

15) PLANNING PROPOSAL TO AMEND BLAYNEY LOCAL ENVIRONMENT PLAN 2012

Department: Planning and Environmental Services

Author: Director Planning and Environmental Services

CSP Link: 3.3 Heritage sites in the natural and built environment are identified and understood.

File No: LP.PL.2

RECOMMENDATION:

That Council forward a Planning Proposal to the Minister for Planning and Environment seeking to amend Schedule 5 and the corresponding Heritage Maps within the Blayney Local Environmental Plan 2012.

Reason for Report:

The purpose of this report is to seek Council resolution to submit a Planning Proposal to the Department of Planning & Environment (DPE) to amend the Blayney Local Environmental Plan 2012 (BLEP).

Report:

Councillors will recall that at its Ordinary Meeting of 16 September 2014 it resolved to proceed to prepare three (3) planning proposals to amend the BLEP 2012.

This Planning Proposal seeks to amend Schedule 5 of BLEP2012 and the corresponding Heritage Maps (where applicable) for a limited range of lots/items/areas detailed within the document.

The amendments include: removal of four (4) heritage items, addition of one (1) new item and resolve administrative errors or mis-description of five (5) existing items in the Schedule. The aim is to ensure BLEP2012 accurately reflects the heritage significance of items or heritage conservation areas and to remove requirements for heritage assessment where one is unlikely to improve the development assessment outcomes.

Issues:

Nil.

Budget Implications:

Nil.

Enclosures

1 Proposed Amendments to Blayney LEP 2012 14 Pages

Attachments (separate document)

2 Annexure of Proposed Amendments to Blayney LEP 2012 30 Pages

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Planning Proposal

**Proposed Amendment(s) to *Blayney Local Environmental Plan 2012* to
Amend Heritage Items (Schedule 5) and Heritage Maps**

**Prepared on behalf of Blayney Shire Council for submission to the
NSW Department of Planning & Environment**

26 February 2015

Version A

Document Control

Date	Version	Purpose	Recipients
26 February 2015	A	Draft for Internal Review	Mark Dicker – Blayney Shire Council Patsy Moppett – Blayney Shire Council

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1. INTRODUCTION

1.1. Aim of Amendment

Blayney Shire Council ('Council') is seeking to update and amend the list of Heritage items in Schedule 5 and the relevant Heritage Maps that form part of *Blayney Local Environmental Plan 2012* ('BLEP2012').

It is proposed to remove four (4) local heritage items from heritage listing, add one (1) new item, and resolve administrative errors or mis-descriptions for another five (5) existing heritage items.

These amendments are due to revisions to the heritage significance of relevant items and/or minor mis-descriptions of listed items and are supported by updated heritage inventory sheets and community / stakeholder consultation.

1.2. Process Overview

This Planning Proposal has been prepared in accordance with the requirements of:

- Letter from DPE dated 5/9/14 notifying Blayney Shire of amended procedures for drafting and notifications of local environmental plans;
- The *Environmental Planning & Assessment Act 1979* ('EP&A Act');
- The Department of Planning (October 2012) '*A guide to preparing planning proposals*';
- Planning Circular No. PS12-006 – *Delegations and independent review of plan-making decisions*; and
- *Blayney Local Environmental Plan 2012* ('BLEP2012').

A gateway determination under Section 56 of the EP&A Act is requested from the Department of Planning & Environment ('Department') to allow this planning proposal to be placed on public exhibition.

We also request delegation to Council (as the Relevant Planning Authority or RPA) of the power to make this amendment to the *Blayney Local Environmental Plan 2012*. Whilst there is no relevant endorsed strategy relating to these heritage amendments they are consistent with the recommendations/ strategies of the *Sub-Regional Rural & Industrial Land Use Strategy* (2008) and sufficient justification has been provided here and/or the amendments are so minor that it is suitable for delegation to be granted.

We submit that there is sufficient detail in this Planning Proposal to justify a positive Gateway Determination considering the low complexity of the proposed amendment and limited impacts of these amendments on appropriate heritage items, conservation areas, and character.

2. RELEVANT STRATEGIES

2.1. Heritage Studies

Heritage is an issue that has traditionally been dealt with either through Shire-wide heritage studies or through site-specific responses. The two most recent heritage studies include:

- a) Blayney Heritage Study (1989) by Perumal Murphy P/L ('1989 Heritage Study');
- b) Community Heritage Study (2010) – David Scobie Architects ('2010 Review').

This Proposal includes updated Heritage Inventory Sheets for all relevant items to justify the proposed amendments. This identifies where these original studies addresses or identified these sites.

2.2. Sub-Regional Rural & Industrial Land Use Strategy

The *Sub-Regional Rural & Industrial Land Use Strategy* for the Councils of Blayney, Cabonne and Orange City (2008) did cover the issue of heritage broadly and provide a review of items on the register of State heritage and National Estate (Local Profile); notes that the local of known and potential heritage items should be considered when addressing future development (Issues Paper); and a set of strategies to preserve and enhance heritage and culture of the Sub-Region (Final Strategy).

The Final Strategy noted that the standard heritage provisions should be included in the new LEP (complete) including an updated list of heritage items and conservation areas. Several relevant strategies include:

Policy Actions	Impact of Proposed Amendments
1.1 Review existing heritage lists to identify what is important to the community in terms of heritage conservation.	This Planning Proposal is part of an ongoing review of heritage lists to identify what is important to the community and whilst it removes 4 items and 1 heritage conservation area it reflects the heritage significance of these properties and adds an additional item.
1.2 Ensure that adequate community consultation is undertaken with respect to identification of heritage items. This is to include discussions with affected landowners.	See the section on Community / Stakeholder Engagement to demonstrate appropriate consultation levels.
3.2 Include a list of heritage items, conservation areas and Aboriginal areas (where appropriate) in the LEP.	This Proposal seeks to update the list of heritage items (all non-Aboriginal items).

The Subregional Strategy was adopted by Council on 28 July 2008 and approved by the NSW Government by letter dated 30 June 2011 from the former NSW Department of Planning & Infrastructure. This demonstrates that this Proposal is broadly consistent with this Strategy.

3. PROPOSED HERITAGE AMENDMENTS

3.1. Significant Changes to Heritage Items

The following tables are a list of the heritage items that are proposed for significant amendment and a table summary of the justification for the amendment.

Suburb/ Item No.	Item Name / Significance	Address; Property Description	Proposal
Blayney – Item No.59	Blayney Abattoirs and saleyard (former) (Local)	31 Gerty Street Lot 1 DP 134341, Lots 4 & 6 DP871015, Lot 2 DP 881855	Remove from LEP.
Blayney – Item No.78	Cottage and garden (Local)	274 Millthorpe Road Lot 1 DP 168843	Remove from LEP.
Neville – Item No.327	Cottage (Local)	9 Macquarie Street Lot 2 Section 1 DP 37459	Remove from LEP.
Neville – Item No.331	State Pine Forest (Local)	Mount Macquarie Road Lot 2 DP130387; Lots 1, 3 & 4 DP231822; Lots 2 & 4 DP241517; Lot 1 DP526649; Lots 18, 21, 44, 68, 69, 83, 85, 87, 100, 120, 125, 127 & 131 DP750407; Lot 7001 DP1023326; Lot 1 DP1094747	Remove from LEP.
New Item	Lime Siding Cottage	254 Millthorpe Road, Blayney Lot 1 DP 168844, Lot 1 DP 931585	New Item.

The Heritage impacts of the proposed amendments are addressed in the attached Heritage Inventory Sheets and the key justifications summarised into the table below.

Suburb/ Item No.	Proposal / Summary of Justification for Amendment (see attached work from Council's Senior Planner / Heritage Advisor – Patsy Moppett).
Blayney – Item No.59, Blayney Abattoirs and saleyard (former) (Local)	The sale yards and the abattoir are separate sites. Neither the sale yards nor the abattoir are currently operational. The sale yards were decommissioned in ~2005 and there are only remnants of the yards including concrete slabs and some stock yards. The abattoir was closed in 1998 but still retains significant buildings. Whilst both uses were significant in the history of the Town of Blayney and the district the facilities are rather typical and not rare. It is important to note the abattoir was not included as an item of heritage significance in the 1989 Heritage Study and the 2009 inventory sheet lists lots facing Gerty Street (sale yards) but not the abattoir even though the abattoir is mentioned. In effect in 2009 the details were not recorded accurately and the implications of listing were not fully considered and may create a barrier to future remediation and re-use of these sites. It is important that these sites are re-used from an economic and social perspective. Recommendation - That the listing of the abattoir and the sale yards are removed from Schedule 5 of the Blayney LEP 2012, but that the State Heritage Inventory (SHI) sheet is retained as a record of this significant complex in the history of the town of Blayney and district. - That the inventory sheet should be revised with accurate information to reflect the site details for both items. It should be regularly reviewed and updated, with the history of

Suburb/ Item No.	Proposal / Summary of Justification for Amendment (see attached work from Council's Senior Planner / Heritage Advisor – Patsy Moppett).
	the construction and occupation of the site being further investigated.
Blayney – Item No.78 Cottage and garden (Local)	Remove from LEP. Approval for demolition under DA 59/2014. The building was listed in the 2012 LEP but the details in regards to why the building was significant are unclear as the inventory sheets do not relate to the building but may relate to No.254 Millthorpe Road (proposed for listing below). Whilst No.274 Millthorpe Road is still associated with the Blayney lime kilns, the building is not particularly significant from an architectural point of view and no particularly notable occupants or history are known. Now that it has been demolished (with consent) there is no need to retain a heritage listing on the property. There has been some archival recording. The site was not listed in the 1989 Heritage Study. Recommendation That the dwelling listing be removed from Schedule 5 of the Blayney LEP 2012, but that the State Heritage Inventory (SHI) sheet be retained as a record of this low key dwelling in the history of the town of Blayney and the lime kilns. The inventory sheet should be regularly reviewed and updated, with the history of the construction and occupation of the building being further investigated.
Neville – Item No.327 Cottage (Local)	Remove from LEP. This item has been removed at the request of the current land owner. Whilst it is a substantial dwelling built in the Federation style it is typical of a number of dwellings in the district and it has been substantially altered including alloy windows, infill verandahs, and replaced flooring. There are no known associations or social significance. The building was identified as being of heritage significance in the 1989 Heritage Study but was not listed in the previous 1998 LEP. Recommendation That the dwelling listing be removed from Schedule 5 of the Blayney LEP 2012, but that the State Heritage Inventory (SHI) sheet be retained as a record of this significant dwelling in the history of the town of Neville. The inventory sheet should be regularly reviewed and updated, with the history of the construction and occupation of the building being further investigated.
Neville – Item No.331 State Pine Forest (Local)	Remove from LEP. This is a mature State pine forest located on Mount Macquarie managed by Forestry NSW and established from 1955 and is currently due for harvest. Whilst it was never intended that the heritage listing prevented harvesting it was suggested that harvesting be limited to retain some of the current planting around the periphery. This is inconsistent with its forestry function and the current planting does not have special significance warranting protection. The replanting after harvesting is likely to address the need to recognise this historical use of the land. The aesthetic significance will change as it regrows and is harvested but is not sustainable. It was not recognised in the 1989 Heritage Study or the 1998 LEP but a heritage inventory sheet was created in 2009. Recommendation • That the listing be removed from Schedule 5 of the Blayney LEP 2012, but that the State Heritage Inventory (SHI) sheet be retained as a record of this significant landscape feature near the villages of Carcoar and Neville. The inventory sheet should be regularly reviewed and updated. • That the property description of the place be accurately recorded on the inventory sheet.
New Item	New Item. The new listing should cover the 'Cottage and outbuildings'. The attached

Suburb/ Item No.	Proposal / Summary of Justification for Amendment (see attached work from Council's Senior Planner / Heritage Advisor – Patsy Moppett).
- Lime Siding Cottage	heritage inventory sheet summary demonstrates that these buildings were important examples for the Lime Siding community and associated with the Blayney lime kilns across the road and the Jarman family. It includes a dwelling (substantially rebuilt), cottage and kitchen, blacksmith's shop, hay/workshop shed and sulky shed.

3.2. Minor (Administrative) Changes to Heritage Items

A number of items within the Blayney Local Environmental Plan 2012 Schedule 5 have typographical errors which require attention. The items themselves are fully documented as to their significance and there is no proposal to remove the items from the Schedule. The anomalies are documented as follows:

Suburb / Item No.	Item Name / Significance	Address, description	Proposal
Blayney – Item No.64	Former Catholic Convent (Local)	40 Hill Street Lot 456 DP 1127058	Property description is wrong. The property should be No. 40, not 42.
Carcoar – Item No.131	Part Roman Catholic Church group (Local)	7-13 Collins Street Lots 17-20 Section 10 DP 758225	Remove Lot 16 from the description. Lot 16 Section 10 DP 758225 (No. 15), is owned by the Catholic Church, but is vacant land, outside the grounds of the heritage items.
Cadia – Item No.358	Cadia Cemetery (Local)	Lot 100 DP 576778	Remove street address from LEP. Lot 100 DP 576778 is mostly within the Cabonne LGA so only the curtilage applies. The address is not relevant.
Cadia – Item No.357	Cadia Engine House (curtilage only)(State)	Lot 100 DP 576778	Remove street address, alter LEP description. Lot 100 DP 576778 is mostly within the Cabonne LGA. The address is not relevant. The engine house itself is totally within the Cabonne LEP. Part of its curtilage is within Blayney LGA.
Forest Reefs – Item No.365	Forest Reefs Cemetery	Off Convent Lane, Forest Reefs Lot 1 DP 668340, Lot 1 DP 668339, Lot 1 DP 668341, Lot 7300 DP 1146833	Remove reference to Calvert Lane. The cemetery location is off Convent Lane. Add in additional Lot 1 DP 668341

4. PLANNING PROPOSAL

The layout of this section is in accordance with the requirements of the Department of Planning's document dated October 2012 entitled '*Guide to preparing planning proposals*'.

4.1. Part 1 – Objectives and Intended Outcomes of Proposed Instrument

Part 1 of the planning proposal should be a short, concise statement setting out the objectives or intended outcomes of the planning proposal. It is a statement of what is planned to be achieved, not how it is to be achieved. It should be written in such a way that it can be easily understood by the general community.

The objective of this planning proposal is to make amendments to *Blayney Local Environmental Plan 2012* ('BLEP2012') to update and amend the list of heritage items protected under the planning instrument to accord with community and Council recognition of their heritage significance.

4.2. Part 2 – Explanation of Provisions to be included in Proposed Instrument

Part 2 of the planning proposal provides a more detailed statement of how the objectives or intended outcomes are to be achieved by means of amending an existing local environmental plan.

The proposed mechanism(s) to achieve the objective(s) in Part 1 above is to amend *Blayney Local Environmental Plan 2012* (BLEP2012) as follows:

- a) Amend the Heritage Maps to remove / add the relevant heritage items as per this Proposal;
- b) Amend Schedule 5 - Environmental Heritage to remove/add/alter the listing for the relevant heritage items as per this Proposal.

4.3. Part 3 – Justification of Objectives, Outcomes & Process for Implementation

Part 3 of the planning proposal provides a justification that sets out the case for the making of the proposed instrument. The overarching principles that guide the preparation of planning proposals are:

- The level of justification should be proportionate to the impact the planning proposal will have;
- It is not necessary to address the question if it is not considered relevant to the planning proposal (as long as a reason is provided why it is not relevant);
- The level of justification should be sufficient to allow a Gateway determination to be made with the confidence that the instrument can be finalised within the time-frame proposed.

As a minimum a planning proposal must identify any environmental, social and economic impacts associated with the proposal. Generally detailed technical studies are not required prior to the Gateway determination.

Note that more justification has been provided for the addition/removal of heritage items than for minor (administrative) amendments to correct references to existing heritage items.

The Director General has set out the following requirements as matters that must be addressed in the justification of all planning proposals:

4.3.1. SECTION A

1) *Is the planning proposal the result of any strategic study or report?*

This planning proposal has not been initiated by a shire-wide strategic study or report but does respond to updated heritage inventory information prepared by Council's Senior Planner & Heritage Advisor. This

seeks to address the recommendations of the *Subregional Rural & Industrial Land Use Strategy* and the need to regularly update the heritage schedule and listing.

2) *Is the planning proposal the best means of achieving the objectives or intended outcomes, or is there a better way?*

The only way to update the local heritage listing in the Local Environmental Plan is to amend them through a Planning Proposal.

4.3.2. SECTION B

3) *Is the planning proposal consistent with the objectives and actions of the applicable regional or sub-regional strategy?*

As stated above, the proposed amendments are consistent with the recommendations of the Subregional Strategy to update the heritage list and appropriately protect and enhance the existing heritage and culture of the Shire.

4) *Is the planning proposal consistent with a council's local strategy or other local strategic plan?*

The Subregional Strategy addressed in Section 5 of this Proposal is the overarching strategy for all land uses in Blayney LGA. In addition, this is supported by local heritage studies. Any discrepancies between local heritage studies over time (particularly the 1989 Heritage Study and the 2010 Review) have been addressed in the justification and result from different interpretations of heritage significance.

The only other local strategy that has high level objectives for development in Blayney LGA is the *Community Strategic Plan 2025*. Its purpose is to identify the community's main priorities and aspirations for the future and to plan strategies for achieving those goals. Future Direction 3 aims to 'Preserve and enhance our heritage and rural landscapes'. Relevant strategies include:

CSP 3.3 – Heritage sites in the natural and built environment are identified and understood	The Statements of Heritage Significance that support these changes updated our understanding of these items.
Performance indicators – Increased signage and information about heritage.	

Therefore, the proposal can be seen to be consistent with Council's local strategies.

5) *Is the planning proposal consistent with applicable State Environmental Planning Policies?*

The Planning Proposal is consistent with all of the State Environmental Planning Policies. There are no specific SEPPs that apply to heritage and/or these heritage amendments will not constrain development that is mandated by any SEPPs applicable to the Shire.

6) *Is the planning proposal consistent with applicable Ministerial Directions (s.117 directions)?*

The Planning Proposal is consistent with all of the relevant Ministerial Directions as follows:

1. Employment & Resources

There are a variety of directions that seek to protect employment and resources. Whilst the addition of a new heritage item may affect future development of that item it is an existing dwelling and there is approval by the landowner. For those items that are being removed it will make it easier to redevelop those sites for employment (particularly where they are in an industrial or business zone).

2. Environment & Heritage - 2.3 Heritage Conservation

This is the most relevant Ministerial Direction to this Proposal. It states under subclause (4) that: A draft LEP shall contain provisions that facilitate the conservation of heritage items/objectives/places etc. and Aboriginal objects or places or landscapes. A draft LEP may be inconsistent with this direction only if Council can satisfy the Director-General that the draft LEP complies with Part 5 of the *Heritage Act 1977* and the significance of the item is conserved by other legislation or regulations or the provisions of the draft LEP that are inconsistent are of minor significance.

The provision of Statements of Heritage Significance attached to this report highlight the reasons for all of the changes including correction of minor mis-descriptions. These Statements have been prepared in accordance with the *Heritage Act* and those items recommended for removal from the heritage schedule are not worthy of local heritage significance / status. We believe this addresses this Direction and is justified by consistency with *Direction 6.3 Site Specific Provisions* addressed below.

3. Housing, Infrastructure & Urban Development

There are a variety of directions that seek to protect housing and infrastructure development. Whilst the addition of a new heritage item may affect future development of that item it is an existing dwelling and there is approval by the landowner. For those items that are being removed it will make it easier to redevelop those sites for housing or infrastructure (where permissible & suitable).

4. Hazard & Risk

A thorough hazard and risk assessment for each site is not required because any amendments to heritage status are unlikely to affect existing development potential and these matters can be addressed as part of any future development application. However, a preliminary review would suggest no additional flood or bushfire or geo-technical hazards from this proposal.

6. Local Plan Making - 6.3 Site Specific Provisions

The objective of this direction is to discourage unnecessarily restrictive site specific planning controls. Whilst this Proposal is not aimed at allowing specific development proposals to be carried out it broadly recognises that heritage status may not be or may be required for particular items based on updated Statements of Heritage Significance.

4.3.3. SECTION C

7) *Is there any likelihood that critical habitat or threatened species, populations or ecological communities, or their habitats, will be adversely affected as a result of the proposal?*

There are no known natural environmental impacts from the proposed changes. The removal of heritage listing from some items may facilitate their future redevelopment (or at least not provide an additional layer that must be addressed). However, any impacts on the natural environment as a result of any future development can be addressed as part of any merit based assessment process.

8) *Are there any other likely environmental effects as a result of the planning proposal and how are they proposed to be managed?*

Any possible increase in development potential is less related to its heritage status and more to its inherent site constraints and the market, but if relevant, no significant additional development potential is created in areas where this would be inappropriate (e.g. areas of high natural hazard, proximity to existing or proposed extractive industries or primary industries etc.).

9) *Has the planning proposal adequately addressed any social and economic effects?*

The summarised justifications for the proposed amendment in this Proposal (and the attached full heritage inventory sheets) have adequately addressed any social and economic effects of the amendments in terms of the standard requirements for heritage listing. They have also considered constraints posed by heritage listing on economic development (particularly of industrial sites) where additional flexibility may be

required. The impact of removing heritage items has been justified by the provision of other suitable heritage protections in the Shire.

4.3.4. SECTION D

10) Is there adequate public infrastructure for the planning proposal?

No additional public infrastructure is required to implement these amendments.

11) What are the views of state and Commonwealth public authorities consulted in accordance with the Gateway determination?

Council has briefly discussed this matter with the NSW Department of Planning & Environment and no issues have yet been raised. Further consultation with other key agencies is recommended in the 'Community Consultation' section below. No Commonwealth authorities are believed to be relevant to this application but this can be determined at the Gateway stage.

4.4. Part 4 – Maps (where relevant) showing Intent of Planning Proposal

If required, the amendments to the Heritage Maps can be prepared prior to the public exhibition period as a Condition of the Gateway Determination. The descriptions in this proposal and attached heritage inventory sheets provide sufficient location of all of the items subject to change (where relevant).

4.5. Part 5 - Community Consultation

4.5.1. Key Stakeholders

The key stakeholders include:

- a) The affected land owners;
- b) Department of Planning & Environment (Gateway Determination process & Heritage branch);
- c) Office of Environment & Heritage (within DPE) for heritage issues;

It is not believed that any of the heritage items are relevant to the National Heritage Trust and no Aboriginal items are included so the National Parks & Wildlife Service does not require consultation.

Additional stakeholders that may need to be notified when the Planning Proposal is on public exhibition include:

- a) Cabonne Council (as the Cadia Engine House sits within Cabonne LGA);
- b) Heritage Council of NSW (advisory body only).

4.5.2. Proposed Notification

In addition to the previous notification of some key stakeholders during the preparation of this Planning Proposal, Council is likely to provide a letter notifying all key stakeholders listed above of the dates that the Planning Proposal is on public exhibition and providing opportunity for further submissions (if required). Council will also ensure adequate notification to the community through key newspapers and other media outlets.

4.5.3. Proposed Public Exhibition & Community Notification

Public Exhibition

Council will provide public notice of a proposed resolution to rezone land and specify a 28 day period during which submissions may be made to Council.

Notice will include:

- a) Notification in the *Blayney Chronicle* newspaper prior to the public exhibition period;
- b) Written notification to all adjacent land owners (as noted above) OR notification through multiple media outlets;
- c) Provision of a copy of the Gateway Determination, Planning Proposal and supporting information at the Council Offices in Blayney.
- d) Any other requirements of the Gateway Determination made by the Department.

Submissions

Council will accept public submissions up to the close of the public exhibition period. All public submissions will be reviewed and summarised. The outcomes of any public hearing (if required) will also be considered prior to making a recommendation to Council.

Public Hearing

Under Section 57 of the EP & A Act Council must arrange a public hearing in respect of a planning proposal if one is requested by a key stakeholder or member of the public. The public hearing must be presided over by someone who is not a councillor or employee of Council (in the last five years). The presiding person should make a report available to Council on the outcomes of the public hearing.

APPENDICES / ANNEXURES

1. Statements of Heritage Significance

HER 004-B
48A

I 59 Blayney Sale Yards & Abattoir

[SHI 1161179]

Description

The property as described above is listed as Lot 1 DP134341, Lots 4, 6 DP 871015, Lot 2 DP 881855, 31 Gerty Street, Blayney. However, there are two separate sites.

The sale yards no longer exist and were located on Lots 4 & 6 DP 871015, and part of Lot 2 DP 881855.

The abattoir complex of buildings remains although has been unoccupied for many years. Its land comprises Lot 1 DP 821890, Lot 1 DP 306046, Lot 1 DP 929045 Lot 1 DP 664873 and Lot 8 DP 114099.

The sites are both zoned General Industrial under the *Blayney Local Environmental Plan 2012*.

History

The sale yards and abattoir are relevant to the history of Blayney, being major employers in the town for over 40 years, and constructed to service sheep and cattle production in the district, at the location adjoining the railway line.

Sale Yards

These were constructed during the Depression under a grant made to the Council to build a sale yard in Hill Street. Its rationale was to operate as a work creation measure and the result was a rough set of yards made from green timber, and so poorly sited that it is said that cattle floated out of the gates after a particularly wet period. Sales were held monthly.

In the 1960s following rapid growth of the abattoir facility, a major upgrading and expansion was carried out to the sale yards to cope with increased yardings.

The sale yards were owned and operated by Lyndhurst Shire Council and then Blayney Shire Council, with regular reporting being carried out to Council's Ordinary Meetings in regard to cattle and sheep sales, from the Sale Yards Advisory Committee.

The sale yards site was decommissioned upon construction of the Central Tablelands Livestock Exchange at Carcoar in around 2005.

There are remnants of the yards remaining on site such as concrete slabs, some bluestone foundations and some of the stock yards, on what is now a grassy area with a few shrubs. The main buildings were located to the far south of the site fronting Hill Street and the stock yards comprised both sheep and cattle yards and animal shelters.

Abattoir

The substantial abattoir buildings still remain, and are located to the south of the sale yards. The Country Freezing Company (CFC) operated in Blayney from 1908, the largest in the district and west of the mountains, storing ice, and it set up a boning component in 1919 to cater for the rabbit trappers. Rabbits were bought to be skinned for local sale or frozen in their skins for export to Britain. CFC also had a butter making operation. In 1924 FJ Walker bought out the company with their Sydney Meat Preserving Company. A simple operation was organized during WW2. In the early 1940s Messrs Swift P/L from America bought the works to supply the US forces contracts in Australia. They increased poultry production and introduced fat lamb killing. From 1952 there was a move to establish an abattoir which would serve the central west region, and provide the various towns with clean meat. All the Councils in the area through their health inspectors, were finding an unacceptable amount of diseased meat.

The earlier Swifts operation was offered to the Council upon its closure in 1952, being an old works available for redevelopment as a regional supplier. The new abattoir was supported by Lyndhurst, Blaxland and Lithgow Shires, with reluctant involvement from Bathurst and Orange City Councils. Molong, Oberon and Cowra were approached to fall within the captive area, but resisted the change.

In 1956 the Blayney Abattoir County Council was formed to administer the new abattoir at Blayney. The constituent Councils were Lyndhurst, Orange, Bathurst, Lithgow and Blaxland. There are minimal records which describe the administrative structure of the organisation, but it can be presumed that at least there was an administrative section, perhaps a separate finance section, and a works section which looked after the functions of the abattoir.

The inaugural meeting of the Blayney (Abattoir) County Council was held on 27 February 1956 at the Lyndhurst Shire Chambers. It was attended by eight Councillors - Aldermen H Coates, W Beynon, C Gordon, J Shumack, L N Bant, G F Fish, A Ridley and L Cassey. The group met monthly and the attendance book was endorsed by the County Clerk, Don McLean. Some of the Attendance and Minute Books are held in storage by Blayney Shire Council.

The new abattoir was completed in 1958, following a rejuvenation of the earlier freezing works and Swifts abattoir. Swifts had devoted much of their efforts to the poultry industry. Their facility was in need of major upgrade, and until capital was invested the plant became the subject of numerous pollution complaints from smoke pollution and effluent.

A large fire caused extensive damage to the abattoir buildings and equipment in August 1961. The sections damaged were due for redevelopment anyway, and the main damage was from neighbouring residential gardens where pigs had strayed as a result of release during the fire!

Substantial capital was outlaid on the plant in 1962 in new buildings plant extensions. In 1963 a list of meat exporters was published by the meat authority including Blayney, still operated by the Blayney (Abattoir) County Council. By 1966 Woolworths were killing at Blayney and buying stock locally.

The 1970s saw much capital investment in the Blayney abattoir. A new cold store was constructed as well as extensions/alterations to the amenities, drafting yards, main store, casing room, effluent disposal system, car park and access road, as well as construction of a truck wash and boiler house compressor room, portable work shed, beef and tripe rooms, stock yard wash down, coal bunkers and a retaining wall, resealing of the access road, internal alterations such as ceilings and floors. A new beef floor building was constructed, site fencing, upgrading of the nearby rail siding, and alterations to a cottage owned in Rowlands Street.

This period saw the facility being one of the biggest in the State, being a model of self-help, enterprise and civic progress. Blayney was the fastest growing rural town in NSW between 1970 and 1976.

In 1976 a tender was issued for a contract to construct a two storey building, plus electrical, mechanical and ventilation works. At this point the complex and the associated sale yards was still owned by the Blayney (Abattoir) County Council, and over 220 people were employed, including associated contractors and operators at the works. The plant ran a fleet of insulated and refrigerated road vans through the

contractor GP Nixon & Son P/L, which transported carcass meat to Sydney markets. The plant handled most of the meat requirements of retail butchers in the Bathurst, Orange, Lithgow, Blayney and Portland areas, as well as an even greater amount of meat to the Sydney metropolitan market. The abattoir was still licensed for export operations.

The capacity of the abattoir was to be progressively increased to handle regional slaughter and processing, with a view to decentralization of the meat industry. Other similar plants were located in Orange, Dubbo & Forbes. The success of country abattoirs in attracting Sydney operators greatly increased activity at all regional sale yards, making these marketing points, in turn, more attractive to the producer. The development of producers' co-operatives, with the farmer marketing his own meat, was to also add to the business of Blayney and other country abattoirs.

After many years of successful trading the abattoir fell on hard times due to prolonged drought and the establishment of other abattoirs close by eg Cowra. The abattoir tried to trade out of trouble but without an injection of capital to upgrade certain items, they kept falling further and further into debt. In 1981 the member Councils extended finance where this had not been required before. By 1982 the abattoir was looking for State government aid. With the growth of coal, aluminium and electrical generation, the State's priorities had shifted. Private takeover was resisted.

In 1987 the byproduct section was closed and the machinery removed. This was re-established in 1989 with new machinery, to render the inedible portions of a carcass through a cooking process reducing the material to a powder as a meat meal, using high quantities of water.

However, in 1988 the abattoir was sold to McPhee Export Meat P/L for \$3.5M, also known as Blayney Abattoirs P/L, and ESTO P/L, and in that year a Food Authority inspection issued an AAA rating Certificate for the operations on the site. The McPhee group was owned by the McPhee family, and at one time they were processing up to 40,000 sheep per week at abattoirs such as Albury, Cowra, Wagga, Forbes, Wodonga, Shepparton, Camperdown, Brooklyn and Dromona. They eventually took over the management of two export abattoirs, those at Wodonga and Blayney.

Subsequently in 1996 the site was purchased by ANZCO (Blayney Meat Packers P/L), a company from New Zealand, from the insolvent McPhee Meats, who had left unsecured creditors owed some \$6M. A voluntary administrator was appointed in May 1996. McPhee with his sons continued to operate the Wodonga abattoir and rendering plant.

During the 1990s further additions and alterations were carried out including a factory for tallow/meal/bone meal manufacture, a retail butcher shop, a gatehouse, carton storage shed, office additions, alterations to the main building, a beef chiller room, an elevated external corridor on the mutton slaughterhouse building, a blast freezer and cold store building, and a shed/workshop relocation.

However by April 1998 the operations were scaled back and decommissioned. Some 1600 staff had been reduced to 100 at the plant. The Blayney abattoir closed its doors in May 1998. ANZCO cited a stock shortage as its reason for closure. Industry sources said that ANZCO was left with large stocks of product or unsold meat as a result of the Asian currency crisis. The NSW Meat Industry Authority at the time suggested that there was definitely no shortage of stock or supply. The Australian Meat Industry Employees

Union suggested that economic factors rather than stock shortages were behind the closure. Sacked workers were given one week's notice (some 580 people including contractors). Termination payments and redundancies were a contentious issue. On 2 May 1998 the Illawarra Mercury reported on the closure. It suggested that 600 workers were to lose their jobs. It suggested that Blayney would need defiance, luck, an economic recovery in Asia, and rain, to recover! The abattoir was reported to have previously employed 25% of the Blayney workforce. It was seen as a trend across rural NSW in the previous decade in abattoirs, railways, electricity generation, roads and Telstra.

Orange City Council was entrusted with the task of winding up all outstanding matters, and has custody of most of the remaining records of the County Council, including their archival records. The liquidation matters were only finalized in September 2003. It is noted that over 90 export abattoirs in Australia closed their doors between 1980 and 2005 as part of a massive rationalization of capacity over this period. Blayney was one of these.

In 2000 Donald Transport P/I undertook truck parking and loading on the site, dealing with the old byproducts of the Blayney abattoir.

The refrigerated transport business, Nixon's, which had carried livestock and refrigerated meat for the abattoir over the previous 43 years also closed, selling 14 prime movers and trailers. As the abattoir became so seasonal the arrangement did not suit the transport company.

In 1999 the abattoir property was purchased by Langway DMAP P/L, who approached the Shire Council with respect to refurbishing the site for a hatchery, chicken rearing and a poultry processing plant. The rearing and hatchery aspect however was prohibited in the zone and the development has not gone ahead, although Langway P/L still retain the site.

The site still contains substantial building works and infrastructure, being highly prominent in the locality.

The operation of the abattoir was not without its problems when in full operation. Watercourses traverse the site, which incorporate a wetland (established by the Shire Council) intended to deal with stormwater contaminants on the site and their effect on algae at the Carcoar dam reservoir further downstream. The EPA and the Shire Council were constantly showered with complaints regarding emissions from the coal fire boilers, the nutrient management of the irrigation areas, management of various waste disposal/storage systems for odour and nutrient control, and rats and mice on neighbouring properties, and dust from their adjacent bare paddocks. There were long standing odour problems in particular, from both the abattoir and the nearby Friskies pet food facility.

In 1995 the company ran into trouble with the community again with regard to the use of prisoners from the low security Kirkconnell correctional centre. The company had sought to assist the Dept of Correctional Services with their early release program. The practice was soon discontinued.

Both abattoir and sale yards sites retain mature landscaped plantings, especially the abattoir site, which provides contributes to the landscape backdrop of the town.

Assessment of significance (NSW Heritage assessment criteria)

- a) **Historical:** The abattoir and associated sale yards are significant in the history of the town of Blayney and the district.
- b) **Associative significance:** The abattoir was closely associated with other local businesses such as transport, railway and the local freight terminal, the pet food facility and a tannery. These businesses ebbed and waned with the fortunes of the abattoir industry in general and the Blayney plant in particular.
- c) **Aesthetic/technical:** The abattoir complex is a typical industrial site, with a range of buildings each dedicated to a specific part in the production line. Some are industry specific, others are more general industrial buildings. No particular industrial technology stands out as particularly innovative or aesthetically significant. In addition, the site may have the potential for significant contamination across the site, significant in terms of the cost of adaptive reuse for the site.
- d) **Social:** The abattoir provided significant employment for the town, together with employment through associated industries, for over 50 years. It also provided some accommodation through property management within the town, and was involved with other social and cultural activities over the time period.
- e) **Research potential:** There is certainly potential for further historical research on the site.
- f) **Rarity:** The building is not a particularly rare example of the type. Many abandoned such industrial complexes remain across the State.
- g) **Representativeness:** The building appears to be a good example of an industrial abattoir site. However, without knowledge of other such sites across the State it, remains to be investigated as to its value as a true representative of the type.
- h) **Integrity/intactness:** The site has good integrity as an industrial site. Most elements are still intact, with the site having some limited potential for adaptive reuse in a similar industry. Its adaptive reuse would be linked to the cost of remediation of any contamination on the site.

Statement of Significance

The Blayney abattoir was a significant employer in the town and in the region in its day. When it closed it caused significant social disruption in this rural based community. A number of other industries have now sprung up, having their roots in the original industry, which keep the town alive.

The abattoir was significant in the history of the town for a period of approximately 40 years. It had associations with other industries and infrastructure in the town, being a major employer. Although the site is not particularly aesthetically significant or a rare example of the type, it remains a monument to past industrial development in the town. The various elements are still intact, although somewhat outdated in terms of modern technology in the industry.

Justification

The abattoir and sale yards were not identified as being of heritage significance in the Blayney Heritage Study of 1989 by Perumal Murphy P/L, and the sites were not identified in the previous Blayney LEP1998 Schedule 2 as being of heritage significance.

The 2009 Inventory Sheet lists "Blayney Abattoirs & Saleyard (Former)" under 31 Gerty Street. It lists lots fronting Gerty Street for the sale yards, but lists no lots for the abattoir. It mentions both sites, and it describes the abattoir as being "at a location adjoining the railway". The physical description lists remnant steel and timber yards for the sale yards. It lists remnant buildings and sheds for the abattoir, and that it is closed. It certainly discusses the abattoir buildings as if they were definitely a part of the listing. The inventory sheet has a photograph of the abattoir gate.

Basically when the two items were introduced into the 2009 review, the details were not recorded accurately, and the implications of listing were not fully considered.

Industrial heritage, like any heritage sites, are an important part of our built environment and landscape. They provide tangible and intangible links to our past and can have great potential to play significant roles in the future of our towns and rural environments. Industrial remains can include dramatic buildings, landscapes and precincts which can give character to our environments. If adaptive reuse is an option for the place, it can contribute to the building of social and cultural capital, environmental sustainability and urban regeneration.

The problem for small isolated rural communities such as Blayney is that of where are the investors (both government and private sector) who will invest in reuse projects of this scale. Opportunities for reuse of these sites is hampered as industrial practices and areas continue to change.

No one would deny that the remains of industrial complexes demonstrate industrial cultures of historical, technological, social, architectural or scientific value. They link the present world to the work of the past, recalling the industrial processes and social structures and the work of those who labored in such places. Industrial sites may be held dear by the community in which they are located, or dismissed as unsightly signs of dilapidation and decay. Their history and significance can continue to be recorded on an inventory sheet indefinitely.

Industrial activities and processes undergo constant change and development, so the history of industrial sites is often one of continual change and adaptation. Changes in products and technology mean that it is not easy to keep using purpose built industrial places for their original function. Adaptive reuse of places that have been heritage listed through Burra Charter principles could convert a site to another use. Its reuse can provide understanding and interpretation of the history of the place, and provide another layer in its history.

It is not always possible to find a long term reuse that is financially viable and appropriate to the heritage context, when an industrial site is heritage listed. Abandoned (if they are really abandoned) or even simply vacant buildings are subject to decay and vandalism, and can be subject to contamination, outdated infrastructure and regional isolation. All of which contribute to discourage investors. Such conditions will even preclude demolition on economic grounds. Vacant, unused industrial sites, particularly in the vicinity of urban areas, will contribute to loss in property value, loss of jobs and tax revenue, a threat to public health and the environment, and potential liability for contamination issues. We should not be too quick to apply a heritage listing to an industrial site when its industrial purpose is simply in a state of flux.

The current listing assumes that the Blayney abattoir site is abandoned with no potential for rejuvenation as an industry. However, the current landowner has indicated in the

past that the site is suitable, no longer for an abattoir as previously utilised, but for a chicken hatchery and poultry meat processing facility. Zoning anomalies have prevented this occurring to date, and the buildings remains unused.

Heritage places in rural areas and urban redevelopment zones are at the greatest risk, and when private owners are faced with heritage listing and the associated costs the reactions are frequently negative, which often explains unauthorised building demolitions. One of the most problematic reasons for loss of heritage also arises from demolition by neglect in rural areas and communities.

Council would like to see a building use recommenced with an employment generating facility to aid with growth and development of the town, in conjunction with the existing and proposed freight/infrastructure development. To add a heritage "burden" to the site at this point in time is inappropriate on an economic basis, the economics of the town being significant to its future.

Council is not in a position to offer incentives to support investment on a heritage basis, at the level of support which would be required to redevelop this site. It is still potentially a functional site, capable of update and rejuvenation as a fully functional industrial site. To heritage list a building or site suggests that it has no further purpose in its original function, and Council does not wish to continue to preempt abandonment through heritage listing of the site.

Recommendation

- That the listing of the abattoir and the sale yards be removed from Schedule 5 of the Blayney LEP 2012, but that the State Heritage Inventory (SHI) sheet be retained as a record of this significant complex in the history of the town of Blayney and district.
- That the inventory sheet should be revised with accurate information to reflect the site details for both items. It should be regularly reviewed and updated, with the history of the construction and occupation of the site being further investigated.



Reconstruction of the abattoirs in the late 1950's.



Abattoir 2013



Saleyards 2004



Old refrigerated van unit

HER-004B

178 Cottage, 274 Millthorpe Road, Blayney

[SHI 1161668]

Description

The property is known as Lot 1 DP 168843, 274 Millthorpe Road, Blayney. The site is located on the Millthorpe Road, just northwest of the Blayney township, located on the eastern side of the road on a small rural property. The site contained a dwelling and several outbuildings.

The site was accessed via an existing formed unsealed entrance, and the dwelling was located approximately 10m back from the road. It is a flat cleared site of 2579.1sqm in a hollow below the road with no drainage lines in the vicinity. It was quite overgrown, screened from the Millthorpe by advanced shrub vegetation. The site is surrounded by rural land, with the Nestle Purina facility located adjacent to the south east.

The original building was a four roomed dwelling, and was probably constructed in the late 1800s. It was built partly of weatherboard, partly fibro cladding, with a timber frame and iron roof. Rooms were added onto the rear under a skillion as needed. There were two brick chimneys, verandahs and various outbuildings. Internal cladding was mainly weatherboard in the original section, and fibro at the rear. Various window and door features were noted, many of which seem to be recycled building materials.

History

The subject building was located on the edge of the Blayney township, and within the rural area, and north west of the Nestle facility. The building itself was listed as a locally significant heritage building in Schedule 5 of Council's *Local Environmental Plan 2012*. The details in regard to why the building was considered to be significant are not clear. The inventory sheet details do not relate to the building. There is a dwelling located on adjoining land which is not heritage listed, and there may have been some confusion in the original listing. The details on the inventory sheet appear to apply to the second adjoining dwelling.

The two dwellings are known to be associated with the Blayney lime kilns, established on the edge of the town from 1876. A number of buildings were associated with the kiln, all located in close proximity to a rail siding on the nearby Sydney line. The siding came to be known as Lime Siding. Most buildings were dwellings, erected for the quarry manager and workers. The lime kiln is located near the corner of Millthorpe Road and Browns Creek Road, on the western side of Millthorpe Road, flanked by two small excavated quarry areas. The second dwelling at No. 254, nearer the siding, also had a store.

The dwelling the subject of this planning proposal was a workers cottage, which was originally built for lime kiln employees or possibly for railway workers at the Siding. The lime from Blayney was in high demand for many years, together with that from another lime quarry at Molong. The limekilns were purchased in the 1886 by Samuel Marsden, of "Anadale", owner of the Blayney copper mine. From then the limekilns were tied to the fortunes of the mine. The kilns changed hands many times over the years, and finally ceased operations in about 1920. The copper mine had ceased and development at Portland had outstripped any demand for lime from the smaller Blayney kiln.

The dwellings that existed on the limekilns site were gradually dismantled and removed from the site, evidenced today by a line of hawthorns bushes which would have delineated the access road.

There would also have been a number of dwellings adjacent to Lime Siding, and two dwellings remained intact until recently, being 254 and 274 Millthorpe Road. The dwelling at 274 has now been demolished by the Nestle company. It had not been occupied for some time, following purchase of the property by Nestle. Amongst the outbuildings at 252 Millthorpe Road is the remains of another dwelling. The store together with part of the associated residence were burnt down in 1919.

The dwelling the subject of this planning proposal was not particularly significant from an architectural point of view. It appears to have been a workers cottage, with the history of the site showing no particularly notable occupants.

The reasons given for demolition of the building were that:

- The building stood in the way of a neighbouring property grazing sheep on the land.
- Letting the dwelling was not an economical option due to the significant renovations required to make the building habitable.
- A vacant building would draw vandalism, and would deteriorate.
- The existing vegetation on the land was to be retained.

The building was demolished in November 2014, with development consent (DA 59/2014).

Assessment of significance (NSW Heritage assessment criteria)

a) Historical Significance: the site does not demonstrate a historical process, practice or philosophy, although it was an element remaining of the original Lime Siding site. The more significant remnants remain on the adjoining site.

b) Associative Significance: low significance.

c) Aesthetic/Technical Significance: no conscious effort to be a particular style, a vernacular structure with some out of date features.

d) Social: low significance.

e) Research Potential: no significant elements.

f) Rarity: no activity other than a standard worker's residence.

g) Representativeness: poor integrity, and not held in esteem by a significant group or community.

h) Integrity/Intactness: poor integrity.

Statement of Significance

The building did not meet any of the criteria for listing as an item of local heritage significance, and was in poor condition, and much altered over time. It would have required significant intervention if it were decided to reoccupy the building. The building was located on the major thoroughfare from Millthorpe to Blayney, and was a workers dwelling with no particular notable occupants. It was demolished in November 2014.

Justification

Given the history of the adjoining property, the actual limekiln and Lime Siding, the building did hold some historical significance within the context of the local lime industry.

The various outbuildings at 274 had no particular significance, as they had only been constructed in recent years.

The reasons given for demolition were not strong. The building was occupied up until 2013 when Nestle purchased the property. They had let the place go and the weather had taken its toll. It may not have been well maintained before this anyway. Some significant work would have been required to renovate the building for occupation. Demolition of the building would have involved removal and disposal of asbestos, and other construction waste.

As the site was considerably overgrown, any archaeological remains were not evident. It did have historical connection to the lime industry in Blayney, providing residential accommodation to both kiln and railway workers. The cottage probably existed before the land was made freehold. The route of the Millthorpe Road in this vicinity was also varied significantly upon the establishment of the Nestle facility, where it had run right through the site to the east of the current alignment.

The demolition of the building will see the removal of one of the last remaining features of the Blayney lime industry which operated from 1876 to 1920. However the building on its own is not significant and did not play a significant role in the local lime operations. It was simply another workers cottage, many of which existed in close proximity to the lime kilns, and are now gone.

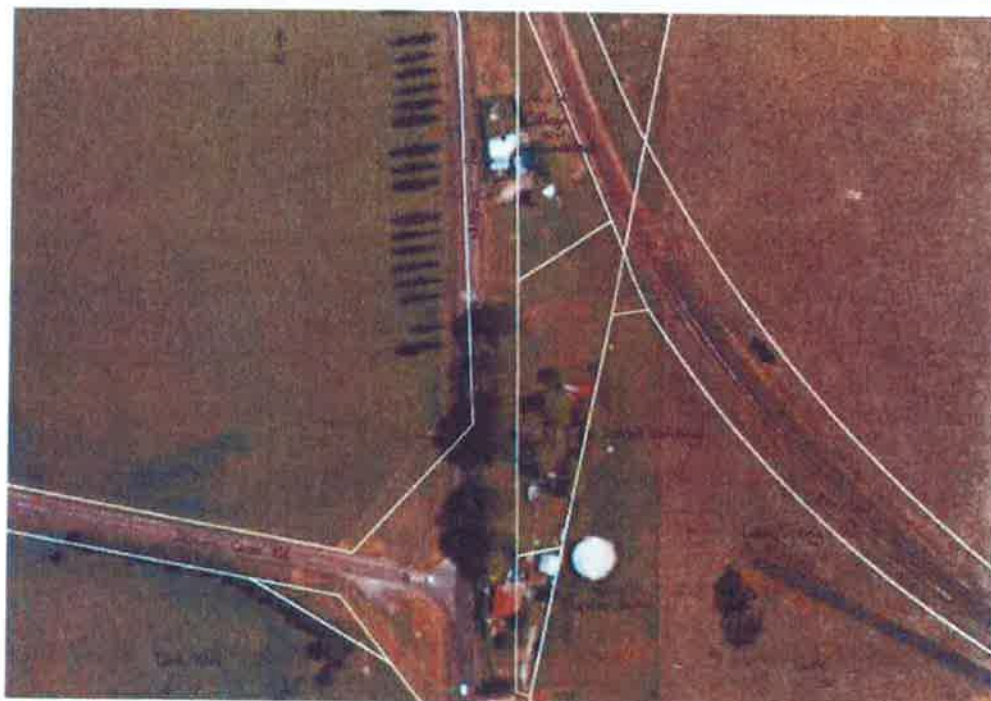
More significant remains exist on the adjoining land at 254 Millthorpe Road, and across the road at the lime kiln site. These should be more thoroughly researched and documented, with appropriate listing being secured for 254.

There were no strong reasons to retain the building under the assessment criteria. An photographic archival record was undertaken of the building at the time by Nestle and all features of the site were recorded. The building was demolished in November 2014. The building was not identified as being of heritage significance in the Blayney Heritage Study of 1989 by Perumal Murphy P/L, and the building was not identified in the previous Blayney LEP1998 Schedule 2 as being of heritage significance.

Council needs to act to ensure any remaining remnants of the lime industry are retained and recorded and appropriately listed on the LEP.

Recommendation

That the dwelling listing be removed from Schedule 5 of the Blayney LEP 2012, but that the State Heritage Inventory (SHI) sheet be retained as a record of this low key dwelling in the history of the town of Blayney and the lime kilns. The inventory sheet should be regularly reviewed and updated, with the history of the construction and occupation of the building being further investigated.



Aerial of Lime Siding precinct



2014

1327 Cottage, 9 Macquarie Street, Neville
[SHI 1161520]
Description

The property is known as Lot 2 Section 1 DP 37459, 9 Macquarie Street, Neville. The building is claimed to be erected in the period from 1895 to 1915. It is a substantial timber dwelling with ripple iron walls, and iron roof, built in the Federation style, and is typical of a number of dwellings in the district. Horizontal iron and fibro battened sheets are attached to the gables. The verandah is bull nose return form beside one protruding front room, with timber brackets to the verandah, and standard pressed metal finials at roof peaks on the main ridge. There is only one set of the original French doors remaining.

The dwelling has experienced modifications over time, including:

- Steel mesh fence
- Verandah infill
- Aluminium windows
- Extensive rear additions in 2006

History

The village of Neville was formally named in 1892, being previously known by a variety of names, including Mount Macquarie. The early settlers were keen to develop the township and in 1858 a small school was established. 1866 saw the Presbyterian Church built followed by the Church of England in 1875. A Post Office was established in 1870. The land occupied by the village store was purchased in 1897 and the post office and later the telephone exchange were incorporated within the store. The School of Arts opened in 1890. The Catholic Church was built in 1897 and a recreation ground notified in 1898. During its period of growth Neville established itself as a township with a co-operative butter company, dressmakers and milliners, a dentist, wheelwright, blacksmiths, motor mechanics, butcher shops, saddler, stock and station agency, slaughterhouse, fruit shop, banker, brick maker, bake house and the renowned Colburt's beer. Unfortunately all of these businesses have long disappeared. Some Chinese miners built sluices and panned for gold in the area and precious opal was documented as early as 1875. Social activities were a highlight of the village's early days. It had the State's biggest lamb show; roller skating was held in the community hall, and the town's brass band would play outside the hotel on Saturdays. Neville has fielded tennis, cricket, rifle shooting, gymkhanas and football teams over the years. Grand balls and dances were often held in the community hall too. The present Neville Hotel was built in 1929 replacing its predecessor - The No. One Hotel - that was gutted by fire in 1926.

The Land & Property Information Historical Parish Maps database lists the subject land as being owned by Ambrose & Thomas Radburn from at least 1891 to 1948. It was subdivided in 1948 into the format we see now. At this point there was a dwelling of some kind on the land, as recorded on DP 37459, with a dissimilar footprint to that which we see today.

In 1970 Council's records show that the land was owned by Frank Karl Kable. In 1985 it was transferred to Mr ML & Mrs MR Bell-Skinner. The current owner Mr RA Newman purchased the property in March 1994.

There is no other historical information available on the inventory sheet in regards to the dwelling, although extensions were carried out at the rear of the dwelling in 2006.

Assessment of significance (NSW Heritage assessment criteria)

- a) **Historical:** The dwelling from the Federation period marks a high point in the development and economy of the village.
- b) **Associative significance:** No known associations.
- c) **Aesthetic/technical:** The residence is an example of a late Federation iron clad residence and contributes to the character of the village streetscape.
- d) **Social:** Unknown.
- e) **Research potential:** Unknown.
- f) **Rarity:** The building is not a particularly rare example of the type.
- g) **Representativeness:** The building is a good example of the Federation style.
- h) **Integrity/Intactness:** The dwelling adopts a standard villa plan with return verandah and is an example of the type, utilising lightweight construction and forms of iron sheet cladding. However due to the changes over time as listed above.

Statement of Significance

Although its heritage integrity is not intact due to alterations over time, the residence remains a good example of the basic Federation style in light weight construction, with some remaining architectural features, and with ample curtilage and landscaped gardens. The dwelling continues to complement the streetscape.

Justification

The dwelling has had considerable alterations over time, which impact upon the integrity of the original heritage construction and style. All the windows have been replaced with alloy windows, verandahs have been in filled and the main verandah wooden flooring has been replaced with a concrete slab.

It is suggested that there are other dwellings in Neville that have been overlooked, which retain their original wooden windows and verandah flooring that would be more suitable for heritage listing. No additional information has been provided by the landowner as to the history of the building.

Council has listed a number of other dwellings in the town as well, but this does not necessarily justify removal of 9 Macquarie Street from the Schedule.

The building was identified as being of heritage significance in the Blayney Heritage Study of 1989 by Perumal Murphy P/L. However, the building was not identified in the previous Blayney LEP1998 Schedule 2 as being of heritage significance.

Recommendation

That the dwelling listing be removed from Schedule 5 of the Blayney LEP 2012, but that the State Heritage Inventory (SHI) sheet be retained as a record of this significant dwelling in the history of the town of Neville. The inventory sheet should be regularly reviewed and updated, with the history of the construction and occupation of the building being further investigated.



1989



2009



2014

005
Not listed on
Map
HER-005
No item on
map
Zone RUB

1331 State Pine Forest, Neville

[SHI 1161665]

Description

On the current heritage inventory sheet the subject property is described as Lots 18, 21, 44, 68, 69, 83, 85, 87, 100, 120, 125, 127, 131 DP 750407, Lot 2 DP 130387, Lots 1, 3, 4 DP 231822, Lot 2, 4 DP 241517, Lot 1 DP 526649, Lot 7001 DP 1023326, Lot 1 DP 1094747, Mount Macquarie Road, Neville. The site is a mature State pine forest located on a prominent mountain south east of Blayney, east of Carcoar village and north of the village of Neville. It comprises approximately 471.6ha.

However, it is noted that Lot 2 DP 130387 is not part of the property. In addition, Lot 9881 DP 1200904 should be added into the description.

History

The mountain was originally clad in eucalypt forest not unlike Mt Canobolas near Orange. The inventory sheet suggests that the mountain was cleared for the dual purposes of controlling unwanted Yass tussock grass species, and for plantation purposes, in the hope that the future trees would provide an incipient timber industry. The species was introduced to Australia in the early 1850s possibly via gold miners coming from the California gold fields. It was grown in the Sydney Botanic Gardens as early as 1857. The first commercial plantings were undertaken at Tuncurry in 1914. And expanded across the state after the establishment of the Forestry Commission in 1916. Annual plantings accelerated in the mid-1960s with Commonwealth financial assistance.

Pine plantations across the central west are established over a 35 year cycle, from seeding establishment to final harvest. The forestry and timber industries directly employ more than 1,000 people in the NSW central west, including in forestry and harvesting, wood product manufacturing, pulp and paper product manufacturing, forestry support services and timber wholesaling. Forestry Corporation of NSW is the largest producer of plantation-grown radiata pine in Australia.

The Forestry Corporation reported in February 2014 that the forest on Mount Macquarie was established from 1955. Further planting occurred in 1975. As Forestry Corporation holds a fossicking map for Mount Macquarie, it can be assumed that there may have been mining associations with the mountain.

Forestry Corporation announced early in 2014 that Mount Macquarie was due for harvest. The harvest and re-establishment would take place gradually over the next four years. The work will present challenges in terms of terrain, but the operation will be managed to balance the commercial operation with environmental and community concerns.

Assessment of significance (NSW Heritage assessment criteria)

a) **Historical:** The forest marked another stage in the use of rural land which included an attempt at weed control. Historically the mountain has been forested with pine for about 50 years. The harvesting cycle dictates that the forest will be harvested about every 35 years and then returned to its previous pine clad state through replanting. There is no intention to return the mountain to eucalypt growth.

b) **Associative significance:** Association with employment in the timber industry.

- c) **Aesthetic/technical:** The pine forest is an example of a timber resource which is common across the State, which also contributes to the visual amenity of the local streetscape.
- d) **Social:** Provision of employment, including some local.
- e) **Research potential:** No particular potential.
- f) **Rarity:** The forest is not a particularly rare example of the type.
- g) **Representativeness:** The forest is not particularly representative of the type.
- h) **Integrity/intactness:** The forest's integrity as a pine forest is intact, but this incorporates the regular harvesting regime. Visual integrity is therefore, variable over time.

Statement of Significance

The State pine forest is a significant feature of the landscape simply due to its nature as being located on a mountain within a flat to undulating landscape. In terms of cultural heritage there is no particular significance relating to this site. No cultural features have been recorded for the site which might relate back to settlement of the area, although the mountain was sited in various diaries of the early exploration and settlement period. In terms of natural heritage, the site is an exotic pine forest, not native vegetation, although forestry management policy provides for assessment of flora and fauna in each harvesting program.

Justification

The State pine forest was not identified as being of heritage significance in the Blayney Heritage Study of 1989 by Perumal Murphy P/L, and the site was not identified in the previous Blayney LEP1998 Schedule 2 as being of heritage significance.

The 2009 Inventory Sheet lists the forest as a major forestry planting of pines on a visually significant mountain.

During the preparation of the Blayney Local Environmental Plan 2012 various government agencies were contacted including Forestry Corporation. In terms of listing the forest as a heritage item in the LEP, Forestry Corporation had no objection to the listing as long as it did not affect forestry activities under the *Plantations and Reafforestation Act 1999*. They flagged then in 2012 that the site would be clear felled over the next 5 years.

Forestry Corporation policy includes that they have regard for cultural and natural heritage, which is undertaken within their estate on items listed under the S170 register of the *Heritage Act 1977*. The Mount Macquarie State pine forest is not listed on that State agency register.

Council's Heritage Advisor stated that the listing should be retained. He suggested that it did not affect the forestry activities such as clearing in general, but suggested that the standard recommended practice is **to retain a perimeter of permanent planting to signify the forest boundary and an interpretation of the land use and associated character.**

NSW Heritage suggests that natural heritage encompasses a broad range of areas, including items of scientific, cultural, natural or aesthetic value. Natural heritage may include areas such as natural ecosystems, geological sites, water systems, modified landscapes, and parks, gardens and significant trees.

If a natural heritage site is to be heritage listed some investigation of its significance should be undertaken prior to listing. In this instance, no particular such assessment appears to have been undertaken. The nature of the mountain and its use dictates that it will be clear felled every 30-35 years. In the meantime it will sit in various stages of growth and regrowth. Its aesthetic appeal will wax and wane with this harvesting program. The aesthetic significance is not sustainable, so exactly what other aspect of the place was deemed to be significant on a heritage basis is unclear.

Clause 47 of the *Plantations and Reafforestation Act 1999* states that the *Environmental Planning & Assessment Act 1979* does not apply to plantation operations on an authorized plantation. Therefore development consent is not required under Part 4, Part 5 does not apply, and plantation operations carried out on an authorized plantation or exempt farming operation cannot be prohibited or restricted by an environmental planning instrument under that Act. Some ancillary plantation operations may be subject to the *EP & A Act*.

The placement of a heritage listing over the property has been carried out under the *EP & A Act*, thus restricting operations unless heritage assessment is carried out. In this instance, as the statement of significance on the current inventory sheet highlights the visual, then the clearing of the forest, in theory, would require a heritage impact statement every time clearing was planned. This goes against Clause 47 as outlined above as it would restrict operations. The pine forest per se should never have been heritage listed on this basis.

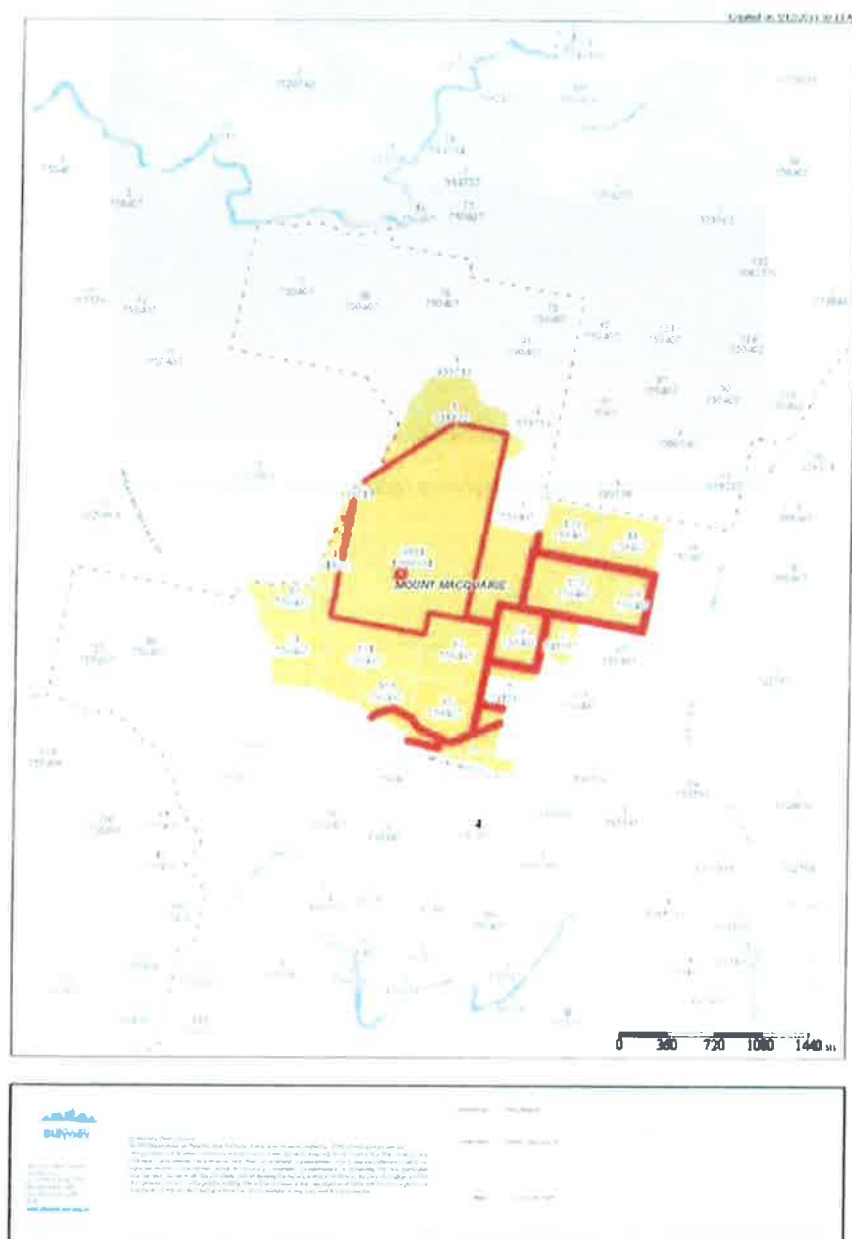
Recommendation

- That the listing be removed from Schedule 5 of the Blayney LEP 2012, but that the State Heritage Inventory (SHI) sheet be retained as a record of this significant landscape feature near the villages of Carcoar and Neville. The inventory sheet should be regularly reviewed and updated.
- That the property description of the place be accurately recorded on the inventory sheet.

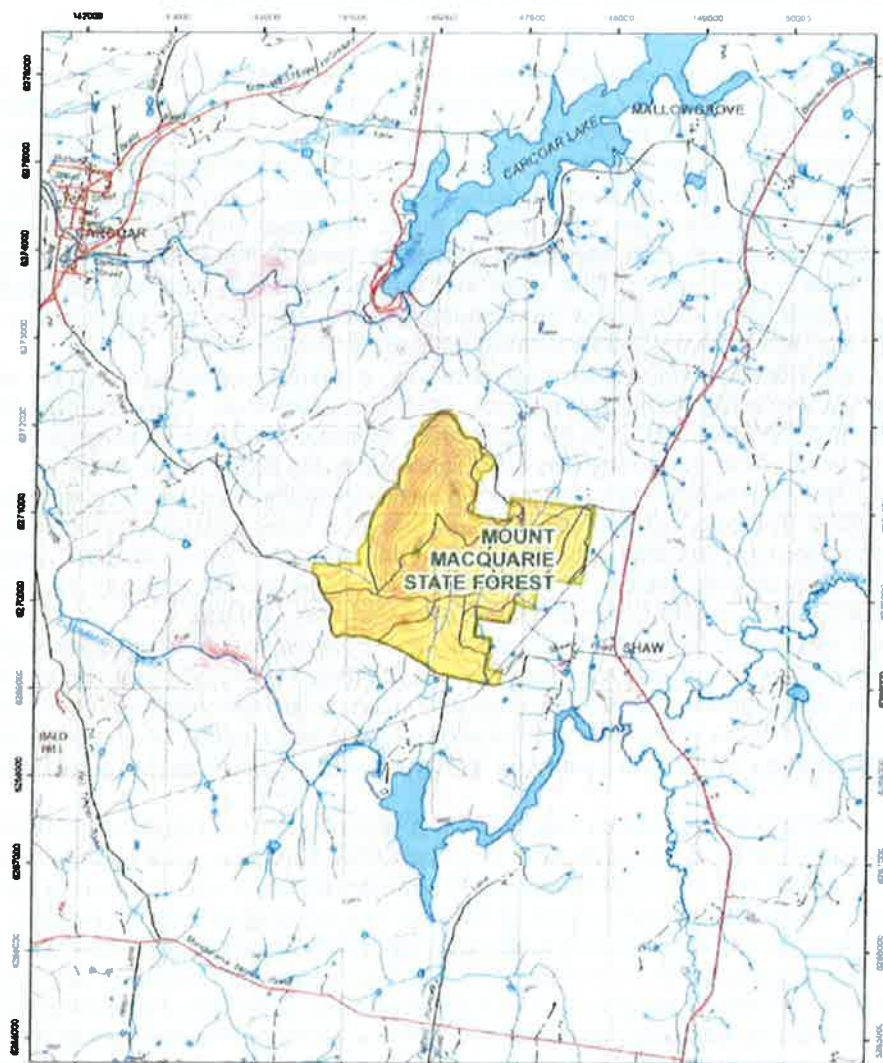




Mount Macquarie forestry clearance (eastern side) November 2014



Mount Macquarie State Forest



Mount Macquarie State Forest Fossicking Area Map

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Forestry Corporation
Contour interval 20 meters
Coordinate System: GDA 1984 MGA Zone 56

- National Park
- State Forest - Permitted Fossicking Area
- Fossicking NOT Permitted - Flora Reserve
- Fossicking NOT Permitted - FMZ1
- Fossicking NOT Permitted - Crown Lease
- Fossicking NOT Permitted - Other
- Other State Forest

- Sealed Road
- Unsealed Road
- Vehicular Track
- Four Wheel Drive
- Walking Track
- River Creek
- Contours

- Yard-Rural
- Building
- Mine Site
- Tower
- Dam
- Gate

Scale 1:50,000
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Mount Macquarie Fossicking Area

Cottage and outbuildings, 254 Millthorpe Road, Blayney

Description

The property is known as Lot 1 DP 168844, and Lot 1 DP 931585, 254 Millthorpe Road, Blayney (formerly Portion 177 Parish of Lindsay). The site is located on the Millthorpe Road, just northwest of the Blayney township, located on the eastern side of the road on a small rural property. The site contained a dwelling and several outbuildings.

The site is accessed via an existing formed unsealed entrance, and the dwelling is located approximately 2m back from the road. It is an elevated site with a total area of 4503.58sqm, isolated by past roadworks above the level of the adjoining road, with no drainage lines in the vicinity. The main dwelling is screened from the Millthorpe by advanced shrub vegetation and a landscaped garden. The site is surrounded by rural land, with the Nestle Purina facility located adjacent to the south east.

Buildings on the site include the main dwelling, a partially collapsed cottage with a separate kitchen, a blacksmith's shop, hay shed and sulky shed. They are built from a variety of materials sourced from the local area, or imported (such as corrugated iron). Limestone waste from the quarry was used for some of the fabric of the cottages.

Dwelling: The main dwelling is a four roomed dwelling, and was probably constructed in the late 1800s. The building is a substantial symmetrical brick cottage with extensions. It has a hipped roof and decorated chimney. The cottage garden and protective hedge planting complement the residence and setting. The property was owned by the Jarman family from as early as 1899, and is still occupied, in good condition.

However it was gutted by fire in 1919, with all that remained being the concrete walls and the front verandah. It was subsequently rebuilt along the same internal design as the original, and a skillion was added at the rear. Part of the front verandah has been closed in. To the south of the dwelling the original store was located which served the Lime Siding community. It was destroyed by fire when the house was damaged, and never rebuilt.

Cottage and kitchen: The cottage building is in a ruinous state with a collapsed front verandah roof. It faces to the north, and is typical of the Australian colonial style with a rectangular shape and little ornamentation. It has 6 small rooms with a separate kitchen at the rear. There was probably a central hallway. The building has a corrugated iron roof. The walls are constructed of a combination of weatherboard across the front, corrugated iron along the sides and the rear wall is constructed of a limestone/charcoal pise mix. The chimney is constructed of bricks, and some doorways are also reinforced with bricks. Masonry cladding has been rendered and painted. The separate kitchen building was constructed with a double chimney of brick, enclosing an open hearth and cast iron cooking range. It is clad in mainly weatherboard with iron along the chimney wall, and is in poor condition.

Blacksmith's shop: This building was built using the pise mix again, with one wall being vertical timber slabs, and some timber framework, and is in poor condition. The Jarman's made their own horse shoes and other tools as required for their carts and farming enterprise, quarry work or contracting jobs.

Hay/workshop shed and sulky shed: These two buildings were constructed of corrugated iron and timber. Frames were round timber and the hay shed roof is pitched, served by a rainwater tank. The sulky shed is in the best condition of all the buildings,

being built with a lower roof and with more weather protection. The building has been more carefully built given the value of the sulky formerly stored inside. There are the remains of other small structure around the property in generally poor condition, such as a chicken coop, being built of timber, wire and iron.

History

The subject site is located on the edge of the Blayney township, and within the rural area, and north west of the Nestle facility.

Lime from Blayney was in high demand for many years, together with that from another limestone quarry at Molong. The limekilns were purchased in 1886 by Samuel Marsden, of "Anadale", owner of the Blayney copper mine. From then the limekilns were tied to the fortunes of the mine. For a time the proprietor of the actual kilns was Alfred Grey. The management of the kilns changed hands many times over the years, and finally ceased operations in about 1920 upon William Jarman Snr's death. The copper mine had ceased and development at Portland had outstripped any demand for lime from the smaller Blayney kiln.

The subject site is known to be associated with the Blayney lime kilns, established on the edge of the town from 1876. A number of buildings were associated with the kiln, all located in close proximity to a rail siding on the nearby Sydney line. The siding came to be known as Lime Siding. Most buildings were dwellings, erected for the quarry manager and workers. The lime kiln is located near the corner of Millthorpe Road and Browns Creek Road, on the western side of Millthorpe Road, flanked by two small excavated quarry areas. The dwellings that existed on the limekilns site were gradually dismantled and removed from the site, evidenced today by a line of hawthorns bushes which would have delineated the access road.

There would also have been a number of dwellings adjacent to Lime Siding, and two dwellings remained intact until recently, being 254 and 274 Millthorpe Road.

In 1899 the land containing the subject buildings was granted to William Jarman Snr, who erected at least four outbuildings and a cottage on the eastern end of the land. Road realignments over time isolated the buildings onto the small blocks we see today. The land remains with the Jarman family today, although not occupied by them. The family has a long standing arrangement with the current occupants.

Upon Jarman's death in 1920 the land was subdivided by his wife and her son Sidney owned the land which became 274 Millthorpe Road. The remainder, 254 Millthorpe Road, remains in the Jarman family.

The dwelling at No. 254, nearer the siding, also had a store. The store together with part of the associated existing residence were burnt down in 1919. Amongst the outbuildings at 254 Millthorpe Road is the remains of another dwelling, a blacksmiths shop, hay shed and sulky shed. These buildings are not listed as locally significant heritage buildings in Schedule 5 of Council's *Local Environmental Plan 2012*.

The adjoining dwelling which was located at 274 Millthorpe Road until recently, was a workers cottage, which was originally built for lime kiln employees or possibly for railway workers at the Siding. The dwelling at 274 has now been demolished by the Nestle company.

Assessment of significance (NSW Heritage assessment criteria)

- a) Historical Significance:** the site demonstrates a historical process and practice, being significant elements remaining of the original Lime Siding site and community.
- b) Associative Significance:** high significance, associated with the lime siding, the lime kilns industry and the Jarman and Grey families.
- c) Aesthetic/Technical Significance:** no conscious effort to be a particular style, being numerous vernacular structures many in a derelict condition requiring stabilization.
- d) Social:** high significance, relating to family histories and the industrial history of the town.
- e) Research Potential:** several significant elements which may be at risk.
- f) Rarity:** a small lime kiln suited to the economies of the time, and significant within the lime industry of the central west. Few remaining intact lime kilns and associated workers dwellings.
- g) Representativeness:** poor integrity, but held in esteem by the Jarman family. It is a relatively intact site remnant, representative of small industrial activity of the time with associated social and economic connections.
- h) Integrity/Intactness:** poor integrity and in need of stabilization, but many original elements remain.

Statement of Significance

The precinct meets all of the criteria for listing as an item of local heritage significance, although it is in poor condition, and partly altered over time. It would require significant intervention if it were decided to reoccupy most of the buildings, except the main dwelling and the hay shed. The buildings are located on the major thoroughfare from Millthorpe to Blayney, isolated on a hill site by road alignment alterations over time. The various elements are in need of further research and stabilization, but as an almost complete suite of buildings, demonstrate the occupation of the site in association with the adjacent lime kilns and rail siding.

Justification

Given the history of the adjoining property, the actual limekiln and Lime Siding, the buildings hold historical significance within the context of the local lime industry. The two residences and various outbuildings at No. 254 have particular significance, as they demonstrate the occupation of the site in association with the adjacent lime kilns and rail siding.

The route of the Millthorpe Road in this vicinity was varied significantly upon the establishment of the Nestle facility, where it had run right through the site to the east of the current alignment.

The Lime Siding precinct on its own is significant and played a significant role in the local lime operations. It comprised worker's/manager's cottages in close proximity to the lime kilns and the rail siding. These should be more thoroughly researched and documented, with appropriate listing being secured.

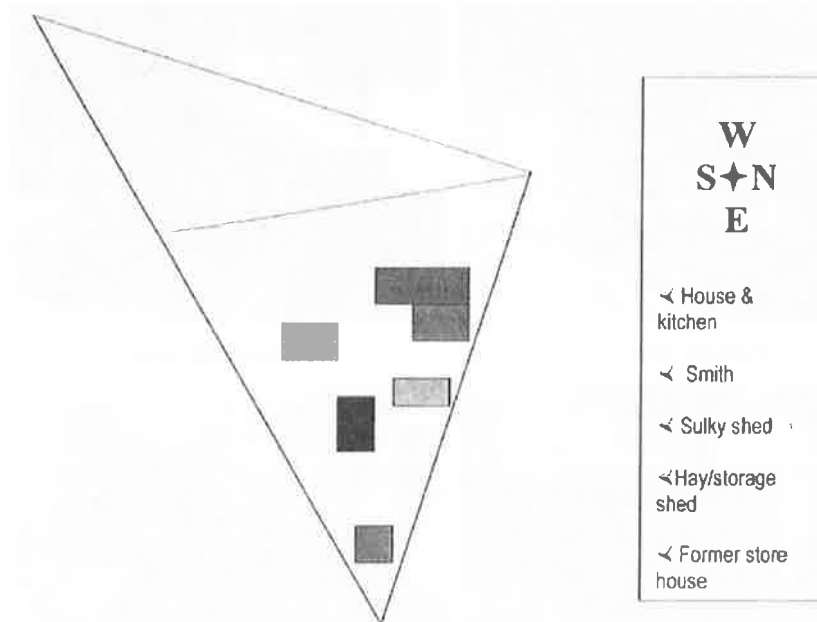
A full photographic archival record is recommended, with funding available through the local heritage assistance fund. The precinct was not identified as being of heritage significance in the Blayney Heritage Study of 1989 by Perumal Murphy P/L, and the

buildings were not identified in the previous Blayney LEP1998 Schedule 2 as being of heritage significance.

Council needs to act to ensure all these remaining remnants of the lime industry are retained and recorded and appropriately listed on the LEP.

Recommendation

That the dwelling listing be added to Schedule 5 of the Blayney LEP 2012, and that the State Heritage Inventory (SHI) sheet be retained as a record of this significant precinct in the history of the town of Blayney and the lime kilns. The inventory sheet should be regularly reviewed and updated, with the history of the construction and occupation of the building being further investigated.



Site plan No. 254 Millthorpe Road



Main dwelling



Derelict dwelling



Separate kitchen



Blacksmith shop



Sulky shed



Workshop/hay shed

Miscellaneous administrative discrepancies

Description

A number of items within the Blayney Local Environmental Plan 2012 Schedule 5 have typographical errors which require attention. The items themselves are fully documented as to their significance and there is no proposal to remove the items from the Schedule. The anomalies are documented as follows:

Item	Address, description	Proposal
I 64 Former Catholic Convent	Lot 456 DP 1127058, 40 Hill Street, Blayney	Property description is wrong. The property should be No. 40, not 42.
I 131 Part Roman Catholic Church group	Lots 17-20 Section 10 DP 758225, 7-13 Collins Street, Carcoar	Remove Lot 16 from the description. Lot 16 Section 10 DP 758225 (No. 15), is owned by the Catholic Church, but is vacant land, outside the grounds of the heritage items.
I 358 Cadia Cemetery	Lot 100 DP 576778	Remove street address from LEP. Lot 100 DP 576778 is mostly within the Cabonne LGA. The address is not relevant.
I 357 Cadia Engine House (part curtilage only)	Lot 100 DP 576778	Remove street address, alter LEP description. Lot 100 DP 576778 is mostly within the Cabonne LGA. The address is not relevant. The engine house itself is totally within the Cabonne LEP. Part of its curtilage is within Blayney LGA.
I 365 Forest Reefs Cemetery	Off Convent Lane, Forest Reefs Lot 1 DP 668340, Lot 1 DP 668339, Lot 1 DP 668341, Lot 7300 DP 1146833	Remove reference to Calvert Lane. The cemetery location is off Convent Lane.

Recommendation

- That the alterations to Schedule 5 of the Blayney LEP 2012 as outlined above be undertaken.
- That the State Heritage Inventory (SHI) sheets for each item be updated with this information, and regularly reviewed.

