

# Upper Hunter

## Development Control Plan 2015

### SCHEDULES

(THIS PART IS AN EXTRACT OF THE  
*UPPER HUNTER DEVELOPMENT CONTROL  
PLAN 2015*, WHICH CONTAINS 13 PARTS)



**Edition:** Final adopted by Council 25 May, 2015

For enquiries about this document,  
contact:

Council's Environmental Services  
Department

Tel: 02 6540 1136



Upper Hunter Shire Council

135 Liverpool Street

Scone NSW 2337

Post: PO Box 208

Scone NSW 2337

Tel: 02 6540 1136

Fax: 02 6545 2671

Email:

[council@upperhunter.nsw.gov.au](mailto:council@upperhunter.nsw.gov.au)

Web: [www.upperhunter.nsw.gov.au](http://www.upperhunter.nsw.gov.au)

Edition: Final adopted by Council,  
25 May, 2015

© 2015 Upper Hunter Council

This material may be reproduced  
for non-commercial purposes in  
whole or in part, provided the  
meaning is unchanged and the  
source, publisher and authorship  
are acknowledged.

## Schedules

### Explanatory outline

Part 15 sets out miscellaneous schedules. The following matters are included:

- |                   |  |
|-------------------|--|
| <b>Schedule 1</b> | Repeal of former development control plans and policies                      |
| <b>Schedule 2</b> | Heritage description and statement of significance – former Scone Shire      |
| <b>Schedule 3</b> | Heritage description and statement of significance – former Merriwa Shire    |
| <b>Schedule 4</b> | Heritage description and statement of significance – former Murrurundi Shire |

## Schedule 1 Repeal of former development control plans & policies

---

(clause 1a.5)

Development Control Plan – Kelly Street  
Development Control Plan - Flood Prone Land  
Development Control Plan - Cressfield  
Development Control Plan – Clifton Hills Estate  
Development Control Plan – Exempt and Complying Development  
Development Control Plan – Energy Smart Housing  
Development Control Plan— Scone Business Park  
Development Control Plan— Outdoor Signage  
Development Control Plan— Advertising and Notification  
Policy Amenities in Conjunction with Rural Sheds on Rural Land that does not have a Building entitlement  
Policy Attached Dwellings  
Policy Bed and Breakfast Establishments  
Policy Cut and Fill Guidelines  
Policy Land Fill  
Policy Proximity to the Scone Memorial Aerodrome  
Policy Relocated Dwellings  
Policy Sheds and Garages in Residential Areas  
Policy Use and Occupation of a Moveable Dwelling on Private Land  
Policy Builders Hoardings  
Policy Code of Practice - Soil and Water Management on Urban Lands  
Policy Code for the Erection of Residential Flat Buildings  
Policy Standards - Code for the Provision of Off-Street Parking  
Policy Re-Sited Dwellings

## Schedule 2 Heritage description & statement of significance – former Scone Shire

### History

The area around Scone was part of the Wanaruah peoples' area and the first European explorers came to the district in 1824, approaching from the south and the west, via Mudgee. Henry Dangar (Government Surveyor), travelled through this area on his way to discovering the pass over the Liverpool Range above Murrurundi, while Allan Cunningham also travelled this area.

The first European settlers were Francis and Archibald Little who arrived in 1825 and selected and occupied *Invermein* and *Cressfield*. Peter McIntyre selected the Segenhoe area for Thomas Potter Macqueen and numerous squatters followed them.

*Invermein* became the central point of the District with a slab lockup and a Court of Petty Sessions established in 1830. A Post Office opened at nearby Redbank and later a hospital as well.

Scone was named in 1831 when Hugh Cameron, an elderly Scottish settler from Turanville produced a petition for the Governor requesting that this valley of the Kingdon Ponds be called Strathearn after the Scottish valley close by the Palace of Scone, the ancient crowning place for the kings of Scotland. It became the parish of Strathearn and after various alterations the nearby village reserve became known as Scone.

The town of Scone was laid out in 1837, in the area between the Kingdon Ponds and the Great North Road, now the New England Highway. Early buildings were St Luke's Church and the St Aubins' Inn. Thomas and William Dangar of *Turanville* had a store where the present Rotary Park is and it was held up by the famous Jewboy Gang in 1840. To the south and east of Scone, Henry Dumaesq laid out the private village subdivision of St Aubins to the east of Main Street. This has resulted in the offset of both Kingdon and Liverpool Streets with Main Street today.

The Great North Road was the main communication route for Scone and settlements to the north; however, the 1870s produced a period of change with the amalgamation of the Post and Telegraph services, the arrival of the Railway and the opening of branches of the Bank of NSW and the Commercial Banking Company of Sydney. In 1875 the Catholic Parish of Scone was created, the Scone Public School opened and M Campbell purchased the Flour Mill (now RSL Club) and Store from the Little Family. In 1879 the Post Office was established in its present building. The 1880s saw a new Court House (now Old Court Theatre), Scone Grammar School open, Sisters of Mercy Convent built, telephone lines laid and the Municipality of Scone incorporated. The 1890s brought kerosene lamps to the streets of Scone, land development creating Park St, Waverley St and Oxford Rd. Scone Race course established at Satur and Dr HJH Scott began practicing in Scone.

The 1900s commenced with the Federation of the Commonwealth of Australia, the first motor vehicle in Scone and development of Kelly Street as the commercial hub, with banks and the Olympic Theatre opening. The Scott Memorial Hospital was opened in 1913, electricity generation commenced in 1920; White Park established in 1924, UH District Ambulance formed in 1927 and the Scone Fire Brigade started operation in 1930. 1930 saw the provision of a town water supply with the construction of a well on the Kingdon Ponds and a concrete reservoir with a capacity of 300,000 gallons on the eastern side of town. The 1930s also saw the Court House move to its present position, the Scone Bowling Club established on the corner of Susan and Kelly Streets, (now the Scone Visitor Information and Wine Centre) the Civic Theatre opened, the Ambulance Station built and the Scone town sewerage scheme installed. In 1942 a Military Depot was established; 1945 the Scone Rotary Club was formed and in 1946 Scone Golf Club was reformed and the Scone Race Club formed, both establishing themselves at White Park.

Post WWII and 1950s was a boom time for the district with the commencement of the building of Glenbawn Dam in 1957 and the wool, beef and dairy industries flourishing. In the late 1940s the new police station was erected in Liverpool Street, the War Memorial Carillon installed at St Luke's Anglican Church and the Upper Hunter RSL Club was formed and established its clubrooms in the old flour mill in Guernsey Street.

In 1955 the township of Scone was flooded when Figtree Gully broke its banks and the waters spread across the flats to Satur. In 1957 Glenbawn Dam was completed and Scone Municipality amalgamated with the (old) Upper Hunter Shire to become the Scone Shire. In 1959 the Upper Hunter County Council was formed to take over the reticulation of electricity in the Upper Hunter area.

During the 1960s the Scone War Memorial Swimming Pool was opened as was the Scone Aerodrome, the Scone High School and the present Fire Station in Kingdon Street.

The present Scone Saleyards were opened by the Hon TL Lewis, MLA, and Minister for Lands and Tourism, in 1973 and replaced the old yards at the corner of Waverley and Susan Streets.

Scone is known as the Horse Capital of Australia and is located on the New England Highway 80 km north of Singleton and 130 km south of Tamworth. Scone is the largest township in the Upper Hunter Shire.

## Places of historical interest

### Heritage items

Note: most of these items are listed as heritage items under *Upper Hunter Local Environmental Plan 2013* Schedule 5 and their location is shown on the accompanying Heritage maps to the LEP. Some items may not be listed under the LEP, but are identified potential items of heritage.

Former Harpers Boot Factory, corner St. Aubins St and Guernsey St.

Former Boorers Mills, Guernsey St.

Mill Cottage, Guernsey St.

Former Catholic Church, Kingdon St.

St. Lukes Church and Rectory, corner Liverpool St and Hill St.

Belmore Hotel, 98 Kelly St.

CBC Bank, corner Liverpool St and Kelly St.

St. Aubins Arms (former Wool Pack Inn), 245 Kelly St.

Monuments: Thomas Cook Memorial, Alan Cunningham Memorial, John Graham Memorial, Rotary Park.

Former Belmore House, now "Geraldton", Shaw St.

Former Convent of Sisters of Mercy, 61 Kingdon St.

Former Grammar School, originally St. Lukes (Anglican) School House 1846.

Former Constables quarters and Lock-up, now Historical Museum, Kingdon St.

Former School of Arts, Kingdon St.

Presbyterian Manse, Main St.

Former Hospital, Smith St, 1871.

Scone Railway Station, Susan St, 1871.

Former Court House (now Old Court Theatre), 1848-9 and 1882, Kingdon St.

Post Office, 1879, Kelly St.

Former Presbyterian Church 1861, now Masonic Temple, Kingdon St.

House c. 1893, Kingdon St.

St. Aubins House, 1.6 km south of Scone, New England Highway.

"Invermein", Cliftland Road.

Bank of New South Wales, 170 Kelly St.

Campbell's Corner, 177-181 Kelly St.

St. Mary's Roman Catholic Church, corner Park and Short Streets.

Former Willow Tree Hotel, now butcher shop, corner Guernsey St and Liverpool St.

Location of the Railway Gatekeepers Cottage, 1875, Kingdon St.

Petrified Stump, Moobi Road.

Commercial Hotel, New England Highway.

Former M Campbell and Co. store, New England Highway.

The Grange, New England Highway.  
 Segenhoe Mill Ruins, Rouchel Road.  
 Aberdeen Bridge (Hunter River), New England Highway.  
 Former Butter Factory and Meatworks Water Supply, Rouchel Road.  
 Segenhoe Inn, New England Highway.  
 F. J. Walkers Meatworks, McQueen St.

### Conservation areas

Central Scone Conservation Area (as shown on Map 5, page 145)

West Scone Conservation Area (as shown on Map 5, page 145)

### Rural areas

Note: some of these items are listed as heritage items under *Upper Hunter Local Environmental Plan 2013* Schedule 5 and their location is shown on the accompanying Heritage maps to the LEP. Some items may not be listed under the LEP, but are identified potential items of heritage.

“Belltrees”, Homestead and outbuildings, Scone.  
 “Segenhoe” Homestead and outbuildings, 8 km east of Scone on Pages River, Segenhoe Road, Scone.  
 “Kelvinside” and outbuildings, Rouchel Road, Aberdeen.  
 Kelvinside Private Cemetery Monument on riverbank between homestead and river.  
 Bellevue, 1862, Gundy Road, Scone.  
 “Elmswood”, 1890, Gundy Road, Scone.  
 “Cliffdale” Wyoming Stud, New England Highway, Scone  
 Allen Road Bridge, Allen Bridge Road.  
 Turanville, New England Highway, Scone.  
 “The Hawthornes”, Sparkes Creek.  
 “Abbotsford”, Wingen.  
 “Murulla”, Wingen.  
 “Yarrandi”, off Merriwa Road, Scone.  
 “Thornthwaite”, Upper Dartbrook Road.  
 “Nandowra”.  
 Barry Station.  
 Glenrock Station.  
 Grampion Hills, Ridgelands Road, Bunnan.  
 Milgarra Station, Kars Springs Road, Bunnan.  
 Bundarraga, Bunnan.  
 The “Cuan” Station, Merriwa Road, Kars Springs.  
 Cressfield Station, Parkville.  
 Timber house, Rouchel Road, Rouchel.  
 “Rosevale”, Rouchel.  
 Russley and Garden, Gundy Road, Aberdeen.  
 Satur (rear Sledmere Horse Stud), Satur Road, Scone.

### Landscapes

Wingen/Scone Scenic Protection Area - this area is traversed along its eastern side by Kingdon Ponds and along its western side by Middle Brook, with Dry Creek in between.

Lower Dartbrook Scenic Protection Area - this area encompasses the river flats of Dart Brook and its tributary streams.

Momberoi Scenic Protection Area - this area comprises the valleys and streams which rise in the Liverpool Range between Mount Tinagroo and Towarri Mountain and fall away to the south to join Dart Brook.

Segenhoe/Rouchel Scenic Protection Area - this area comprises the fertile flats at the lower end of the Pages River and the section of the Hunter River below Glenbawn Dam, together with Rouchel Brook, which joins the main stream from the east.

Moonan Flat Scenic Protection Area - this area comprises a succession of river meanders and undulating hills, with rolling pastures and scattered woodlands, and stretches from the Mount Royal Range in the north to Glenbawn Dam in the south.

Rossgole Lookout, Gallaghers Mountain.

Castle Rock.

### Statement of significance

Scone is a regional centre with a distinctive rural character. The town is of heritage significance for:

- comprising a rare blend of ecclesiastical, historical, legal, community facilities and domestic architecture within a landscape of rural landscapes and gardens.
- the railway and highway networks.
- its coherent aesthetic values resulting from a combination of elevated locations, good soils, large trees, extended views, fine architecture and established gardens.
- the evidence provided by its rich history and all its sequential layers - from very early farming, followed by the growth of suburban development in response to elevated topography, “clean air” and the establishment of the horse industry.
- the evidence offered by its built landscape and garden design incorporating a variety of horticultural styles and in harmony with the natural landscape such as those at large homesteads’ and estates’ private gardens.



## Schedule 3 Heritage description & statement of significance – former Merriwa Shire

### History

Merriwa is situated on the Golden Highway between Newcastle and Dubbo in an agriculturally rich area of the Upper Hunter Shire. With a population around 1,000, it is a service town for the diverse and profitable surrounding rural landscape.

Merriwa District was first known as Gummun (or small) Plains.

Distribution of land to white settlers in the Gummun District commenced in about 1830, but as early as 1824 white settlers were moving into the area from the west as well as from the Lower Hunter. Early settlers included John Blaxland, a member of the Legislative Council, AL Mackenzie, Charles Blaxland (*Cullingral*), WC Wentworth, JB Bettington (*Brindley Park* also a MLC and a director of the Bank of NSW 1828-1850), George Hall (*Gundibri*) and Henry Dutton (*Terragong*).

In the early days, sheep raising for wool was the principal rural industry.

A design for a village to serve the district was presented to the Executive Council on 26 December, 1839 and was gazetted on 22 January, 1840. At the time, village land prices were eight pounds per acre. Merriwa, it is claimed, has three main meanings, including flour made from grass seeds by rubbing them between stones.

Settlement of the Cassilis district commenced at about the same time, early settlers being Donald McIntyre (*Dalkeith*), Thomas Arnold (*Llangolen*), Alexander Busby (*Cassilis Station*), George Clive and EWT Hamilton (*Collaroy Station*).

Merriwa Post Office was established on 1 January, 1845. Mail arrived two or three times a week from Merton by a two horse mail cart. Cassilis mail was carried on from Merriwa on horseback.

Dr Michael Macartney practised in the district after 1840 and was the district's first fully qualified medical practitioner and surgeon. Macartney Street, Merriwa was named in his memory.

Rector AR George Boodle of the Parish of Muswellbrook began church life in the district. Construction of the first church commenced in 1850 and was consecrated in 1855 as "Holy Trinity" by William Tyrell, Lord Bishop of Newcastle. Rev William Skinner Wilson was rector from 1862 to 1883. The present sandstone Church was completed in 1900, the same year as the church of St Columba at Cassilis was erected.

A private school opened in 1840 with an enrolment of 21 children. A national school was opened in March, 1850 at the western end of Mackenzie Street, Merriwa. It was one of the earliest in NSW. In 1858 Merriwa had three "respectable inns", 5 stores and 2 blacksmiths.

A court house was built in November 1858 and a wooden Catholic Church was completed at about the same time, opposite the present Post Office.

In 1866 the population was 200. Cassilis in 1861 had a population of 70 to 80, and a Post Office, Police Station and three hotels by 1866. As Cassilis is one of the lower points on the Great Dividing Range, the traffic route through Merriwa from the west was extensively used until the railway was built over the Blue Mountains. Many dwellers in Merriwa were therefore carriers. Many "selectors" took up selections in the district between 1861 and 1890, including I Noble (*Hampshire*), J Lennox (*Summer Hill*), J O'Brien (*Green Arm*), J Lawler (*Tara Hall*), W Nixon (*High Park*), C McRae (*Mountain Station*), E Potts (*Aln-dale*) and P Tracey of *Dry Gully*.

Bishop Torregiano opened St Anne's sandstone Catholic Church in June. The first Priest in the Parish was Fr T Meagher (1874-1878). In 1885 the first convent school opened with 76 enrolments. Fr O'Reilly was Parish Priest from 1885 to 1922.

The first hospital was established in 1906, the first Shire President being ME Maher. Councillor BF Hegarty MBE was President of the Shire from 1950 to 1976 inclusive. The "Australian Joint Stock Bank" opened in October, 1888 in the "Old Stone Cottage", Bettington Street, and the first account was the "Merriwa Cricket Club". The bank collapsed a few years later.

Horse racing was very popular in the 1890s. Races were held at Brindley Park course and also at Bow, Wybong, Denman and Borambil. Cricket was also very popular and athletics clubs flourished. The “Merriwa and Cassilis Standard” was first published in 1895 and was available each Saturday at three pence per copy.

The two main hotels in Merriwa were the Fitzroy, erected in 1892 (James Ell, proprietor), and the “Cricketers Arms” (WJ Gallagher, proprietor). The big sheds would employ 40 to 50 shearers and shed hands, and up to 100,000 sheep were put through the one shed. At the turn of the century a satisfactory price for wool was between 6d and 10d a pound.

Merriwa folklore tells of evil deeds of several bushrangers and outlaws including Joe and Jimmy Governor and Jacky Underwood who murdered five people and wounded several others. An aboriginal “Black Harry” was alleged to have murdered a child at Gundibri and hence “murdering Hut Gully” 9 miles east of Merriwa, on the Scone Road, was named. Much of the foregoing was obtained from information provided by Mrs Helen Bettington of “Terragong”, who produced “The Lure of the Land”, first published in 1974.

### Places of historical interest

#### Heritage items

Note: some of these items are listed as heritage items under *Upper Hunter Local Environmental Plan 2013* Schedule 5 and their location is shown on the accompanying Heritage maps to the LEP. Some items may not be listed under the LEP, but are identified potential items of heritage.

FITZROY HOTEL Cnr Bow and Bettington Streets  
 ROYAL HOTEL Cnr Bettington and Vennacher Streets  
 ASTROS THEATRE Bettington Street  
 COTTAGE MUSEUM Bettington Street  
 ANGLICAN CEMETERY Cnr Bow and Mackenzie Streets  
 ANGLICAN CHURCH Bow Street  
 ANGLICAN RECTORY Gooch Street  
 SCHOOL OF ARTS Bow Street  
 CATH. PRESBYTERY Vennacher Street  
 ST. ANNE’S CONVENT Macartney Street  
 CATHOLIC CHURCH Macartney Street  
 CULLINGRAL GROUP Cullingral Road  
 HEAD MASTER’S Cottage Mackenzie Street  
 FORMER CBC BANK Bettington Street  
 COURT HOUSE Vennacher Street  
 CAMPBELLS Bettington Street  
 BRINDLEY PK Willow Tree Road  
 TERRAGONG Willow Tree Road  
 ROYAL HOTEL Buccleugh Street, Cassilis  
 COURT HOUSE Branksome Street, Cassilis  
 POLICE STATION and POLICE RESIDENCE Branksome Street, Cassilis  
 FORMER STORE Branksome Street, Cassilis 1220  
 LLANGOLLEN Llangollen Road, Cassilis  
 FORMER CHINESE EMPORIUM Branksome Street, Cassilis  
 YARRAWONGA Rotherwood Road, Cassilis  
 DALKEITH Llangollen Road, Cassilis

## Schedules



FARMHOUSE STONE Merriwa Road, Cassilis  
ANGLICAN CHURCH Merriwa Road, Cassilis  
CASS STATION Merriwa Road  
COLLARROY HOMESTEAD  
MUNMURRA ROAD-WOOLSHED Kuloo Road, Borambil  
GRAVE OF PETER GEORGE - Main Road, East Gungahlin  
FORMER OLD GREEN HILLS HOTEL Main Road, Turill

### Conservation areas

Merriwa Conservation Area (as shown on  
Map 6, page 146)

Cassilis Conservation Area (as shown on Map 4, page 144)

## Schedule 4 Heritage description & statement of significance – former Murrurundi Shire

### History

Murrurundi is located on the New England Highway, approximately 200 km north of Newcastle and 90 km south of Tamworth. It is a thriving township within Upper Hunter Shire, embraced by the Liverpool ranges and enriched by the Pages River running through the centre of town.

Murrurundi was home to the Wanaruah tribes before settlement by white people. Murrurundi gets its name from the Wanaruah place name “Murrumdoorandi”.

Locals understandably claim that it means “nestled in the valley” though it seems more likely that it refers to five unusual rock formations near Temple Court (four now remain) and may mean “five fingers” or “meeting place at the five fingers”. It was in 1824 when Henry Dangar moved through this valley that he was attacked by the Wanaruah people. He retreated but he and other travellers moved on through the Upper Hunter area. By the early 20<sup>th</sup> century there were little or no signs of indigenous people still living in the Murrurundi area.

Murrurundi Township was set out by the Government in 1840, however most of the land was held by big landowning families. Ordinary people were unable to purchase building blocks for homes so Thomas Haydon subdivided a large block, “The Commodore Block” and established Haydonton. The first block was purchased by Benjamin Hall, Snr. with his family in 1842. Over years, the name Haydonton fell into disuse. Murrurundi was gazetted a municipality in 1890. The two, separated by Halls Creek were amalgamated in 1913. Haydonton Post Office was closed in 1913 and the new Murrurundi Post Office was opened in its present position in 1913.

It was during the years of 1826 to 1834 that 3,000 convicts built the first road which then formed part of the Great Northern Road. During 1827, following in Henry Dangar’s footsteps, farmer William Nowland from Singleton (formerly known as Patrick Plains) established a station along the Warrah Creek on the Liverpool Plains.

In 1829 William Henry Warland established his estate, ‘*Harben Vale*’, south of Murrurundi near the village of Blandford. Blandford was named after his birthplace in England. By 1834 Warland had built a homestead and formed a partnership with Peter Haydon whose brother Thomas also acquired land in the area.

Thomas Haydon founded the Murrurundi Race Club and racecourse during 1841 and also donated land for the town’s first church, St Joseph’s Catholic Church, which was built in that year. The first private school in this area was built in 1843 and the seventh national school in Australia was built in 1849.

Murrurundi, in 1867, had a population of around 350 people. During the early settlement in the town, there were many bushrangers lurking in the district. Amongst them were the Jewboy Gang. This gang was hunted down after they murdered John Graham in Scone, rode to Murrurundi, swapped their horses and headed over the range to Doughboy Hollow where police magistrate, Edward Denny Day and his party, caught up and captured them. They were hung for their crimes in 1841. Benjamin Hall, Snr. former convict, settled in Haydonton in 1842 with his family which included his son Benjamin. Ben Jnr. was taken by his father to the Forbes district when he was 13 years old and never returned to Murrurundi to his family.

The railway came to Murrurundi in 1872 and the town was an important railway centre until 1926 when operations were shifted to Werris Creek. The population diminished after 1926.

The work on the tunnel under the Liverpool Range commenced after 1872 and took several years to complete. Additional steam engines were required to haul the steam trains from Murrurundi to Kankool through the tunnel. Several accidents occurred at the end of the tunnel on the Ardglenn side as the smoky soot from several engines affected the crew. In 1909 a fireman on one of the trains was scalded to death.

Between 1911 and 1915 Murrurundi was well known for its shale mining with the town’s population being at its highest during 1914. Murrurundi is now a service centre and is sustained by quality sheep, beef and horse studs and by both crop and meat production. Tourism is a vital part of Murrurundi’s economy.

## Places of historical interest

### Heritage items

Note: some of these items are listed as heritage items under *Upper Hunter Local Environmental Plan 2013* Schedule 5 and their location is shown on the accompanying Heritage maps to the LEP. Some items may not be listed under the LEP, but are identified potential items of heritage.

The Literary Institute, Mayne Street - now Murrurundi Museum

RSL Memorial Hall, Mayne Street

Rosedale (National Trust) - brick and timber house in Little Street

Bridge House (National Trust), Mayne Street

Dooley's Store (National Trust), Mayne Street

White Hart Hotel (National Trust), Mayne Street

Upper Hunter Shire Council Chambers, Mayne Street

Haydonton Inn, Mayne Street

Masonic Hall, Victoria Street

St Joseph's Catholic Church, O'Connell Street

St Paul's Church of England, a Horbury Hunt building - built in 1873

Railway Hotel, Adelaide Street

Site of Hall family home, Adelaide Street

Post Office, Mayne Street

CBC Bank premises, Mayne Street

Royal Hotel and Cobb and Co stables, Mayne Street

Telegraph Office, Mayne Street

Suspension Bridge in Murulla Street

Court House buildings - dating from early 1863 - goal built earlier; 1st floor extension 1888.

Murrurundi School - a Horbury Hunt building

### Conservation area

Murrurundi Conservation Area (as shown on Map 7 Murrurundi Conservation Area page 146)

### Statement of significance

The township of Murrurundi has a distinctive rural character. The town is of heritage significance for:

- comprising a rare blend of ecclesiastical, historical, community facilities and domestic architecture within a landscape of rural landscapes and gardens.
- the railway and highway networks
- its coherent aesthetic values resulting from a combination of elevated locations, good soils, large trees, extended views, fine architecture and established gardens
- the evidence provided by its rich history and all its sequential layers - from very early farming, followed by the growth of suburban development in response to elevated topography, "clean air" and the establishment of the horse industry
- the evidence offered by its built landscape and garden design incorporating a variety of horticultural styles and in harmony with the natural landscape such as those at large homesteads and estates private gardens.

## Schedule 5 Site Waste Minimisation and Management Plan Template

Applicant and Project Details	
<b>Applicant Details</b>	
Application No.	
Name	
Address	
Phone number(s)	
Email	
<b>Project Details</b>	
Address of development	
Existing buildings and other structures currently on the site	
Description of proposed development	
<p><i>Declaration:</i>  <i>I acknowledge that this development achieves the waste objectives set out in the DCP. The details on this form are the provisions and intentions for minimising waste relating to this project. All records demonstrating lawful disposal of waste will be retained and kept readily accessible for inspection by regulatory authorities such as council, Environment Protection Authority or WorkCover NSW.</i></p>	
Name	
Signature	
Date	

## DEMOLITION STAGE

Materials on site		Destination		
		REUSE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (M <sup>3</sup> or Kg)	ONSITE * specify proposed onsite reuse or recycling methods	OFFSITE * specify proposed offsite reuse or recycling methods	FACILITY * specify contractor and landfill/ disposal site
Bricks				
Concrete				
Excavation material				
Fencing				
Fixtures & Fittings				
Floor coverings				
Furniture				
Glass				
Green waste				
Metals				
Paving/tiles				
Plasterboard				
Roadbase/ aggregate				
Roof Tiles				
Timber				
Hazardous/ special waste				
Other – please specify				
Other – please specify				

# Schedules



## CONSTRUCTION STAGE

Materials on site		Destination		
		REUSE AND RECYCLING		DISPOSAL
Type of Material	Estimated Volume (M <sup>3</sup> or Kg)	ONSITE * specify proposed onsite reuse or recycling methods	OFFSITE * specify proposed offsite reuse or recycling methods	FACILITY * specify contractor and landfill/ disposal site
Bricks				
Concrete				
Roof Tiles				
Timber				
Plasterboard				
Metals				
Glass				
Excavation material				
Green waste				
Fencing				
Paving/tiles				
Roadbase/ aggregate				
Packaging				
Containers				
Paper/ cardboards				
Hazardous/ special waste				
Other – please specify				
Other – please specify				





## Schedule 6: Waste/Recycling Generation Rates

### Construction Waste

'Rule of Thumb' for renovations and small home building:

- Timber 5-7% of material ordered
- Plasterboard 5-20% of material ordered
- Concrete 3-5% of material ordered
- Bricks 5-10% of material ordered
- Tiles 2-5% of material ordered

Source: Waste Planning Guide for Development Application, Inner Sydney Waste Board, 1998

### Ongoing Operation

Premises type	Waste generation	Recyclable material generation
Backpackers' Hostel	40L/occupant space/week	20L/occupant space/week
Boarding House, Guest House	60L/occupant space/week	20L/occupant space/week
Food premises: Butcher Delicatessen Fish Shop Greengrocer Restaurant, Café Supermarket Takeaway food shop	80L/100m <sup>2</sup> floor area/day 80L/100m <sup>2</sup> floor area/day 80L/100m <sup>2</sup> floor area/day 240L/100m <sup>2</sup> floor area/day 10L/1.5m <sup>2</sup> floor area/day 240L/100m <sup>2</sup> floor area/day 80L/100m <sup>2</sup> floor area/day	Variable Variable Variable 120L/100m <sup>2</sup> floor area/day 2L/1.5m <sup>2</sup> floor area/day 240L/100m <sup>2</sup> floor area/day Variable
Hairdresser, Beauty Salon	60L/100m <sup>2</sup> floor area/week	Variable
Hotel, Licensed Club, Motel	5L/bed space/day 50L/100m <sup>2</sup> bar area/day 10L/1.5m <sup>2</sup> dining area/day	1L/bed space/day 50L/100m <sup>2</sup> bar area/day 50L/100m <sup>2</sup> dining area/day
Offices	10L/100m <sup>2</sup> floor area/day	10L/100m <sup>2</sup> floor area/day
Shop less than 100m <sup>2</sup> floor area Shop greater than 100m <sup>2</sup> floor area	50L/100m <sup>2</sup> floor area/day 50L/100m <sup>2</sup> floor area/day	25L/100m <sup>2</sup> floor area/day 50L/100m <sup>2</sup> floor area/day
Showroom	40L/100m <sup>2</sup> floor area/day	10L/100m <sup>2</sup> floor area/day
Multi-Unit Dwellings <sup>1</sup>	80L/unit/week	40L/unit/week

Sources: Adapted from Waverley Council Code for the Storage and Handling of Waste.

<sup>1</sup> Appendix A, Better Practice Guide For Waste Management In Multi-Unit Dwellings