



PART H

HERITAGE

DRAFT

2025

UPPER LACHLAN
DEVELOPMENT CONTROL PLAN



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H.1. | HERITAGE MANAGEMENT

APPLICATION OF THIS PART

Part H.1 applies to all development that requires consent under Part 4 of the Environmental Planning and Assessment Act 1979 that has potential to impact heritage.

Part H.1 presents the requirements of Upper Lachlan Shire Council in the processing of Development Applications on the following land in the Upper Lachlan Shire:

1. A Cultural Heritage Site.
2. An Aboriginal Cultural Heritage Site.
3. A State Heritage Item.
4. A Local Heritage item.
5. Land within a Heritage Conservation Area.
6. Land within a Heritage Character Area.

DEFINITIONS AND TERMS

Part H.1 uses a number of specific terms that are explained below:

Aboriginal Heritage Information Management System (AHIMS) stands for the Aboriginal Heritage Information Management System, a database managed by the New South Wales Government that holds detailed records of Aboriginal cultural heritage sites across NSW.

Aboriginal Object is any deposit, object or material evidence (not being a handicraft made for sale) relating to the Aboriginal habitation of the area that comprises NSW, being habitation before or concurrent with (or both) the occupation of that area by persons of non-Aboriginal extraction, and includes Aboriginal remains and stone tools, rock art and scarred trees.

Aboriginal Place is declared under the National Parks and Wildlife Act 1974 to be of special significance to Aboriginal culture.

Cultural Heritage Site is a place or object that holds significance to a culture, either Aboriginal or non-Aboriginal, and is preserved for its cultural, historical, or spiritual value.

Disturbed Land is defined under Section 58(4) of the National Parks and Wildlife Regulation 2019 as land that has been the subject of a human activity that has changed the land's surface that are to remain clear and observable.

Heritage Conservation Area is a designated area that is mapped as a Heritage Conservation Area in the Upper Lachlan Local Environmental Plan 2010.

Heritage Character Area Is a unique area in a town or village in the Upper Lachlan Shire that is identified in the Upper Lachlan Development Control Plan 2025.

Local Heritage item is a building or place listed in Schedule 5 of the Upper Lachlan Local Environmental Plan 2010.

Matters of National Environmental Significance (MNES) is any of the following:

- World heritage properties.
- Wetlands of international significance.

- Listed threatened species and communities.
- Listed migratory species protected under international agreements.
- National heritage places.
- Protection of the environment from nuclear actions.
- Commonwealth Marine environments.

Relic is any deposit, artefact, object or material evidence that relates to the non-Aboriginal settlement of NSW, as defined under the NSW Heritage Act 1977.

State Heritage Item is a building or place listed on the State Heritage Register.

The Burra Charter is a document published by the Australian ICOMOS which defines the basic principles and procedures to be followed in the conservation of places of cultural significance.

H.1.1. Development relating to Cultural Heritage Sites

OBJECTIVE

To outline the legislative requirements under the Environment Protection and Biodiversity Conservation Act 1999 for development that has potential to impact Matters of National Environmental Significance or the environment of Commonwealth land in the Upper Lachlan Local Government Area..

STANDARDS

- a. Development that has potential to significantly impact on Matters of National Environmental Significance or the environment of Commonwealth land is required to be referred to the Federal Environment Minister to determine whether an approval under the Environment Protection and Biodiversity Conservation Act 1999 can be granted.
- b. Development in non-urban areas is required to be supported by an Environmental Protection and Biodiversity Conservation Act 1999 Protected Matters Search Report that confirms referral to the Federal Environment Minister is not required.
- c. Development that requires referral to the Federal Government is to obtain all necessary approvals from the Federal Environment Minister prior to being lodged as a Development Application with Upper Lachlan Shire Council.

Note: The Federal Department of Climate Change, Energy, the Environment and Water website has guidance on matters relating to the administration of the Environment Protection and Biodiversity Conservation Act 1999.

H.1.2. Development relating to Aboriginal Cultural Heritage Sites

OBJECTIVE

To outline the legislative requirements under the National Parks and Wildlife Act 1974 for development that has potential to harm cultural heritage sites in the Upper Lachlan Shire.

STANDARDS

- a. Development is to be supported by a search of the Aboriginal Heritage Information System (AHIMS) and a Generic Due Diligence Assessment as per Table 1.
 - b. Development that proposes harm to an Aboriginal object or a declared Aboriginal place is required to obtain a Section 90 Aboriginal Heritage Impact Permit under the National Parks and Wildlife Act 1974 from the Chief Executive of NSW Office of Environment and Heritage.
 - c. Development that requires a Section 90 Aboriginal Heritage Impact Permit is required to be obtained prior to a Development Application being lodged with Upper Lachlan Shire Council, or alternatively lodged as Integrated Development under Section 4.46 of the Environmental Planning and Assessment Act 1979.
 - d. Development that is Integrated Development requiring the General Terms of Approval from the Office of Environment and Heritage for their issuing of a Section 90 Aboriginal Heritage Impact Permit is required to be supported by an Aboriginal Cultural Heritage Assessment Report prepared by a suitably qualified professional.
- Note: The NSW Environment and Heritage website has guidance on matters relating to the administration of the National Parks and Wildlife Act 1977.

Table 1. The Generic Due Diligence Process

Step	Question	Answer / Statement
1	Will the activity disturb the ground surface or any culturally modified trees?	To be completed by the applicant in the Development Application.
2	Are there any: a) relevant confirmed site records or other associated landscape feature information on AHIMS? b) any other sources of information of which a person is already aware? c) landscape features that are likely to indicate presence of Aboriginal objects?	To be completed by the applicant in the Development Application.
3	Can harm to Aboriginal objects listed on AHIMS or identified by other sources of information and/or can the carrying out of the activity at the relevant landscape features be avoided?	To be completed by the applicant in the Development Application.
4	Does a desktop assessment and visual inspection confirm that there are Aboriginal objects or that they are likely?	To be completed by the applicant in the Development Application.
5	Further investigation and impact assessment?	To be completed by the applicant in the Development Application.

H.1.3. Development relating to State Heritage Items

OBJECTIVE

To outline the legislative requirements under the Heritage Act 1977 for development that has potential to impact the significance of a State Heritage Register listed item, or land that is subject to an Interim Heritage Order in the Upper Lachlan Shire.

STANDARDS

- a. Development relating to an item listed on the State Heritage Register or an Interim Heritage Order is subject to the provisions of the Heritage Act 1977.
- b. Development involving changes to a State heritage listed item is required to obtain a Section 58 Approval under the Heritage Act 1977 prior to a Development Application being lodged with Upper Lachlan Shire Council, or alternatively lodged as Integrated Development under Section 4.46 of the Environmental Planning and Assessment Act 1979.
- c. Development that is Integrated Development requiring the General Terms of Approval from the Heritage Council for their issuing of a Section 60 Works Application is required to be supported by a Statement of Heritage Impact prepared by a suitably qualified professional.

Note: The NSW Environment and Heritage website has guidance on matters relating to the administration of the Heritage Act 1977.

H.1.4. Development relating to Local Heritage Items

OBJECTIVE

To outline the legislative requirements under the Upper Lachlan Local Environmental Plan 2010 for development that proposes changes to a heritage item listed in Schedule 5 of the Upper Lachlan Local Environmental Plan 2010.

STANDARDS

- a. Development relating to an item listed in Schedule 5 of the Upper Lachlan Local Environmental Plan 2010 is subject to the provisions of Clause 5.10 of the Upper Lachlan Local Environmental Plan 2010.
- b. Development involving any of the following in relation to an item listed in Schedule 5 of the Upper Lachlan Local Environmental Plan 2010 requires consent:
 - i. Demolishing or moving a heritage item, Aboriginal object or a building, work, relic or tree within a heritage conservation area.
 - ii. Altering a heritage item that is a building by making changes to its detail, fabric, finish, appearance or structure.
 - iii. Disturbing or excavating a known / suspected archaeological site.
 - iv. Disturbing or excavating an Aboriginal place of heritage significance,
 - v. Erecting a building on land on which a heritage item is located or that is within a heritage conservation area.
 - vi. Erecting a building on land on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.
 - vii. Subdividing land on which a heritage item is located or that is within a heritage conservation area.
 - viii. Subdividing land on which an Aboriginal object is located or that is within an Aboriginal place of heritage significance.
- c. Development involving changes to a heritage item listed in Schedule 5 that requires consent is to be supported by a Heritage Impact Assessment prepared by a suitably qualified professional.
- d. Despite c) above, development that is supported by an Aboriginal Cultural Heritage Assessment Report or a Statement of Heritage Significance may not require the preparation of a Heritage Impact Assessment, depending on the level of detail providing in such documents.

H.1.5. Development relating to Heritage Conservation Areas

OBJECTIVE

To outline the legislative requirements under the Upper Lachlan Local Environmental Plan 2010 for development that proposes changes to a building, work, relic or tree within a mapped Heritage Conservation Area mapped in the Upper Lachlan Local Environmental Plan 2010.

STANDARDS

- a. Development relating to a building, work, relic or tree within a Heritage Conservation Area shown in a map in the Upper Lachlan Local Environmental Plan 2010 is subject to the provisions of Clause 5.10 of the Upper Lachlan Local Environmental Plan 2010
- b. Development involving changes to a building, work, relic or tree within a Heritage Conservation Area that requires consent is to be supported by a Heritage Impact Assessment prepared by a suitably qualified professional.
- c. Despite b) above, development that is supported by an Aboriginal Cultural Heritage Assessment Report or a Statement of Heritage Significance may not require the preparation of a Heritage Impact Assessment, depending on the level of detail provided in such documents.

Note: Upper Lachlan Shire Council website has guidance on matters relating to the administration of heritage matters under the Upper Lachlan Local Environmental Plan 2010.

Note: As of the date of the adoption of the Upper Lachlan Development Control Plan 2025 there are no Heritage Conservation Area mapped under the Upper Lachlan Local Environmental Plan 2010.

H.1.6. Development relating to Heritage Character Areas

OBJECTIVE

To outline Upper Lachlan Shire Council's requirements for development that proposes changes to buildings and other ancillary structures within Heritage Character Areas in the Upper Lachlan Development Control Plan 2025.

STANDARDS

- | | |
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| <p>a. Development in a Heritage Character Area as shown in Figures 1 - 11 is to be supported by a Site Analysis Plan that demonstrates an understanding of the site and the streetscape context, with the following minimum information:</p> <ul style="list-style-type: none"> i. Site dimensions, land area, north point and location of existing building as identified on survey. ii. The relative location and siting of neighbouring buildings. iii. The size, location and botanical name of any major trees on the site, or located on neighbouring land close to your boundary. iv. The slope of the land identified by survey spot levels, and/or contours at 0.5 metre intervals. v. Shadow diagram showing shadows cast during the winter solstice for 9am, 12pm and 3pm. vi. Stormwater and natural drainage lines. vii. Location of any existing view lines from, to or through the site. | <p>b. Development in a Heritage Character Area is to be consistent with the relevant Heritage Character Statement applying to the site.</p> <p>c. Development in a Heritage Character Area is to complement the adjoining streetscape, with new buildings to be setback the average of the setbacks of the adjoining buildings on either side, with a variance of 0.25 metres accepted.</p> <p>d. Development in a Heritage Character Area uses building materials that are comparable and sympathetic with the scale and materials used in the area.</p> <p>e. Development in a Heritage Character Area that involves outbuildings and rainwater tanks are located in the rear yard of premises.</p> <p>f. Development in a Heritage Character Area involving new fencing and gates is of a similar style and scale that is consistent with the style of the building and the streetscape.</p> <p>g. Development in a Heritage Character Area is to be finished with a traditional heritage related colour scheme and reflect the period of the building.</p> |
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H.1.6.1 Bigga Heritage Character Area

HERITAGE CHARACTER STATEMENT

The settlement of Bigga has a rich pastoral history and includes a number of heritage listed items that contribute to its character. Bigga has played a significant role in the development of the wool industry in NSW up to the present, with settlement dating back to the 1820s.

The settlement layout of Bigga is based around a grid pattern, with wide streets and minimal commercial development reinforcing its rural charm. Architectural styles include Colonial Georgian and Victorian buildings with the following key characteristics:

- a. Generous and consistent front setbacks.
- b. Predominate single storey detached residential buildings.
- c. Outbuildings located behind the building line and unobtrusive or not visible from the streetscape.
- d. External facades and roofs feature, timber, brick and corrugated iron.
- e. Features like verandahs, symmetrical facades, and gabled or hipped roofs are provided.
- f. Front timber fences are not present.

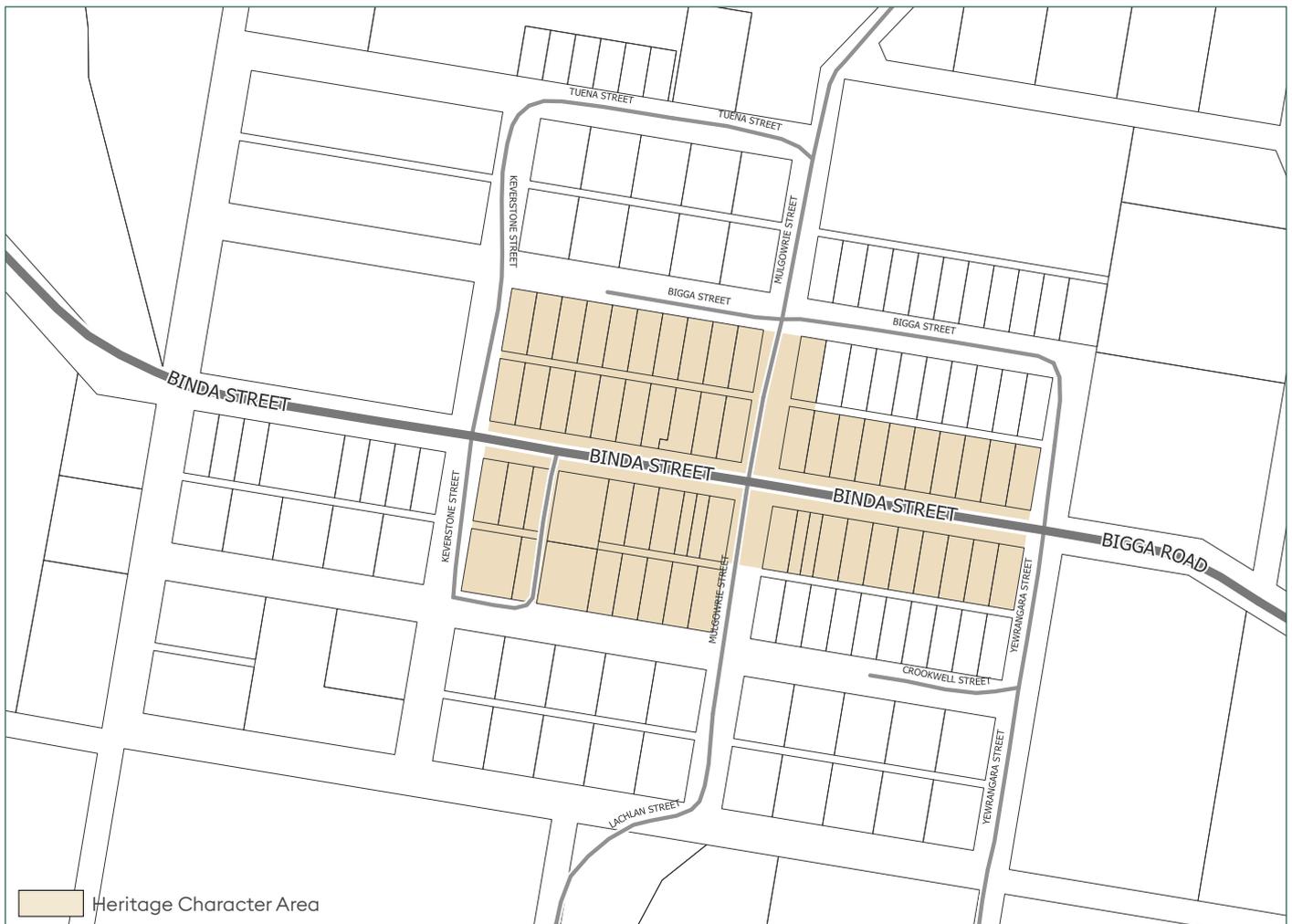


Figure 1 Bigga Heritage Character Area

H.1.6.2 Binda Heritage Character Area

HERITAGE CHARACTER STATEMENT

Binda was established in the 1820s and was a key pastoral and administrative centre for the area. The town's layout and heritage items reflect its colonial origins and civic importance.

The settlement layout is based around a grid pattern with wide streets and minimal commercial development, reinforcing its rural charm. Architectural styles include Colonial Georgian and Victorian buildings with the following key characteristics:

- a. Generous and consistent front setbacks.
- b. Predominate single storey detached residential buildings.
- c. Outbuildings located behind the building line and unobtrusive or not visible from the streetscape.
- d. External facades and roofs feature sandstone, timber, and corrugated iron.
- e. Features like verandahs, symmetrical facades, and gabled roofs are provided.
- f. Front timber fences are not present.



Figure 2 Binda Heritage Character Area

H.1.6.3 Breadalbane Heritage Character Area

HERITAGE CHARACTER STATEMENT

Breadalbane was established in the 19th Century and once was key stopover point for travellers and stock routes. It had a railway station (now closed) and was part of the original alignment of the Hume Highway. The town's layout and heritage items reflect its colonial origins and civic importance.

The settlement layout is based around a grid pattern with wide streets and minimal commercial development, reinforcing its rural charm. Architectural styles include Colonial, Victorian and Federation buildings with the following key characteristics:

- a. Generous and consistent setbacks.
- b. Predominate single storey detached residential buildings.
- c. Outbuildings located behind the building line and unobtrusive or not visible from the streetscape.
- d. External facades and roofs feature sandstone, brick, timber, and corrugated iron.
- e. Features like verandahs, symmetrical facades, and gabled roofs are provided.
- f. Front timber fences are not present.



Figure 3 Breadalbane Heritage Character Area

H.1.6.4 Collector Heritage Character Area

HERITAGE CHARACTER STATEMENT

The settlement of Collector is shaped by its colonial history, landscape setting and transportation routes between Sydney and Canberra. A number of heritage listed items contribute to its character.

The settlement contains a mix of 19th Century buildings including stone cottages, timber dwellings and former inns. The built form is low-scale contributing to a cohesive historic streetscape with the following key characteristics:

- a. Generous and consistent setbacks.
- b. Single storey dwellings.
- c. Outbuildings located behind the building line and unobtrusive or not visible from the streetscape.
- d. Commercial buildings facades use rendered masonry and brickwork.
- e. Residential building facades feature local stone, timber weatherboards, and corrugated iron roofing.
- f. Timber post and slat front fences are present.



Figure 4 Collector Heritage Character Area

H.1.6.6 Dalton Heritage Character Area

HERITAGE CHARACTER STATEMENT

The settlement of Dalton holds historical value as a rural village that reflects early European settlement patterns in NSW. Its origins trace back to the 19th Century when it served as a modest transport and trade route.

The settlement architectural styles include Colonial Georgian and Victorian buildings with the following key characteristics:

- a. Generous front setbacks.
- b. Single storey dwellings.
- c. Outbuildings located behind the building line and unobtrusive or not visible from the streetscape.
- d. Building facades feature sandstone, timber, and corrugated iron.
- e. Features like verandahs, symmetrical facades, and pitched or gabled roofs are provided
- f. Timber post and slat front fences are present.



Figure 6 Dalton Heritage Character Area

H.1.6.7 Grabben Gullen Heritage Character Area

HERITAGE CHARACTER STATEMENT

The settlement of Grabben Gullen holds historical value as a rural village that reflects early European settlement patterns in NSW. The settlement architectural styles include Colonial and Victorian buildings with the following key characteristics:

- a. Generous front setbacks.
- b. Single storey dwellings.
- c. Outbuildings located behind the building line and unobtrusive or not visible from the streetscape.
- d. Building facades feature sandstone, timber, and corrugated iron.
- e. Features like verandahs, symmetrical facades, and pitched or gabled roofs are provided
- f. Timber post and slat front fences are present.



Figure 7 Grabben Gullen Heritage Character Area

H.1.6.8 Gunning Heritage Character Area

HERITAGE CHARACTER STATEMENT

Gunning was established in the early 19th century and became a key stop for travelers and mail coaches. It retains strong links to NSW colonial and bushranger history.

The settlement layout of Gunning is based around a grid pattern with wide streets, mature trees and a central commercial precinct. The settlement features a mix of Colonial, Federation and early 20th Century buildings with the following key characteristics:

- a. Generous and consistent setbacks.
- b. Single storey dwellings.
- c. Outbuildings located behind the building line and unobtrusive or not visible from the streetscape.
- d. Building facades feature sandstone, timber, and corrugated iron.
- e. Features like verandahs, symmetrical facades, and gabled roofs and traditional signage are provided.
- f. Timber post and slat front fences are present.

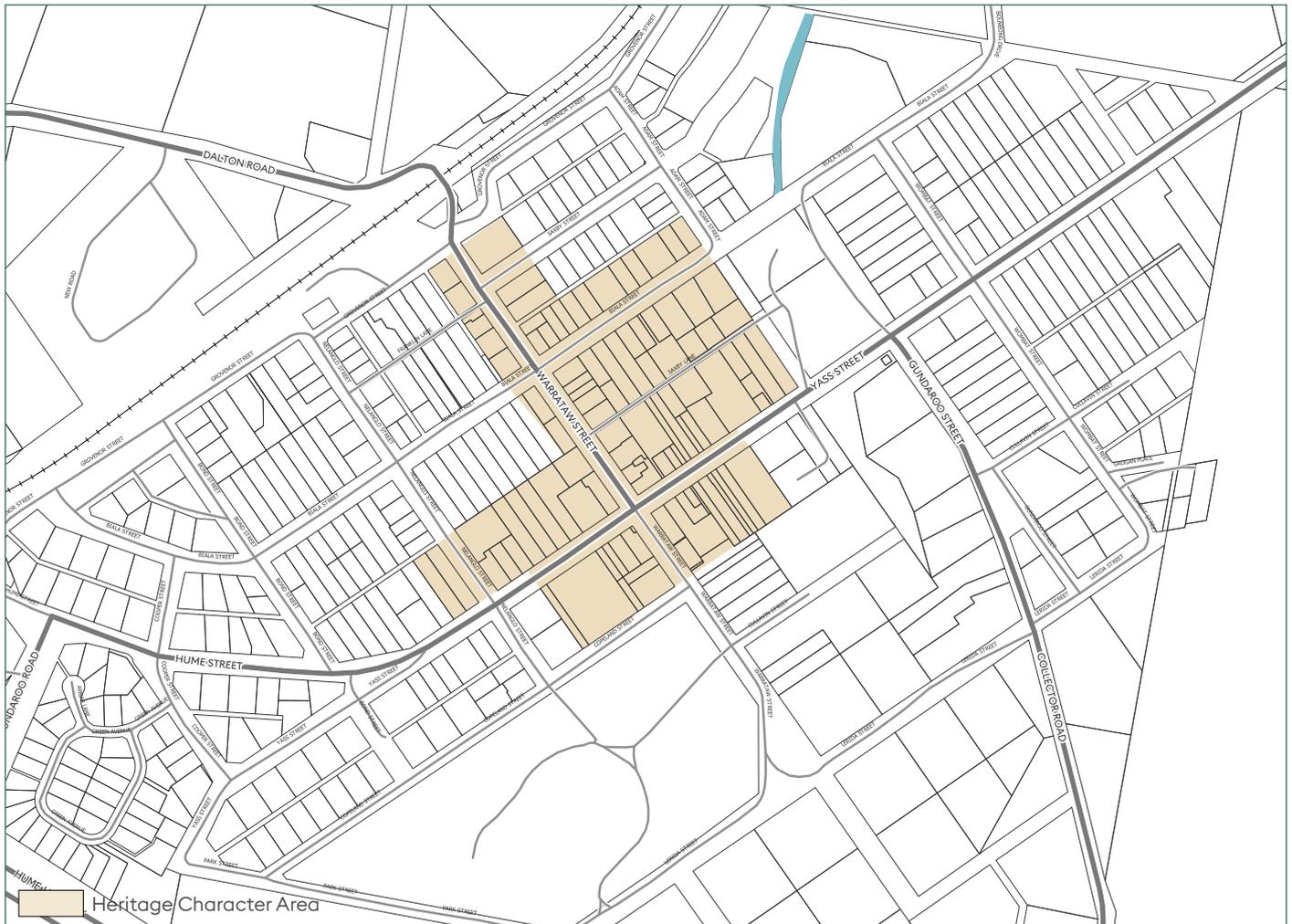


Figure 8 Gunning Heritage Character Area

H.1.6.9 Laggan Heritage Character Area

HERITAGE CHARACTER STATEMENT

Laggan was established in the mid 19th Century and served as a service town for surrounding agricultural and pastoral activities.

The settlement features a collection of 19th Century buildings, including churches, cottages and public structures. Architectural styles include, Colonial Georgian and Victorian with the following key characteristics:

- a. Consistent front setbacks.
- b. Single storey dwellings.
- c. Outbuildings located behind the building line and unobtrusive or not visible from the streetscape.
- d. Common materials include sandstone, timber, and corrugated iron.
- e. Features like verandahs, symmetrical facades, and gabled roofs are prevalent.
- f. Timber post and slat front fences are present.



Figure 9 Laggan Heritage Character Area

H.1.6.10 Taralga Heritage Character Area

HERITAGE CHARACTER STATEMENT

Taralga is a historic village known for its rich colonial heritage and well preserved rural character. The village played a key role in the pastoral and wool industries, with settlers arriving in 1820.

The settlement features a collection of 19th Century buildings, including churches, cottages and public structures. Architectural styles include, Colonial Georgian and Victorian buildings with the following key characteristics:

- a. Consistent front setbacks.
- b. Single storey dwellings with outbuildings unobtrusive or not visible from the streetscape.
- c. Building facades feature sandstone, timber, and corrugated iron, especially in civic and religious buildings.
- d. Residential building facades feature brickwork, timber weatherboards and corrugated iron roofing.
- e. Features like verandahs, symmetrical facades, gabled roofs and signage are provided.
- f. Stone and timber boundary fences are prominent.



Figure 10 Taralga Heritage Character Area

H.1.6.11 Tuena Heritage Character Area

HERITAGE CHARACTER STATEMENT

The settlement of Tuena is a historic village known for its gold rush history and rural character. Gold was discovered in Tuena in 1851, sparking a wave of settlement and development.

The settlement is arranged along Bathurst Street and features a collection of 19th Century buildings, including churches and cottages with the following key characteristics:

- a. Consistent front setbacks.
- b. Single storey dwellings.
- c. Building facades feature sandstone, timber, and corrugated iron.
- d. Building features include symmetrical facades, timber verandahs, chimneys, and original signage.
- e. Front fences are not present.



Figure 11 Tuena Heritage Character Area