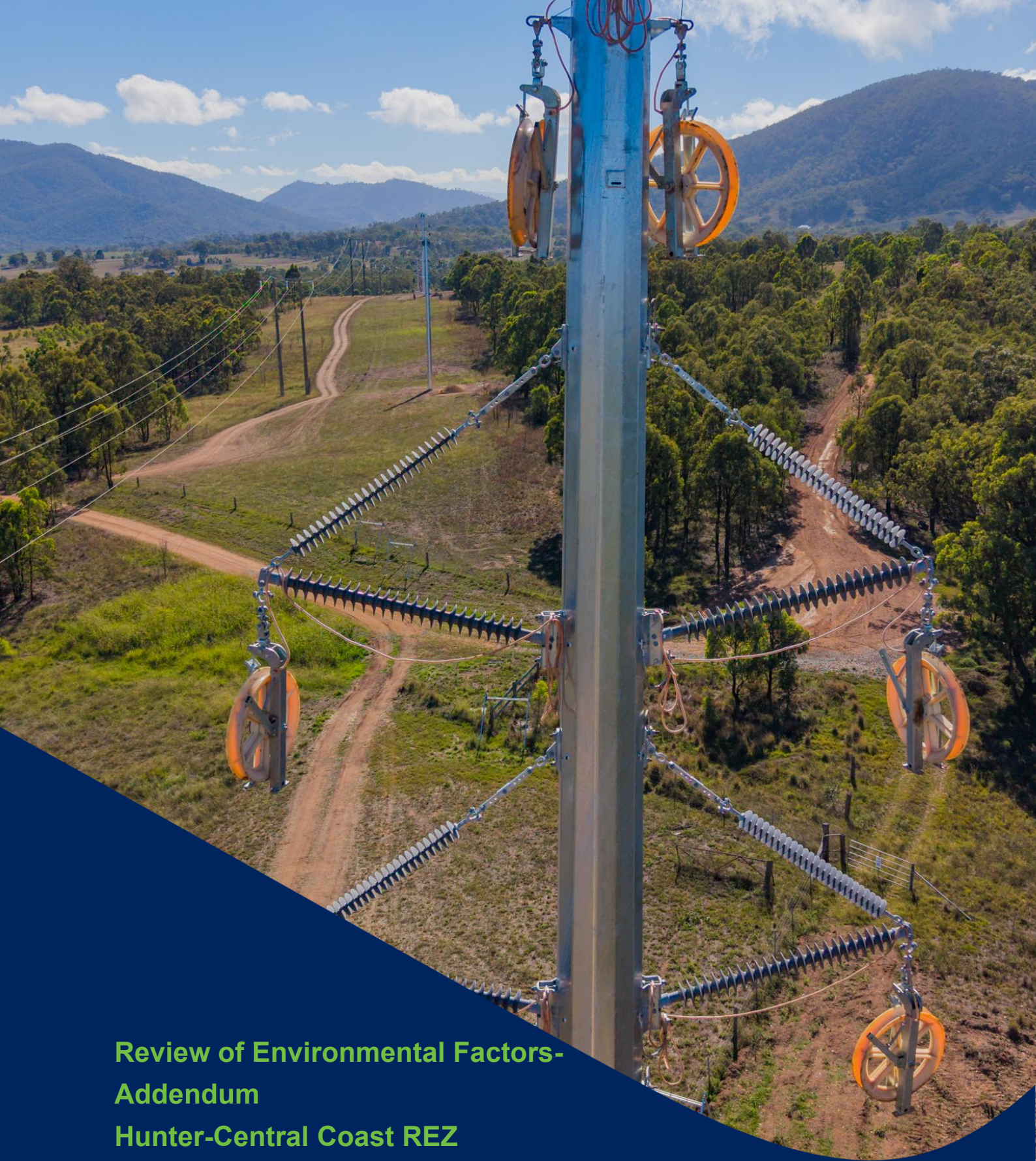




**Review of Environmental Factors-
Addendum
Hunter-Central Coast REZ
Network Infrastructure**

Appendix F- Non Aboriginal Heritage

Wired for good.™



288 Jerrys Plains Road, Mount Thorley

Statement of Heritage Impact

17-Jan-2026
Ausgrid powerlines installation
Doc No. 1

288 Jerrys Plains Road, Mount Thorley

Statement of Heritage Impact

Client: Ausgrid

ABN: 78 508 211 731

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Executive Summary

AECOM Australia Pty Ltd (AECOM) has been commissioned by Ausgrid to provide a Statement of Heritage Impact for the construction of powerlines at 288 Jerrys Plains Road at Mount Thorley, within the Singleton Council Local Government Area (LGA), in New South Wales (NSW). The property is listed as Brick Farm House in Schedule 5 of the Singleton Local Environmental Plan (LEP) 2013 as an item of local heritage significance. The purpose of this investigation is to assess the impact on the heritage significance of the Brick Farm House from the proposed works.

Ausgrid proposes to install powerlines within the heritage curtilage of the Mount Thorley Brick Farm House, as well as adjacent to the heritage item. The route alignment is part of a potential route modification for Ausgrid's Hunter-Central Coast Renewable Energy Zone (HCC REZ) project. Power poles located on the eastern side of Jerrys Plains Road will be located at intervals spaced between 150 to 200 metres (m).

The Mount Thorley Brick Farm House has historical, associative and research heritage values. The site demonstrates the development of settlement in the Hunter Valley, agricultural practices and is associated with Eliza Glass, a prominent figure in Singleton. The proposed works for power poles and powerlines would have a minor adverse impact on the setting of the item as well as significant views to the item from the north of Jerrys Plains Road. Placing the power poles at least 50 m away from the house and at intervals of 150 to 200 m apart, would retain the current views to the item to a degree that the item can still be appreciated. The impacts are considered acceptable if the following recommendations are implemented.

Recommendation 1 – Unexpected heritage finds

If unexpected Aboriginal objects or non-Aboriginal heritage/archaeological items are uncovered during construction, the work within the vicinity of the find should cease immediately. The site management shall be immediately notified to co-ordinate a response, which may include direction to seek appropriate advice from a suitably qualified and experienced Heritage Advisor.

Recommendation 2 – Construction noise and vibration

Vibration levels from construction plant and equipment should be assessed for potential impacts to the heritage item prior to commencing works. Mitigation measures should be put in place to avoid physical impacts. A condition survey of the Brick Farm House should be undertaken at the beginning and end of the works to ensure no damage has occurred to structures. Any damage to buildings should be avoided. If any repairs are necessary they should be undertaken under the guidance of a Heritage Architect.

Recommendation 3 – Consultation with council

As the proposed works do not significantly affect the environment, as a self-determining authority (ANO) Ausgrid can undertake the proposed works. However, as described in Section 2.2.3, a written notice of the intention to carry out the development should be issued to Singleton Council.

Recommendation 4 – Proposal Changes

Any future modifications to the proposal would need to be subject to further heritage assessment and approval. Such assessment, if required, would need to demonstrate that heritage impacts resulting from the change have been minimised.

Recommendation 5 – Heritage Induction

As part of the site induction, a heritage induction should be provided to workers prior to construction, informing them of the location of known heritage items and guidelines to follow if unexpected heritage items or deposits are located during construction.

1.0 Introduction

1.1 Background

AECOM Australia Pty Ltd (AECOM) has been commissioned by Ausgrid to provide a Statement of Heritage Impact for the construction of powerlines at 288 Jerrys Plains Road at Mount Thorley within the Singleton Council Local Government Area (LGA), in New South Wales (NSW). The property is listed as the Brick Farm House in Schedule 5 of the Singleton Local Environmental Plan (LEP) 2013 as an item of local heritage significance. The purpose of this investigation is to assess the impact on the heritage significance of Brick Farm House from the proposed works.

The Mount Thorley Brick Farm House is located on pastoral land and within mining buffer lands owned and managed by Coal & Allied (NSW) Pty Ltd (a wholly owned subsidiary of Yancoal Australia Ltd). Yancoal was established in 2004 and acquired the subject site from Rio Tinto Coal Australia (RTCA) in 2017 along with Mount Thorley Warkworth (MTW) mine.

1.2 Project area

Mount Thorley is located approximately 9 kilometres (km) south west of Singleton in the Hunter Valley region of NSW (Figure 1-2 and Figure 1-2). The homestead is on elevated land next to the MTW mine on the eastern side of the Jerrys Plains Road. The homestead building faces north and overlooks the Hunter River alluvial plain (Environmental Resource Management (ERM), 2015:2). The site is identified as Lot 1 DP 130275. The allotment extends to the western side of Jerrys Plains Road, however the heritage curtilage only includes the land to the east of Jerrys Plains Road (Figure 1-3).

1.3 Proposal

Ausgrid proposes to install powerlines within the heritage curtilage of the Mount Thorley Brick Farm House as well as adjacent to the heritage item. The route alignment is part of a potential route modification for Ausgrid's Hunter-Central Coast Renewable Energy Zone (HCC REZ) project. The HCC REZ is a critical project to deliver renewable energy supply for the Hunter and Central Coast region and represents the biggest enhancement to the Ausgrid network in over 25 years. The HCC REZ would have capacity to transfer one gigawatt of renewable energy by 2028 (*Hunter Central Coast Renewable Energy Zone*, 2023). The larger project includes the following works:

- Upgrading 85 km of existing sub-transmission powerlines
- Building two new energy hubs (substations)
- Upgrading two existing energy hubs (substations)
- Installing 18 km of new underground fibre optic communications cable.

The infrastructure upgrades will run from Kurri Kurri to Muswellbrook. Ausgrid is working with local community and regional stakeholders on the design and siting of the infrastructure. To reduce impact on landowners, community and the environment, where possible the sub-transmission routes will use the existing corridor and Ausgrid substations.

In early 2025 design and ongoing site investigations were undertaken. In mid-2025 a Review of Environmental Factors (REF) was submitted, displayed to the public, and subsequently determined in August 2025. In mid-late 2025 detailed design and early works occurred. The sub project relating to this report falls within the latter stage of works (*Hunter Central Coast Renewable Energy Zone*, 2023).

The REF included an assessment of impacts to non-Aboriginal heritage items. The report identified eight heritage listed items in their study area, which included the Brick Farm House at Mount Thorley. As the item was situated 200 metres (m) from the edge of the proposed route, the assessment deemed that there was no impact from the proposed works (Ausgrid, 2025).

During the current detailed design stage, a route modification has been identified that places the route easement for powerlines within the heritage curtilage of the Brick Farm House (Figure 1-2).

1.4 Project methodology

This heritage assessment has been undertaken in accordance with the Heritage NSW document *Guidelines for preparing Statements of Heritage Impact* (NSW Department of Planning and Environment, 2023). The methodology included:

- desktop searches of relevant heritage registers
- review of design drawings and project descriptions provided by Ausgrid
- review of the following key documents:
 - *Mount Thorley Brick Farm House, Conservation Management Plan* (Environmental Resource Management (ERM), 2015), hereafter referred to as the CMP
 - *Review of Environmental Factors Hunter-Central Coast REZ Network Infrastructure upgrades August 2025* (Ausgrid, 2025), hereafter referred to as the REF
- site inspection carried out on 11 December 2025 by AECOM archaeologist and heritage specialist Rebecca Hibberd.

1.5 Assumptions and limitations

All assessments have been based on project information provided by Ausgrid. Any departures from the proposal and construction information may require an amendment to the heritage assessment and/or its recommendations.

This report has been prepared for the sole use of Ausgrid for the proposal.

Historical research has been based on the CMP and no additional historical research has been undertaken by AECOM.

1.6 Authorship

This assessment was prepared by Principal Heritage Architect, Ameera Mahmood. The site inspection was undertaken by archaeologist and heritage specialist Rebecca Hibberd, who provided related report inputs. Dr Darran Jordan, ANZ Heritage Technical Group Leader, provided a quality and technical review.



Figure 1-1 Project area and heritage listings (AECOM, 2025)



Figure 1-2 Detailed Project area and heritage listing (Source: AECOM, 2025)



Figure 1-3 Allotments showing DP130275 extending on the western side of Jerrys Plains Road

2.0 Legislative context

2.1 Commonwealth

2.1.1 *Environment Protection & Biodiversity Conservation Act 1999*

The *Environment Protection & Biodiversity Conservation Act 1999* (EPBC Act) defines 'environment' as both natural and cultural environments and therefore includes Aboriginal and non-Aboriginal historical cultural heritage items. Under the Act protected heritage items are listed on the National Heritage List (items of significance to the nation) or the Commonwealth Heritage List (items belonging to the Commonwealth or its agencies). These two lists replaced the Register of the National Estate (RNE). The RNE has been suspended and is no longer a statutory list; however, it remains as an archive.

Under Part 9 of the EPBC Act, any action that is likely to have a significant impact on a matter of National Environmental Significance (known as a controlled action under the Act), may only progress with approval of the Commonwealth Minister for the Department of the Environment. An action is defined as a project, development, undertaking, activity (or series of activities), or alteration. An action will also require approval if:

- it is undertaken on Commonwealth land and will have or is likely to have a significant impact on the environment on Commonwealth land; and
- it is undertaken by the Commonwealth and will have or is likely to have a significant impact.

The heritage registers mandated by the EPBC Act have been consulted. The subject site is not listed on the National Heritage List or the Commonwealth Heritage List.

2.2 State

2.2.1 *Heritage Act 1977*

The *Heritage Act 1977* was enacted to conserve the environmental heritage of NSW. Under Section 32, places, buildings, works, relics, moveable objects, or precincts of heritage significance are protected by means of either Interim Heritage Orders (IHO) or by listing on the NSW State Heritage Register (SHR). Items that are assessed as having State heritage significance can be listed on the SHR by the Minister on the recommendation of the NSW Heritage Council.

Proposals to alter, damage, move or destroy places, buildings, works, relics, moveable objects or precincts protected by an IHO or listed on the SHR require an approval under Section 60 (s60). There are standard exemptions to the requirement for a s60 permit under Section 57 (s57)(1) of the Act.

Under Section 170 (s170) of the *Heritage Act 1977*, NSW Government agencies are required to maintain a register of heritage assets. The Register places obligations on the agencies, but not on non-government proponents, beyond their responsibility to assess the impact on surrounding heritage items.

The subject site is not included in the SHR or on the s170 heritage register.

2.2.2 *Environmental Planning & Assessment Act 1979*

The NSW *Environmental Planning and Assessment Act 1979* (EP&A Act) and its associated regulations provide the framework for assessing environmental impacts and determining planning approvals for developments and activities in NSW. The EP&A Act also establishes State Environmental Planning Policies (SEPPs) and LEPs which may include provisions relevant to the Project.

Part 5 of the EP&A Act sets out the requirement that a determining authority needs to take into account all matters affecting or likely to affect the environment by the proposed activity.

Authorised Network Operators (ANOs) are prescribed determining authorities for the purposes of section 5.6 of the EP&A Act which allows an ANO to be a Part 5 Determining Authority for Development for the purposes of an electricity transmission or distribution network. As a determining authority, an ANO can assess and self-determine activities that are not likely to significantly affect the environment and are conducted by or on behalf of the ANO for the purpose of electricity transmission or distribution.

Chapter 2, Part 2, Division 1, Section 14(2) of the *Transport and Infrastructure 2021* document provides the following guidance for consultation with councils in instances in which a proposed development may impact on local heritage:

A public authority, or a person acting on behalf of a public authority, must not carry out development to which this clause applies unless the authority or the person has:

- (a) had an assessment of the impact prepared;*
- (b) given written notice of the intention to carry out the development, with a copy of the assessment, to the council for the area in which the heritage item or heritage conservation area (or the relevant part of such an area) is located; and*
- (c) taken into consideration any response to the notice that is received from the council within 21 days after the notice is given.*

2.2.3 State Environmental Planning Policy (Transport and Infrastructure) 2021

The Transport and Infrastructure SEPP permits development for the purpose of an electricity transmission or distribution network to be carried out by or on behalf of an electricity supply authority or public authority without development consent on any land.

2.3 Local

2.3.1 Singleton LEP 2013

Part 5 Section 5.10 of the Singleton LEP 2013 deals with heritage conservation within the area covered by this LEP. All heritage items listed on the LEP are included in Schedule 5 of the document. The LEP states:

(1) Objectives The objectives of this clause are as follows—

- (a) to conserve the environmental heritage of Singleton,*
- (b) to conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings and views,*
- (c) to conserve archaeological sites,*
- (d) to conserve Aboriginal objects and Aboriginal places of heritage significance.*

(2) Requirement for consent Development consent is required for any of the following—

- (a) demolishing or moving any of the following or altering the exterior of any of the following (including, in the case of a building, making changes to its detail, fabric, finish or appearance)—*
 - (i) a heritage item,*
 - (ii) an Aboriginal object,*
 - (iii) a building, work, relic or tree within a heritage conservation area,*
- (b) altering a heritage item that is a building by making structural changes to its interior or by making changes to anything inside the item that is specified in Schedule 5 in relation to the item,*
- (c) disturbing or excavating an archaeological site while knowing, or having reasonable cause to suspect, that the disturbance or excavation will or is likely to result in a relic being discovered, exposed, moved, damaged or destroyed,*
- (d) disturbing or excavating an Aboriginal place of heritage significance,*
- (e) erecting a building on land—*
 - (i) on which a heritage item is located or that is within a heritage conservation area, or*

- (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance,*
- (f) *subdividing land—*
- (i) *on which a heritage item is located or that is within a heritage conservation area, or*
- (ii) *on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.*

The following subsection relates to archaeological sites specifically:

- (7) *The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register), or to which an interim heritage order under the Heritage Act 1977 applies) –*
- (a) *notify the Heritage Council of its intention to grant consent, and*
- (b) *take into consideration any response received from the Heritage Council within 28 days after the notice is sent.*

2.3.2 Statutory database searches

Searches of the following statutory databases were undertaken on 4 December 2025:

- Australian Heritage Database (World, National, Commonwealth heritage lists)
- State Heritage Register (SHR)
- State Heritage Inventory (for items on s170 heritage registers)
- Schedule 5 of the Singleton LEP 2013.

The following heritage items were identified within or adjacent to the Project area.

Table 2-1 Heritage items

Name	Address	Identifier	Database	Within or adjacent to Project Area
Brick Farm House	The Golden Highway, Singleton	I40	Singleton LEP 2013	Yes

3.0 Historical context

3.1 Aboriginal history

The Singleton region was historically the country of the Wonnarua People, a group widely regarded as the most culturally influential Aboriginal custodians in the Hunter Valley prior to European occupation. Although precise pre-contact population figures are unknown, early accounts suggest thriving tribes numbering several hundred. This traditional societal structure, however, was severely impacted by the arrival of Europeans. Introduced diseases, such as smallpox and measles, drastically reduced the population, while frontier conflict further exacerbated the decline. Historians suggest that these demographic disasters fundamentally altered the Wonnarua society, meaning Europeans likely never observed fully traditional Aboriginal life in the area (Environmental Resource Management (ERM), 2015:9).

Despite these catastrophic pressures, the Wonnarua demonstrated remarkable cultural resilience, having been characterised as potentially the first Kooris on the Australian mainland to survive the European invasion. By 1889, Singleton became a critical refuge, drawing nearly all the remaining Hunter Valley Koori population to the area. Two significant post-contact communities were subsequently established on sites of traditional camping areas: St. Clair and Redbourneberry. The majority of the Wonnarua lived on a large section of Redbourneberry Hill, which was officially declared a common in 1886, securing a base for the community for a time (Environmental Resource Management (ERM), 2015:9).

This period of consolidation was short-lived, as the communities came under external management. The St. Clair reserve, renamed Mount Olive, was placed under the Aborigines' Protection Board in 1916 but was officially closed in 1923, resulting in the dispersal of the remaining 40 residents. Although some Wonnarua continued to reside on Redbourneberry Hill into the 1930s, often living in makeshift dwellings, the community structure had been significantly affected by dispersal policies and socio-economic pressures. Today, the Wonnarua community is diverse, robust, and actively engaged in the recognition, protection and maintenance of their rich Aboriginal cultural heritage throughout the region (Environmental Resource Management (ERM), 2015:9).

3.2 Early European exploration and settlement of the Hunter Valley

The initial European awareness of the Newcastle area began in May 1770 with Lieutenant James Cook's recording of a small offshore island. The subsequent discovery of the river by Lieutenant John Shortland led to its naming in honour of Governor John Hunter. The first settlement, established in 1801 as a secondary penal station for re-offending convicts, was brief, being abandoned by January 1802. A permanent penal settlement was successfully re-established in 1804 following the Castle Hill convict rebellion. Thirty dangerous offenders were transported here, primarily engaging in mining coal and cutting cedar. To maintain isolation and prevent escapes, the fertile Hunter Valley was deliberately restricted from free settlers. This isolation policy was slightly eased in 1818 when well-behaved convicts from Newcastle were permitted to establish farms at Wallis Plains (Maitland) (Environmental Resource Management (ERM), 2015:10).

Following Governor Macquarie's visit to Newcastle in 1818, concern over escaping convicts finding an overland route to Windsor prompted consideration for relocating the penal settlement and subsequently opening the Hunter Valley for free settlement, despite the initial lack of a road. Prior exploration efforts had been made by Government mineralogist John Parr in 1817 and Benjamin Singleton in 1818. The critical breakthrough occurred in October 1819 when John Howe, the Chief Constable at Windsor, led an expedition to locate a suitable route, reaching the Hunter River after 12 days. Howe enthusiastically reported the land as being "the finest sheep land I have seen since I left England," describing the low-ground grass as equal to an English meadow and noting the land was "very fine and thinly timbered" (Environmental Resource Management (ERM), 2015:10).

A second, successful expedition in 1820 reached the Hunter River on 15 March, leading to the naming of the area as St. Patrick's Plains. Howe communicated his success to Macquarie from Wallis Plains, and as a reward, he received permission to graze livestock and was granted 700 acres at St. Patrick's Plains, which he named "Redbourneberry" after his native town. Although he later settled at Morpeth,

the successful exploration also led to land grants for other party members, including Benjamin Singleton, George and Andrew Loder, and Thomas Dargin. Ultimately, the new land alienation policies influenced by J. T. Bigge's enquiries (1819-1820) and the definitive decision to relocate the Newcastle penal settlement to Port Macquarie resulted in the formal opening of the Hunter Valley to free settlers. This precipitated a rapid influx, with 283 land grants covering 149,587 hectares being made between 1821 and 1825, including over 100 grants in the Singleton area, resulting in most alluvial lands being privatised by 1830 (Environmental Resource Management (ERM), 2015:11).

The establishment of the town of Singleton did not proceed as initially planned at Whittingham, despite a grant for a church and school. Instead, the focus of settlement naturally evolved around Benjamin Singleton's property, near the crossing point on the Hunter River known as Singleton's Ford. To encourage urban development, Singleton advertised 103 quarter-acre allotments for sale in 1836 for the "intended town of Singleton, St. Patrick's Plains". Demonstrating civic commitment, he donated land for a market square and personally financed the construction of a court house in 1841, the same year Singleton was officially gazetted as the district's postal town (Environmental Resource Management (ERM), 2015:11).

3.3 Mount Thorley and the Thorley Family

Philip Thorley, who received a 100-acre grant and a horse for his participation in Howe's expedition, named his property Mount Thorley. This name, according to family history, is not topographical, a fact emphasised by Thorley's insistence that the word Mount never be abbreviated, with potential origins linking it either to his passion for horse racing or a neighbour's urging to "mount Thorley!" (Environmental Resource Management (ERM), 2015:11).

By 1823, Thorley had constructed the substantial, two-storey Mount Thorley Homestead on the crest of a hill. The original slab and shingle house was relocated in 1828 to serve as a school. A flourmill was built in 1842 that serviced Thorley's wheat as well as local wheat growers for a quarter-century. Following the opening of the Mitchell Line Road to Maitland, the homestead was converted into a profitable inn for 40 years. The property was sold in 1897 and the original homestead was unfortunately demolished in 1915 after its walls crumbled following a dance party. The bricks of the building were later repurposed for a smaller dwelling which was sold to dairy farmer Thomas Threadgate (Environmental Resource Management (ERM), 2015:11).

3.4 The Glass Family and Mount Thorley Brick Farm House

The land where the Mount Thorley Brick Farm House stands was originally granted to Eliza Jane Glass in 1872, comprising 614 acres across three allotments (portions 79, 80 and 81, being 614 acres in total), west of Philip Thorley's original grant. The property, situated on portion 81 (where the Brick Farm House is situated), was acquired by Eliza Glass at auction in 1870 for 198 pounds and 15 shillings for 198 acres and 3 roods. Dights or Doctor's Gully travelled through the centre of the lot toward the Hunter River. Physical evidence suggests that the Brick Farm House was constructed during the 1870s while under Glass family ownership. The ownership became complicated by the deaths of the initial transferees in 1875, eventually leading to the appointment of new trustees in 1908, including Eliza's daughter and grandchildren. The property remained within the extended family until 1960, passing through the Jarvis family, who were likely residents, before being sold to Warkworth Mining Ltd in 1979 (Environmental Resource Management (ERM), 2015:12).

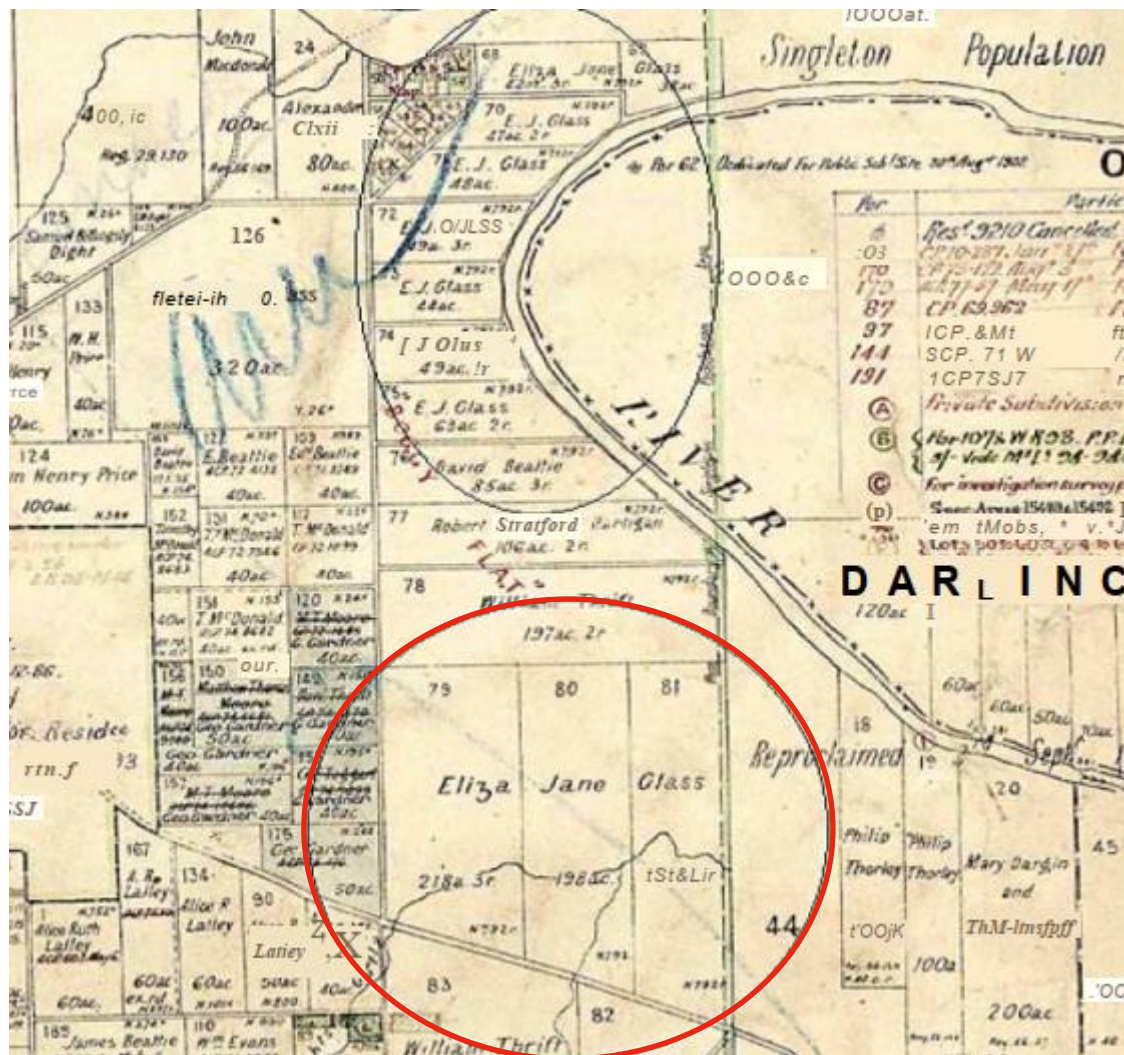


Figure 3-1 1891 Warkworth Parish Map showing the three allotments acquired by Eliza Glass (Source: As cited in Environmental Resource Management (ERM), 2015)

3.5 Glass Family

Eliza and Alexander Glass, Irish immigrants, settled in Singleton via Gresford and Maitland with their two young children. Their early success came from leasing land at Kelso, where Eliza managed a shop, dairy and poultry farm, enabling the purchase of the Kelso property and the Recluse estate (Long Point). In the 1850s, Alexander Glass and his brother-in-law, John Corrigan, formed the partnership of Glass and Corrigan, and became successful squatters with stations on the Namoi, Barwon and Gwydir Rivers. They also operated a large general store business in Singleton managed by Eliza, and owned over 200 bullock teams that provided vital transport services between Morpeth, the far north and the north-west. Following Alexander's accidental death in 1862, Eliza Glass was lauded for her "keen foresight" and "strong common sense", successfully managing the family's large business interests, including multiple station properties, and securing her land acquisitions in the Singleton Shire, such as the site of the Mount Thorley Cottage, in 1872. Upon her death in 1899, Eliza was remembered as a pioneer who managed her extensive holdings, valued at "a sum considerably over six figures", often having undertaken coach travel for weeks to inspect properties across the state (Environmental Resource Management (ERM), 2015:14-15).

4.0 Physical evidence

4.1 Study area

The Mount Thorley Brick Farm House is bound by Jerrys Plains Road (Golden Highway) to the south and west and farming land to the north and east (Figure 4-1 and Figure 4-5). The allotment is a triangular shape. Doctors Creek runs across the northern section of the site. MTW mine is located across Jerrys Plains Road to the west. The Hunter River is located approximately 1.5 km to the east.

The CMP has identified that there are significant views to the house from the Jerrys Plains Road, north of the place, as well as views from the house to the river (Figure 4-2 and Figure 4-5).



Figure 4-1 View to Mount Thorley Brick Farm House looking north from Jerrys Plains Road (Source: AECOM, 2025)



Figure 4-2 Significant view to Mount Thorley Brick Farm House looking south from Jerrys Plains Road (Source: Google maps, 2025)



Figure 4-3 View to Mount Thorley Brick Farm House looking north from the driveway off Jerrys Plains Road (Source: AECOM, 2025)



Figure 4-4 View to Mount Thorley Brick Farm House looking north west from driveway showing Mount Thorley Warkworth Mine (Source: AECOM, 2025)



Figure 4-5 Significant view to Hunter River looking east from Mount Thorley Brick Farm House (Source: AECOM, 2025)

4.2 House

The 2015 CMP describes that the house displays characteristics of the Victorian Georgian style of architecture which includes gentleness of scale, simple rectangular and prismatic shapes, symmetrical façade, medium pitch roof, a verandah under a separate roof, slender verandah posts, exposed brick walls and a simple chimney. Walls are brick laid in a Flemish Bond pattern in various tones giving a mottled effect. The plan of the house is a rough square (Figure 4-6). The hipped roof is corrugated galvanised iron with two smaller hipped rooves projecting on the southern end. The southern end has a collapsed/missing verandah with timber posts and a corrugated iron roof. There are two brick chimneys. The extant verandah floors are made of hardwood timber. The one surviving window is double hung. Doors and windows are generally missing. There are outbuildings on the south side connecting the south verandah through a covered way. These include a collapsed brick and later timber framed structure with fibre cement sheeting, water tanks and a tank stand.

During the AECOM site inspection (Figure 4-7 to Figure 4-22) it was noted that the condition of the building has deteriorated further from what was documented in the 2015 CMP. The verandah on the north elevation is missing (noted to be stored internally). Roof cladding is further corroded with missing sheets. The brick walls show mortar loss, missing and collapsed bricks, cracks, salt attack and moss growth in areas. The southern verandah posts have been altered to strengthen supports. Doors and windows are boarded with timber panels. Timber elements including decking and floor joists are missing and damaged. Chimneys have broken sections. Collapsed walls have brick rubble below. External timber trimmings are rotted. There are various elements of the building dispersed around the building as rubble (Figure 4-19 and Figure 4-20) especially around the outbuildings. There are extant building elements (possibly foundations) visible immediately adjacent to the house. A dairy shed is located on the eastern side of the house but is not included in the CMP assessment as a significant item (Figure 4-21). The building was not inspected internally as it was boarded shut for security and safety purposes.

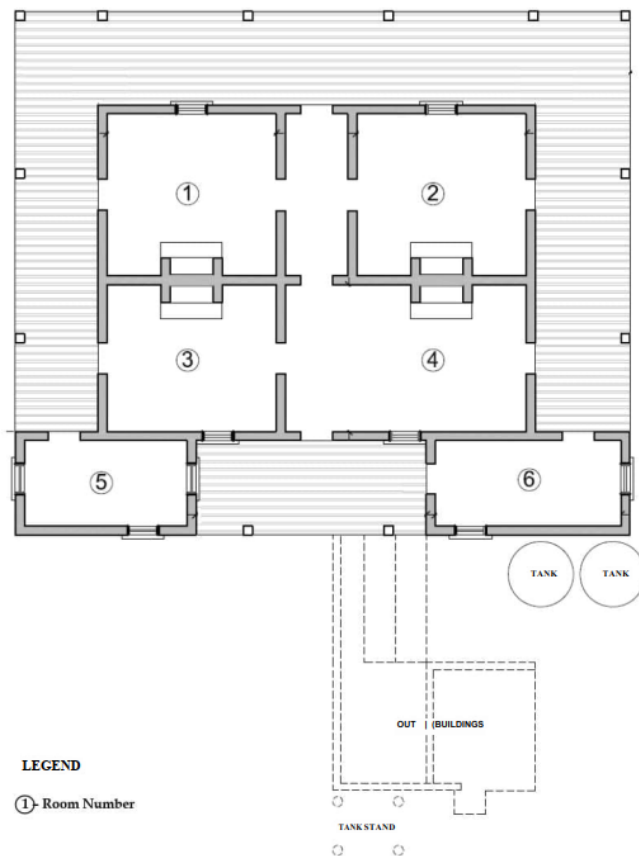


Figure 4-6 Floor Plan of Brick Farm House from CMP (Environmental Resource Management (ERM), 2015:20)



Figure 4-7 North elevation showing collapsed verandah and foundations (Source: AECOM 2025)



Figure 4-8 2015 Northern elevation comparison (Source: CMP, 2015)



Figure 4-9 South elevation showing further corrosion of roof sheeting, and deterioration of walls (Source: AECOM 2025)



Figure 4-10 2015 South elevation comparison (Source: CMP, 2015)



Figure 4-11 East elevation showing damaged timber decking, corroded roof and broken chimney (Source: AECOM 2025)



Figure 4-12 West elevation showing damaged timber decking, corroded roof and broken chimney (Source: AECOM 2025)



Figure 4-13 Southern elevation detail (Source: AECOM 2025)



Figure 4-14 Western elevation detail (Source: AECOM 2025)



Figure 4-15 Eastern deck (Source: AECOM 2025)



Figure 4-16 Remains of outbuildings (Source: AECOM 2025)



Figure 4-17 Broken steel wall vent showing stone and brick foundations (Source: AECOM 2025)



Figure 4-18 Wall with excessive moisture (Source: AECOM 2025)



Figure 4-19 Extant foundations for outbuildings
(Source: AECOM 2025)



Figure 4-20 Scattered building remains at boundary of property
(Source: AECOM 2025)



Figure 4-21 Dairy shed (Source: AECOM 2025)



Figure 4-22 View looking north from subject site along the property boundary
(Source: AECOM 2025)

4.3 Archaeological potential

The archaeological potential of the Mount Thorley Brick Farm House has been assessed in the CMP as follows: “there is moderate potential for subfloor archaeological deposits, and low potential for archaeological deposits to the rear of the house”. There are no areas of high archaeological potential.

4.4 Condition

The 2015 CMP noted that the masonry structure of the Brick Farm House was sound, but the building was in a poor physical condition, noted by the collapsed verandah roof and posts, missing roof sheeting, damaged floorboards, missing internal and external joinery. During the AECOM 2025

inspection it was noted that the condition of the building had worsened since 2015 with the loss of the northern verandah, further degradation of building elements (walls, rooves and structural elements).

5.0 Significance assessment

5.1 Introduction

An assessment of significance is undertaken to explain why a particular item is important and to enable the appropriate site management to be determined. Cultural significance is defined in the Australia ICOMOS Charter for the conservation of places of Cultural Significance (the Burra Charter) as meaning "aesthetic, historic, scientific or social value for past, present or future generations" (Article 1.1). Cultural significance may be derived from a place's fabric, association with a person or event, or for its research potential. The significance of a place is not fixed for all time, and what is of significance to us now may change as similar items are located, more historical research is undertaken, and community tastes change.

The process of linking this assessment with an item's historical context has been developed through the NSW Heritage Management System and is outlined in the guideline Assessing Heritage Significance, which is part of the NSW Heritage Manual. The Assessing Heritage Significance guidelines (Heritage NSW, 2023) establish seven evaluation criteria (which reflect four categories of significance and whether a place is rare or representative) under which a place can be evaluated in the context of State or local historical themes. Similarly, a heritage item can be significant at a local level (i.e., to the people living in the vicinity of the site), at a State level (i.e., to all people living within NSW) or be significant to the country as a whole and be of National or Commonwealth significance.

In accordance with the guideline Assessing Heritage Significance (Heritage NSW, 2023), an item will be considered to be of State heritage significance if it meets two or more of the following criteria at a State level. An item may be of local heritage significance if it meets one or more of the following criteria at a local level (Table 5-1).

Table 5-1 Significance assessment criteria from SHR, SHI and LEP listings

Criterion	Inclusions/exclusions
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).	Historical significance – A place or object is important in the course or pattern of an area's history if it: • Is the product of • Is an example of • Was influenced by • Has influenced • Is associated with • Has a symbolic association with something that has made a strong contribution to the course or pattern of development of our cultural society or environment.
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 to area).	Associative significance – A place or object has special associational value if it is associated with a person, organization or group of people who have made an important or notable contribution to the course, pattern and development of our cultural and/or physical environment. In this context, a special association may relate not only to the 'great' and well-known, but also to the influential, the exemplary and the innovative.
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).	Aesthetic, creative or technical significance – a place or object is important because of its aesthetic significance if that place or object exhibits sensual qualities that can be judged to be of significance against various ideals including beauty, picturesqueness, evocativeness, expressiveness, landmark presence, streetscape

Criterion	Inclusions/exclusions
	contribution, symbolist or some other quality of nature or human endeavour. Alternatively, a place is important in demonstrating a high degree of creative or technical achievement at a particular period if that place illustrates artistic or technical excellence, innovation, accomplishment, extension or creative adaptation in a variety of fields of human endeavour including but not exclusive to art, engineering, architecture, industrial or scientific design, landscape design, construction, manufacture and craftsmanship or some other technical field.
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.	Social significance - A place or object is important for its strong or special association with a particular community or cultural group. This could be for social, cultural or spiritual reasons that have a perceived meaning or symbolic, spiritual or moral value that is important to them and which generates a strong sense of attachment. Alternatively, a place is important when the community exhibits strong or special feelings or attaches community identity to it, or the community gathers especially for spiritual reasons, recreation or resort. The place may be Aboriginal or non-Aboriginal or a natural environment. The natural place or object does not have to be a built/constructed/modified (culturally created) place and could be in an unmodified, natural form or format.
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). Significance under this criterion must have the potential to yield new or further substantial information.	Research potential – A place or object has potential to yield information that will contribute to an understanding of an area's history if it can be demonstrated that with further examination or research, it may reveal information that will contribute to our understanding of the past. The potential to contribute to our understanding of the past may be found in archaeological deposits, complexes, buildings and structures, gardens and plantings.
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).	Rarity – A place or object demonstrates rare, uncommon or endangered aspects of an area's cultural or natural heritage. The place or object illustrates past human activities or achievements that are at risk of being lost, and/or are of exceptional interest. Past human activities and achievements can include a way of life, custom, process, function, land use, design or some other activity or achievement that is no longer practiced.
Criterion (g) – an item is important in demonstrating the principal characteristics of a class of NSW's (or local area's): cultural or natural places cultural or natural environments.	Representativeness – A place or object is important in demonstrating the principal characteristics of a particular class of cultural or natural places or objects if it displays: - the defining features, qualities or attributes of a type - variation within a type - evolution of a type - transition of a type and where the type or class of cultural or natural places illustrates a range of human or environmental activities including: - a way of life

Criterion	Inclusions/exclusions
	- a custom - an ideology or philosophy - a process, land use, function, form, design, style or technique some other activity or achievement.

5.2 Significance assessment

The following significance assessment is reproduced from the CMP, 2015 (Environmental Resource Management (ERM), 2015). Note that the NSW Heritage Inventory does not include a significance assessment for the subject site.

Table 5-2 Significance assessment

Criterion	Assessment	2025 AECOM review
(a) Historical	Mount Thorley Brick Farm House is important in demonstrating the development of farming in the Upper Hunter Region in the early twentieth century and for the site's association with pioneer Eliza Glass. This criterion is met at a local level.	The subject site still meets this criterion.
(b) Associative significance	Mount Thorley Brick Farm House has an association with Eliza Glass, a prominent figure in the Singleton area in the late nineteenth century. This criterion is met at a local level.	The subject site still meets this criterion.
(c) Aesthetic/technical significance	Mount Thorley Brick Farm House is situated in a prominent position on a rise alongside the Golden Highway, and has aesthetic significance as a landmark structure in the area. However, its poor condition diminishes its aesthetic significance. This criteria is not met .	N/A
(d) Social significance	Mount Thorley Brick Farm House has been associated with a number of farming families in the region, but does not have special association with a particular community or cultural group. This criteria is not met .	N/A
(e) Research significance	The architecture of the building is not rare or unique and does not have potential to provide further information on early twentieth century architecture. There is moderate archaeological potential for subfloor archaeological deposits to yield further information about the site. Any information would relate to tire place and/or its occupants,	The subject site still meets this criterion.

	and is likely to contribute to an understanding of cultural heritage at a local level. This criterion is met at a local level.	
(f) Rarity	There are a number of early houses within the Singleton district, and early twentieth century houses are not uncommon. This criteria is not met .	N/A
(g) Representative value	The simple rectangular four room design of the Farm House is demonstrative of characteristics of farm houses from that period, however this type of place is not uncommon in the area. This criteria is not met .	N/A
Integrity		AECOM's site inspection in 2025 has assessed the integrity of the building to be low due to the damaged, missing and deteriorated condition of the house.

5.3 Statement of Significance

The following Statement of Significance is reproduced from the CMP (Environmental Resource Management (ERM), 2015:39):

"Mount Thorley Brick Farm House demonstrates the development of settlement in the Hunter Valley and the spread of agricultural practices throughout New South Wales.

"The Farm House at Mount Thorley overlooks the alluvial plains of the Hunter River and its prominent position on a rise beside the Golden Highway has made it a landmark in the local area.

"The site of Mount Thorley is significant for its association with prominent Singleton figure, Eliza Glass, who purchased the land in 1872 and owned until her death in 1899. Archaeological sub-floor deposits (within the house) have the potential to reveal information about the history and occupants of the Farm House."

AECOM's 2025 review agrees that despite the low integrity of the item (because of the deteriorated building condition), the above heritage values are still relevant.

6.0 Impact assessment

6.1 The concept proposal

The route modification for Ausgrid's HCC REZ project proposes an easement along the green route (Figure 6-1) directly east of Jerrys Plains Road, within the heritage curtilage of the Brick Farm House as well as directly adjacent to the property boundary (Figure 1-1 and Figure 1-2). The new powerline will run along the centre of the easement. Power poles will be located at intervals between 150 and 200 m (shown by SP numbers in Figure 6-1). At the corners or doglegs two power poles will be constructed (SP5b-011/012, SP5b-006/007, SP5b-003/004) to reduce the strain on structures. It is proposed that the nearest power pole to the Brick Farm House building will be at least 50 m away. The powerlines will run along the green route. Excavation is required for the pole installation measuring 1.8 m (diameter) by 5.5 m (deep).

The justification for the route modification was cited as its improvement to divestment opportunities for the agricultural land. "In the process of negotiating for site access to replace the existing circuit in the same spot, Yancoal indicated a preference for the line to be realigned from the eastern side of the railway, which is prime agricultural land, to the western side of the railway, which is largely encumbered by mine leases, existing electrical and road infrastructure. This allows them to shift the HTP (separate project) alignment further to the west to abut the Peabody railway, thereby improving the divestment opportunities of the prime agricultural land" (Ausgrid correspondence 15/12/2025).

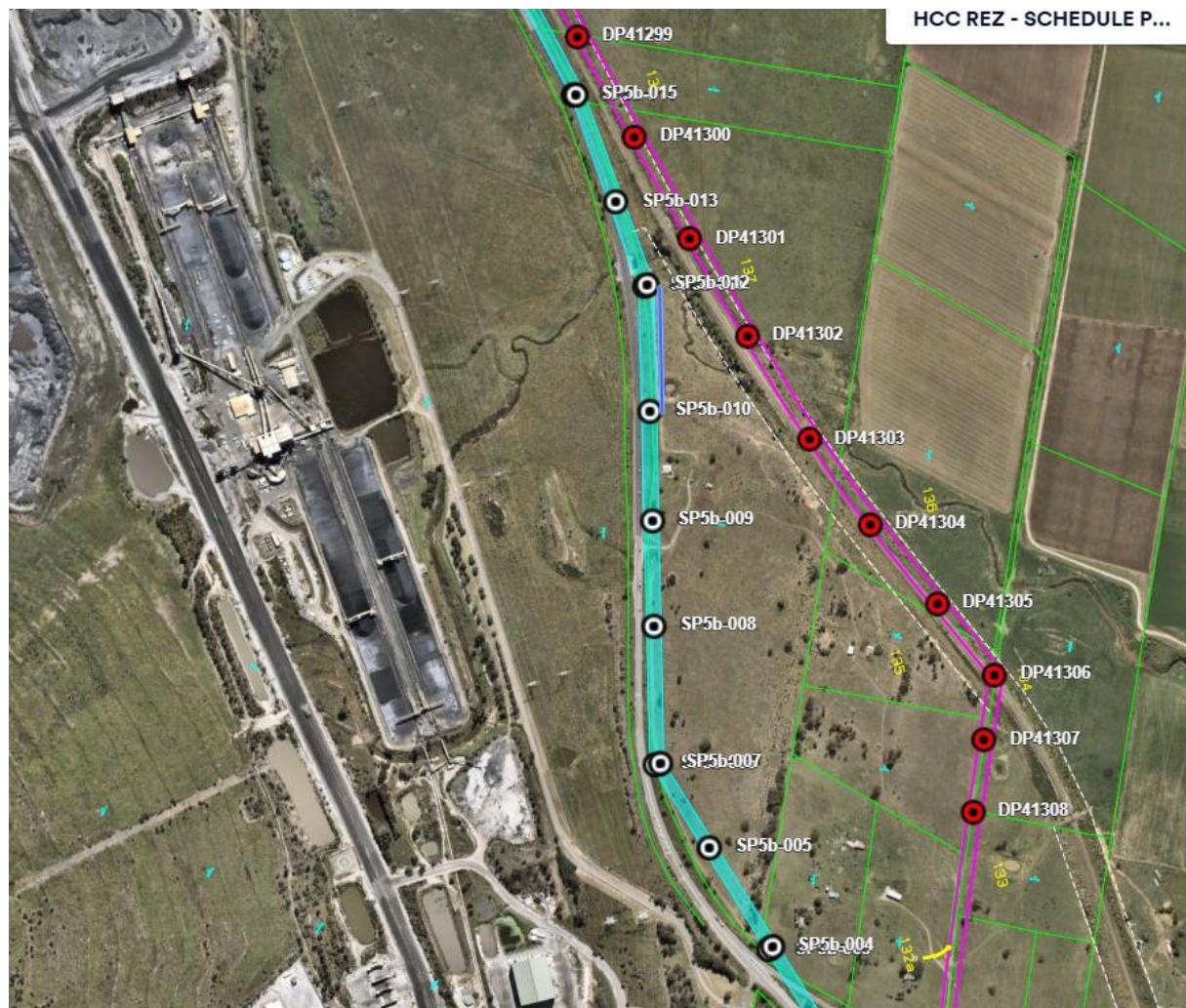


Figure 6-1 Proposed easement for powerline (Source: Ausgrid, 2025)



Figure 6-2 Photomontage of a typical powerline and power pole (Source: Ausgrid, 2025)

6.2 Potential impacts

The proposed works fall within the heritage curtilage of the Brick Farm House and are also directly adjacent to the listed heritage item. The proposed works have the following potential impacts:

- Direct impacts – Excavations within the heritage curtilage of the item
- Indirect impacts – Visual impacts from the location of power poles and powerlines located within and directly adjacent to the item. There is also potential for impacts to the item from vibration from the building works.

6.3 Impacts to heritage significance of Brick Farm House

The proposed works potential for impacts on the heritage significance of the Brick Farm House are assessed below.

6.3.1 Assessed criteria

Table 6-1 Impacts to heritage significance of Brick Farm House

Criterion	Impact assessment
(a) Historical Mount Thorley Brick Farm House is important in demonstrating the development of farming in the Upper Hunter Region in the early twentieth century and for the site's association with pioneer Eliza Glass.	The proposed works have no impact on the historical significance of the Brick Farm House. The site would still be able to demonstrate the development of farming in the region and its association with pioneer Eliza Glass is maintained. These values are evidenced by the building, associated farmland and adjacent farmlands. The direct impact from excavation works would not impact on the building or the use of the land.

Criterion	Impact assessment
	Indirect impacts from the powerlines and power pole installation is likely to have an adverse visual impact on the overall heritage item, however this would not impact on the historical values of the site. There is potential indirect impact from vibration on the remaining structure of the house.
(b) Associative significance Mount Thorley Brick Farm House has an association with Eliza Glass, a prominent figure in the Singleton area in the late nineteenth century.	The proposed works have no impact on the associative significance of the Brick Farm House. The association with Eliza Glass is retained.
(c) Research significance The architecture of the building is not rare or unique and does not have potential to provide further information on early twentieth century architecture. There is moderate archaeological potential for subfloor archaeological deposits to yield further information about the site. Any information would relate to the place and/or its occupants, and is likely to contribute to an understanding of cultural heritage at a local level.	The proposed works have no impact on the research significance of the Brick Farm House. The archaeological potential of subfloor and rear house deposits, assessed to be of moderate significance, would not be affected by the proposed works. The direct impact from excavation works may identify unexpected archaeology, however this impact can be mitigated by having an unexpected finds procedure in place during the construction works.

6.3.2 Impact on the heritage significance

The proposed powerlines and power pole installation would have a minor and acceptable impact on the identified heritage significance of the Brick Farm House. It is assessed that:

- The proposed works would not impact on the site's ability to demonstrate the development of settlement in the Hunter Valley and the spread of agricultural practices throughout NSW. These values are evidenced in the building and its agricultural setting.
- The association with prominent figure Eliza Glass is retained.
- Archaeological subsurface deposits (within the house and at its rear) which have the potential to reveal information about the history and occupants of the Farm House is retained and not impacted.
- The landmark character of the Brick Farm House, its prominent position on a rise beside the Golden Highway (Jerrys Plains Road) will be impacted adversely by the location of at least a dozen power poles within and directly adjacent to the heritage curtilage. The powerlines proposed to run on the eastern side of Jerrys Plains Road would have a continual visual impact on the landmark features of the site. It is to be noted that there is some level of existing visual impact from the powerlines and power poles on the western side of Jerrys Plains Road. These impacts are assessed to be minor in nature, as the proposed works are for infrastructure and not for obtrusive built elements that would completely impede significant views from the north of Jerrys Plains Road (identified in 4.1 and specifically in Figure 4-2). The proposed power poles and powerlines would still permit views to the Brick Farm House, so that its setting can still be appreciated.

6.4 Assessment against conservation policies

Table 6-2 assesses the proposal against the conservation policies set out in the CMP.

Table 6-2 Assessment against conservation policies (Environmental Resource Management (ERM), 2015)

Policies	Compliance
Policy 1: Future conservation and development of historic heritage features at Mount Thorley should be carried out in accordance with the principles of <i>the Burra Charter</i> . The recommendations and guidance provided in this CMP assists with meeting those principles.	Complies. The proposed works generally comply with the principles of the Burra Charter, as the works do not impact the items heritage significance (see Table 6-1).
Policy 2: The cultural heritage significance of Mount Thorley Brick Farm House must be understood prior to proposing works which will have potential to alter or impact on its values, and the significance assessment at Section 5.3 should be used to guide future decisions about the place.	Complies. The cultural heritage significance of Brick Farm House has been understood prior to proposing works by way of this report.
Policy 4: The heritage curtilage of Mount Thorley Brick Farm House incorporates the whole of the lot, and any changes within or adjacent to the curtilage need to take into account any potential impact on the Mount Thorley Brick Farm House.	Complies. This assessment considers the whole lot of Mount Thorley Brick Farm House and proposed changes within and adjacent to the heritage curtilage.
Policy 5: No new buildings should be erected on the eastern, northern and western sides of the Farm House's curtilage to protect its setting.	Partially complies. The proposal is not for new buildings but for power poles and powerlines which are built structures. These elements can affect the setting of the Brick Farm House. The construction of at least four power poles and continuous powerlines are proposed on the north and west side of the Brick Farm House which would have an adverse impact on the visual setting of the place.
Policy 6: Significant views and vistas should be maintained in any future development on site through use of appropriate height, bulk, orientation and placement of new development.	Partially complies. Significant views identified in Figure 4-2 (from north of Jerrys Plains Road) will be impacted, however, a degree of this view can still be appreciated between the placement of power poles (proposed to be at least 50 m away from the house and positioned at intervals 150 to 200 m apart).
Policy 10: While the need for new structures within the heritage curtilage register boundary is considered unlikely, any new structure should be of low scale structures and positioned so that they do not impact on important views and vistas associated with Mount Thorley Brick Farm House.	Does not comply. The proposal is not for a low scale structure and the structures' position has the potential to impact important views from the north of Jerrys Plains Road (identified in Figure 4-2). However, as described above the impacts can be minimised by installing power poles at least 50 m away from the house and positioned 150 to 200 m apart, which would still permit views.
Policy 24: Seek appropriate heritage approvals prior to undertaking works that could impact on the archaeological significance of the place. Undertake further archaeological research prior to impacting the landscape surrounding the building.	Complies. Appropriate heritage assessment has been undertaken by way of this report. No archaeological potential has been identified within the proposed area of works. However, an unexpected finds procedure

Policies	Compliance
	should be put in place to mitigate any unexpected finds.
Policy 25: Where new discoveries are made, a notification of Relics forms (sl46 notification) must be submitted to the Heritage Council.	The unexpected finds procedure should include details on how finds are to be notified, if required.
Policy 26: In the instance that Aboriginal artefacts are discovered, works must immediately cease and Heritage NSW be notified.	Complies. An unexpected finds procedure is recommended to manage any artefacts that may be discovered, including Aboriginal heritage artefacts.
Policy 27: Consultation should be undertaken with Singleton Council and continue to involve CHAG and any other interested local community members in future plans for conservation and use of Mount Thorley Brick Farm House.	Complies. It is recommended that consultation should be undertaken with Singleton Council and CHAG.
Policy 29: Development applications in which the proposed work is likely to have an impact on the heritage place should have a heritage impact assessment prepared describing the likely impact and recommending mitigation measures.	Complies. This report addresses the heritage impacts of the proposal.
Policy 30: To ensure compliance with the Heritage Act, advice should be sought from a suitably qualified archaeologist prior to undertaking any ground disturbance works.	Complies. This report has been undertaken by a suitably qualified archaeologist.
Policy 34: Prior to substantial alterations or where future changes have potential to result in loss of the identified historic heritage values of Mount Thorley, a comprehensive archival recording of the site including measured drawings and black and white film should be undertaken.	N/A The proposed works are not for substantial alterations.

6.5 Matters for consideration

Guidelines for preparing a statement of heritage impact, Department of Planning and Environment, 2023 (NSW Department of Planning and Environment, 2023) poses a series of questions for consideration. Relevant questions are included below for assessment.

Table 6-3 Process questions

Question	Assessment
General consideration	
If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?	Not applicable, but it is recommended that Singleton Council be consulted.
Heritage impact assessment	
Do the proposed works affect the setting of the heritage item, including views and vistas to and from the heritage item and/or a cultural landscape	Yes. The installation of power poles and powerlines will have an adverse effect on the setting of the heritage items including significant

Question	Assessment
in which it is sited? Can the impacts be avoided and/or mitigated?	views to the item from the north of Jerrys Plains Road. The impacts cannot be avoided but are mitigated by the location of power poles at least 50 m away from direct views to the Brick Farm House and approximately 150 to 200 m apart. Hence, they still permit views to the heritage item from the northerly aspect.
Are the proposed works part of a broader scope of works? Does this proposal relate to any previous or future works? If so, what cumulative impact (positive and/or adverse) will these works have on the heritage significance of the item?	Yes. The proposed works are part of the HCC REZ project, a critical project that delivers renewable energy supply for the Hunter and Central Coast region. The broader scope has been assessed, including cumulative impacts as part of the REF approval. There are no further cumulative impacts from a heritage perspective from the proposed works in this report.
If the proposed works are to a local heritage item, are the requirements of the development control plans or any local design guidelines that may apply to the site considered?	Not applicable.
Will the proposed works result in adverse heritage impact? If so, how will this be avoided, minimised or mitigated?	Yes. The proposal will result in a minor adverse indirect impact. The impacts will be minimised by locating power poles at least 50 m away and 150 to 200 m apart, which will still permit some views to the heritage item.
Considerations for specific types of work	
New services and service upgrades	
How have the impacts of the installation of new services on heritage significance been minimised?	The impacts of the installation of new services have been minimised by the location of power poles at least 50 m away and 150 to 200 m apart, which will still permit views to the heritage item.
Are any known or potential archaeological deposits affected by the proposed new services?	No. No known potential archaeological deposits will be affected by the proposed new services. It is recommended that an unexpected finds procedure be implemented during construction works.
Has specialist advice from a heritage consultant, architect, archaeologist or services engineer been sought?	Yes. This report serves as specialist advice from a heritage architect and archaeologist.

7.0 Conclusions and recommendations

The Mount Thorley Brick Farm House has historical, associative and research heritage values. The site demonstrates the development of settlement in the Hunter Valley, agricultural practices and is associated with Eliza Glass, a prominent figure in Singleton. The proposed works for power poles and powerlines would have a minor adverse impact on the setting of the item as well as significant views to the item from the north of Jerrys Plains Road. Placing the power poles at least 50 m away from the house and at intervals of 150 to 200 m apart, would retain the current views to the item to a degree that the item can still be appreciated. The impacts are considered acceptable if the following recommendations are implemented.

Recommendation 1 – Unexpected heritage finds

If unexpected Aboriginal objects or non-Aboriginal heritage/archaeological items are uncovered during construction, the work within the vicinity of the find should cease immediately. The site management shall be immediately notified to co-ordinate a response, which may include direction to seek appropriate advice from a suitably qualified and experienced Heritage Advisor.

Recommendation 2 – Construction noise and vibration

Vibration levels from construction plant and equipment should be assessed for potential impacts to the heritage item prior to commencing works. Mitigation measures should be put in place to avoid physical impacts. A condition survey of the Brick Farm House should be undertaken at the beginning and end of the works to ensure no damage has occurred to structures. Any damage to buildings should be avoided. If any repairs are necessary they should be undertaken under the guidance of a Heritage Architect.

Recommendation 3 – Consultation with council

As the proposed works do not significantly affect the environment, as a self-determining authority (ANO) Ausgrid can undertake the proposed works. However, as described in Section 2.2.3, a written notice of the intention to carry out the development should be issued to Singleton Council.

Recommendation 4 – Proposal Changes

Any future modifications to the proposal would need to be subject to further heritage assessment and approval. Such assessment, if required, would need to demonstrate that heritage impacts resulting from the change have been minimised.

Recommendation 5 – Heritage Induction

As part of the site induction, a heritage induction should be provided to workers prior to construction, informing them of the location of known heritage items and guidelines to follow if unexpected heritage items or deposits are located during construction.

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