



Heritage Assessment



2N Middle St,
Walcha

**Port Macquarie
Hastings Heritage**

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Table of contents

1. Introduction	3
1.1 Authorship	
1.2 Acknowledgements	
1.3 Methodology	
1.4 Limitations	
1.5 Study Area	
2. Background	5
2.1 Statutory documents that affect the site	
2.2 Status of the site	
2.3 Early history of Walcha	
2.4 History of building	
3. Current setting and condition of building	9
4. Assessment of cultural significance	12
5. Conclusion	15
6. Attachments	16
Draft Heritage Inventory Data Base Sheet	
Draft Development Guidelines for 2N Middle St, Walcha	
7. References	26

1. Introduction

Port Macquarie Hastings Heritage has been commissioned by Walcha Council to prepare this Heritage Assessment for 2N Middle Street, Walcha.

1.1 Authorship

This report has been prepared by Mitch McKay Principal of Port Macquarie Hastings Heritage using research and a history obtained by Mitch McKay.

1.2 Acknowledgements

The following have assisted in the preparation of this Report:

- Angelique McKenna – Walcha Council
- Warwick Hogan.

1.3 Methodology

Preparation of this report involved the following:

- on-site visit and meeting with Mr. Warwick Hogan, owner on 2nd February, 2020,
- review of relevant historical information and images provided Mr Hogan,
- comparative analysis of similar building in Walcha, and
- a review of other documentation in the reference section of this report.

1.4 Limitations

This Assessment is based upon an assessment of the heritage issues only and does not purport to have reviewed or in any way endorse decisions that are of a planning or compliance nature.

Primary research has not been included in this report, other than the general assessment of the physical evidence on site.

This Assessment primarily addresses the non-indigenous historical development of the subject property and does not assess Indigenous associations with the place, which is deemed to be beyond the scope of this report.

1.5 Study area

The property is located at 2N Middle Street, Walcha on the north eastern corner of its intersection with Fitzroy Street. The property is described as being on Lot A DP15967 and lies within the Walcha local government area.

2. Background

2.1 Statutory documents that affect the site

This Statutory document that affects this site is Walcha Local Environmental Plan 2012 (WLEP 2012)

The following is the relevant clause from the LEP:

5.10 Heritage conservation

Note. *Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas (if any) are shown on the Heritage Map as well as being described in Schedule 5. The location and nature of Aboriginal objects and Aboriginal places of heritage significance may be described in Schedule 5 and shown on the Heritage Map.*

1) Objectives

The objectives of this clause are as follows:

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

2.2 Status of the site

The site is identified as being an item of local significance and listed under Schedule 5 Environmental Heritage Part 1 Heritage items of WLEP 2012:

Suburb	Item name	Address	Property description	Significance	Item no
Walcha	House	2N Middle Street	Lot A DP 159627	Local	I017



Source of map Walcha Council.

2.3 Early history of Walcha

INDIGENOUS HERITAGE

The Anaiwan and Dunghutti people have lived in the region for about 6000 years. In the colder months, they returned to the east, where animals were plentiful. Throughout the table lands they had places for ceremonies and the trade of goods.

Today, the Amaroo Local Aboriginal Land Council works with its members and the wider Aboriginal community to assist in matters relating to the areas of housing, legal, employment and other day-to-day matters involving Aboriginal people.

A number of activities and programs are run by the Amaroo Local Land Council, such as the 'Kids on Country' Camp, which aims to get their kids connected to country, their culture and their language. By organising language classes, playgrounds and eye clinics, the Amaroo Local Land Council continue to promote conserve and assist their local community.

NON-INDIGENOUS HERITAGE

Walcha was the first area to be discovered in the New England Region. It is on the route taken by the explorer John Oxley in 1818, where he named the Aspley River after the Secretary of State for the colonies, Lord Apsley.

Walcha's first settler, Hamilton Collins Sempill, arrived in 1832 from Belltrees in the Hunter River District. Sempill based his headquarters near the campsite used by John Oxley, which he named Walcha ("Wolka").

Further settlers moved into the district over the years 1834 to 1858 during which David William Jamieson formed the nucleus of the Walcha township by erecting various industrial structures, such as a flour mill.

By 1900, the town had almost a thousand people with another 1600 people in the surrounding district. In Walcha, there were four hotels, four blacksmiths, two flour mills and a tannery as well as over thirty shops.

The Municipality of Walcha was proclaimed on 12 March 1880; the adjacent Shire of Apsley was proclaimed on 7 March 1906. On 1 June 1955, the Shire of Walcha was constituted by the amalgamation of the Municipality of Walcha and the Shire of Apsley. From 1 July 1993, the Walcha Shire Council became known as the "Walcha Council" due to the new Local Government Act 1993.

2.4 History of the building

It is believed that the building was constructed c1890-1900 (Late Victorian) as a residence, however, it is unclear by whom.

From information provided by Mr Warwick Hogan, who has been the owner for 47 years, the building, which is still used as a residence, is believed to be about 120 years old.

Mr Hogan is unclear as to the ownership history of the property but believes that the building was once used as a boarding house. Names of previous owners may help determine whether or not the owner was a prominent citizen of the Walcha district.

It is believed the building has had numerous alterations and additions over the years with the most recent being in the 1980s.



Image: undated
Source: Warwick Hogan



Image: undated
Source: Warwick Hogan



Image: undated
Source: Warwick Hogan



Image: c1980
Source: Warwick Hogan

3. Current setting and condition of building

The property is located at 2N Middle Street, Walcha on the north eastern corner of its intersection with Fitzroy Street. The property is described as being on Lot A DP15967 and lies within the Walcha local government area.

The building is located primarily is the south western corner of the property and is constructed of brick of colonial bond laid on stone. There are flat brick arches over windows and doors.

The building stands prominent within the streetscape and from an external inspection only appears to be in good condition and well maintained.

Over the years numerous alterations and additions have taken place.

The most significant additions resulted in the demolition of an original separate building on the eastern side of the main building, which more than likely housed the kitchen and other rooms. This resulted in a rather large addition that not only covered the footprint of that earlier building but also extended towards the northern boundary of the property.

The most significant alterations to the original house have also occurred over the years and are considered reversible. The most noted include:

- removal of chimneys with only the southern chimney remaining,
- removal of the original concave verandah, verandah posts and timber decking to the verandah on the western and southern sides,
- the introduction of a timber balustrade and metal brackets to verandah posts,
- replacement of timber windows to the northern side with aluminium windows,
- replacement of a French door on the western side with a timber window,
- installation of quad guttering and rectangular downpipes, and
- the replacement of several of the original sub-floor and wall vents.



Image: Western elevation (Middle Street)



Image: Southern elevation (Fitzroy Street)



Image: Northern elevation

4. Assessment of cultural significance

In analysing the fabric of the building the grading of significance is in accordance with the *NSW Heritage Manual* 'Assessing Heritage Significance' (NSW Heritage Office, August 2000). The various gradings are shown in the table below.

Grading	Justification	Status
Exceptional	Rare or outstanding item of local or State significance. High degree of intactness. Item can be interpreted relatively easily.	Fulfils criteria for local or State listing.
High	High degree of original fabric. Demonstrates a key element of the item's significance. Alterations do not detract from significance.	Fulfils criteria for local or State listing.
Moderate	Altered or modified elements. Elements with little heritage value, but which contribute to the overall significance of the item.	Fulfils criteria for local or State listing.
Little	Alterations detract from significance. Difficult to interpret.	Does not fulfil criteria for local or State listing.
Intrusive	Damaging to the item's heritage significance.	Does not fulfil criteria for local or State listing.

The methodology for the assessment of cultural significance used in this report is that prepared for the New South Wales Department of Urban Affairs and Planning and the Heritage Council of New South Wales and included in the *NSW Heritage Manual*. The methodology involves the application of various criteria relating to historical associations, aesthetic values, community esteem and educational/research potential, together with measures of the level of significance. The criteria for assessment are those developed by the NSW Heritage Office (now the Heritage Branch of the NSW Department of Planning) for the State Heritage Register.

The Heritage Council of NSW recognises only the following four levels of significance for heritage in NSW:

- Local
- State

- National
- World

Only these recognised levels of significance should be used for heritage assessments in NSW.

The NSW heritage assessment criteria encompass the four values in the Australia ICOMOS Burra Charter, which are commonly accepted as generic values by Australian heritage agencies and professional consultants:

- historical significance
- aesthetic significance
- scientific significance
- social significance

An item will be considered to be of State (or local) heritage significance if, in the opinion of the Heritage Council of NSW, it meets one or more of the following criteria:

Criterion A - *An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);*

Criterion B - *An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);*

Criterion C - *An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);*

Criterion D - *An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;*

Criterion E - *An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);*

Criterion F - *An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);*

Criterion G - *An item is important in demonstrating the principal characteristics of a class of NSW's*

- *cultural or natural places; or*
- *cultural or natural environments.*

(or a class of the local area's

- *cultural or natural places; or*
- *cultural or natural environments.)*

STATEMENT OF CULTURAL SIGNIFICANCE

The building is of local heritage significance as it satisfies a number of the seven criteria which were gazetted following amendments to the NSW Heritage Act 1977 which came into force in April 1999.

This building is prominent in the streetscape due to its location on the corner of Middle and Fitzroy Streets (Fitzroy Street being also known as the Oxley Highway).

It is a rare example of a traditional style late Victorian single storey unpainted brick house within the Walcha township.

5. Conclusion

The original house, while having been modified, altered and added to, is considered to be of local significance satisfying a number of the criteria. It remains prominent in the streetscape and is a rare example of a traditional style late Victorian single storey unpainted brick house within the Walcha township.

From discussions with Mr Warwick Hogan, the owner, the property had been listed for sale and was taken off the market. A prospective purchaser has now come forward and is concerned about the property being heritage listed and should they purchase the property they will not be able to do any alterations or additions because of its listing.

To debunk some of the myths surrounding heritage listing:

- Listing **places no legal restriction on the sale or leasing of properties.**
- Listing **does not exclude changes or additions or new buildings on the site** provided that these do not detract from the heritage significance of the listed items. This is consistent with what most owners want for their heritage properties.
- Listing **does not exclude the adaptive reuse of a heritage item for another use.** Sometimes this is a sensible way of ensuring the use of a heritage item. For example, the conversion of a church to residential use or the adaptation of a house to offices.
- Other than normal maintenance **owners are not expected to take any special care of a heritage property.**

The best way to ensure that any heritage listed building survives for future generations is for it to be used.

The need to upgrade buildings to modern standards is recognised, however, changes should take place in the most sympathetic way possible. The elements that lead to an item being listed should be retained. These are the characteristics that create the heritage significance.

To assist the owner or prospective owners to manage the heritage item whether it be to renovate, restore or undertake alterations or additions Draft Development Guidelines have been prepared and are attached to this report.

6. Attachments

Draft Heritage Inventory - Data Base Sheet

Address: 2N Middle Street **OEH Region:** Northern

Town: Walcha **Historic region:** New England

Local Govt Area: Walcha **Parish:** Walcha

State: NSW **County:** Vernon

Other/Former names:

Area/Group/Complex:

Aboriginal Area: Anaiwan and Dunghutti

Curtilage/Boundary:

Item type: Built **Group:** Residential buildings **Category:** House

Owner: Private – individual

Current use: Private residence

Former uses: Boarding house

Assessed significance: Local

Statement of significance:

This building is prominent in the streetscape due to its location on the corner of Middle and Fitzroy Streets (Fitzroy Street being also known as the Oxley Highway).

The original house dates from a key period of development for Walcha and is a rare example of a traditional style late Victorian single storey unpainted brick house within the Walcha township.

Historical notes:

Themes:

Australian Theme

NSW Theme

Local Theme

4. Building settlements,
towns and cities

Accommodation

House

Designer:

Builder:

Year started:

Year completed:

Circa: 1880-1900

Physical description:

(External only)

Late Victorian single storey brick house with hipped main roof of short sheet length corrugated iron. A two tone coloured striped bullnose verandah roof on the western and southern sides of the building, that drops down below the fascia of the main roof, is supported by simple timber posts with small metal decorative brackets. Brickwork is colonial bond laid on stone and there are flat brick arches over windows and doors. There is a fanlight over front entry door. Double hung aluminium windows with large panes and one timber window awning style. There are French doors that open onto the verandah. A large chimney is set in the roofline on the southern side. Large extension at rear.

The verandah deck is now concrete.

Physical condition: Good.

Modifications and dates:

Altered and added to over the years. Some windows have been replaced with new unsympathetic windows. A French door has been removed and replaced with a timber framed window. An unsympathetic concrete deck supports a two tone coloured striped bullnose verandah roof on the western and southern sides supported on timber posts (pre March 2010) with timber balustrades (post March 2010). The posts feature small decorative metal brackets pre March 2010. The verandah is lined on the rake. Original guttering (ogee) and downpipes (galvanized round) has been replaced by quad guttering and rectangular downpipes.

Additions have taken place which are attached to the rear of the original residence. These appear to be circa 1980s.

Recommended management:

In regards to the original house:

- Replace quad gutters and rectangular downpipes with more sympathetic unpainted ogee style gutters and circular metal downpipes.
- Reinstate French door on western elevation.
- Replace four aluminium framed windows with time framed windows on northern elevation.
- Replace bullnose verandah roof with concave roof.

Management:

Further comments:

Criteria a) Built c1880-1900 it has historic significance as it dates from a key period of development for Walcha which was gazetted as a village in 1852 and declared a town in 1878. The municipality was established in 1889.

Criteria b)

Criteria c) Streetscape significance arises from the original building's simplicity of design and its prominent location on the corner of Middle and Fitzroy Streets (Fitzroy Street being also known as the Oxley Highway).

Criteria d)

Criteria e) Construction of the building provides an opportunity to research the diversity of domestic architecture in Walcha.

Criteria f)

Criteria g) A rare example of a traditional style late Victorian single storey unpainted brick house in the Walcha township.

Integrity/intactness: In good condition and well maintained.

References:	Conversation	Year
Warwick Hogan (owner)	2 February, 2020	

Parcels: Parcel code	Lot No.	Section	Plan code	Plan No.
Lot	A		DP	159627

Latitude:	-30 59 9S	Longitude:	151 35 54E
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Listings: Name	Title	Number	Date
Local Environmental Plan	Walcha LEP 2012	I017	

Images:





Caption: Clockwise from top left corner – west elevation, south elevation, north elevation

Copyright:

Images by: Mitch McKay

Images date: 2/2/2020

Image numbers:

Image path:

Image file:

Thumb nail path:

Thumb nail file:

Draft Development Guidelines for 2N Middle St, Walcha

1 Basic Principles

Changes to any heritage building should be based on the following principles:

- do as much as is necessary and as little as possible,
- an understanding of heritage significance, and
- the level of change should respect the heritage significance of the item or area.

All features of heritage significance should be conserved or reinstated. Any unsympathetic alteration should be removed and the original features and elements reconstructed as closely as possible.

2. Siting, setbacks and orientation

Objectives

- *To ensure that development does not obscure existing views to or from the original house nor inhibit its appreciation.*
- *To ensure setbacks of new buildings and building additions are compatible with the original house and the streetscape.*

Controls

- *Alterations or additions should occur at the rear of the house to minimise visual impact on the main (street) elevation of the house.*
- *Rear additions are generally best stepped back from side setbacks or building lines.*
- *Larger additions can be successful when treated as a separate entity to retain the character of the house in its own right.*

3. Scale and form

Objective

- *To ensure that additions to the original house and new buildings on the site are of a scale consistent with the house and respect the character of the surrounding area.*
- *To ensure that significant elements of the form the original house is not obscured or destroyed by alterations and additions.*
- *To ensure that the form of the original house retains its importance in the streetscape.*

Controls

- *Alterations and additions should not be larger in scale than the house and easily interpreted as new work.*
- *Alterations and additions to the house should not detract from important aspects of the form of the original house.*
- *Significant elements of the form of the original house such as roof, chimney, walls should not be demolished or obscured by alterations and additions.*

4. Materials and finishes

Objectives

- *To ensure that materials and finishes are appropriate to the significance and character of the original house and surrounding area.*

Controls

- *Additions to the house should incorporate traditional combinations of materials that are compatible with the original/existing building. Original materials and details on the house need not be copied, but can be used as a reference for new elements.*
- *It may not be appropriate or necessary to replicate the original combination of materials used.*
For instance, timber weatherboard extensions to brick houses was a common practice which is still appropriate today. The use of fibre cement planks in view of weatherboard is to be avoided.
- *Face brickwork should never be painted or rendered. Apart from taking away the traditional character and texture these alterations are, for all practical purposes, irreversible.*
- *Where brick is used it should be in traditional dark colours, not modern, light or cream brick.*
- *The use of highly reflective materials is to be avoided.*
- *Changes to the fabric of a building which is a heritage item shall be:*
 - *Minor; and*
 - *Reversible.*

5. Colours

Exterior colours used on buildings of the Victorian period were from a comparatively narrow range due to the limited availability of colouring agents. They were used to enhance the natural colours of building materials and highlight particular elements or decoration.

The selection of a paint scheme should be carefully chosen to ensure that it complements the original building and not result in the visual importance of the house being reduced.

To determine original paint colours one can scrape back newer layers of paint to see what the older, or original colours were. Scrapings should be taken from areas sheltered from sun and rain. Allow for fading of the original colour.

Old black and white photographs are also useful as they indicate shades on different elements of the building.

Previously unpainted surfaces should not be painted. Painting of original stone or face brick is practically irreversible, as is cement rendering.

6. Roofs materials

The original house has a roof of short sheet lengths. This needs to be retained as the joins can be seen as the shadow line of the overlapping sheet and, less obviously, the additional nailing needed at the join. These provide a distinct horizontal element to the appearance of the roof of the original house and their loss may lead to a change in the character of the roof.

Objectives

- *To ensure that the roof form is retained and not destroyed or obscured through unsympathetic alterations and additions.*
- *To ensure that significant roof materials and details are conserved.*
- *To ensure that new work is compatible with the roofing materials used in original heritage item.*

Controls

- *Original roofing materials should be retained wherever possible. Second hand materials may be appropriate to repair damaged or broken roof material. Where significant repairs are required, it is desirable to maintain the original presentation to the street. In these circumstances, good roof material from rear or side elevations of buildings should be transferred to the front elevation of the building.*
- *Full-length corrugated iron sheets can be used on planes of a roof that are not readily visible.*
- *Re-roofing of the original house will only be acceptable where it is proven that the roofing materials are significantly deteriorated and beyond repair.*
- *Roofs must retain the details of the original roof.*
- *Traditional roofing materials of the area must be used, such as corrugated galvanised iron roofing and associated elements including the appropriate gutter profile, downpipe and rolled flashings.*
- *Corrugated galvanized steel, in an unpainted finish, is a most appropriate roofing material for new buildings. Pre-finished steel in a Gull Grey or other shades in some circumstances may also be suitable.*
- *Zincalume is not an acceptable roofing material due to the bright reflective appearance which is not appropriate on heritage items.*
- *Modern profile steel (trim-deck) roof sheeting is not appropriate.*
- *Ogee profile guttering is preferable and plastic downpipes should be avoided in prominent positions (street elevation).*

7. Chimney

Fireplaces and chimneys were an important element of this building contributing to the character and skyline of the building.

Objective

- *To retain the original chimney.*

Controls

- *The original chimney and details must be retained even if its function is no longer required.*

8. Wall cladding

Objectives

- *Wall cladding materials shall be compatible with the wall materials used on the original house.*

Controls

- *Cladding materials which set out to imitate materials such as brick, stone, and weatherboard should be avoided.*
- *Existing face brick or stone should remain unpainted and un-rendered.*
- *New development is to adopt the following cladding materials, where the context and character of the surrounding development dictates:*
 - *150mm weatherboards splayed or rusticated profile are generally appropriate.*
 - *Bricks should be plain with natural coloured mortar struck flush with the brickwork (not deeply raked); and*
 - *Bricks of mixed colours (mottled) should be avoided, as should textured 'sandstock' bricks;*
- *New face brickwork should match the existing brick in colour and texture, and type of jointing and mortar colour.*

9. Windows and doors

The spacing, proportions and detailing of doors and windows are a major contributing factor to the aesthetic significance of the original house. Changing doors and windows or adding new openings can dramatically affect the character of a heritage item.

Objectives

- *To retain original doors and windows that contribute to the aesthetic significance of the original house.*
- *To reinstate missing details that contributed to the aesthetic significance of the original house.*
- *To ensure that the character and pattern of new window and door openings is compatible with the appearance of the original house.*

Controls

- *Original window and door openings in the original house should be retained and conserved.*
- *Where original windows and doors in visually prominent elevations have been removed and/or replaced with inappropriate materials and designs, and new joinery is proposed, it should be similar to the original in design, material and finish.*
- *Alterations are to avoid arbitrary changes to openings or other features which do not fit in with the symmetry or character of the original house.*
- *New windows and doors visible from the street must be vertically proportioned and use colours and materials which complement the original character of the house.*
- *If a large area of glass is required, vertical mullions should be used to suggest vertical orientation.*
- *Coloured glazing is not encouraged.*
- *Simply detailed four panel doors or those with recessed panels are generally appropriate.*

10. Verandah

The verandah is a predominant characteristic of this building and makes an important contribution to the streetscape when visible from the street.

Objectives

- *To retain, conserve and/or reinstate verandahs on the original house.*

Controls

- *The current verandah should be retained unless it is to be reinstated in its original concave form.*

- Any development involving verandahs shall ensure that the relevant following criteria are satisfied:
 - brackets and fascias are kept simple, not ornate,
 - roofing is to be of metal sheeting, corrugated in profile
- Verandahs shall not be enclosed.

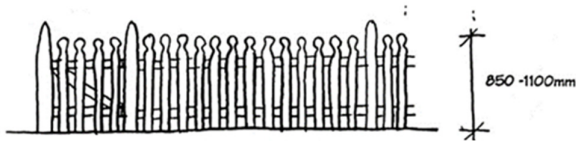
11. Fences

Objectives

- To ensure fencing complements the style and character of the original house.
- To reinstate traditional fences and gates on street frontages in a style and manner consistent with the original house.
- To maintain traditional heights of fences and their elements.

Controls

- Plain or colour treated metal fences are not considered to be appropriate on either street frontage or side boundary.
- Fencing forward of the building line constructed of timber pickets should not be greater than 1.1 metres in height above the adjacent public footpath level, unless it is an original wall or fence, or replacing an original wall or fence.
- Side and rear fencing should be unpainted timber palings.
- Gates are to extend to no higher than the top of the fence.
- Front fences should be of materials suitable to the era of the original house either picket or paling.



Picket fence 1880-1920



Paling fence 1880-1920

12. Ancillary buildings - garages, carports and sheds

Objectives

- To ensure that original house, rather than vehicular access and parking structures, remains the dominant element in the streetscape.
- To ensure that the design of garages, carports, sheds and driveways are sympathetic in their location, form, materials and details to the setting of nearby buildings.
- To ensure that garages, carports and sheds are designed to minimize the detrimental impact on visually prominent elevations and the streetscape.
- To ensure that garages, carports and sheds do not detract from the character of the area or the original house due to inappropriate location, design and/or materials.

Controls

- *Garages, carports and sheds should be located behind the front building line of the original house, preferably at the rear or set well back at the side of the original house behind the rear building line.*
- *Garages, carports and sheds should generally be freestanding and not connected to the original house.*
- *Garages, carports and sheds should be complementary in design, style, form and materials to the original house and not dominate the original house, site or streetscape.*
- *Garages should have simple hipped roof to complement the design of the original house.*
- *The pitch of a single garage roof should, in most cases, be comparable or slightly lower than that of the original house – generally 25° – 30°.*
- *Simple open light construction carports are preferable to solid heavily detailed buildings.*
- *Prefabricated and/or aluminium garages, carports and sheds are not permitted at the side or in front of the original house.*
- *Colours and materials should blend into the surrounding landscape. Galvanised corrugated iron roof profile and timber board profile cladding for walls are preferred.*
- *Driveways should be formed of two wheel tracks wherever possible to reduce visual impact on the setting of the original house.*
- *Driveways are not to be surfaced with bright white, stamped or patterned concrete.*
- *Shipping containers are not permitted to be used as storage sheds.*

7. References

Australia ICOMOS, 2004

The Illustrated Burra Charter - Good Practice for Heritage Places

NSW Heritage Office, 2000

Assessing Heritage Significance

OEH (formerly NSW Heritage Office Heritage)

Online Database

Various newspapers available on line through TROVE without success:

- The Walcha Witness and Vernon County Record 1895-1906
- The Walcha News 1932-1935
- The Walcha Witness and Southern New England Advocate 1904-1907 + 1927

Walcha Council

Walcha Development Control 2019

Walcha Council

Walcha Heritage Study 2008

Walcha Council

Walcha LEP 2012