

Environmental & Community Services

GENERAL ADMINISTRATION REPORTS

G.07.1 MERRIWA HERITAGE CONSERVATION AREA

RESPONSIBLE OFFICER: Greg McDonald - General Manager

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PURPOSE

The purpose of this report is to consider a planning proposal to amend the boundaries of the Merriwa Heritage Conservation Area.

RECOMMENDATION

That Council:

- 1. support Planning Proposal 1/2021 to amend the boundaries of the Merriwa Heritage Conservation Area by amending the Heritage Map Sheet HER_005A of the Upper Hunter Local Environmental Plan 2013.
- 2. forward the planning proposal to the NSW Minister for Planning for a gateway determination pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979.

BACKGROUND

The Heritage Advisory Committee, at its meeting held on 11 April 2019, recommended that Council's Heritage Advisor undertake a review of the Rural Heritage Study 2007 in respect of the Merriwa Heritage Conservation Area.

Following completion of the review, the Heritage Advisory Committee, at its meeting held on 5 December 2019, made the following recommendation to Council:

That Council:

- (a) endorse the proposed changes to the boundaries of the Merriwa Heritage Conservation Area.
- (b) commence a public exhibition and consultation process in respect of the proposed changes.
- (c) prepare a Planning Proposal to amend the Heritage Map (Sheet HER_005A) of the Upper Hunter Local Environmental Plan 2013.

The above recommendation was subsequently adopted by Council at its meeting held on 28 January 2020.

REPORT/PROPOSAL

The objective of this planning proposal is to amend the boundaries of the Merriwa Conservation Area shown on Heritage Map – Sheet HER_005A of the Upper Hunter Local Environmental Plan 2013 in order to remove discrepancies between the map and the areas of actual heritage significance within Merriwa.



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The existing Merriwa Conservation Area covers the entire urban area of Merriwa and is bounded by Macartney Street / Scone Road to the north, an unnamed Crown Road to the east, Hall Road to the south and the Merriwa River to the west.

The conservation area encompasses a wide range of buildings and architectural forms representing different periods of Merriwa's development from the late 1820's to the present day. Unfortunately, some parts of the conservation area contain contemporary buildings and other buildings that detract from, or make no contribution to, the significance of the conservation area. These anomalies could be seen to undermine the integrity and importance of the conservation area, making enforcement of the heritage conservation provisions of the Upper Hunter LEP 2013 difficult for Council.

Council's Heritage Advisor has undertaken a detailed review of the Merriwa Conservation Area using the State Heritage Inventory (SHI) report template. A copy of the report is provided in Attachment 2.

The report makes the following recommendations:

- Remove the Merriwa south-eastern precinct from the LEP map.
- List those potential items (identified in images) in the LEP.
- Retain the recreation area, railway precinct and silos and a section of King George V Avenue as a conservation area in the LEP. (Refer to image 3).
- Remove some areas to the west of Merriwa identified as including non-contributory buildings.

These recommendations have been used to define the proposed new boundaries of the conservation area.

The planning proposal is consistent with the *Upper Hunter Land Use Strategy 2017*, the *Hunter Regional Plan* and the relevant Ministerial Directions under Section 9.1 of the *Environmental Planning and Assessment Act 1979*.

Amending the boundaries of the Merriwa Conservation Area to better reflect the areas of actual heritage significance will improve the integrity and importance of the heritage conservation area and will remove a perceived constraint to development for those properties that have little to no heritage significance as heritage development controls and standards will no longer apply.

Buildings and streetscapes of heritage significance in Merriwa will continue to be protected.

A copy of the Planning Proposal is provided in Attachment 1.

OPTIONS

- 1. Adopt the recommendation that Council:
 - a) Support Planning Proposal 1/2021 to amend the boundaries of the Merriwa Heritage Conservation Area by amending the Heritage Map Sheet HER_005A of the Upper Hunter Local Environmental Plan 2013.



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- b) Forward the planning proposal to the NSW Minister for Planning for a gateway determination pursuant to Section 3.34 of the Environmental Planning and Assessment Act 1979.
- 2. Not support Planning Proposal 1/2021 to amend the Upper Hunter Local Environmental Plan 2013 for valid reasons.

CONSULTATION

In accordance with Council's resolution of 28 January 2020, the proposed changes to the boundaries of the Merriwa Heritage Conservation Area were placed on public exhibition from 23 July 2020 to 20 August 2020.

One submission was received from the Merriwa District Progress Association acknowledging the significant reduction in the size of the conservation area and recommending a further reduction to remove areas that do not hold any heritage value. The submission also requests Council to delete the listing of the former Astros Theatre as a heritage item in the Upper Hunter LEP 2013 as the building no longer exists. The deletion of this item will be included in a separate planning proposal to update Schedule 5 of the LEP.

A copy of the submission is included in Attachment 3.

As a result of the submission, Council's Heritage Advisor extended the scope of the heritage study and has recommended additional changes to the draft heritage map endorsed by Council. The amended map is included in the current planning proposal.

Further community consultation may be required as a condition of the Gateway Determination.

STRATEGIC LINKS

a. Community Strategic Plan 2027

This report links to the Community Strategic Plan 2027 as follows:

Goal 4 – Plan for a Sustainable future.

- CS13 "Implement and regularly review Strategic Land Use Plans, Environmental Planning Instruments and Development Control Plans, which reflect the needs and expectations of the broad community"
- CS15 "Plan, facilitate and provide for a changing population for current and future generations'

Goal 5 – A sustainable and prosperous economy.

CS22 "Provide attractive and functional town centres and support revitalisation of the towns and villages including investment in built heritage and improvement of existing buildings'



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We are working to achieve the following Community Priorities:



b. Delivery Program

- Assessment of planning applications.
- Preparation of planning proposals, flood studies and associated management plans.

c. Other Plans

The planning proposal is the result of a review of the Merriwa Conservation Area by Council's Heritage Advisor.

The review is identified as a strategic action under Direction 5.4 of the Upper Hunter Land Use Strategy 2017.

IMPLICATIONS

a. Policy and Procedural Implications

Nil

b. Financial Implications

The cost of amending the Upper Hunter LEP 2013 will be funded from the existing budget.

c. Legislative Implications

Section 3.31 of the Environmental Planning and Assessment Act 1979 provides that a local plan-making authority (which can be a Council) may make environmental planning instruments for the purpose of environmental planning. Section 3.34 of the Act provides after preparing a planning proposal, the planning proposal authority may forward it to the Minister.

d. Risk Implications

Nil

e. Other Implications

CONCLUSION

The planning proposal has been assessed as satisfactory against the *Upper Hunter Land Use Strategy 2017*, the *Hunter Regional Plan* and the relevant Ministerial Directions under Section 9.1 of the *Environmental Planning and Assessment Act 1979*.



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There is a community benefit in ensuring the maps in the Upper Hunter LEP 2013 reflect accurate information and uphold the credibility and importance of heritage conservation areas. Removing discrepancies will eliminate unnecessary considerations in the development assessment process, reduce uncertainty and misunderstanding in the community and will assist in Council's enforcement of building and planning controls within the conservation area.

For the above reasons, the planning proposal should proceed.

ATTACHMENTS

- 1 Planning Proposal 1/2021 Changes to Merriwa Heritage Conservation Area
- 2 SHI Heritage Study Merriwa Conservation Area Revised
- 3 Submission from Merriwa District Progress Association

ITEM NO: G.07.1

PLANNING PROPOSAL



Amendment to the Upper Hunter Local Environmental Plan 2013

Planning Proposal – Amendment to Upper Hunter Local Environmental Plan 2013.

Merriwa Conservation Area - Heritage Map

Version 01 30 June 2021

ITEM NO: G.07.1

PART 1: OBJECTIVES AND BACKGROUND

The objective of this planning proposal is to amend the boundaries of the Merriwa Conservation Area shown on Heritage Map – Sheet HER_005A of the Upper Hunter Local Environmental Plan 2013 in order to remove discrepancies between the map and the areas of actual heritage significance within Merriwa.

According to a Heritage Inventory Study of Merriwa, prepared by Arnold Wolthers Architects and dated February 1996, the town of Merriwa and the village of Cassilis were gazetted as Urban Conservation Areas in 1991 by Merriwa Shire Council.

The National Trust of Australia (NSW) recognised the heritage value of the town in 1981, listing the Urban Conservation Area and 20 individual urban buildings and 10 rural buildings.

Merriwa Heritage Conservation Area was listed in the Hunter Regional Environmental Plan 1989 (Heritage) until the regional plan was repealed on 4 August 2016.

At present, the Merriwa Heritage Conservation Area is listed in Part 2 of Schedule 5 of the Upper Hunter Local Environmental Plan 2013.

The existing Merriwa Conservation Area covers the entire urban area of Merriwa and is bounded by Macartney Street/ Scone Road to the north, an unnamed Crown Road to the east, Hall Road to the south and the Merriwa River to the west (refer to Figure 1.1).

Land within the conservation area is predominantly zoned R1 General Residential with parts of the conservation area zoned B2 Local Centre (commercial centre), RE1 Public Recreation (showground, sporting and recreation facilities), R5 Large Lot Residential (to the north) and RU1 Primary Production (railway infrastructure).

Merriwa's commercial centre, located on Bettington Street, is characterised by a mix of single and two storey commercial buildings and shops, some of which hold local heritage significance. The residential areas are predominantly characterised by single storey dwellings on large allotments and based on a traditional grid pattern with wide streets. There are a number of local heritage items located within the residential areas of town.

The conservation area encompasses a wide range of buildings and architectural forms representing different periods of Merriwa's development from the late 1820's to the present day. Unfortunately, some parts of the conservation area contain contemporary buildings only and other buildings that detract or make no contribution to the significance of the conservation area. These anomalies could be seen to undermine the integrity and importance of the conservation area, making enforcement of the heritage conservation provisions of the Upper Hunter LEP 2013 difficult for Council.

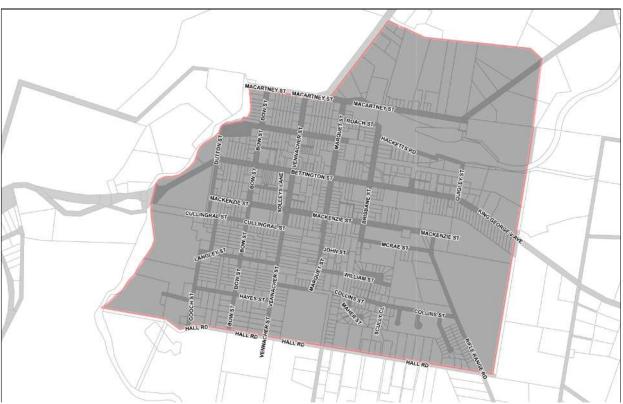


Figure 1.1 - Merriwa Conservation Area

PART 2: EXPLANATION OF PROVISIONS

In order to achieve the objective of this planning proposal the Upper Hunter Local Environmental Plan 2013 will be amended by replacing Heritage Map – Sheet HER_005A (Annexure 1) with a new map sheet showing the amended conservation area boundaries (refer to Annexure 2).

Council's Heritage Advisor has undertaken a detailed review of the Merriwa Conservation Area using the State Heritage Inventory (SHI) report template.

The report makes the following recommendations:

- Remove the Merriwa south-eastern precinct from the LEP map.
- List those potential items (identified in images) in the LEP.
- Retain the recreation area, railway precinct and silos and a section of King George V Avenue as a conservation area in the LEP. (Refer to image 3).
- Remove some areas to the west of Merriwa identified as including non-contributory buildings.

These recommendations have been used to define the proposed new boundaries of the conservation area.

Clause 5.10 of the Upper Hunter LEP 2013 contains provisions relating to development within heritage conservation areas across the Upper Hunter Shire Local Government Area.

Under Clause 5.10(2), development consent is required for new buildings, alterations and/or demolition of a building, work, relic or tree within a heritage conservation area. However, consent is not required under Clause 5.10(3) if the applicant has notified the consent authority and the consent authority is satisfied that the proposed development is of a minor nature or is for the maintenance of the building, work, relic or tree.

As a result of the planning proposal, Clause 5.10 would no longer apply to areas taken out of the conservation area.

PART 3: JUSTIFICATION

In accordance with the Department of Planning and Environment's Guide to Preparing Planning Proposals, this section provides a response to the following issues:

- Section A: Need for proposal
- Section B: Policy Context
- Section C: Potential Environmental, Social and Economic Impact; and
- Section D: Other Government Interests

SECTION A - NEED FOR THE PLANNING PROPOSAL

1. Is the planning proposal the result of any strategic study?

The planning proposal is the result of a review of the Merriwa Conservation Area by Council's Heritage Advisor.

The review is identified as a strategic action under Direction 5.4 of the Upper Hunter Land Use Strategy 2017.

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

The planning proposal is considered to be the most appropriate means of achieving the intended outcome. There is no alternative way to remove discrepancies between the current heritage map and the areas of actual heritage significance within Merriwa.

3. Is there a community benefit?

There is a community benefit in ensuring the maps in the Upper Hunter LEP 2013 reflect accurate information and uphold the credibility and importance of heritage conservation areas. Removing discrepancies will eliminate unnecessary considerations in the development assessment process, reduce uncertainty and misunderstanding in the community and will assist in Council's enforcement of building and planning controls within the conservation area.

SECTION B -RELATIONSHIP TO STRATEGIC PLANNING FRAMEWORK

4. Is the planning proposal consistent with the objectives and actions contained within the applicable regional or sub-regional strategy?

It is considered that the proposal is consistent with Direction 19: 'Identify and protect the region's heritage' of the Hunter Regional Plan.

Amending the boundaries of the Merriwa Conservation Area to better reflect the areas of actual heritage significance will improve the integrity and importance of the heritage conservation area and will remove a perceived constraint to development for those properties that have little to no heritage significance as heritage development controls and standards will no longer apply.

Buildings and streetscapes of heritage significance in Merriwa will continue to be protected.

5. Is the planning proposal consistent with the local Council's Community Strategic Plan, or other local strategic plan?

The planning proposal is consistent with the following Community Strategies of Goal 4 – Plan for a sustainable future and Goal 5 – A sustainable and prosperous economy:

CS13 "Implement and regularly review Strategic Land Use Plans, Environmental Planning Instruments and Development Control Plans, which reflect the needs and expectations of the broad community"

CS15 "Plan, facilitate and provide for a changing population for current and future generations"

ITEM NO: G.07.1

CS22 "Provide attractive and functional town centres and support revitalisation of the towns and villages including investment in built heritage and improvement of existing buildings'

6. Is the planning proposal consistent with applicable State Environmental Planning Policies?

No specific State Environmental Planning Policies (SEPPs) have been identified as being relevant to this planning proposal.

7. Is the planning proposal consistent with applicable Ministerial Directions (s.9.1 Directions)?

Each s9.1 Ministerial Direction is listed below with an annotation stating whether it is relevant to the Planning Proposal and confirming consistency.

s.9.1 Direction Title 1.1 Business and Industrial Zones	Applies NA	Consistency of Planning Proposal
1.2 Rural Zones	NA	
1.3 Mining, Petroleum Production and Extractive Industries	NA	
1.4 Oyster Aquaculture	NA	
1.5 Rural Lands	NA	
2.1 Environment Protection Zones	NA	
2.2 Coastal Protection	NA	
2.3 Heritage Conservation	Yes	The objective of this direction is to conserve items, areas, objects and places of environmental heritage significance and indigenous heritage significance. This Direction requires Council to: A planning proposal must contain provisions that facilitate the conservation of (a) items, places, buildings, works, relics, moveable objects or precincts of environmental heritage significance to an area, in relation to the historical, scientific, cultural, social, archaeological, architectural, natural or aesthetic value of the item, area, object or place, identified in a study of the environmental heritage of the area,
		The planning proposal is consistent with thi direction in that it will continue to facilitate the conservation of a precinct of environmental heritage significance which has been identified in a heritage study. The planning proposal simply involves changes to the boundaries of an existing conservation area by removing areas that do not hold an heritage significance.
2.4 Recreation Vehicle Areas	NA	
2.5 Application of E2 and E3 Zones and Environmental Overlays in Far North Coast LEPs	NA	
2.6 Remediation of Contaminated Land	NA	
3.1 Residential Zones	NA	
3.2 Caravan Parks and Manufactured Home Estates	NA	
3.3 Home Occupations	NA	
3.4 Integrating Land Use and transport	NA	

ITEM NO: G.07.1

s.9.1 Direction Title	Applies	Consistency of Planning Proposal
3.5 Development Near Regulated Airports and Defence Airfields	NA	
3.6 Shooting Ranges	NA	
3.7 Reduction in non-hosted short term rental accommodation period	NA	
4.1 Acid Sulfate Soils	NA	
4.2 Mine Subsidence and Unstable Land	NA	
4.3 Flood Prone Land	NA	
4.4 Planning for Bushfire Protection	NA	
5.1 Implementation of Regional Strategies	NA	
5.2 Sydney Drinking Water Catchments	NA	
5.3 Farmland of State and Regional Significance on the NSW Far North Coast	NA	
5.4 Commercial and Retail Development along the Pacific Highway, North Coast	NA	
5.5 Development in the vicinity of Ellalong, Paxton and Millfield	NA	
5.6 Sydney to Canberra Corridor (Revoked 10 July 2008)	NA	
5.7 Central Coast (Revoked 10 July 2008)	NA	
5.8 Second Sydney Airport: Badgerys Creek (Revoked 20August 2018)	NA	
5.9 North West Rail Link Corridor Strategy	NA	
5.10 Implementation of Regional Plans	Yes	This Direction requires Council to: Planning proposals must be consistent with
		a Regional Plan released by the Minister for Planning.
		It is considered that the proposal is consistent with Direction 19 of the Hunter Regional Plan: 'Identify and protect the region's heritage' as buildings and streetscapes of heritage significance in Merriwa will continue to be protected. Accordingly, the planning proposal is consistent with the terms of this direction.
5.11 Development of Aboriginal Land Council Land	NA	
6.1 Approval and Referral Requirements	NA	
6.2 Reserving Land for Public Purposes	NA	
6.3 Site Specific Provisions	NA	
7. Metropolitan Planning (Directions 7.1 – 7.13)	NA	

SECTION C - ENVIRONMENTAL, SOCIAL AND ECONOMIC IMPACT

8. 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?

The planning proposal will not have any impact on critical habitat or threatened species, populations or ecological communities, or their habitats.

9. Are there any other environmental effects as a result of the planning proposal and how are they proposed to be managed?

The planning proposal will not have any adverse environmental effects.

10. How has the planning proposal adequately addressed any social and economic effects?

The planning proposal is unlikely to have any adverse social or economic effects.

SECTION D - COMMONWEALTH AND STATE INTERESTS

11. Is there adequate public infrastructure for the planning proposal?

Not considered applicable.

12. What are the views of State and Commonwealth public authorities consulted in accordance with the Gateway determination?

Relevant State and Commonwealth public authorities will be consulted in accordance with any Gateway determination should the proposal be supported.

ITEM NO: G.07.1

PART 5: COMMUNITY CONSULTATION

Council, at its meeting held on 28 January 2020, resolved to endorse proposed changes to the boundaries of the Merriwa Heritage Conservation Area and to place the draft heritage map on public exhibition.

The draft map was subsequently placed on public exhibition from 23 July 2020 to 20 August 2020. One submission was received acknowledging the significant reduction in the size of the conservation area and recommending a further reduction to remove areas that do not hold any heritage value.

As a result of the submission, Council's Heritage Advisor extended the scope of the heritage study and has recommended additional changes to the draft heritage map endorsed by Council. The amended map is included in the current planning proposal (Annexure 2).

PART 6: PROJECT TIMELINE

The project timeline in respect of the planning proposal is provided in the following diagram.

The anticipated timeframe for the proposed amendment to the Upper Hunter Local Environmental Plan 2013 from submission of the proposal to DPIE to publication of the LEP amendment is six (6) months.

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PROJECT TIMELINE

		July 2021	August 2021	September 2021	October 2021	November 2021	December 2021	January 2022
STAGE 1	Report to Council							
STAGE 2	Submit Planning Proposal to NSW Planning & Environment							
STAGE 3	Anticipated commencement date (Gateway Determination)							
STAGE 4	Consultation – Community/ Public Authorities							
STAGE 5	Review / consideration of submissions to public exhibition							
STAGE 6	Report to Council							
STAGE 7	Finalise the Local Environmental Plan using Minister's plan making delegations.							

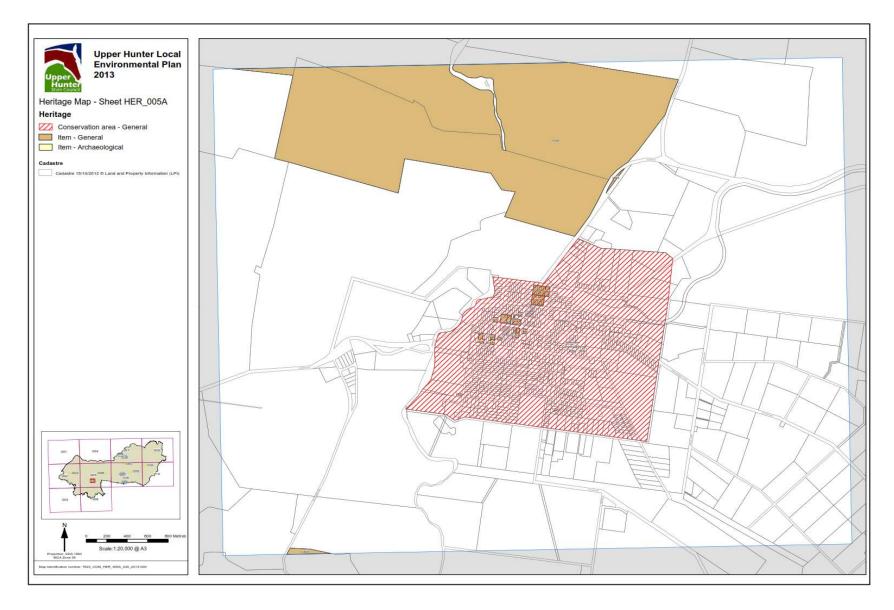
ATTACHMENT NO: 1 - PLANNING PROPOSAL 1/2021 - CHANGES TO MERRIWA	
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ITEM NO: G.07.1

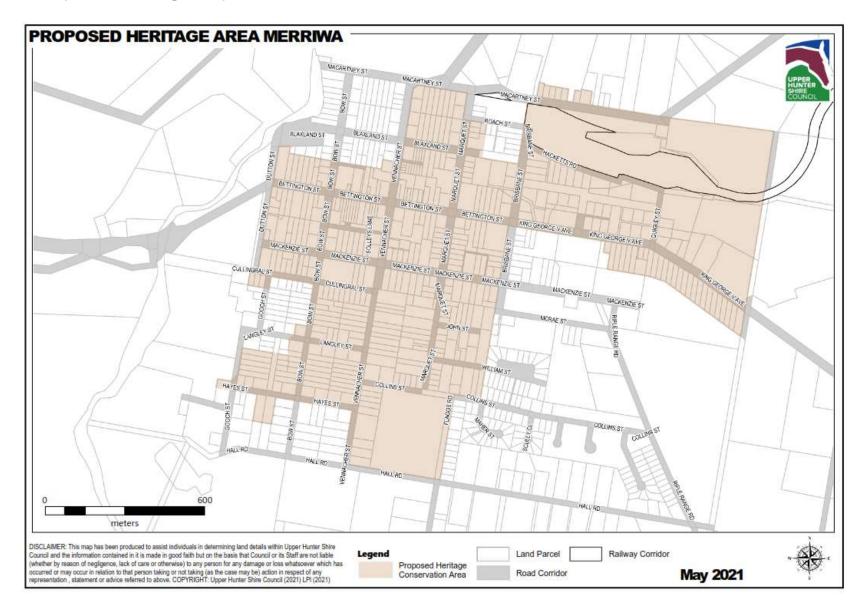
PART 7: PLAN MAKING DELEGATION

Council is seeking to use its plan making delegations to finalise the plan.

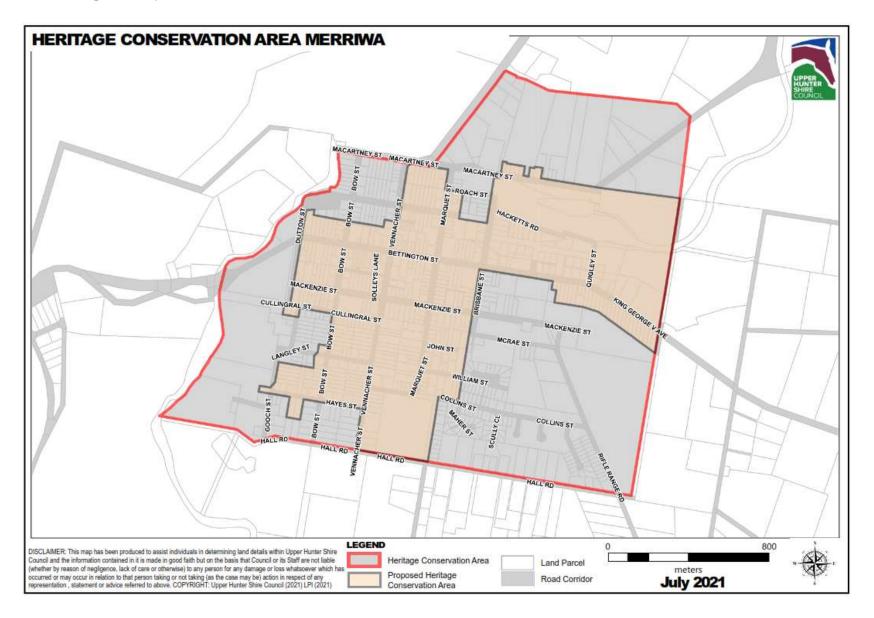
Annexure 1: Upper Hunter LEP 2013 Heritage Map – Sheet HER_005A



Annexure 2: Proposed Heritage Map



Annexure 3: Existing & Proposed Conservation Areas



ITEM NO: G.07.1

SHI number 5067081 Study number

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter

Address: Planning: Hunter & Central Coast

Suburb/nearest town: Merriwa 2329

Local govt area: Upper Hunter Parish:
State: NSW County:

Other/former names:

Area/group/complex: Group ID:

Aboriginal area:

Curtilage/boundary:

Item type: Conservation Area Group: Urban Area Category: Other - Urban Area

Owner:

Admin codes: Code 2: Code 3:

Current use:

Former uses:

Assessed significance: Local Endorsed significance: Local

Date: 07/07/2021 Full report Page 1 of 27
This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Item name: Merriwa Conservation Area revised

Merriwa 2329 Upper Hunter Location:

Statement of The Merriwa Conservation Area includes the early village of Merriwa which was proclaimed in 1885, though significance: developed from the 1850s. The early village was bounded by Marquet Street to the east, MaCartney Street to the north, Smith's River (now Merriwa River) to the western boundary and MacKenzie Street to the south. This earlier part of the town has historic and aesthetic significance and includes the main commercial street, civic buildings, hotels, churches, convent, schools and residential streets, including a number of locally listed heritage items: Courthouse, police station and former lockup, former CBC Bank, Royal Hotel, Campbells Store, Anglican Church, Anglican Rectory, Former School of Arts, Cottage Museum, Fitzroy Hotel, Catholic Church, St Anne's Convent, Catholic Presbytery, Headmaster's Residence, Redwell Cemetery and Council Building and Chambers.

> The area to the east of the historic village records the later subdivision and development of Merriwa from the early 20th century. This eastern area was reserved for sale from 1891, though it was not developed until the 20th century with only a few scattered examples of 19th century buildings. Some of the southern streets including Collins and Hall Street have developed more recently with houses dating from the late 20th and 21st century. The Merriwa eastern area has little significance with few contributory buildings that record the historic and aesthetic significance of this precinct. The streetscapes have little homogeneity due to the varied dates of housing stock as indicated and mapped in Figure 4 (attached).

> The streetscape of King George V Avenue to the east of Brisbane Street includes a number of early to mid-20th century houses that are assessed as contributing in style and scale and are representative of the later development of the Merriwa post 1800.

The area to the north-east of the town and to the east of Brisbane Street is historically significant and indicated on early maps as "reserve for public recreation". It remains as public recreation and includes sports fields and a

The railway and associated infrastructure including the silos are an historic record of the development of the town of Merriwa and the town's function as a centre for agriculture and the transport of wool and crops with the opening of the line in 1917. The railway turntable is likely to be a rare example of its type in NSW.

The land for the current hospital site was dedicated in 1886, though it has diminished historic and aesthetic significance as there is no obvious built evidence of early buildings and the current buildings are all 20th century. (further research is required to asses this site)

It is likely that community value the early village area of Merriwa, railway precinct, recreational area to the east of Brisbane Street and the hospital site, though the latter has no obvious built significance and hence its historical and social significance is diminished. The sports club within the recreational area is likely to be valued by the local community for its historical value and continuous use by the community.

07/07/2021 Page 2 of 27 Date: Full report

Item name: Merriwa Conservation Area revised

Merriwa 2329 Upper Hunter

Historical notes The village of Merriwa was proclaimed as a village in 1885, though it was established before this date with a of provenance: post office, court house, schools and churches. The early village is shown in and 1891 map as bounded by Marquet Street to the east, MaCartney Street to the north, Smith's River (now Merriwa River) to the western boundary and to the southern boundary one lot depth on MacKenzie Street (Figure 2 in images). The area of the town to the east of Marquat Street was developed later and remained as larger lots as shown in the subdivision plan dated 1881 (Figure 1 in images). This area is noted in the 1891 plan as "reserved for sale"

> The 1881 plan shows the area to the north-east of the town and to the east of Brisbane Street is indicated as "reserve for public recreation" and extended to the railway area to the north to Macquarie Street (the latter now known and Macartney Street). This public recreation area was at some stage proposed for suburban development and lots are shown as "retained for home sites for returned soldiers", though this remained as public recreation area and was not developed (Figure 3 in images). Hall Road is shown to the south and Government Road (the latter now known as Rifle Range Road). Lawlers and Price Lane located to the east of the contemporary town is currently in the vicinity of the former Brindle Lane (also spelt as Brimble Lane) as shown on the 1881 plan. Amendments to the 1891 plan show the current hospital site as land dedicated in 1886. The land holders in this area are noted on the 1891 plan and include William Tuite, MH Hall, Bailey, Cha Spratt, Ellen Spratt, Lewis Grant, Geo Lovegrove, Anastasia Gronin, E Marley, James McNamara, NR Knight.

The railway station and silos are located to the east of Brisbane Street. This includes the station building, goods shed, gantry, water tower and turntable. The train line was opened in on the 29th October 1917 and the line terminated here with a turntable that required two men to operate. The line ceased to operation as a passenger line in 1973 and was closed on the 10th February 1988.

Extract from M Dunn, Upper Hunter Heritage Study, Thematic History, March 2017:

"On the southern edges of the Upper Hunter the land was dominated by large grazing properties granted or sold through the late 1820s and into the 1830s. The first large grant was made in 1831 to John Blaxland, when he received 7680 acres close to the present township of Merriwa. Blaxland was joined in 1832 by William Charles Wentworth, who had crossed the Blue Mountains with Blaxland's brother Gregory in 1813. Wentworth purchased a 640 acre grant, adding to it over the next ten years through purchases until he was the largest landholder in the district with over 30,000 acres in the foothills of the Liverpool Ranges by 1848. To the west, James Bettington established his Brindley Park estate in 1834, developing it as a fine merino stud with over 9,500 sheep on it by 1837, rising to over 19,800 by 1850. Other prominent settlers included George Hall who established Gundebri in 1835, George Wyndham with his 2560 acre Mahngarinda estate from 1839 and Henry Dutton's 2560 acre Terragong estate from 1840. Dutton's sandstone home is the oldest homestead still standing in this part of the upper Hunter.

The isolation of the Merriwa area, known as Gummun Plains, meant that development was slow and the homesteads acted as informal village settlements. Their need for self-sufficiency meant that they each had blacksmiths, saddlers, a station store, a collection of dwellings for workers and other tradesmen, which in turn encouraged passing traffic to stop there. In 1839 Blaxland, representing the settlers of the district petitioned the government for a town reserve to be gazetted and surveyed, which was undertaken in January 1840. The name of Merriwa was chosen, which was reported to be a local Aboriginal word for grass seeds or plenty of grass, likely a reference to the open grassy plains that characterised the long tradition of land management by Aboriginal people in the area. Land sales were held in the village in October and December 1840 with the Gummun Creek that marked the western boundary being renamed Merriwa Creek. However as sales began NSW was in the midst of a severe drought that ran into an economic downturn lasting until 1843, which curtailed the development of the

Meanwhile, as with other areas in the upper Hunter, a series of smaller private town developments were also underway. The Dalkeith estate, originally granted to Donald McIntyre in 1834 but later sold to Robert Scott of Glendon, had a court house and watch-house built there in 1835, with a post office opened in 1836. Thirty years later the population had only grown to 70, but was served by three inns.

Date: 07/07/2021 Full report Page 3 of 27

ITEM NO: G.07.1

SHI number 5067081 Study number

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter

Back in Merriwa the village developed slowly. A post office was opened in Jamuary 1845 with mail arriving via Merton two days a week. At this time the town had only ten houses, with the first inn opening in 1848 and the first Anglican Church services beginning in the same year. A private school had opened in the new village in 1840 with a National public school opened in 1848, although it lapsed through lack of pupils between 1851 and 1853, re-opening in 1854 with 34 students. In 1855 The Holy Trinity Anglican Church was consecrated. By 1858 Merriwa had three inns, five stores, two blacksmiths, a Court House and a Catholic Church built that year. By 1866 the population had risen to around 200, with Merriwa being a stopping place for road traffic heading west towards the Bathurst Plains."

Refer to images: Figure 2

Map dated 1891 showing boundaries of main village in red outline

source: https://hlrv.nswlrs.com.au/

Refer to images: Figure 3

Map dated 1891 showing "retained for returned soldiers"

source: https://hlrv.nswlrs.com.au/

Themes: National theme State theme Local theme

Designer:

Builder:

Year started: 1891 Year completed: Circa: No

Physical description:

Physical condition

level:

Physical condition:

Archaeological Not assessed

potential level:

Archaeological potential Detail: Modification dates:

Recommended Remove the Merriwa south-eastern precinct from the LEP as mapped in images: Figure 4. List those potential management: items (identified in images) in the LEP. Retain the recreation area, railway precinct and silos and a section of

King George V Avenue as a conservation area in the LEP. (Refer to image 3). Remove some areas to the west of

Merriwa identified as including non-contributory buildings shown in images: Figure 4.

Management: Management category Management name

Further comments:

Date: 07/07/2021 Full report Page 4 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter

The Merriwa Conservation Area includes the early village of Merriwa which was proclaimed in 1885, though [Historical developed from the 1850s. The early village was bounded by Marquet Street to the east, MaCartney Street to the significance] north, Smith's River (now Merriwa River) to the western boundary and MacKenzie Street to the south. This earlier part of the town has historic and aesthetic significance and includes the main commercial street, civic buildings, hotels, churches, convent, schools and residential streets, including a number of locally listed heritage items: Courthouse, police station and former lockup, former CBC Bank, Royal Hotel, Campbells Store, Anglican Church, Anglican Rectory, Former School of Arts, Cottage Museum, Fitzroy Hotel, Catholic Church, St Anne's Convent, Catholic Presbytery, Headmaster's Residence, Redwell Cemetery and Council Building and

> The eastern precinct of Merriwa records the later subdivision and development of Merriwa in 1891. This eastern precinct is outside the early settled village of Merriwa, the latter proclaimed in 1881 and bordered to the east by Marquet Street. Though reserved for sale from 1891, based on the physical evidence of the housing stock, this eastern precinct was not developed until the 20th century with only a few scattered examples of 19th century buildings.

The area to the north-east of the town and to the east of Brisbane Street is indicated as "reserve for public recreation" extending to the later railway area to the north of Macartney Street. This land is still used as public recreation and includes sports fields and a sports club.

The railway and associated infrastructure including the silos are a record of the development of the town of Merriwa from the opening of the line in 1917. It also records the town's function as a centre for agriculture and the transport of wool and crops.

The land for the current hospital site was dedicated in 1886, though there is no obvious built evidence of early buildings with the current buildings all 20th century.

The streets to the south of the eastern precinct (south-eastern precinct), including Collins and Hall Street are predominantly recent houses dating from the late 20th and early 21st century

The streets to the west of Marquet Street and bordered by Smith's River (now Merriwa River) are part of the historic layout of the town of Merriwa dating from c1858 and shown in the 1891 plan. There is later limited 20th Century development on the north-western and south-western boundaries of the town.

Criteria b): [Historical association significance]

Criteria c): The early village area of Merriwa has been assessed as retaining its aesthetic value both in the commercial area, [Aesthetic/ civic precinct and the surrounding residential areas. There are also a number of significant buildings dating Technical from the 1850s to the inter-War period.

significance] The Merriwa south-eastern Precinct has been assessed as having few contributory buildings that record the historic and aesthetic significance of this precinct. The streetscapes have little homogeneity due to the varied dates of housing stock.

> The streetscape of King George V Avenue include a number of early to mid-20th century houses that are assessed as contributing in style and scale.

The railway station complex in important as a representative example of an eaely 20th century station complex and includes the station building, goods shed, gantry, water tower, turntable, rail lines, embankment and platforms.

Criteria d): significance]

It is likely the community value the early c1850s village of Merriwa, the recreational area to the east of [Social/Cultural Brisbane Street, railway precinct, silos and the hospital site, though the latter has no obvious built significance and hence its historical and social significance is diminished. The sports club within the recreational area is likely to be valued by the local community for its historical value and continuous use by the community.

Date: 07/07/2021 Page 5 of 27 Full report

ITEM NO: G.07.1

SHI number 5067081 Study number

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter

Criteria e): The railway turntable has technical significance as a mechanical turntable requiring two men to operate.

[Research significance]

Criteria f): The railway turntable is likely to be a rare example of its type in NSW requiring two men to operate.

[Rarity]

Criteria g): The early village area of Merriwa includes a number of buildings that are representative of the development of

[Representative] Merriwa from the 1850s to the inter-War period.

The precinct identified in image 3 on King George Street is representative of the later development of the

Merriwa Eastern Precinct with a representative number of early and mid 20th century houses.

Intactness/Integrity: The early village area of Merriwa contains a predominance of contributory buildings including many buildings

of historical and aesthetic significance. The Merriwa south-eastern Precinct has been assessed as having few contributory buildings that record the historic and aesthetic significance of this precinct. Limited areas on the north-western and south-western boundary of the town has been assessed as including non-contributory 20th

Century buildings.

References: Author Title Year

Studies: Author Title Number Year

Arnold Wolthers Heritage Study of the Merriwa Shire Council Area, , 1995
M Dunn Upper Hunter Heritage Study, Thematic History, 2017

Parcels: Parcel code Lot number Section number Plan code Plan number

Latitude: Longitude:

Location validity: Spatial accuracy:

Map name: Map scale:

AMG zone: Easting: Northing:

Listing: Name Title Number ListingDate

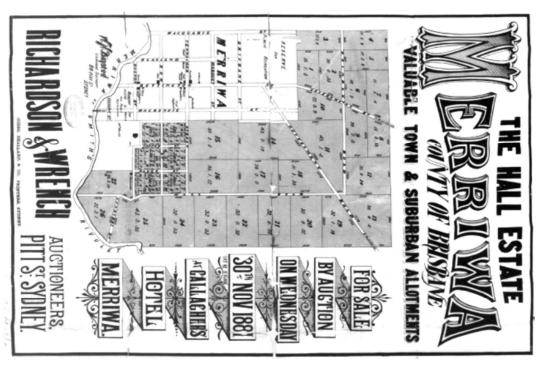
Data entry: Data first entered: 13/08/2019 Data updated: 07/07/2021 Status: Basic

Date: 07/07/2021 Full report Page 6 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter

Image:



Caption: Figure 1:1881 Subdivision Plan

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Date: 07/07/2021 Full report Page 7 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: Figure 2: 1891 showing early village of Merriwa

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Date: 07/07/2021 Full report Page 8 of 27
This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

SHI number
5067081
Study number

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329

Upper Hunter



Caption: Figure 3: 1891 map showing "retained for returned soldiers"

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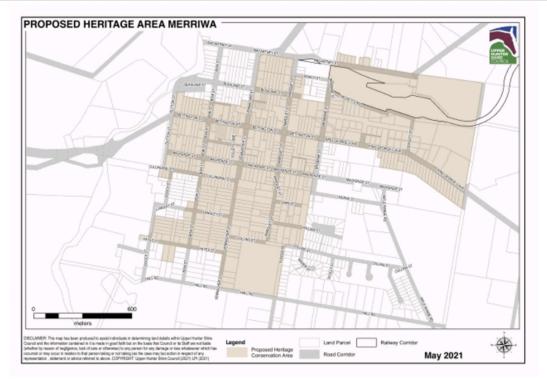
Date: 07/07/2021 Full report Page 9 of 27
This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

SHI number
5067081
Study number

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329

Upper Hunter



Caption: Figure 4: Merriwa Conservation Area revised

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Image by: Upper Hunter Shire Council

Image date: 29/06/2021

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Date: 07/07/2021 Full report Page 10 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: lot 1 DP1146010 - potential heritage item

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Image by: Elizabeth Evans
Image date: 26/06/2019

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Date: 07/07/2021 Full report Page 11 of 27
This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: Lot2 DP714956 Macartney Street- potential heritage item

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Image by: Elizabeth Evans
Image date: 26/06/2019

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Date: 07/07/2021 Full report Page 12 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: Streetscape view of Flaggs Road showing buildings assessed as non-contributory

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Image by: Elizabeth Evans
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Date: 07/07/2021 Full report Page 13 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: Streetscape view of Collins Street showing example of buildings assessed as

non-contributory

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Date: 07/07/2021 Full report Page 14 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: Example of post-war buildings in Marquet Street Lot A,B,C, DP36072

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Image by: Elizabeth Evans
Image date: 26/06/2019

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Date: 07/07/2021 Full report Page 15 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: Lot30 DP1186825 - potential heritage item

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Date: 07/07/2021 Full report Page 16 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



 $\textbf{Caption:} \quad \textbf{Streetscape view of William Street showing contributory buildings within conservation}$

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Date: 07/07/2021 Full report Page 17 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: Hospital McRae Street assessed as non-contributory

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Date: 07/07/2021 Full report Page 18 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: MacKenzie Street Lot 2 DP662590 - Potential Heritage Item

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Image by: Elizabeth Evans
Image date: 26/06/2019

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Date: 07/07/2021 Full report Page 19 of 27
This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: King George V Avenue - proposed to be retained as conservation area

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Image by: Elizabeth Evans
Image date: 26/06/2019

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Date: 07/07/2021 Full report Page 20 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: King George V Avenue proposed to be retained as conservation area

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Date: 07/07/2021 Full report Page 21 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: Public Recreation Area east of Brisbane St proposed to be retained as conservation area

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Date: 07/07/2021 Full report Page 22 of 27
This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



 $\textbf{Caption:} \quad \textbf{Streetscape view of Brisbane Streetscape Brisbane St showing contributory building in} \\$

foreground

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Image by: Elizabeth Evans
Image date: 26/06/2019

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Date: 07/07/2021 Full report Page 23 of 27
This report was produced using the State Heritage Inventory application provided by the Heritage Division, Office of Environment and Heritage

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: Streetscape Brisbane Street showing post-war non-contributory buildings

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Image by: Elizabeth Evans
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Date: 07/07/2021 Full report Page 24 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: Lot1 DP11700 Macartney Street potential heritage item

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Image by: Elizabeth Evans Image date: 26/08/2019

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Date: 07/07/2021 Full report Page 25 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: Lot1 DP818800 Silos potential heritage item

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Image by: Elizabeth Evans

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Date: 07/07/2021 Full report Page 26 of 27

Item name: Merriwa Conservation Area revised

Location: Merriwa 2329 Upper Hunter



Caption: Lot 1702 DP1175204 Lot 1 DP724472 Merriwa Railway Complex - Potential Heritage Item

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Image by: Elizabeth Evans
Image date: 09/09/2019

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Date: 07/07/2021 Full report Page 27 of 27



PO Box 144 Merriwa 2329

ABN: 59 244 901 419 (merriwaprogress@gmail.com)

The General Manager Upper Hunter Shire Council PO Box 208 Scone NSW 2337

Review of Merriwa Heritage Conservation Area

Dear Sir

The Merriwa District Progress Association would like to submit our comments on the proposed revision to the Heritage Conservation Area (HCA) shown on the Heritage Map for Merriwa.

Although the revised area is significantly smaller than the current area, we believe there are large areas of the township that do not hold heritage value of adequate importance to be included in the HCA.

After studying the residences in the township, the MDPA proposes a further reduction in the HCA as illustrated in the diagram on the following page. The areas we believe should be excluded from the HCA are not of significant heritage value in our opinion. Many buildings are modern homes, and much of the area is vacant land. A detailed study by Council will confirm this to be true.

Therefore, it is requested that Council further modify the Heritage Map for Merriwa to exclude all areas where there is low or insignificant heritage value.

In the process of amending the *Upper Hunter Local Environment Plan 2013*, Council should delete the listing of the former Astros Theatre as a Heritage Item, as this building no longer exists.

Yours sincerely,

Col Bates President

Cc:

Cr. Ron Campbell

UPPER HUNTER SHIRE COUNCIL

Z 0 AUG 2020

Referred to

For

MDPA meets third Wednesday of each month at 6:00 PM at Merriwa RSL Club. Guests welcome.



MDPA meets third Wednesday of each month at 6:00 PM at Merriwa RSL Club. Guests welcome.