



A view a historic structure reused at the Sport and Recreation Centre, Jindabyne.

HISTORIC HERITAGE ASSESSMENT

SNOWY MOUNTAINS SPECIAL ACTIVATION PRECINCT

SNOWY MONARO REGIONAL COUNCIL LGA

FINAL REPORT

JUNE 2021

Report prepared by
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for WSP Australia Pty Limited
on behalf of

Department of Planning, Industry and Environment

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EXECUTIVE SUMMARY

OzArk Environment & Heritage (OzArk) has been engaged by WSP Australia Pty Limited, on behalf of the Department of Planning, Industry and Environment (DPIE) (the proponent), to complete a historic heritage assessment report for the Snowy Mountains Special Activation Precinct (SAP).

The SAP Investigation Area & the survey areas

This report refers to two areas, the SAP Investigation Area and the survey areas. The SAP Investigation Area includes 72,211 hectares (ha) and will be studied at a desktop level only. Within the SAP Investigation Area are the survey areas (approximately 330 ha) including areas near Jindabyne and several locations in the Kosciuszko National Park (KNP). The survey areas were subject to greater research and field inspection to produce strategic mapping of these areas into zones of high, medium, and low historic heritage potential. The strategic mapping will not include the remainder of the SAP Investigation Area.

Since the time of the survey, additional areas, referred to as Sub-Precincts in the Jindabyne area, as well as areas within the Alpine Precinct, have been identified through the iterative design process in the structure and master plans. Not all areas within the now-defined Sub-Precincts or the Alpine Precinct are included in the survey areas. Prior to finalisation of the Snowy Mountains Special Activation Precinct Master Plan, further site investigations and surveys will be undertaken to include additional areas in the Special Activation Precinct.

Strategic mapping to inform the Snowy Mountains Special Activation Precinct Master Plan

The primary aim of the heritage study will be to identify opportunities to conserve significant historic cultural heritage values within the survey areas and to devise strategic mapping to allow planning options to be included in the Snowy Mountains Special Activation Precinct Master Plan. In terms of historic cultural heritage, this level of assessment will allow the heritage values of the survey areas to be only partially understood. While the survey areas will be mapped for their historic heritage potential for planning purposes and to identify opportunities for the promotion of historic cultural heritage values in the master plan, the scope did not allow a building by building heritage study to be undertaken.

Background research

This report notes that there are 27 items or places in the SAP Investigation Area listed on the *Snowy River Local Environmental Plan 2013* (LEP) (that remains current in the amalgamated Snowy Monaro Regional Council). There are also two locations recorded on the Transport for NSW Section 170 (s170) Heritage & Conservation Register. There are also 374 places listed on the National Parks and Wildlife Service (NPWS) Historic Heritage Information Management System (HHIMS) within the SAP Investigation Area. Of these places, one is listed as 'not an item',

192 as 'potential' and 181 as being on the NPWS s170 Heritage & Conservation Register. All items listed on LEPs are protected by the *Heritage Act 1977* (Heritage Act). Items listed on s170 Heritage & Conservation Registers are not immediately protected by the Heritage Act; although the owner of an item on a s170 register must notify the Heritage Council if they wish to remove or demolish the item. It is best practice, however, that if an item has been assessed as having local or state heritage values that it is treated as if it is included on a statutory list and managed accordingly. While the item would not be afforded the protection provided by the Heritage Act, it would be prudent to undertake an impact assessment for the item and to inform either Heritage NSW or the local council (depending on the level of assessed significance) if the item is to be substantially modified or demolished.

In terms of the survey areas, five sites listed on the LEP are within the Jindabyne survey area (Jindabyne Winter Sports Academy [I146], St Andrews Uniting Church [I150], St Columbkille's Church and hall [I53], Memorial Hall [I54] and St Andrew's Anglican Church [I55]). While there are no locations recorded on the HHIMS within the survey areas at the Thredbo Alpine Resort, all other KNP survey areas have HHIMS registered sites.

The *State Environmental Planning Policy (Kosciuszko National Park–Alpine Resorts) 2007* (Alpine SEPP) lists 32 historic sites in Schedule 3. Most of these places are captured in the HHIMS, although some items are listed in the Alpine SEPP but not on NPWS s170 Heritage & Conservation Register such as the Jolly Swagman resort at the Perisher Range Alpine Resort.

In addition, a study by NGH Environmental for the Go Jindabyne plan identified a further 14 locations in the Jindabyne area that should be considered as having local heritage values. One of these identified sites, item GJ7 (Mill Creek Homestead), is within the alignment of the southern connector and three (relocated houses) are within the Jindabyne township survey area.

All listed items within the survey areas, as well as items identified as having potential heritage value, are listed in **Table 6-1**.

The KNP survey areas are within the curtilage of the nationally listed Snowy Mountains Scheme (ID 105919). The KNP survey areas are also within the nationally listed Australian Alps National Parks and Reserves (ID 105891). The Jindabyne survey areas are outside the curtilages of both the Australian Alps National Parks and Reserves and Snowy Mountains Scheme listings.

This desktop research indicates that historic heritage listings are largely confined to the built-up areas within Jindabyne and the resort villages. All the existing listings have local heritage values, and apart from the already identified national heritage values of the Snowy Mountains Scheme and the Australian Alps National Parks and Reserves.

Although now dated, there are existing heritage studies for both Thredbo and the Perisher Range resorts (Lucas 1997, Freeman 1998). Similarly, the heritage study for the Jindabyne town centre dates to 1998 (Tropman 1998).

Survey

The historic heritage survey was not a building-by-building heritage study, but rather was designed to ground-truth known heritage items and to develop strategic mapping of heritage potential in the survey areas. The survey was also not an impact assessment as precise impacts in the survey areas are currently unknown. As has been noted, the survey areas do not include all the areas encompassed with the Jindabyne Sub-Precincts or the Alpine Precinct as shown in the master plan.

Across the survey areas there were no new recordings of historic heritage items.

Otherwise, the survey confirmed that items listed on the LEP, in the NGH Go Jindabyne assessment, or on the HHIMS are in place and need to be considered in any future planning decisions.

A summary of the heritage constraints of all survey areas are listed in **Section 4.5**.

Recommendations

Based on the results of the survey and the updated historic heritage mapping, recommendations to conserve heritage values in the survey areas are presented below. These recommendations are high-level as specific impacts are not known at this stage, although it is expected that historic heritage will be managed through an amended Snowy Monaro (Snowy River) LEP, an amended Alpine SEPP, and a new Snowy Mountains SAP SEPP.

1. Heritage constraints at all survey areas are listed in **Section 4.5**.
2. Development controls relating to heritage should ideally follow the heritage conservation objectives set out in Section 26 of the current Alpine SEPP. These objectives include:
 - A heritage impact assessment should be undertaken if development activity (other than except development as defined by Section 26 (3) of the Alpine SEPP) is proposed
 - (a) on which a heritage item is situated, or
 - (b) that is a heritage item, or
 - (c) adjacent to land referred to in paragraph (a) or (b).
 - It is emphasised that development adjacent to a listed heritage item can also have a detrimental impact on the heritage values of the item and that these impacts require assessment (as per paragraph (c)) prior to the development proceeding.

3. Development likely to harm significant heritage fabric or values associated with items listed on the LEP would require council consent before proceeding.
4. The NSW Heritage Council must be informed of any development that plans to demolish an item on the NPWS s170 Heritage & Conservation Register.
5. It is recommended that targeted heritage studies be undertaken, particularly at the Alpine Precinct, to identify current heritage values at areas included in the Snowy Mountains Special Activation Precinct Master Plan. Such a study would help inform the recommendations that are set out below by identifying and documenting the heritage values of individual buildings.
6. The strategic mapping presented in **Section 5** should be used as a guide for future development. The following principles should be followed:
 - Development within areas defined as ‘disturbed land’ can proceed without further historic cultural heritage investigation.
 - Development within areas defined as ‘low potential’ should be assessed at a time when the impacts are known. This assessment may involve a visual inspection of the impact area and due diligence research to ensure that historic heritage values will not be harmed.
 - Development in areas defined as ‘high risk’ or ‘moderate risk’ requires further heritage assessment where the development is likely to materially have a major effect on a heritage item or its value. Development is considered to have a materially major affect if it involves:
 - The full or partial demolition of a building
 - Major alterations or additions
 - Major adverse impacts, such as the removal of significant fabric, obscuring key views or dominating a heritage item, or the removal of evidence of significant historical associations
 - Impact to significant archaeological deposits.
 - Development in areas defined as ‘high risk’ or ‘moderate risk’ requires further heritage assessment where the development is likely to materially have a minor effect on a heritage item or value. Development is considered to have a minor affect if it involves (but is not limited to):
 - Repairs or restoration to fabric
 - Installation of fire safety equipment
 - Installation of disabled access
 - Replacement of awnings, balconies, etc
 - Installation of signage or fencing

- Excavation of areas without archaeological potential
 - Erection of temporary structures
 - Installation of safety and security equipment.
- Activities that do not harm the heritage values of an item in areas defined as 'high risk' or 'moderate risk' would not require further assessment. Such activities may include:
 - Cleaning and maintenance
 - Painting
 - Replacement of existing elements following the like-for-like principle
 - Gardening and minor landscaping. This would exclude the removal of mature trees.
- Where development is likely to materially have a major effect on a heritage item or value, further heritage assessment is required. This heritage assessment includes:
 - A visual inspection to determine the existing heritage values
 - An archaeological assessment (if appropriate)
 - Preparation of a Statement of Heritage Impact.
- Where development will have minor effect on a heritage item or value, a heritage assessment may be required. This heritage assessment may include:
 - A visual inspection to determine the existing heritage values
 - An archaeological assessment (if appropriate)
 - Use of a previously prepared heritage study if applicable.
- A heritage assessment for any development that is likely to have a materially major or minor effect on a heritage item or its value must:
 - Identify the impacts to the heritage values of an item or place
 - Demonstrate the need for the impact and how alternatives to the impact have been considered
 - Demonstrate how the adverse impacts will be minimised or mitigated.
- Development within areas defined as having 'archaeological potential' should have an impact assessment undertaken at a time when the impacts are known. This assessment would include a visual inspection and could be informed by targeted archaeological excavation. The assessment should primarily consider the likelihood of significant archaeological deposits being harmed.

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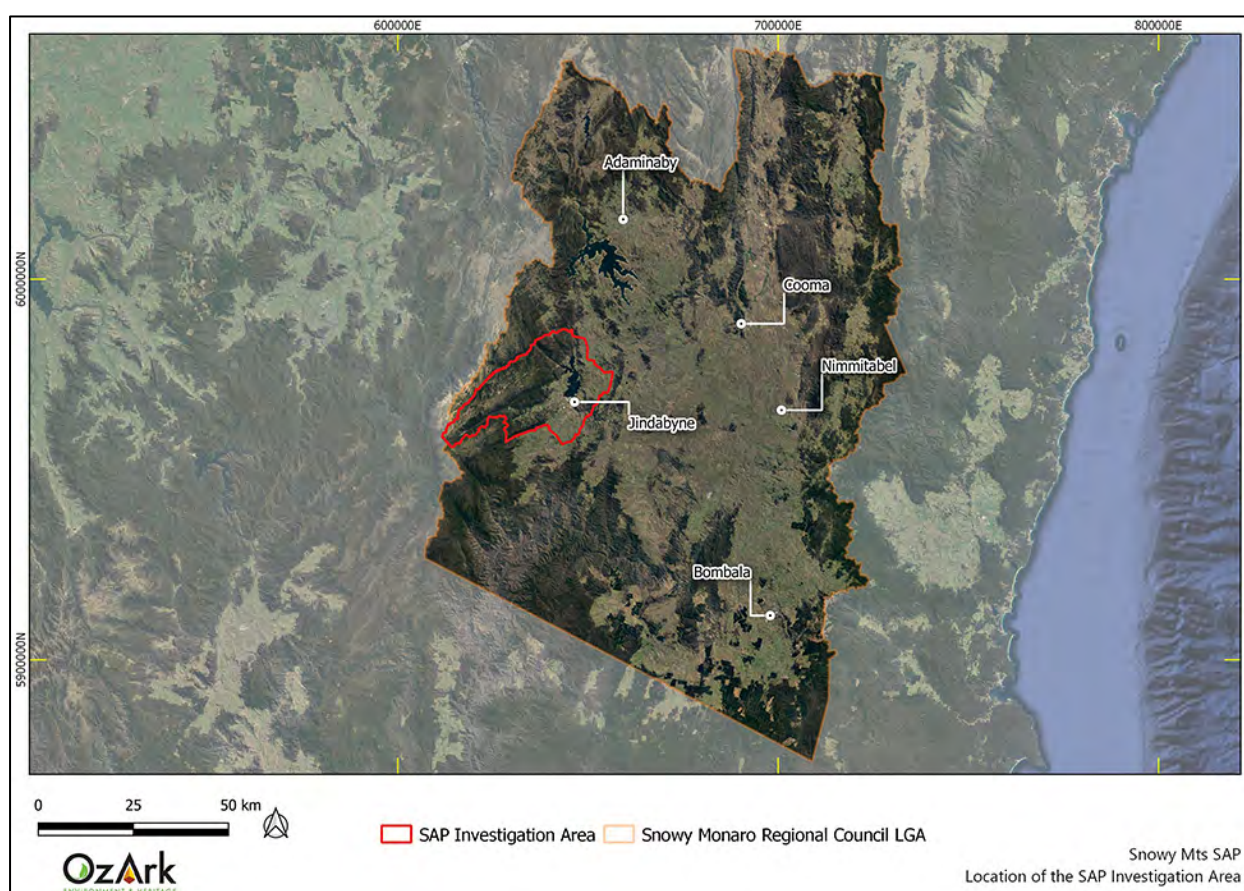
1 INTRODUCTION

1.1 PREAMBLE

OzArk Environment & Heritage (OzArk) has been engaged by WSP Australia Pty Limited, on behalf of the Department of Planning, Industry and Environment (DPIE) (the proponent), to complete a historic heritage assessment report for the Snowy Mountains Special Activation Precinct (SAP).

The Snowy Mountains SAP is in the Snowy Monaro Regional Council Local Government Area (LGA) (**Figure 1-1**).

Figure 1-1: Map showing the location of the SAP Investigation Area.



1.2 BACKGROUND

Special Activation Precincts (SAPs) are dedicated areas in regional NSW identified by the NSW Government to become thriving hubs. The SAP program facilitates job creation and economic development in these areas through infrastructure investment, streamlining planning approvals and investor attraction.

The SAP program adopts a collaborative and integrated whole-of-government approach, bringing together the local council and a range of other relevant state and local agencies.

SAPs are unique to regional NSW. By focusing on planning and investment, their goal is to stimulate economic development and create jobs in line with the competitive advantages and economic strengths of a region.

On 15 November 2019, the NSW Government announced its commitment to investigating the Snowy Mountains SAP, to revitalise the Snowy Mountains into a year-round destination and Australia's Alpine Capital, with Jindabyne at its heart. The Snowy Mountains SAP is being delivered through the \$4.2-billion Snowy Hydro Legacy Fund.

Different components of each SAP are led by different teams within the NSW Government:

- The Department of Regional NSW assesses potential locations for inclusion in the program and considers government investment for essential infrastructure to service the SAPs
- DPIE is responsible for the planning of SAPs. DPIE leads the master planning process, including community and stakeholder engagement, the technical studies required to inform the preparation of a master plan and development of the simplified planning framework for each SAP
- The Regional Growth NSW Development Corporation (Regional Growth NSW) is responsible for delivering and implementing SAPs. This includes attracting investment, providing support to businesses, developing enabling infrastructure, and creating strategic partnerships to foster education, training, and collaboration opportunities.

1.3 THE SNOWY MOUNTAINS SAP

The Snowy Mountains region is one of Australia's most iconic natural environments. In addition to hosting some of Australia's premier alpine destinations, the Snowy Mountains is home to over 35,000 people and Australia's highest peak, Mount Kosciuszko. The traditional custodians of the Snowy Mountains are the Ngarigo people, in connection with the Wiradjuri (west), Walgalu (northwest), Ngun(n)awal (north), Djirringanj (or Yuin) (east), Jaitmatang (southwest), and the Bidjawal (southeast).

The Snowy Mountains SAP is intended to promote the following key objectives:

- To stimulate year-round economic activity and employment by leveraging the region's strong visitor economy to grow a one-season destination into a four-season destination, investing in supporting industries, and improving connections to the region from major population centres
- To provide year-round ecotourism opportunities and support the Healthy Parks Healthy People movement by leveraging the region's natural beauty and unique climate while protecting Kosciuszko National Park (KNP)
- To enhance environmental resilience within the region by adopting a climate-positive and carbon-negative approach to growth and development and fostering a circular economy

- To compete with other alpine regions in Australia and around the world by addressing the stresses of a highly variable population and investing in the region's infrastructure and services to meet the growing needs of permanent residents, seasonal workers, and temporary visitors.

Priorities for the Snowy Mountains SAP are to capitalise on the unique cultural and environmental attributes which attract 1.4 million visitors annually to the region, revitalise the Snowy Mountains into a year-round destination, and reaffirm Australia's Alpine Capital (Destination NSW, June 2020 report). The revitalisation is to focus on year-round adventure and eco-tourism, improving regional transport connectivity, shifting towards a carbon neutral region, increasing the lifestyle and wellbeing activities on offer, and supporting Jindabyne's growth as Australia's national winter sports training base.

1.4 THE SURVEY AREAS

The SAP Investigation Area encompasses 72,211 hectares (ha). Within this area are several key areas that will be the focus of the heritage study termed the 'survey areas'.

- Jindabyne Sub-Precincts: parcels of land located to the south and west of the existing Jindabyne township, as well as areas within the existing town of Jindabyne
- Alpine Precinct: areas within the KNP including the Thredbo Alpine Resort, Thredbo Rangers Station, Bullocks Flat Terminal, Island Bend, Guthega Alpine Resort, Charlotte Pass Alpine Resort, and Perisher Range Alpine Resort.

Together, the survey areas considered for this report occupy approximately 330 ha.

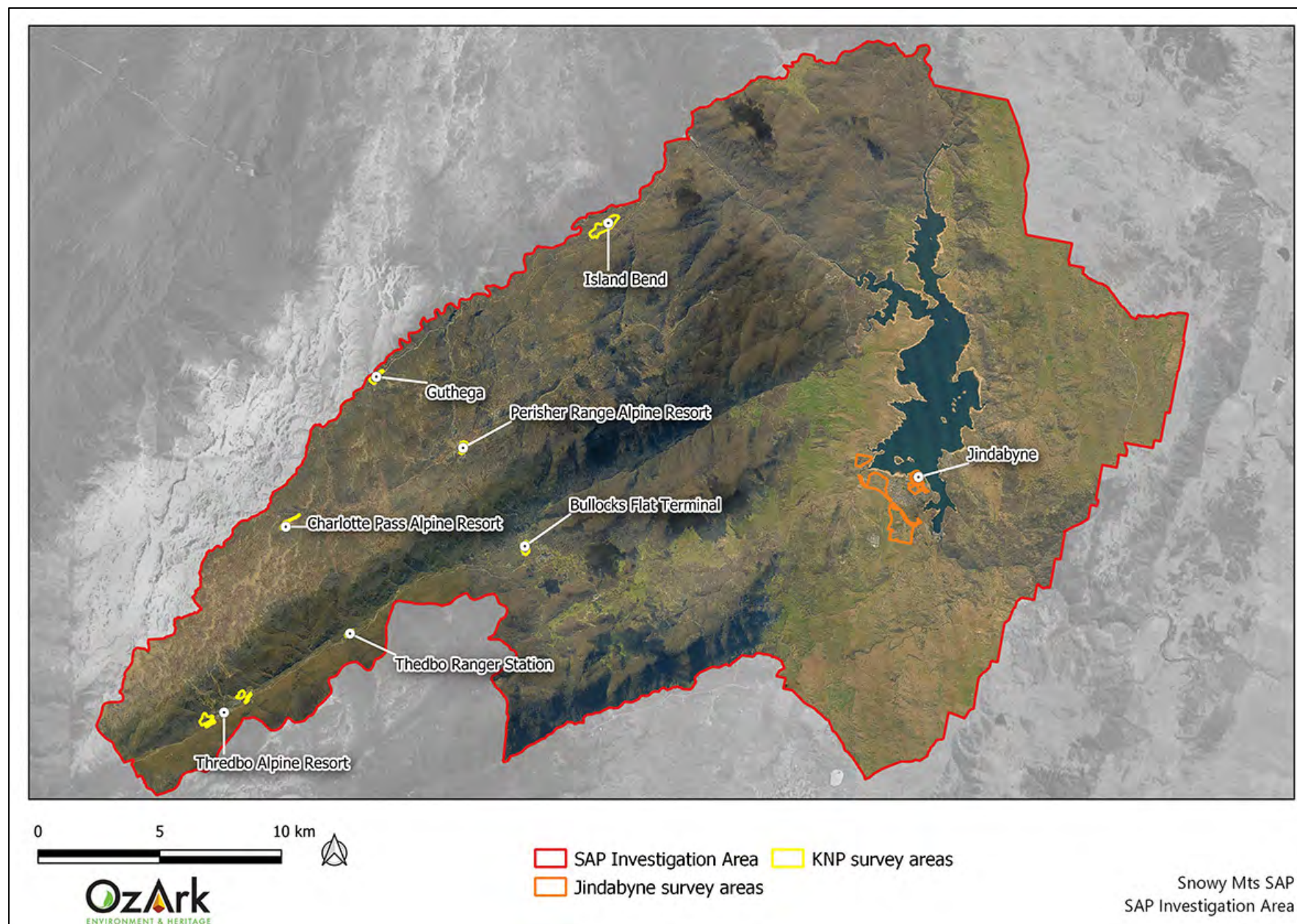
The heritage investigation of most of the SAP Investigation Area will be at a desktop level while the assessment of the survey areas will include survey and more focused research.

The survey areas within the SAP Investigation Area are shown on **Figure 1-2**.

Since the time of the survey, additional areas, referred to as Sub-Precincts in the Jindabyne area, as well as areas within the Alpine Precinct, have been identified through the iterative design process in the structure and master plans. Not all areas within the now-defined Sub-Precincts or the Alpine Precinct are included in the survey areas. Prior to finalisation of the Snowy Mountains Special Activation Precinct Master Plan, further site investigations and surveys will be undertaken to include additional areas in the Special Activation Precinct.

The Selwyn Snow Resort was also included in the early stages of this investigation but is no longer part of the study.

Figure 1-2: Map showing the SAP Investigation Area.



1.5 RELEVANT LEGISLATION

1.5.1 Heritage Act 1977

Natural, cultural, and built heritage is protected in NSW under the *Heritage Act 1977* (Heritage Act). The Act is administered by the Heritage NSW, a state government agency within the Department of Premier and Cabinet.

The Act creates the State Heritage Register (SHR) which provides permanent protection for a heritage item or place. Items of state heritage significance are defined as a place, building, work, relic, moveable object, or precinct which is of historical, scientific, cultural, social, archaeological or natural significance to the state (Section 4A(1) of the Act). The effect of SHR listing is that a person cannot damage, destroy, alter, or move an item, building or land without approval from the Heritage Council of NSW (the Council).

The Council, constituted under the Heritage Act, is appointed by the Minister responsible for administering the Heritage Act and is tasked with the protection of historic heritage in NSW. The Council reflects a cross-section of community, government and conservation expertise with Heritage NSW being the operational arm of the Council.

The 2001 *NSW Heritage Manual Update*, published by the NSW Heritage Office (now Heritage NSW) provides guidelines for 'Assessing Heritage Significance'. The manual includes specific criteria for assessing heritage significance.

1.5.1.1 Changes to items on the SHR

When a place is listed on the SHR or affected by an interim heritage order, the approval of the Council is required for any major work. The Council works to ensure that any changes, additions, or new buildings on the site do not detract from the heritage significance of the place. A section 60 application, outlining the proposed works and supporting documents is required to be submitted to the Council for assessment prior to works on the site/building commencing. Standard Exemptions for works to state heritage listed items may apply and should be reviewed prior to applying to the Council.

1.5.1.2 Protection of archaeological deposits

The Heritage Act gives statutory protection to relics that form part of historical archaeological deposits. Amendments to the Heritage Act made in 2009 defined an archaeological 'relic' under the Act as an item with state or local heritage significance. The definition of a 'relic' is not determined by the age of the item.

Sections 139–145 of the Heritage Act prevents the excavation or disturbance of land for the purpose of discovering, exposing, or moving a relic, except in accordance with an excavation permit issued by the Council. The level of heritage significance of an item determines the

excavation permit necessary for the works. The practical application of this is that is not necessary to apply for exemptions if an item has been assessed as having no heritage significance.

Section 139 prohibits the excavating or disturbing of land leading to a relic being discovered, exposed, moved, damaged, or destroyed. To excavate and disturb land in the context of the Heritage Act is associated with the activity of digging or unearthing. The new definition also indicates that the 'relic' being exposed or disturbed is considered significant (or has the potential to be significant) at the time of its excavation, removal, or destruction.

A S139 (1B) exception is for excavation or disturbance of land that will have a minor impact on archaeological relics including the testing of land to verify the existence of relics without destroying or removing them. Under this scenario, therefore, there are opportunities to assess the presence of relics to ascertain if more detailed excavation is warranted.

If any works require excavation to be undertaken on an item of local heritage significance, a Section 140 excavation permit under the Heritage Act, or a Section 139 Exception will be required from the Council. Any works that require a Section 140 excavation permit will require an archaeological assessment, research design and methodology that details the proposed archaeological work and an archaeologist present during any excavation works.

1.5.2 State Agency Heritage Registers

State agencies and authorities in NSW are required to keep a register of heritage places under their management under Section 170 of the Act. The s170 Heritage & Conservation Registers are held in the Heritage NSW's State Heritage Inventory (SHI), a database of statutory listed heritage items in NSW.

1.5.3 State Environmental Planning Policy (Kosciuszko National Park–Alpine Resorts) 2007 (Alpine SEPP)

Alpine resort development assessments are governed by the State Environmental Planning Policy (Kosciuszko National Park-Alpine Resorts) 2007 (the Alpine SEPP). The Alpine SEPP aims to protect the natural and cultural heritage of land within the Alpine resorts and to encourage environmentally sustainable development.

The NSW alpine resort areas include Thredbo, Perisher Range (including Bullocks Flat), Mount Selwyn, Charlotte Pass, Kosciusko Mountain Retreat, Ski Rider and Sponars Chalet, located within the unique and environmentally-significant setting of KNP.

Key requirements of the Alpine SEPP include:

- All development to be subject to the assessment of environmental impacts to protect the unique alpine environment

- Geotechnical and land stability issues associated with construction in steep alpine environments to be rigorously assessed
- All major development proposals to be advertised
- Development proposals to be referred to Heritage NSW for comment and to be authorised under the *National Parks and Wildlife Act 1974*.

1.5.4 Snowy River LEP 2013

The Snowy River Local Environmental Plan (LEP) 2013 (still current although the former Snowy River Council is now merged with the Snowy Monaro Regional Council) was adopted by the Minister of Planning and Infrastructure on 13 December 2013. The Snowy River LEP 2013 has been prepared in accordance with the State Government's Standard Instrument LEP and generally transfers the provisions in the current LEPs into the Standard Instrument LEP template. The LEP 2013 includes new standard land use zones and planning controls for a range of issues including (but not limited to) subdivision, heritage, environmental controls, scenic protection, and eco-tourism. The Snowy River LEP 2013 also includes new Urban Release Areas in Jindabyne and Berridale that implement parts of the Jindabyne Growth Strategy and the Berridale Village Plan.

The LEP identifies and protects heritage conservation areas and listed buildings/items, identifies environmentally sensitive land, and prescribes land use practices. Heritage items (if any) are listed and described in Schedule 5. Heritage conservation areas are shown on the Heritage Map as well as being described in Schedule 5.

Clause 5.10 of the LEP provides stipulations how heritage is to be conserved. The objectives of Clause 1 are particularly pertinent to this report and are as follows:

- To conserve the environmental heritage of Snowy River
- To conserve the heritage significance of heritage items and heritage conservation areas, including associated fabric, settings, and views
- To conserve archaeological sites
- To conserve Aboriginal objects and Aboriginal places of heritage significance.

The consent authority may, before granting consent to any development on the following land, require a heritage management document to be prepared that assesses the extent to which the carrying out of the proposed development would affect the heritage significance of the heritage item or heritage conservation area concerned:

- On land on which a heritage item is located, or
- On land that is within a heritage conservation area, or
- On land that is within the vicinity of land referred to in paragraph (a) or (b).

Section 5.10 of the LEP also sets out instances where development consent is not required:

- (a) the applicant has notified the consent authority of the proposed development and the consent authority has advised the applicant in writing before any work is carried out that it is satisfied that the proposed development:
 - (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree, or place within the heritage conservation area, and
 - (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area.

1.5.5 The National Heritage List

The Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act) administered by the Commonwealth Department of Agriculture, Water and the Environment establishes the National Heritage list.

The EPBC Act enhances the management and protection of Australia's heritage places, including World Heritage properties. It provides for the listing of natural, historic, or Indigenous places that are of outstanding national heritage value to the Australian nation as well as heritage places on Commonwealth lands and waters or under Australian Government control.

Once a heritage place is listed under the EPBC Act, special requirements come into force to ensure that the values of the place will be protected and conserved for future generations. The EPBC Act provides for the preparation of management plans which set out the significant heritage aspects of the place and how the values of the site will be managed.

National heritage listing does not preclude new development, provided it does not have a significant impact on the heritage values of the place. New development may enhance the heritage values of a place or item, especially where the heritage significance of a place derives from its continued use. New development must be carefully planned and assessed on an individual basis.

1.5.6 Applicability to the Snowy Mountains SAP

It is planned that future development in the Jindabyne Sub-Precincts will be facilitated through the master plan and the Snowy River Development Control Plan (DCP) and will be delivered through the Snowy River LEP.

Strategic planning to facilitate redevelopment within the Alpine Precinct will be through the master plan and a new Alpine DCP to be delivered through an amended Alpine SEPP.

1.6 STATUTORY HERITAGE LISTS SEARCHED

A search of statutory heritage registers was undertaken to identify any recorded heritage sites within the activity areas. Heritage databases were searched in June 2020. The searches as part of this assessment were as follows:

- The Australian Heritage Database administered by the Commonwealth Department of Agriculture, Water and the Environment includes items on the National and Commonwealth Heritage lists
- The SHI (Heritage NSW) includes items on the SHR, and items listed by state agencies and local government
- Heritage schedule of Snowy River LEP for locally listed heritage items
- The National Parks and Wildlife Service (NPWS) Historic Heritage Information Management System (HHIMS).

2 JINDABYNE AREA

This section discusses the historic heritage values of the Jindabyne area. The location of the town of Jindabyne, and the survey areas discussed in this report, are shown on **Figure 2-1**.

Figure 2-1: Aerial showing the extent of the survey areas at Jindabyne.



2.1 BRIEF HISTORY OF JINDABYNE

Jindabyne is in the Snowy Monaro Local Government Area (LGA) and has a population of over 20,000 people (2016). Jindabyne is the fastest growing local centre within the Snowy Monaro LGA and the population has increased by approximately 12% from 2001.

The region known as the Monaro was first accessed by Europeans in 1823 when Currie and Ovens crossed the Bredbo River and noted the rolling grassy plains to the south. The name Monaro (with multiple variable spellings such as Monaroo) was provided by local Ngarigo Aboriginal people Currie encountered although Currie originally named the region Brisbane Downs.

By the late 1830s most of the Monaro highland region was occupied by squatting runs, supporting both cattle and sheep. From the 1860s until 1957 the practice of transhumance grazing characterised the region, whereby stock were moved to the alpine pastures in summer and then back to the valleys in autumn, thus increasing the carrying capacity of the stations. Alpine leases

were abolished in 1957 due to recognition that damage was being done to the delicate alpine environment. (Regional Histories, 1996: 116–125)

The original town of Jindabyne was settled in the 1840s on the banks of the Snowy River at the main river crossing for cattle travelling between the Monaro and Gippsland.

In 1860 a gold rush at Kiandra and later Crackenback brought prosperity to the small settlement and the Jindabyne Hotel was built. After construction of a bridge over the river in 1893 replacing the earlier punt service, the village thrived and by the 1950s there were three churches, several stores, a public school, a post office, and a petrol station.

Prior to the bridge being built, the area south of Jindabyne at Leesville was possibly the centre of district activity, where in the 1850s a shepherd hut was soon converted into the Leesville Hotel in the early 1860s, operated by Patrick and Maria Crawford on behalf of Thomas Baggs. The hotel was even the location of the celebratory ball for the opening of the Jindabyne bridge. With the opening of the bridge, Leesville declined as Jindabyne became the focus of commercial activity.

In 1949 the Snowy Mountains Scheme was first introduced, with water diverted and dammed from the Snowy River and its tributaries for irrigation and hydro-electric use, eventually flooding the original town of Jindabyne.

In 1959 the 250 residents started preparing for the relocation of their town to allow the filling of Lake Jindabyne.

A few houses were relocated to the new township while all other buildings were demolished leaving only the foundation stones and some steps, such as those at the old Roman Catholic Church which appear when the lake drops to a low level. As well as some houses, the headstones in the cemetery, the memorial gates and all recoverable human remains were relocated.

The new town of Jindabyne was declared open in 1964 and the site of the old town disappeared beneath the waters of Lake Jindabyne in 1967 with the completion of the dam.

By the time the old town of Jindabyne was flooded everyone had been moved out of the original village and into modern houses in the new town. As a symbolic farewell to the old town a pageant was organised on 19 December 1964 and the townspeople ceremoniously crossed the old bridge for the last time and travelled up the hill to their new homes. In 1967 an army demolition team blew up the bridge with gelignite severing the last visible remains of old Jindabyne.

Tourism was a major source of growth in the region from 1909 when the area became a popular destination for trout fishing after brown and rainbow trout were introduced into the local streams.

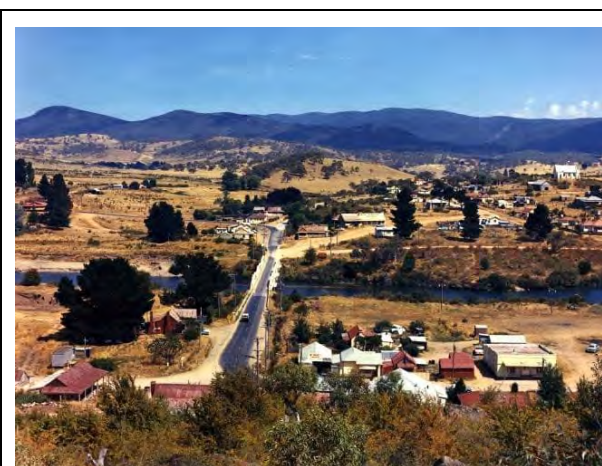
The establishment of Perisher Blue (established from 1939) and Thredbo skiing resorts (post-1957) resulted in further growth of the town for tourism purposes.

Images of old and new Jindabyne are shown on **Figure 2-2** and **Figure 2-3**.

Figure 2-2: A 1965 view of new Jindabyne (foreground) being built with old Jindabyne in the mid-distance (source: snowymountains.com.au).



Figure 2-3: Views of old and new Jindabyne.



1. Old Jindabyne on the banks of the Snowy River (source: Daily Telegraph 13 December 2014).



2. Diving at Old Jindabyne (source: Daily Telegraph 13 December 2014).



3. New Jindabyne in 1968 (source: Daily Telegraph 13 December 2014).



4. New Jindabyne in the 1960s (source: Design Detail Jindabyne: designdetail.com.au).

2.2 IDENTIFIED HISTORIC CULTURAL HERITAGE VALUES

2.2.1 Heritage listings

The Snowy River LEP lists 27 places in Schedule 5 that have been assessed as having local heritage values and are therefore protected by the Heritage Act (**Table 2-1**). In addition, 'Lake Jindabyne' is listed as a Conservation Area (C4). The LEP listed items within the SAP Investigation Area are shown on **Figure 2-4**.

There are five items listed on the Snowy River LEP within the survey areas (**Figure 2-5**).

The Jindabyne survey areas are outside of the curtilage of the nationally listed Australian Alps National Parks and Reserves (ID 105891) and the nationally listed Snowy Mountains Scheme (ID 105919).

Table 2-1: Items listed on the Snowy River LEP 2013.

Locality	Item name	Address	Cadastral details	LEP Item number	Within survey area?
Crackenback	Ashfield	290 Alpine Way	Lots 118 and 119, DP 720173	99	No
Crackenback	Wollondibby cottage	785 Alpine Way	Lot 1, DP 245722	100	No
Crackenback	Crackenback cottage	902 Alpine Way	Lot 7, DP 872777	101	No
Crackenback	Crackenback farm	914 Alpine Way	Lot 21, DP 707976	102	No
East Jindabyne	Bushy Park	5111 Kosciuszko Road, East Jindabyne	Lot 2, DP 1033120	1133	No
Grosses Plain	Grave and hut	Tin Mine Track	Lot 60, DP 756699	135	No
Hill Top	Hilltop	292 Eucumbene Road	Lot 74, DP 756727	138	No
Hill Top	Wee Wah	375 Eucumbene Road	Lot 2, DP 818209	139	No
Jindabyne	Jindabyne Cemetery	Barry Way	Lot 210, DP 729856	145	No
Jindabyne	Jindabyne Winter Sports Academy	207 Barry Way	Lot 101, DP 1019527	146	Yes

Locality	Item name	Address	Cadastral details	LEP Item number	Within survey area?
Jindabyne	Leesville Hotel	218 Barry Way	Lot 192, DP 1019526	147	No
Jindabyne	Carinya Alpine Village Recreational Hall	82 Carinya Lane	Lot 18, DP 1137597	148	No
Jindabyne	Gaden Trout Hatchery	224 Gaden Road	Lot 1, DP 434685	149	No
Jindabyne	St Andrew's Uniting Church	19 Gippsland Street	Lot 10, DP 219583	150	Yes
Jindabyne	Jindabyne Foreshore Park	Banjo Patterson Park, Kosciuszko Road	Lot 6, DP 239537	151	Foreshore area
Jindabyne	Strzelecki monument	Banjo Patterson Park, Kosciuszko Road	Lot 6, DP 239537	152	Foreshore area
Jindabyne	St Columbkille's Church and hall	24 Kosciuszko Road	Lot 1, DP 539277	153	Yes
Jindabyne	Memorial Hall	45 Kosciuszko Road	Lot 30, DP 227005	154	Yes
Jindabyne	St Andrew's Anglican Church	3 Park Road	Lot 146, DP 219583	155	Yes
Jindabyne	Mt Gilead	7365 The Snowy River Way	Lot 21, DP 809367	156	No
Jindabyne	Glen Miln	7707 The Snowy River Way	Lot 11, DP 1161347; Lot 3 DP 1030529	157	No
Jindabyne	Glenrock homestead	7932 The Snowy River Way	Lot 9, DP 1041329	158	No
Moonbah	Moonbah	Barry Way	Lot 6, DP 756711	163	No
Moonbah	Cobbin	504 Barry Way	Lot 3, DP 1105803	166	No
Moonbah	Wollondibby Mill/Gammon	Big Yard Road	Lot 31, DP 756725; Lot 129, DP 756686	167	No
Moonbah	Old Glenmore	137 Gullies Road	Lot 1, DP 1090484	169	No
Rocky Plain	Knightsdale	1115 Eucumbene Road	Lot 1, DP 213358	185	No

Figure 2-4: Aerial showing the LEP listed sites within the SAP Investigation Area.

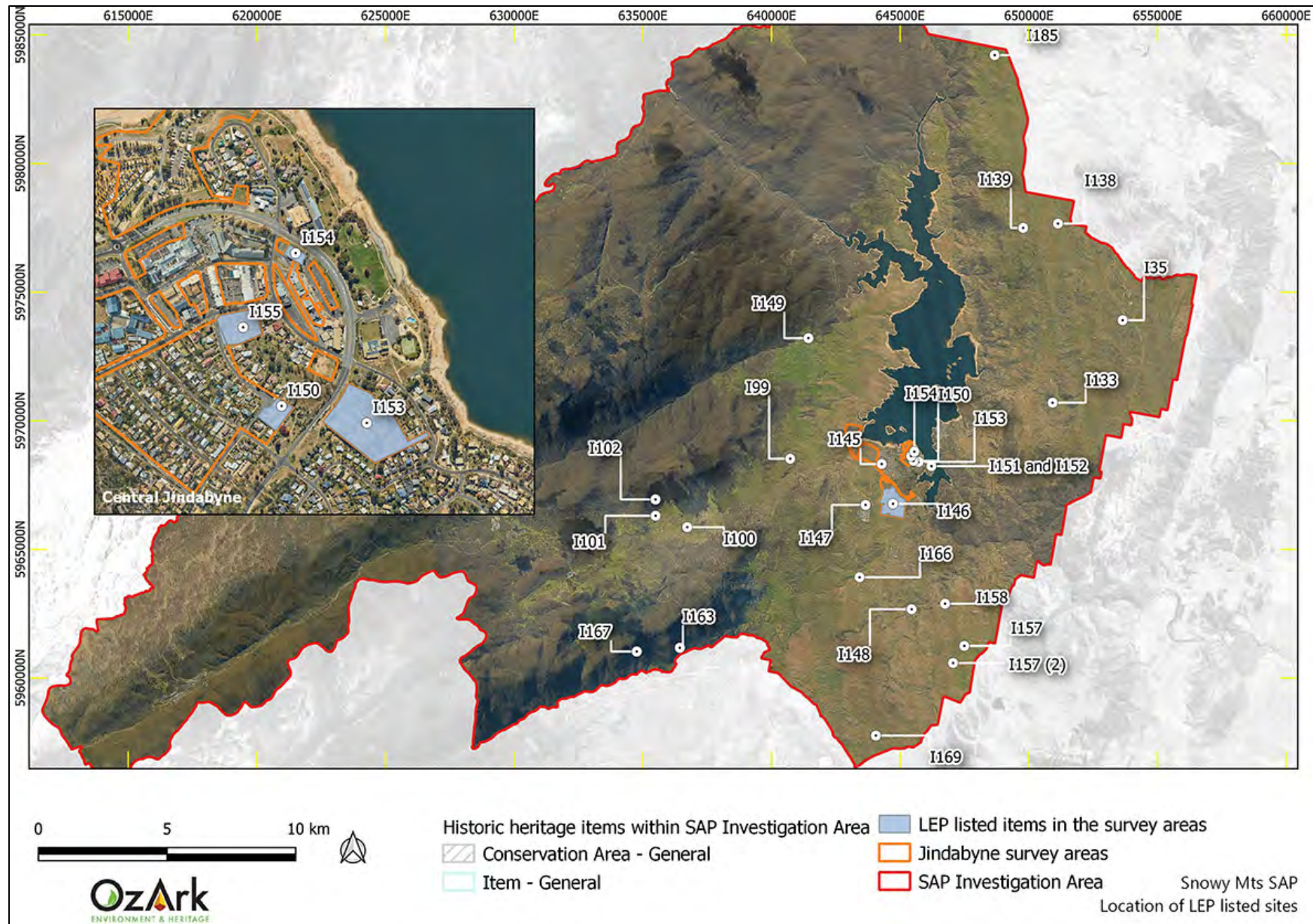
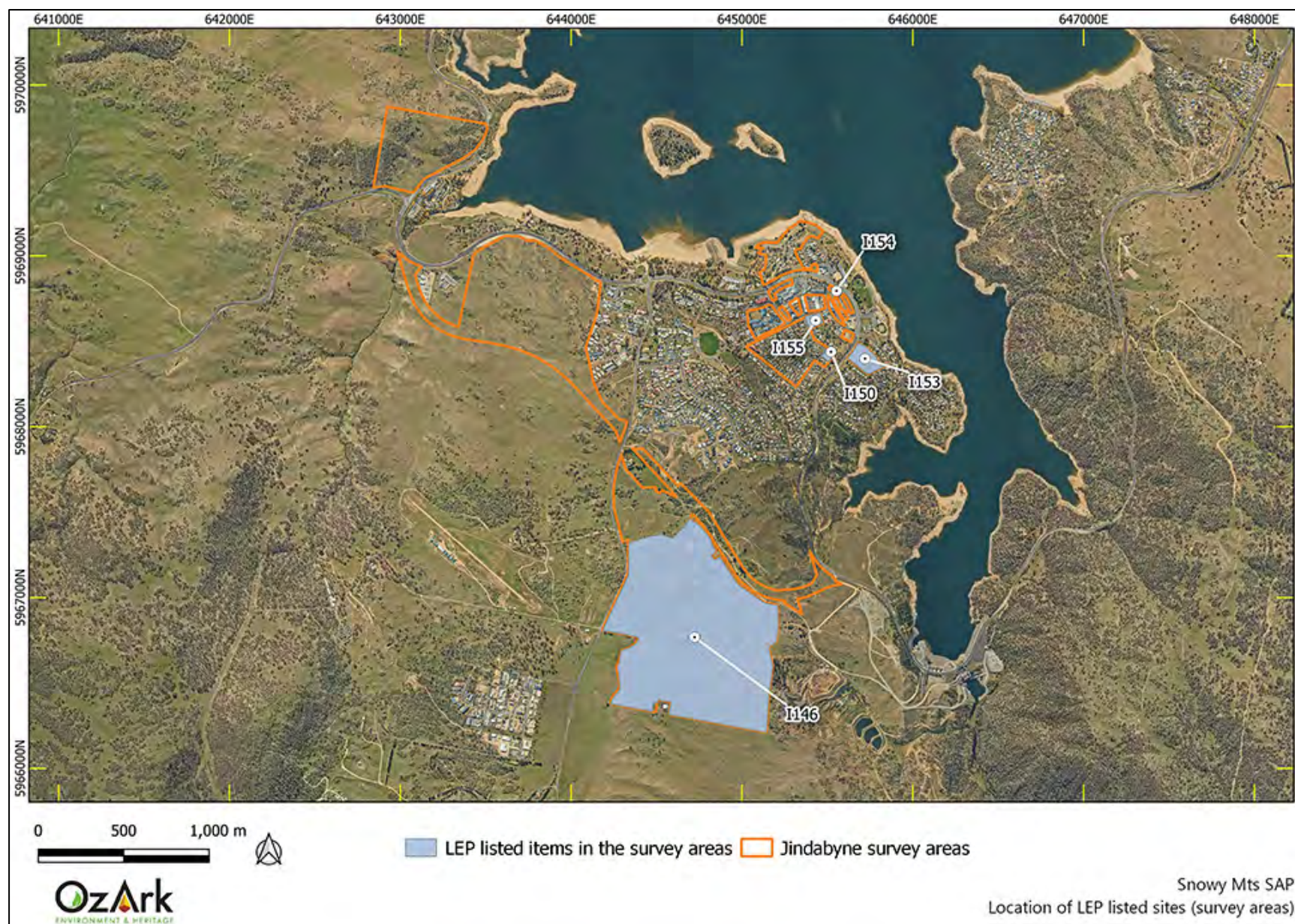


Figure 2-5: Aerial showing the LEP listed sites within the survey areas.



2.3 GO JINDABYNE MASTER PLAN

The Go Jindabyne Master Plan was announced in November 2018, to revitalise Jindabyne into Australia's premier alpine destination at the heart of the Snowy Mountains and grow the town into a great place to live, work and visit year-round.

Upon commencement of the project, DPIE commissioned a range of technical studies to develop an evidence base that would subsequently inform drafting of the Go Jindabyne Master Plan. The technical studies commissioned for the Go Jindabyne Master Plan were conducted between March and July 2019 by specialist consultants with expertise in a variety of different fields:

The Environment and Heritage Study that is most applicable for this study was undertaken by NGH Environmental (NGH).

2.4 GO JINDABYNE HISTORIC HERITAGE CONSULTATION

Two community consultation workshops for historic heritage were undertaken at Jindabyne over the course of a single day in May 2019 by NGH for the Go Jindabyne Plan. Local historical community groups and individuals were invited to attend the workshop and/or meet with NGH personnel over the course of the day. The aim of the workshops was to provide an opportunity for local community members and organisations to provide NGH with information they believed to be important to the study and to discuss areas/places of heritage value and possible conservation and to capture important people and events that may not be as well-known.

From the meetings a number of places and stories that have heritage value to the community within the Jindabyne area were identified. An overview of the key information obtained from the community workshops is outlined below:

- Leesville Hotel was one of the original buildings in the area and has been prominent in social events for the area
- The Leesville Hotel was the location where an Aboriginal man (Boney Jack) was shot in the 1860–1880s. It is believed that he was buried towards the back of the hotel near the old police holding yards. The burial was noted to be located along a fence line which is no longer there, however, the area is now part of the pony club grounds
- The old police holding yards were located in part of the pony club grounds adjacent to the Leesville Hotel
- The Cobbin Farm property was prominent in the history of the Jindabyne area
- The original Mill Creek homestead was prominent in the history of the Jindabyne area and was constructed when the first flour mill was built in the area near the present-day dam wall. There are still plantings and possibly footings from the original homestead at the site. The land was bought by the Snowy Mountain Scheme as the construction of the dam was thought likely to affect the location

- There is a stone wall constructed along Mill Creek in the East Jindabyne area that now runs from the edge of the dam up a slope near a walking trail. Its origin and purpose remain unknown
- The destruction of the bridge into Old Jindabyne as the dam filled had a significant emotional effect on locals that had moved from the old town
- The relocation of the cemetery from Old Jindabyne to the new town was significant
- The gates at the cemetery are original and were relocated from Old Jindabyne. This is significant to locals
- The gate from the original Presbyterian Church was relocated from Old Jindabyne and is significant to locals. The gate is currently in the care of the Alpine Uniting Church
- Five of the original houses from Old Jindabyne were relocated to the new town and are significant to locals as items connected to the original town
- The Jindabyne sailing club house is one of the original buildings of the Jindabyne West homestead. Noted to be built not long before Lake Jindabyne created
- The sale yards and bush races were great social and community events for locals in the area in more recent times
- The Eaglehawk Chapel was relocated to the Alpine Uniting Church
- The Snowy Mountain Scheme and the Jindabyne Camp were important parts of the town history
- Women played an important role in the town especially with the move into the new town
- The Bush Nurses were important to the history of Jindabyne with particular mention to the individual Sister Passmore
- Local pioneering families have a prominent role in the area
- There are a number of old family names no longer around that are still important to the history of the area
- More recently the NPWS Information Centre is fixture in the local area as it houses the diorama which shows Old Jindabyne township.

2.5 GO JINDABYNE FIELD SURVEY

As well as identifying the LEP listed items in the Go Jindabyne study area, NGH also flagged a number of other items that were felt to hold local heritage value. The site inspections undertaken by NGH were designed specifically to locate items/places noted in the community consultation that are not currently listed on any statutory or non-statutory heritage registers (**Section 2.2**). As part of the ground truthing program local resident Greta Jones assisted the NGH archaeologists to identify the location of her original family home, the Old Mill Creek homestead and its gardens. Greta Jones also assisted NGH archaeologists to identify the location of the five original houses

that were relocated from Old Jindabyne. The location of the historic places that were noted from the community consultation undertaken by NGH are detailed in **Table 2-2**.

Figure 2-6 and **Figure 2-7** show the location of the items with potential local heritage values recorded by NGH.

One of these items, GJ7 (Mill Creek Homestead), is within the proposed impact footprint for the southern connector road. Three items, GJ1–3 (relocated houses), are in the Jindabyne Sub-Precincts.

Table 2-2: Historic items recorded at Jindabyne by NGH Environmental (2019).

NGH identifier	Item name	Address	Description	Within the survey areas?
GJ1	Relocated house 1	1 Munyang St Jindabyne	Ethel Canton's house from Old Jindabyne. Relocated by the Snowy Mountains Scheme to New Jindabyne	Yes
GJ2	Relocated house 2	6 Munyang St Jindabyne	Police house from Old Jindabyne. Relocated by the Snowy Mountains Scheme to New Jindabyne	Yes
GJ3	Relocated house 3	8 Gipsland St Jindabyne	Fran Sturgeon's house from Old Jindabyne. Relocated by the Snowy Mountains Scheme to New Jindabyne. Sister Passmore lived in this house when moved to the new town.	Yes
GJ4	Relocated house 4	38 Banjo Patterson Crescent Jindabyne	House from Old Jindabyne. Relocated by the Snowy Mountains Scheme to New Jindabyne	No
GJ5	Relocated house 5	40 Banjo Patterson Crescent Jindabyne	Ken Kidman's house from Old Jindabyne. Relocated by the Snowy Mountains Scheme to New Jindabyne	No
GJ6	Leesville historic complex	Lot 118 DP721919, Lot 194 DP721919	Site of the original Leesville town. Features includes the Leesville Hotel, possible burial site for Boney Jack, police holding yards, burnt down police station, general store and blacksmith store	No
GJ7	Mill Creek Homestead	GDA Zone 55, 645033E, 5967130N	Homestead belonging to the McGuffick family that was sold to the Snowy Mountains Scheme. Only footing remain, along with plantings	Yes
GJ8	Stone wall	GDA Zone 55, 647032E, 5967712N to 646988E, 5967720N	Stone wall noted in journal article: Pickard, J. (2015). Stone walls near Jindabyne NSW: European fences not Aboriginal stone arrangements. <i>Australasian Historical Archaeology</i> Vol 33: 64–71	No
GJ9	Old Racecourse	Southern side of Cobbin Creek, north of the Station Resort	Racecourse used in the 1870s. Several references of the racecourse in association with the Leesville Hotel	No
GJ10	Jindabyne West	Lake Jindabyne Sailing Club house (part Lot 16 DP242010)	One of the original buildings of the Jindabyne West homestead. Noted being built not long before Lake Jindabyne created	No
GJ11	Snowy Seismic Station	Cobbin Creek	Seismic monitoring station built as part of the Snowy Mountains Scheme	No
GJ12	Historical Aboriginal burial	Cobbin Creek	Historic Aboriginal burial sites located along Cobbin Creek. Historic accounts relate to Helms (1895) excavating the burial	No
GJ13	NPWS Information Centre and diorama	49 Kosciuszko Road Jindabyne	Large stone building for use as the Snowy Mountains Visitor Centre. Contains diorama of the Jindabyne area made by Jimmy James	No
GJ14	Sale Yards	Lot 1 DP204602	1960's sale yards	No

Figure 2-6: Map showing the location of historic items recorded by NGH Environmental (source NGH Environmental: Figure 6-4).

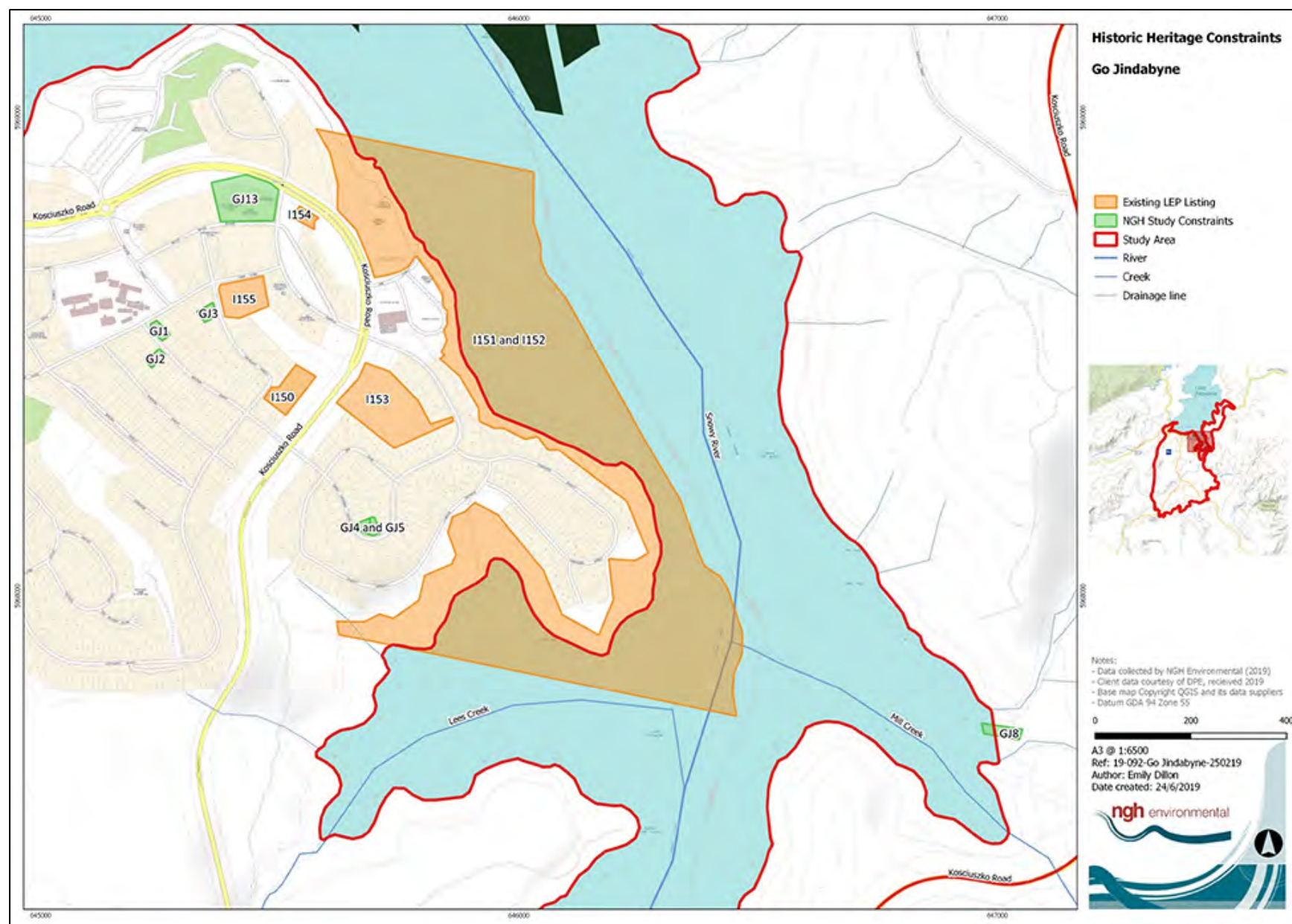
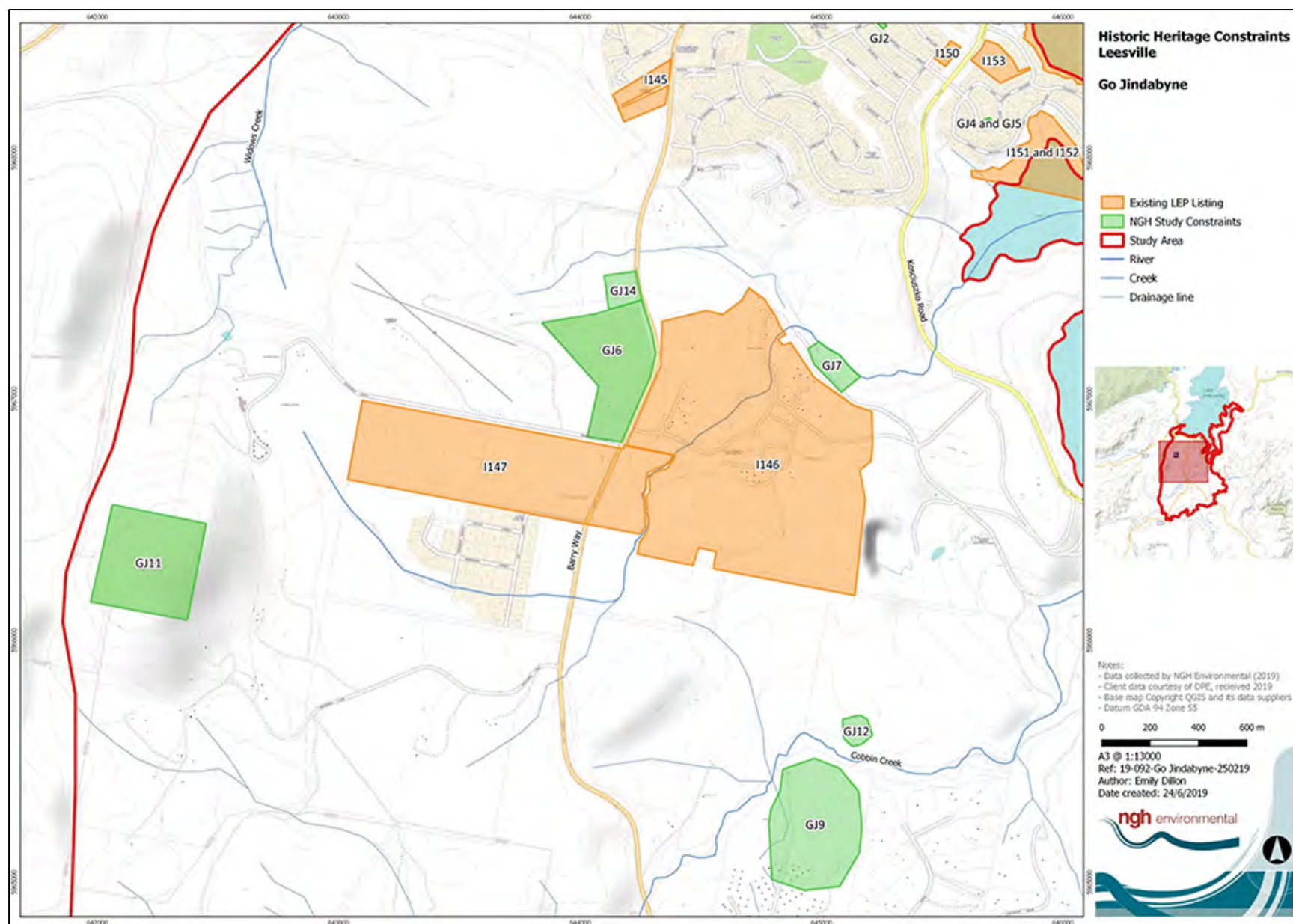


Figure 2-7: Map showing the location of historic items recorded by NGH Environmental (source NGH Environmental: Figure 6-5).



2.6 ITEMS WITHIN THE SURVEY AREAS

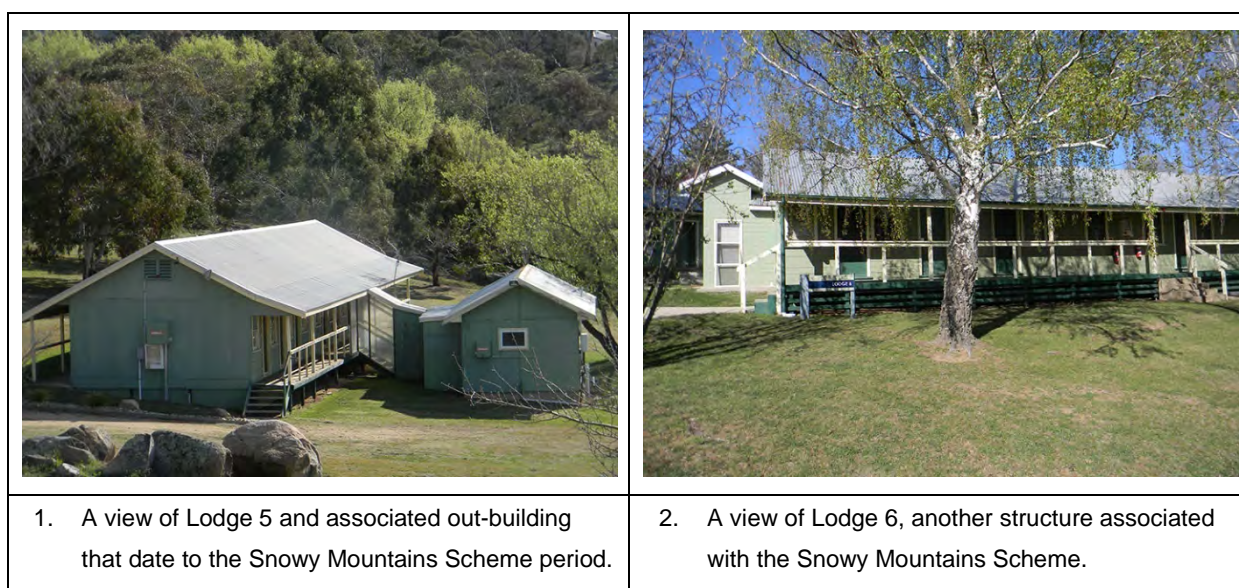
Areas within the Jindabyne Sub-Precincts may be designated for special use purposes, such as future growth areas, town centre upgrades and tourism opportunities.

There are five listed items in the Jindabyne survey area, I146, I150, I153, I154 and I155. Details on these listings follow.

2.6.1 I146

The Jindabyne Sports and Recreation Centre listing includes lodges that are significant because of their association with the Snowy Mountains Scheme (**Figure 2-8**). The lodges are noted as being tangible evidence of post-World War II temporary workers' single accommodation. The 'Love Shack' is noted as being particularly significant as it was used by Sir William Hudson when visiting the Snowy Mountains Scheme. These older buildings are dotted around the current Sport and Recreation Centre.

Figure 2-8: Views of the older lodges at the Sport and Recreation Centre.



2.6.2 I150

St Andrews Uniting Church is a representative example of 20th century period ecclesiastical style church construction. It is a landmark in the local district. The hall associated with the church is an example of the re-use of building built and used for the Snowy Mountains Scheme (**Figure 2-9**).

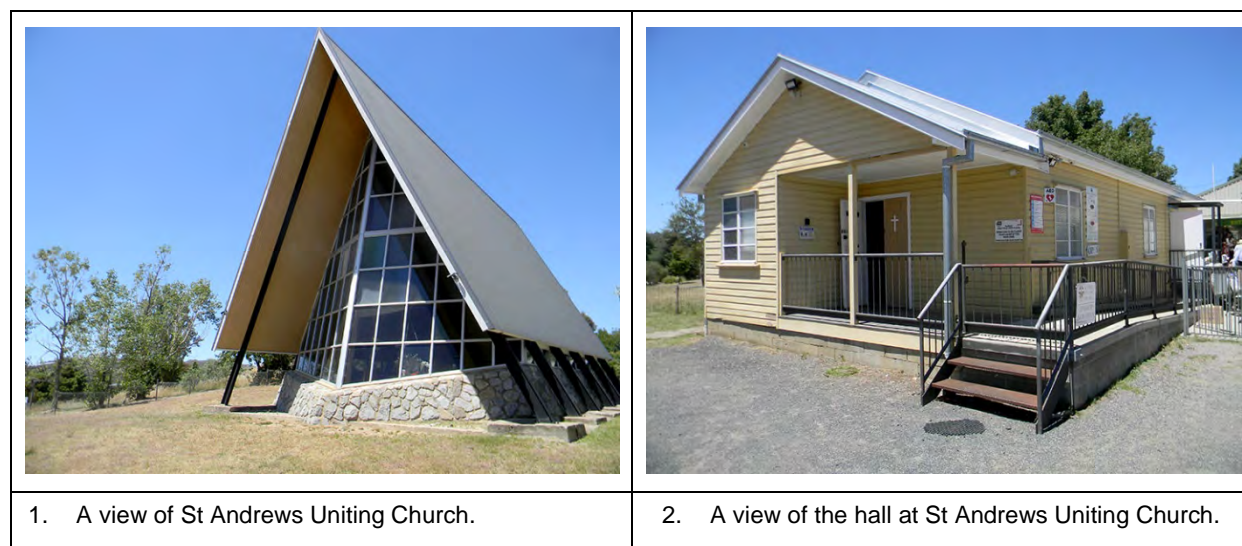
The church has a striking architectural style consisting of a steel frame with timber and glass infill. The church has a stone facing at the base. The windows are aluminium framed, the corrugated iron roof has been recently replaced, and there are timber eaves.

The church occupies the highest point in the Jindabyne township and is linked to the town centre by greenways that link the church to the old shopping centre, as well as linking the town's three churches. The gate from the church to the greenway has been relocated from old Jindabyne.

The hall is a utilitarian weatherboard construction with a pitched roof.

Both the church and hall are in excellent condition and are used both by the congregation, as well as the local community. A colorbond shed behind the church hall is used as an opportunity shop.

Figure 2-9: Views of St Andrews Uniting Church.



2.6.3 I153



St Columbkille's Church and hall occupies a landmark position at the entrance to central Jindabyne when approached from the east on Kosciuszko Road (**Figure 2-10**). The church was constructed in 1951 and is approached by a formal circular drive that frames 'original' planting beds. The church is constructed from breeze blocks with stone facing at the base. While it is less architecturally inspiring than St Andrew's Uniting Church, the church site provides a commanding view over Lake Jindabyne and the surrounding hills.

The church precinct includes a weatherboard hall to the south of the church that is an original Snowy Mountains Scheme building, presumably relocated to its current location. Other buildings include utilitarian brick and fibro houses that appear to be occupied and a new toilet block faced with corrugated iron sheeting.

Also of note are mature exotic (mostly conifers) plantings that would date to the original construction of the church. There is an unused block of land to the southeast of the church that is screened from the church by a line of trees.

The church and all other associated buildings are in excellent condition.

Figure 2-10: Views of St Columbkille's Church and hall.

	
<p>1. A view of St Columbkille's Church with the 'original' plantings at the front.</p>	<p>2. A view of the hall at St Columbkille's Church with the exotic plantings on the perimeter of the property at the rear.</p>

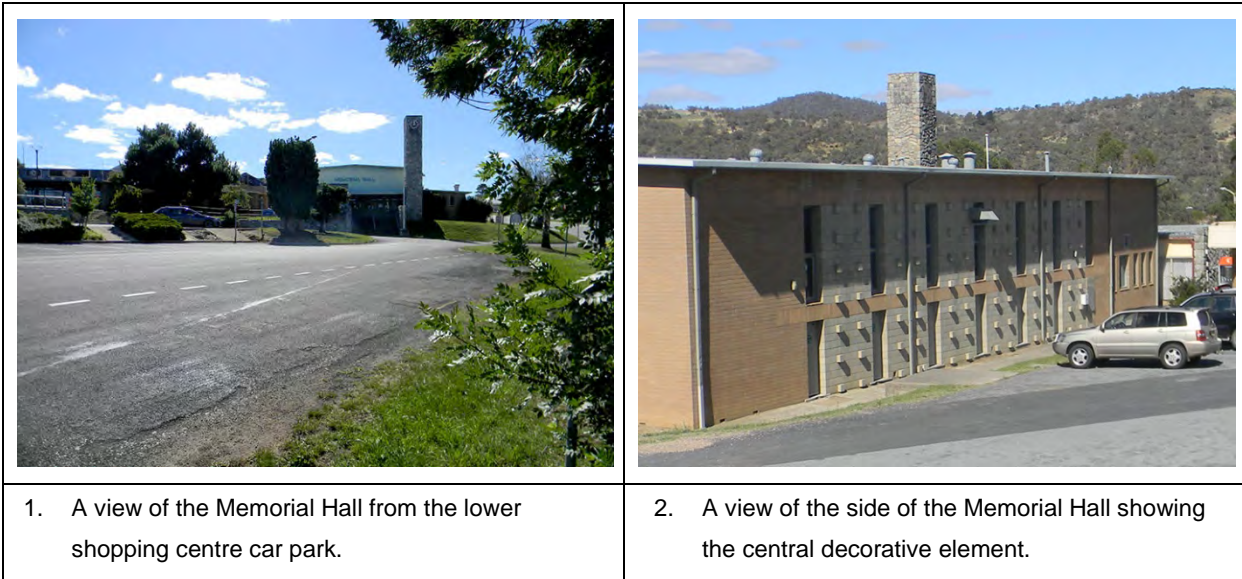
2.6.4 I154

The Memorial Hall is a landmark building at Jindabyne and one of the first buildings constructed in new Jindabyne (in **Figure 2-2** the Memorial Hall with its distractive clock tower is shown to the left of the yet-to-be-built shopping centre, although the current upper car park is already in place).

The Memorial Hall consists of a separate but associated stone built clock tower while the hall itself is constructed of brick and breeze blocks with a low- pitched corrugated iron roof (**Figure 2-11**). The hall has a central architectural feature constructed from breeze blocks. This section contains the building's windows and is made more interesting by the use a decorative element enhanced by a series of protruding breeze blocks.

The hall occupies a prominent location to the north of the original shopping centre and is a well-known civic feature for residents and visitors alike. Trees associated with the Memorial Hall were moved to the site from Old Jindabyne (as related to DPIE during community consultation).

The Memorial Hall remains in use and is in excellent condition.

Figure 2-11: Views of the Memorial Hall.

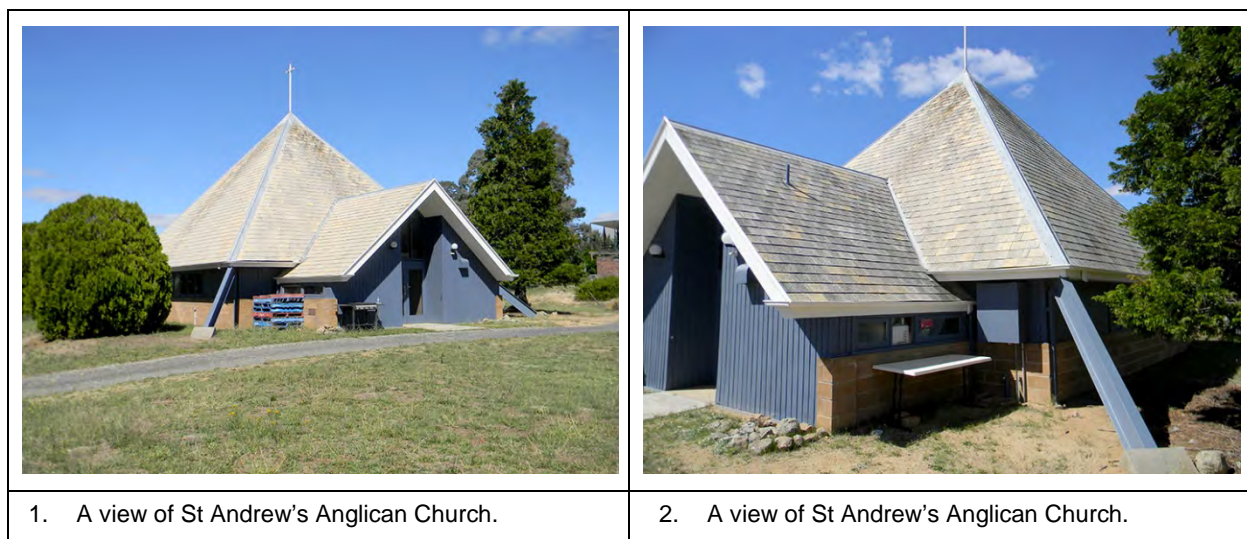
2.6.5 I155

St Andrew's Anglican Church is the smallest of Jindabyne's three churches and occupies the least prominent location of the three (**Figure 2-12**).

Like St Andrew's Uniting Church, the church is constructed on a steel frame that forms a tepee shape (unlike the St Andrew's Uniting Church that is constructed in a more traditional alpine triangular style). The central tepee is associated with a loggia forming the entrance. The church is timber faced with asbestos (?) shingle roof. There is a breeze block base to the structure.

The church has been built on an area of considerable cut and fill. There are some exotic plantings in the grounds, but the church's surrounds are in poor condition. There is a large unused block of land to the east of the church.

The church itself is in good condition.

Figure 2-12: Views of St Andrew's Anglican Church.

2.7 DESKTOP HISTORIC HERITAGE RISK ANALYSIS

Prior to the survey, the survey areas were categorised into areas of heritage potential that was then tested during the survey.

The predictive risk mapping is shown on **Figure 2-13** and the categories are explained below.

2.7.1 High risk areas

This category combines items identified on statutory heritage lists, as well as items of potential heritage significance identified by NGH (**Section 2.5**). It is recommended that the items identified by NGH be assessed for their heritage significance to determine whether they hold heritage values that require management.

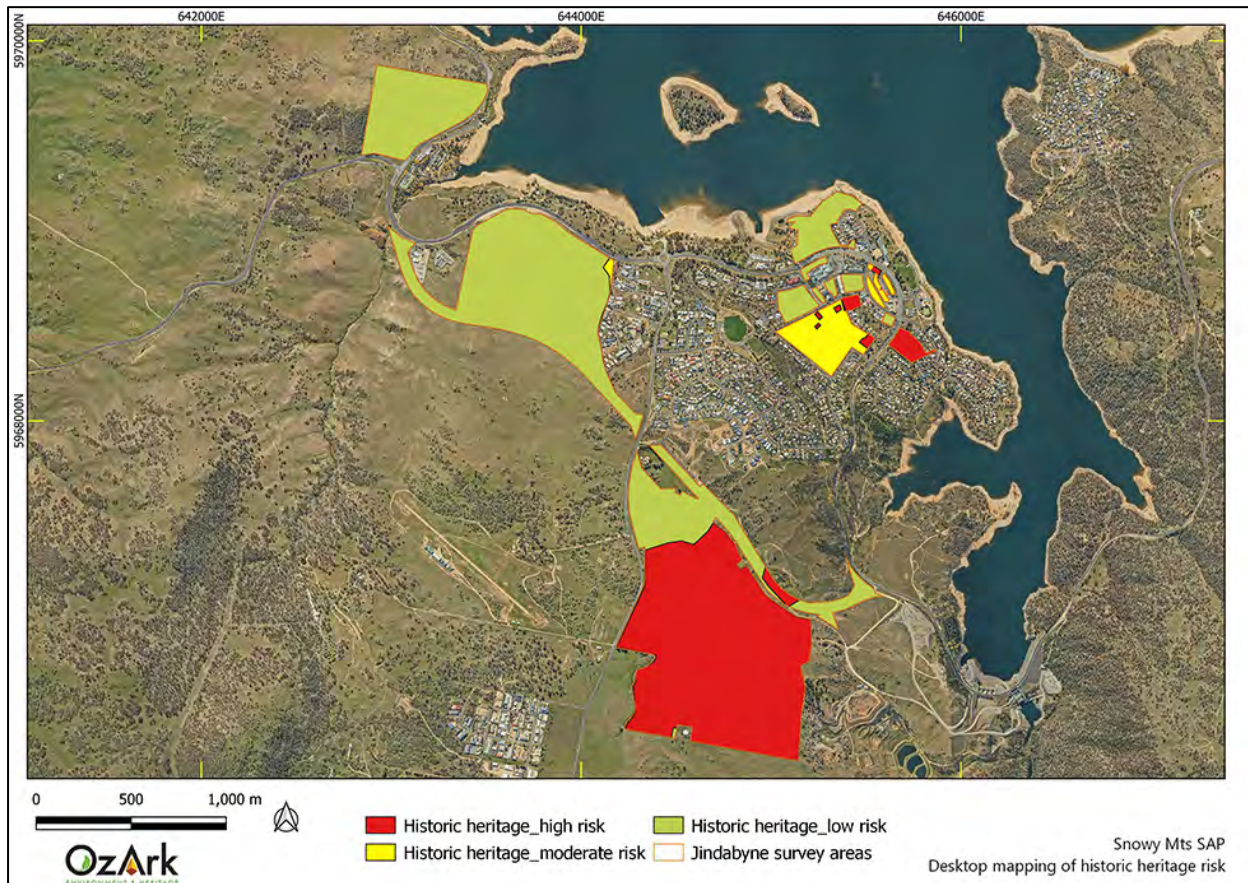
2.7.2 Moderate risk areas

Moderate risk areas are essentially the limits of the Jindabyne township. This determination is only made at a desktop level as the site of new Jindabyne dating post-1964 is more likely to have heritage values when compared to the cleared survey areas to the west and south.

2.7.3 Low risk areas

This category includes all other landforms in the Jindabyne area. This categorisation was ground-truthed within the survey areas during the survey to ensure that there are not items in this area with potential heritage values.

Figure 2-13: The Jindabyne activity area showing desktop heritage risk mapping¹.



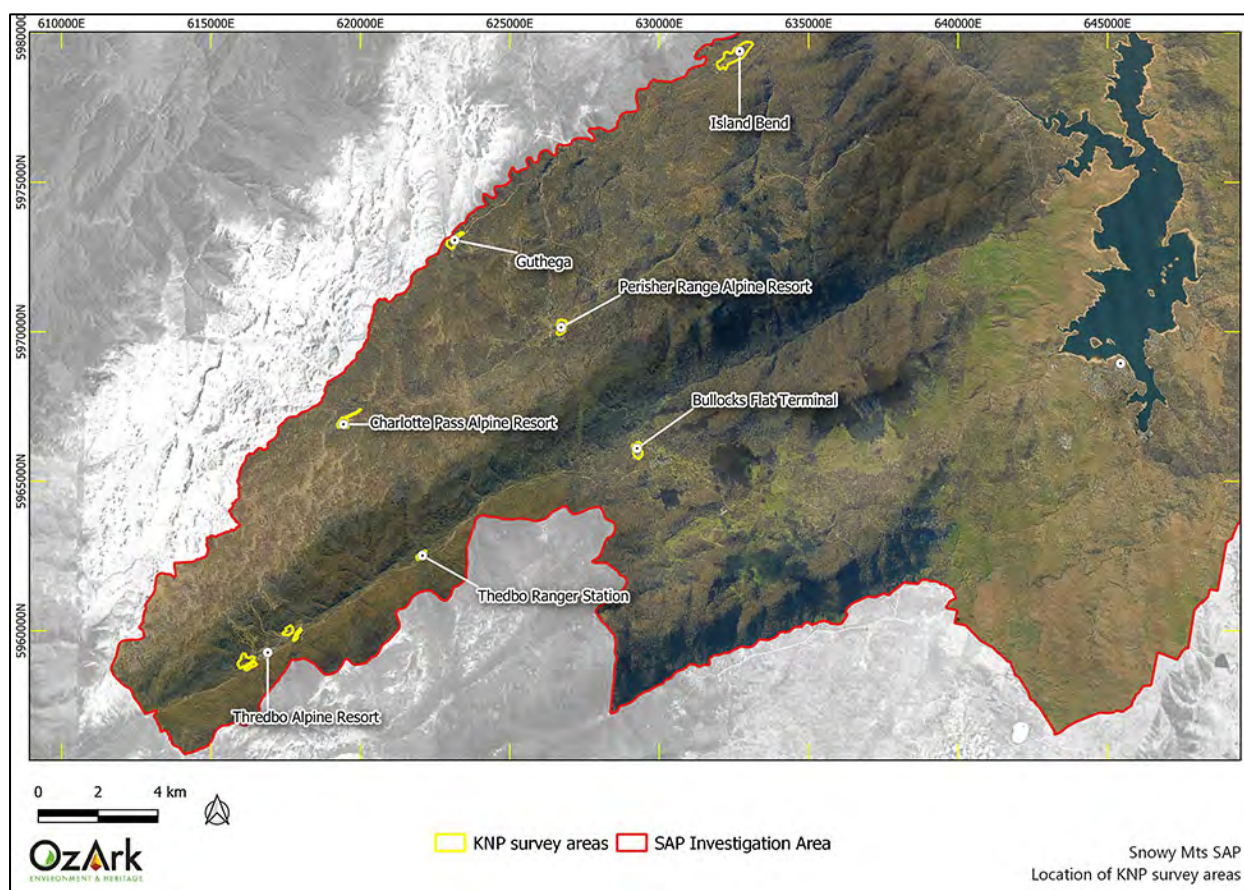
¹ This map represents predictive modelling compiled prior to the survey. For actual heritage risk mapping based on survey results, see **Figure 5-1**.

3 KNP AREAS

This section discusses the survey areas in the KNP. These include the Thredbo Alpine Resort, Thredbo Rangers Station, Bullocks Flat Terminal, Island Bend, Guthega Alpine Resort, Charlotte Pass Alpine Resort, and Perisher Range Alpine Resort.

The location of the individual resort areas is shown on **Figure 3-1**.

Figure 3-1: Location of the KNP survey areas.



3.1 BRIEF HISTORY OF THE ALPINE AREAS

Skiing in Australia is thought to have commenced in the Snowy Mountains on the gold fields of Kiandra in the early 1860s. Gold was discovered at Kiandra in the late 1859 and by 1860, the population rose to 10,000. Nearly 70,000 ounces of gold was mined in 1860. The first winter and the growth of another goldfield Laming Flat near Young caused miners to leave. For those who stayed, they fashioned skis (also known as snow shoes) to navigate the difficult terrain, which then became the first skiers in Australia. By 1878, skiing had become life in Kiandra not only for recreation but as a means of transport. The Kiandra Snow Shoe Club was formed and the Snow Shoe Carnival was held on an annual basis by 1890s which became a major event. The ski industry grew when Charles Kerry, a well-known Sydney photographer visited the carnivals. Kiandra skis were made from Alpine ash timber fitted with simple leather straps (they became

known as butter pats). A length of snow gum was used as a brake pole. Accommodation then was only available in two hotels in the town of Kiandra, the Alpine and the Kiandra.

In 1943, Wally Reed converted the 1890 courthouse into the Kiandra Chalet. Further buildings were developed in Kiandra from the 1950s. Unfortunately, the courthouse was destroyed in the January 2020 bushfires.

The provision of accommodation specifically associated with skiing areas commenced in 1909 with the construction of Hotel Kosciusko at Diggers Creek (including the 51 km road from Jindabyne to the summit of Mt. Kosciuszko). Hotel Kosciusko was designed by Government Architect Walter Liberty Vernon and operated by the NSW tourist bureau. The hotel was a 'village under one roof' with various amenities available. The main 1909 building was destroyed by a fire in 1951, although the staff quarters survived and was refurbished as the Sponars Chalet that still stands.


In 1926/27, Illawong Lodge (then Pounds Creek Hut) was built by the NSW Government Tourist Bureau to assist in the first winter crossing from Kiandra to the Hotel Kosciusko by Dr Herbert Schlink and his party in 1927. In 1956, a group of cross-country ski enthusiasts, then called the Ski Tourers Association and who were later to become Illawong Ski Tourers, undertook to restore and extend the decrepit building known as Pounds Creek Hut and to operate it as Illawong Lodge.

By the late 1920s, knowledge of better snow at higher elevations led in 1931 to the government's tourist department building The Chalet just below Charlotte Pass at almost 1800 metres. The first Amateur Four-Event Australian Ski Championships were held in 1930 at Charlotte Pass and the Chalet was upgraded in 1933 and hosted its first international ski meeting in the southern hemisphere in 1937. It was, however, burned down in August 1938, and was rebuilt and upgraded by architect Hall Metcalf in time for the 1939 ski season (**Figure 3-2**). The first successful lift in NSW was designed for Charlotte Pass as downhill skiing rose in popularity and The Chalet remains Australia's highest snow resort.

Until the 1940s, the ski resort at Charlotte Pass was isolated and used only by enterprising individuals. However, the modern ski industry started to develop when the Kosciusko State Park Trust (KSPT) was formed under the *Kosciusko State Park Act* of 1944. The Act vested the KSPT with the care, control and management of the Kosciusko State Park (1.3 million acres).

In 1949, the Snowy Mountains Hydro-Electric Authority (SMHEA) was established with the *Snowy Mountains Hydro-Electric Power Act*. The SMHEA oversaw the massive construction works required to harness the waters of the Murray, Murrumbidgee and Snowy Rivers for irrigation and electric power generation (the Snowy Mountains Scheme). The impact of the Snowy Mountains Scheme on the Kosciusko State Park was dramatic with the construction of roads and service centres to facilitate the construction of infrastructure.

Figure 3-2: Views of The Chalet at the Charlotte Pass Alpine Resort.

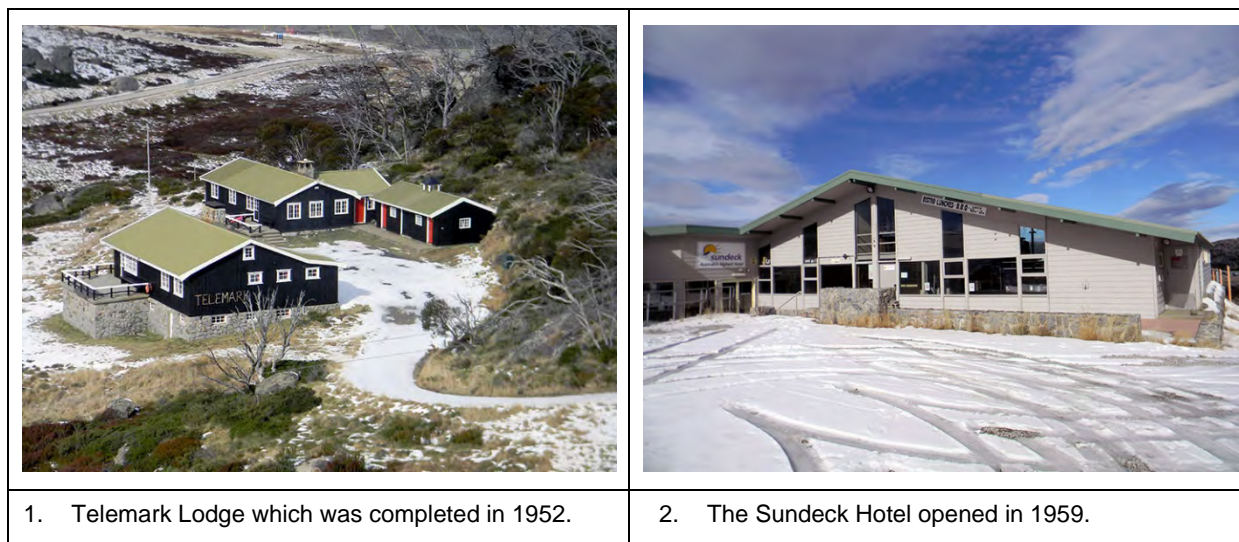
	
<p>1. A view of The Chalet built in 1939 that continues to be the main building at the Charlotte Pass Alpine Resort.</p>	<p>2. A view of The Chalet at the Charlotte Pass Alpine Resort.</p>

The *Kosciusko State Park Act* was amended in 1952 and the KSPT was permitted to grant lease of land within the park for the purpose of “*creation thereon of accommodation hostels or accommodation houses*”. The amendment in its removal of prohibition on private holdings on leasehold properties within the Park opened way for the development of ski accommodation which characterised the period of the mid 1950s–1960s.

The Perisher Valley area was the first of the ski resorts to be built in 1952 with the first lodge being Telemark which was completed in 1952 (**Figure 3-3**). The first club building in the valley was Kosciusko Snow Revellers 1953.

After 1959, Perisher Valley developed rapidly. In contrast to the compact development at Thredbo, Perisher’s lodges were dispersed among the ridge and trees which offered some degree of seclusion and retained individuality. By the mid-1950s, Perisher was considered the main centre for ski clubs. The major tourist development in Perisher was the Sundeck Hotel that opened in 1959, however, it was destroyed in a fire in January 1960. The Perisher Valley resort has become much larger in comparison to the other resorts; although all the buildings are placed with the intention to create a village atmosphere.

The Perisher Valley resort reflects the post war recreation boom and are important for their cultural values. The boom during the 1950s–1960s was built on local traditions and values that were established by the NSW state government from the 1920s. The commercial interest (‘Gone to the snow’) of K.G. Murray (an Australian entrepreneur) at Perisher Valley began in 1959 and reached their peak before 1963. The ski resort was established at a time for both recreation and nature conservation which led to the increasing availability of public transport resulting in a demand for accommodation.

Figure 3-3: Views of significant buildings at the Perisher Alpine Resort.

The impetus for the development push into the Thredbo Valley was the SMHEA construction of the Alpine Way in 1954 linking Jindabyne and Corryong. This road along the valley floor was to provide the Authority's principal route to the western side of the mountain range but it opened up the Thredbo area for the ski industry.

It was the view of Tony Sponar and later Geoffrey Hughes that the area west of Friday Flat offered development potential providing slope descents of 2,500 vertical feet which met international standards for skiing; skiable snow from July to October; sheltered south facing slopes which enabled successful operation of a chairlift; and space for car parks and access areas to the slopes.

The Kosciusko Chair Lift at Thredbo was officially opened in July 1958; then the largest double chairlift in the southern hemisphere. No early plans of the village are known, however, recollections of individuals associated with the early years such as Cess Koeman, Geoffrey Hughes and later Albert Van der Lee, suggest development was dictated by the choice of location for the chairlift and avoiding swampy and rocky areas (Lucas 1997: 7).

The first ski club at Thredbo, Crackenback, was built in 1958, which was affiliated with Geoffrey Hughes (**Figure 3-4**).

In 1964 the layout of village was extended by means of further subdivision to the east. This expansion added 11 commercial lodges and 40 club lodges. Some of the buildings from this expansion are listed in Schedule 3 of the Alpine SEPP: Lend Lease (Seidler) lodge, Alpine Club, Kasees lodge, Da Dacha (resort manager's residence).


Construction of the Ramshead Ski Lift and Basin T-Bar in 1963 was part of Lend Lease's plans to extend the ski fields. Also built in 1963 were a service station, mains supply electricity, and the timber bridge over the Thredbo River (also listed in Schedule 3 of the Alpine SEPP).

Some notable additions to the Thredbo village area were: De Dacha 1967 and Lend Lease Lodge 1962 (managers lodges); site of the first Staff Lodge 1958; Crackenback Ski Club (first ski club built in 1957); Candlelight Lodge (first commercial lodge built in 1958); Silver Brumby (first commercial lodge with private facilities to all bedrooms built in 1963); and Bobuck (first holiday apartment style of accommodation built in 1969).

Thredbo is significant because it contains fabric in the form of lodges and infrastructure which is representative of the early phase of its development (mid to late 1950s). It also possesses rare associations with members of a migrant community which settled in NSW after WWII; in the form of residing at Thredbo, building and operating lodges and other services within the resort (Lucas 1997). Many people today consider Thredbo Alpine Village essentially European in appearance.

The Kosciusko State Park became the Kosciuszko National Park in 1967. The name was misspelt as Kosciusko until 1997.

Figure 3-4: Views of significant buildings at the Thredbo Alpine Resort.

	
<p>1. A view of Seidler Lodge built in 1963.</p>	<p>2. A view of the Da Dacha Lodge built in 1962.</p>
	
<p>3. The Crackenback Ski Club's lodge was built in 1957 and was the first lodge at Thredbo.</p>	<p>4. Built in 1958, the Thredbo Alpine Club originated from a group of likeminded students from the University of Sydney.</p>

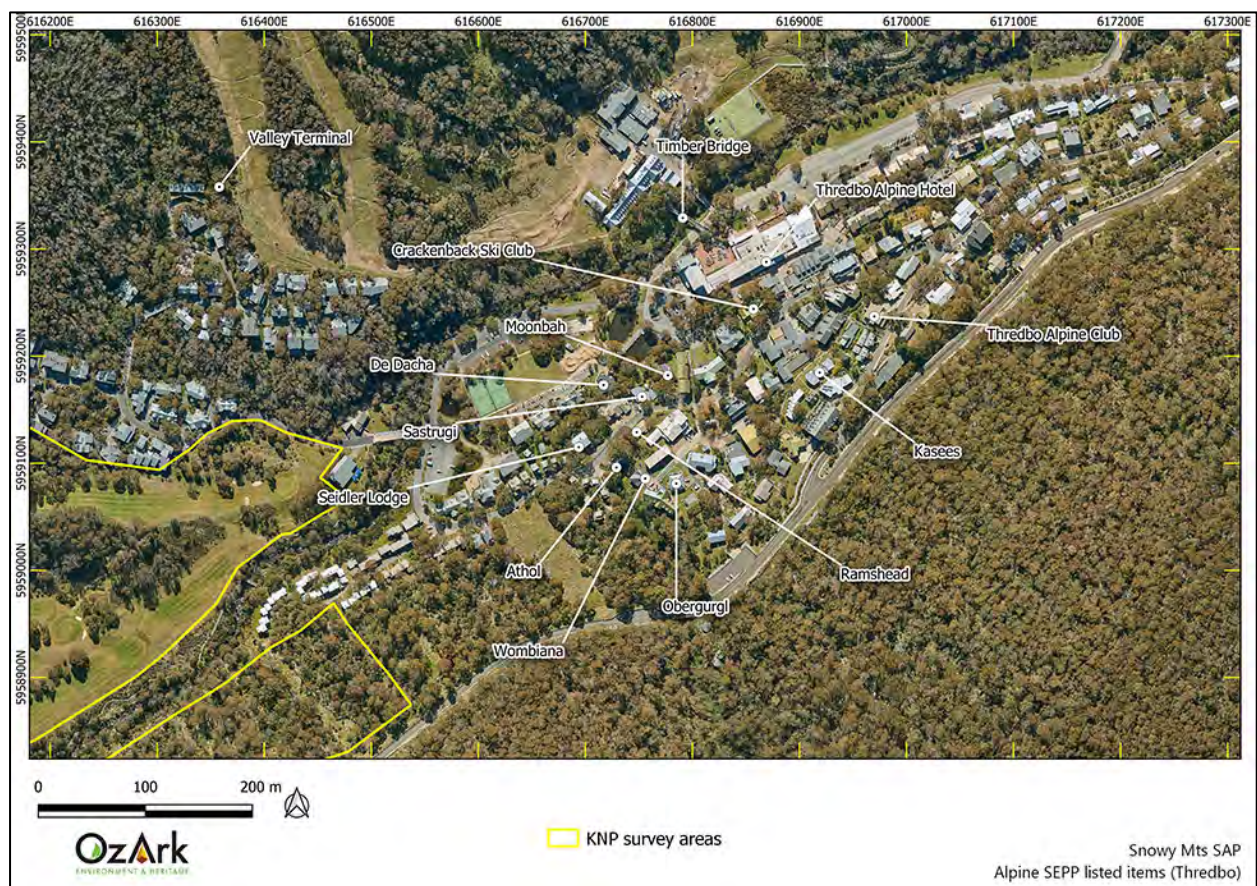
3.2 NOTABLE BUILDINGS AT THE THREDBO ALPINE RESORT

The *Thredbo Alpine Village Kosciusko National Park Draft Conservation Plan* (Lucas 1997) identifies eight townscape groups each contributing important aesthetic and social values to Thredbo. There are 103 buildings listed in the conservation plan and the ones that are listed below are also listed in the Alpine SEPP. All the other buildings contribute to aesthetic (local and regional) and associative/social values to the Thredbo Village. They are all either associated with the early developmental phase of Thredbo and/or the Lend Lease era of buildings. All of them are held in high regard with the first generation of skiers and/or residents.

The following inventory is taken from Lucas 1997 and would require ground truthing to determine if the 1997 observations remain valid.

The item locations are shown on **Figure 3-5**. It is noted that two items on Schedule 3 of the Alpine SEPP within the Thredbo Alpine Resort are not listed on the NPWS s170 register: the Kasees and Wombiana lodges.

Figure 3-5: Location of Alpine SEPP listed items at the Thredbo Alpine Resort.



A description of Thredbo's most significant buildings follows:

- Crackenback Ski Club (1957). 2.5 level weatherboard, stone and galvanised iron multiple gable form with stone skillion entry. Steep roofed western gable section appears to be original with gabled eastern wing, front gable and entrance porch added c. 1990. Designed by Constance Crisp and Robert MacLurcan. Constructed in 1958 it was the first

club lodge in Thredbo. Directly associated with the earliest phase of development of the resort by Kosciusko Thredbo Ltd, by the associated with former president Geoffrey Hughes. Aesthetic significance: strong 'Alpine' influence in its architectural style. High regard by the first generation of ski enthusiasts.

- Thredbo Alpine Club (1958). Two and three level vertical timber board, stone and metal deck, parallel skillion form with raking timber framed northern verandahs. Northern skillion original 1950s, extensively added to at rear with parallel skillion and rear south sloping skillion c. 1985 (metal framed windows). Thredbo Alpine Club is one of the earliest ski club lodges established at Thredbo. It has a Bush School architectural style with outstanding architectural value contributing to the visual quality of Thredbo. Associative value and held in high regard by first generation ski enthusiasts.
- Ramshead (1958) relocated SMHEA hut possibly relocated again from elsewhere in Thredbo. The Ramshead Ski Club purchased one of the four ex-SMHEA Norwegian huts relocated from Guthega. These had previously been purchased by the Kosciusko Thredbo Ltd syndicate. The ex-SMHEA hut at Ramshead is possibly the only extant example of this type of accommodation at Thredbo. The building contains fabric which is representative of the earliest technology used in the post war development of the NSW ski resorts. It is held in high regard by the first generation of ski enthusiasts. With further investigation, is likely to provide new information about the first generation of post WWII ski accommodation in NSW.
- Sastrugi (1958). Two level vertical board and concrete block flat roofed quadrant form. Exterior largely intact to original. Fire upgraded in the 1980s. Sastrugi is an extant example of one of the earliest ski club lodges established at Thredbo and a notable landmark contributing to the layout of the village complex. Representative of the earliest phase of development of Thredbo and has associations with the post war migrant influences on the development of Thredbo. The building is in an 'Abstract Modernism' architectural style with a strong expressive quality. Representative of the technology used in the ski resort infrastructure of lend lease or earlier phase. Contributes to the townscape qualities of the ponds group of buildings. High regard by the first generation of ski enthusiasts.
- Athol (1958). 2.5 level vertical boarded metal deck roof gable form. Largely intact, external timber and decks probably replaced and extended for fire escape. Athol is an extant example of one of the earliest commercial lodges established at Thredbo, representative of the earliest phase of development of Thredbo. The lodge has a strong 'Alpine' influence in its architectural style, contributes to the townscape qualities of the Creek group of buildings. Held in high regard by the first generation ski enthusiasts and residents of the village.
- Wombiana (1959). Largely in original configuration. Extant example of the earliest commercial lodges established at Thredbo. The lodge is built in the 'Abstract Modernism' architectural style with a strong expressive quality and townscape qualities of the Creek group of buildings. Held in high regard by the first generation of ski enthusiasts.
- Valley Terminal (started 1958 completed in 1960). 1.5 level vertical board, metal deck, cruciform dormered gabled form. Appears largely original. Contains the early generator for village and the original Crackenback Ski Lift *in situ* on original concrete slab. The Valley Terminal was a central development for the early head lessees, being the public area

where all skiers passed through to gain access to the ski slopes. Representative of the earliest phase and Lend Lease phase of development of Thredbo. Contains fabric which is representative of the earliest technology used in the post war development of the NSW ski resorts. Strong 'Alpine' influence in its architectural style. Part of a notable circulation and transportation route, landmark significance contributing to the layout of the village complex. Contributes to the townscape qualities of the River and Lifts groups of buildings. Held in high regard regionally by the community for amenity reasons, first generation of residents of the village.

- Moonbah (1960). Three level stone and galvanised iron A-frame form. Exterior largely intact to original, eastern deck probably added. Moonbah is an extant example of one of the earliest ski club lodges established at Thredbo and a notable landmark contributing to the layout of the village complex. 'Abstract Modernism' architectural style with a strong expressive quality. Contains fabric which is representative of the earliest technology used in the post war development of the NSW ski resorts. Contributes to the townscape qualities of the Ponds group of buildings. Held in high regard by the first generation ski enthusiasts, residents of the village.
- Obergurgl (1961). Two level concrete block vertical board and metal deck. Largely original configuration. 1965/6 addition not obvious. Obergurgl is an extant example of one of the earliest ski club lodges established at Thredbo. Representative of Lend Lease phase of development of Thredbo. It has the 'Bush School' architectural style. Contributes to the townscape qualities of the Brindle Bull and Buckwong group of buildings. Held in high regard with the first generation of ski enthusiasts.
- Thredbo Alpine Hotel (1961). Three level vertical boarded and stone, metal deck, low pitched gable, and other complex forms. Resort accommodation centre added c. 1994. Formerly known as Coach Horse Inn, possess particular association with the Syndicate and early Lend Lease eras, providing central place of accommodation by the head lessee as required by their lease. Built by Civil and Civic, designed by Peter Storey. 'Alpine' influence in its architectural style, notable circulation and transportation route, landmark significance contributing to the layout of the village complex. Contributes to the townscape qualities of the Ponds and River group of buildings. Held in high regard by the first generation of ski enthusiasts that used that village.
- Lend Lease Lodge (1962) now known as Seidler Lodge. Three level vertical board and stone and metal deck gable form with exposed V-frame timber framing and long timber entrance ramp. Largely original configuration. Possesses particular association with the early Lend Lease era, providing a place of accommodation for the main driving force by this company's development – G. Dusseldorp. Associations with the post war migrant influence on the development of Thredbo. Landmark significance contributing to the layout of the village complex, townscape qualities of the Creek group of buildings, excellent example of the 'Bush School' architectural style. Held in high regard by the first generation of ski enthusiasts.
- Kasees Lodge (1966). Three level vertical board and stone, shallow pitched gable and metal deck form with feature balconies along front gable, built for Mr and Mrs Cees and Anne Koeman. It was the first commercial apartments established in Thredbo, representative of Lend Lease phase of development in Thredbo with associations of post war migrant influence on the development of Thredbo. Strong 'Alpine' influence in

architectural style, landmark significance contributing to the layout of the village. It is highly regarded by the first generation of ski enthusiasts.

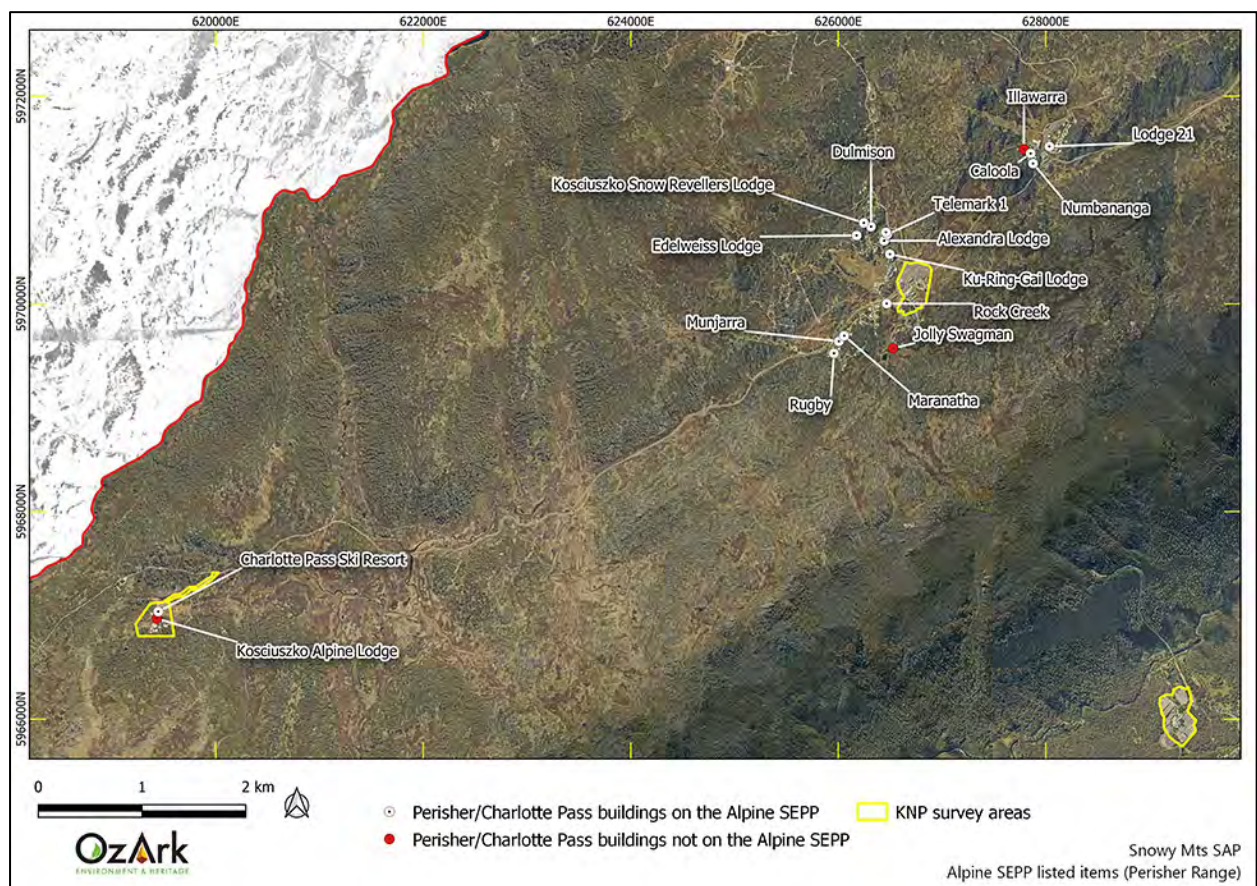
- De Dacha - manager's residence (1967). Two level weatherboard concrete block stone base and metal deck gable form with projecting garage. Original design largely unaltered. Interiors refurbished c. 1990. De Dacha possess particular association with the early Lend Lease era, providing the place of accommodation for the local manager overseeing this company's development. Associations with the post war migrant influence on the development of Thredbo. Strong 'Alpine European' influence in its architectural style. Notable landmark significance contributing to the layout of the village complex, townscape qualities of the Ponds group of buildings. Held in high regard by the first generation of residents of the village.

3.3 NOTABLE BUILDINGS AT THE PERISHER RANGE AND CHARLOTTE PASS ALPINE RESORTS

The following inventory is taken from *Ski Resorts Heritage Study for NSW NPWS Snowy Mountains Region* (Freeman 1998) and would require specific ground truthing to determine if the 1998 observations remain valid.

The item locations are shown on **Figure 3-6**.

Figure 3-6: Location of Alpine SEPP listed items at the Perisher Range and Charlotte Pass Alpine Resorts.



3.3.1 Charlotte Pass

- The Chalet (1939) is located in the upper reaches of Spencers Creek below Kangaroo Ridge which provides downhill skiing. The Chalet dominates the village in every sense and is the first point of contact after crossing Spencers Creek. The L-shaped plan extended a U-shaped plan in 1953 sits on the lower part of the rocky spur defining Spencers Creek. The vernacular design type club rooms formerly occupied by the Ski Club of Australia attached in 1940 to the southern end of the hotel. This building has undergone approximately four major changes since it was built. The Chalet is important for its ability to illustrate the growth of skiing as a leisure sport during 1920s and 1930s, it is also an important example innovated design which characterises the sense of place of Charlotte Pass Village. The attached staff quarters building is only one of two SMHEA huts in the region. The Chalet has local, regional and state rare aesthetic values; local, regional and representative social values; rare local, regional and state historical values.

3.3.2 Perisher Range

- Alexandra (1961). Substantially intact State Park Alpine design type lodge built along the contours overlooking Perisher Creek. The primary structure consists of one and two storeys accommodated below an asymmetrical pitched roof. Communal spaces developed in the single storey section with bedrooms and kitchen areas in the two storeyed section. The building is as constructed except for the addition of a ski room on the south side adjacent to the entrance. Timber framed construction with full height glazing to the communal spaces on the north side. Small timber sundeck and stairs on the north side. Vertical board and batten cladding to walls. Alexandra ski lodge is locally and regionally important for its historical and architectural values as an example of a private ski lodge in the State Park Alpine design style erected in 1960/61 as part of Stage 1, Perisher Valley. Ongoing social values implicit in the persistence of the building and club.
- Caloola (1962). Modified A-frame Alpine design type private lodge. The building is a two storeyed timber structure with low granite faced basement. The asymmetrical modified A-frame is expressed externally at the rear on the south-western side. The north-eastern side of the building is of conventional form with the timber frames erected vertically. Vertical weatherboard cladding coloured black with white timber windows. The building originally featured a narrow deck supported by the vertical timber frame members; this has been extended. The building retains its original chimney stack at the rear with its encircling stairs. A fire escape from the half landing on the stairs exits on the western gable. The building appears to retain its original interior layout. Materials used included oregon framing, plywood linings and a stone fireplace. The innovative design of the modified A-frame based Caloola lodge is rare at a regional level and is one of the few intact small lodges of the early 1960s at Perisher. Historically important in illustrating the growth of skiing and the resorts expressed in the construction of small lodges. The building is an important element in the cultural landscape of the bowl and important in illustrating the growth of leisure controlled by the development plan of the KSPT for Smiggin Holes. Continuing social values implicit in the persistence of the building and founding club.
- Edelweiss (1959). An early lodge complex with few external changes. Low gabled pitched roof with all accommodation on the first floor level. The building was intended to identify the limit of development in Stage 1. Edelweiss occupies a secluded site well integrated

with the landscape setting. Building features a sunroom instead of a sundeck. It has a Vernacular European design about a granite faced basement partially excavated. On the northern side of the building the roof line is supported by round timber posts bearing on the masonry wall to the terrace; one section is infilled by sawn logs. Private lodge of K.G. Murray, a club was formed early 1957. It has rare local and regional values; representative local values; rare historical values at a local, regional and state level.

- Illoura (1962). The lodge is historically and architecturally important at local and regional levels as the only remaining example of a lodge to the design outlined in 1962 for 12 and 14 bed lodges as part of the KSPT development plan for Smiggin Holes. The original core building is still clearly visible at the rear of the site next to the road. This comprised a narrow two storey gabled section with a small verandah deck. Associated with the growth of leisure in the ski resorts. Vernacular design type lodge, original core building still clearly visible at the rear of the site next to the road.
- Dulmison (1966) is a rectangular single element building complex set well back from the track. Unusual innovation (two storeys) asymmetrical roofscape. Exception of internal changes, relatively intact externally. Wide overhangs at the gables and on the north side above the communal areas. The lodge has views across and towards Perisher Creek from the outdoor areas. Dulmison was built in the Stage 1 Development of Perisher Valley under the KSPT. This lodge is historically and architecturally rare at local and regional levels. It also has representative social and local values.
- Kosciuszko Snow Revellers (1953). The lodge is locally and regionally important as the second lodge to be completed under permissive occupancy from the KSPT in 1953. Although modified the original building persists as a representative example of 1950s vernacular design and construction. Contemporary social values implicit in the ongoing modification of the lodge to incorporate managers quarts and a separate bedroom wing.
- Rock Creek (1959). The building is important at the state level for its construction by the KSPT in the 1940s on the remains of an earlier structure possibly erected by local mason Jack Piazza in the 1930s. It has a direct link with the early days of recreational skiing in the valley and has ongoing social values with its links with the Rock Creek Ski Club over a 60 year period.
- Numbandanga (1960). The structure is the former KSPT rangers' residence. It is a rare example of the vernacular design types erected under the administration of the KSPT. It illustrates the construction and materials employed by KSPT. Continuing social and administrative value in its use as a ranger residence by NPWS, in conjunction with the Comfort Station below the residence is an integral part of the cultural landscape which developed during the 1960s. The basement is entered via timber door and is part of the original design, the rest of the building has been modified slightly.
- Lodge 21 (1962). A commercial lodge built on a T-plan. Original granite faced piers of the porch partly obscured by the later additions made when the verandah was enclosed. It is historically and architecturally important at local and regional levels as a rare early example of demonstration commercial lodge as part of the development plan for Smiggin Holes prepared by the KSPT. Continuing ability to illustrate the growth of leisure skiing and contemporary social value as a low-price commercial lodge.

- Maranatha (1962). The lodge was erected by a Thirroul based ski club and illustrates the role of the Illawarra in the development of the ski resorts and has ongoing social and leisure value for the club. The innovative design style lodge is locally rare and important for its unaltered design which interprets the standard response to lodge design by turning the building at 45 degrees to the slope.
- Munjarra (1962). The building is historically and architecturally important as an almost intact example of a lodge built in immediate response to the release of Stage 2 of the development plan for Perisher Valley. Locally and Regionally significant as a rare example of the State Park Alpine design style. Building has ongoing social value in the continuing use of the lodge by the club.
- Ku-Ring-Gai (1963). The lodge is a rare early example of innovative design as part of Stage 1 Perisher Valley under the KSPT. Innovative design type on geometric plan with wide roof over hangs. Cliplock type roof sheeting with no gutters. Important local and regional levels for its historical and architectural values.
- Rugby Union (1963). The building is representative of the growth of leisure during the 1960s as expressed in the proliferation of architect designed ski lodges on sites allocated as part of the development of Perisher Valley under the KSPT. The lodge is a rare intact example of the economically designed lodges of mid 1960s which utilised the guidelines of the Trust to produce the State Park Alpine design type. Contemporary and continuing social values are implicit in the persistence and survival of this building.
- Telemark (1952). The building is historically and architecturally important at local, regional and state levels as the first ski lodge to be completed under permissive occupancy from the KSPT in 1952 and for the ethnic influence of the Norwegians in the region. The association with Sverre Kaaten who in 1955 established one of the first ski tows at North Perisher. The vernacular design style is important in the cultural landscape of Perisher Valley, and the location which took advantage of the views, access to the best Nordic skiing terrain and were near to water and creek crossings. The lodge has contemporary social values implicit in its ongoing use and association with the Telemark Ski Club.
- Tiobunga (1955). The building is one of the two surviving SMHEA huts in Kosciuszko National Park. The location/reuse of the building reflects the opportunities made available by the construction of roads and accommodation during the Snowy Mountains Scheme in the 1950s. The building illustrates the early development of Guthega as a centre for leisure skiing during the mid to late 1950s.

Other buildings listed in the Freeman 1998 database are recognised for their historical, social and/or aesthetic values. However, these buildings are not on the Alpine SEPP. The buildings' location is shown on **Figure 3-6**.

- Illawarra (1962). A two storey private lodge erected on an excavated terrace with access at first floor level by two small bridges. Extensions have been in three stages. The roof retains the original corrugated iron cladding which has been repeated across the entire area. The Illawarra Alpine Club lodge is historically important as the first private lodge erected at Smggin Holes in 1962 to the development plan of the KSPT. Although extended, the building illustrates the scale and form of early vernacular construction in the resort and contribution made by ski clubs to the development of both skiing and ski resorts

through its continuing association with the Illawarra Alpine Club. It holds rare historical local values; representative local social values; rare aesthetic values.

- Jolly Swagman (1963). A locally and regionally important as an intact early commercial lodge erected as part of Stage 2 and an important element in its setting in the upper reaches of Rock Creek. The building is regionally rare and is representative for its architectural expression which stems from the desire of builders including Roland Hanel to create a feel of Alpine Europe.
- Kosciuszko Alpine Club (1964). The first private lodge to be established at Charlotte Pass Village in 1951. Closely associated with the growth of leisure skiing in the region during post war years, rebuilt in 1964 after a fire, it is the only lodge under an individually negotiated lease in the Charlotte Pass Village. Excellent example of vernacular design illustrating social and architectural characteristics of its type, continuing association with and use by the KAC. The proximity of this lodge to the Chalet is a function of the lodge's history as the first new accommodation built after WWII.

3.4 HERITAGE LISTINGS

There are also 374 places listed on the NPWS HHIMS within the SAP Investigation Area (**Figure 3-7**). Of these places, one is listed as 'not an item', 192 as 'potential' and 181 as being on the s170 Heritage & Conservation Register.

The *State Environmental Planning Policy (Kosciuszko National Park–Alpine Resorts) 2007* lists 32 historic sites in Schedule 3. Most of these places are captured in the HHIMS, apart from places such as the site of the 1997 landslide.

Two bridges near Jindabyne are listed on the Transport for NSW s170 Heritage & Conservation Register: Diggers Creek Bridge on Summit Road (RTA Bridge No. 6201) and Spencers Creek Bridge (Main Road 286 via Jindabyne; RTA Bridge No. 6208). Diggers Creek Bridge has local historic significance, while the heritage assessment for the Spences Creek bridge ascribes state heritage significance to the bridge. These items are also protected by the Heritage Act, although both are outside of the alpine resort areas.

All alpine resort areas are within the nationally heritage listed Australian Alps National Parks and Reserves (AANP) (ID 105891) and most are within the curtilage of the Snowy Mountains Scheme (ID 105919) (the Mount Selwyn Alpine Resort is not in the curtilage for the Snowy Mountain Scheme) (**Figure 3-8**).

The AANP are a tract of eleven protected areas stretching across the Australian Capital Territory, New South Wales, and Victoria, containing the vast majority of alpine and sub-alpine environments in Australia. These reserves have been managed effectively as a single palaeobiogeographic unit for much of the last two decades. The boundary of the AANP includes Cabramurra (the highest town in Australia) and the ski resorts of Guthega, Perisher Valley, Smiggins Holes, Blue Cow, Charlotte Pass, and Thredbo.

The Snowy Mountains Scheme is widely regarded as one of the engineering wonders of the world. The scheme is the most significant project to be undertaken as part of the post-war reconstruction program and has become an enduring symbol of Australia's identity as a multicultural, independent, and resourceful country.

Figure 3-7: Aerial showing the HHIMS listed sites within the SAP Investigation Area.

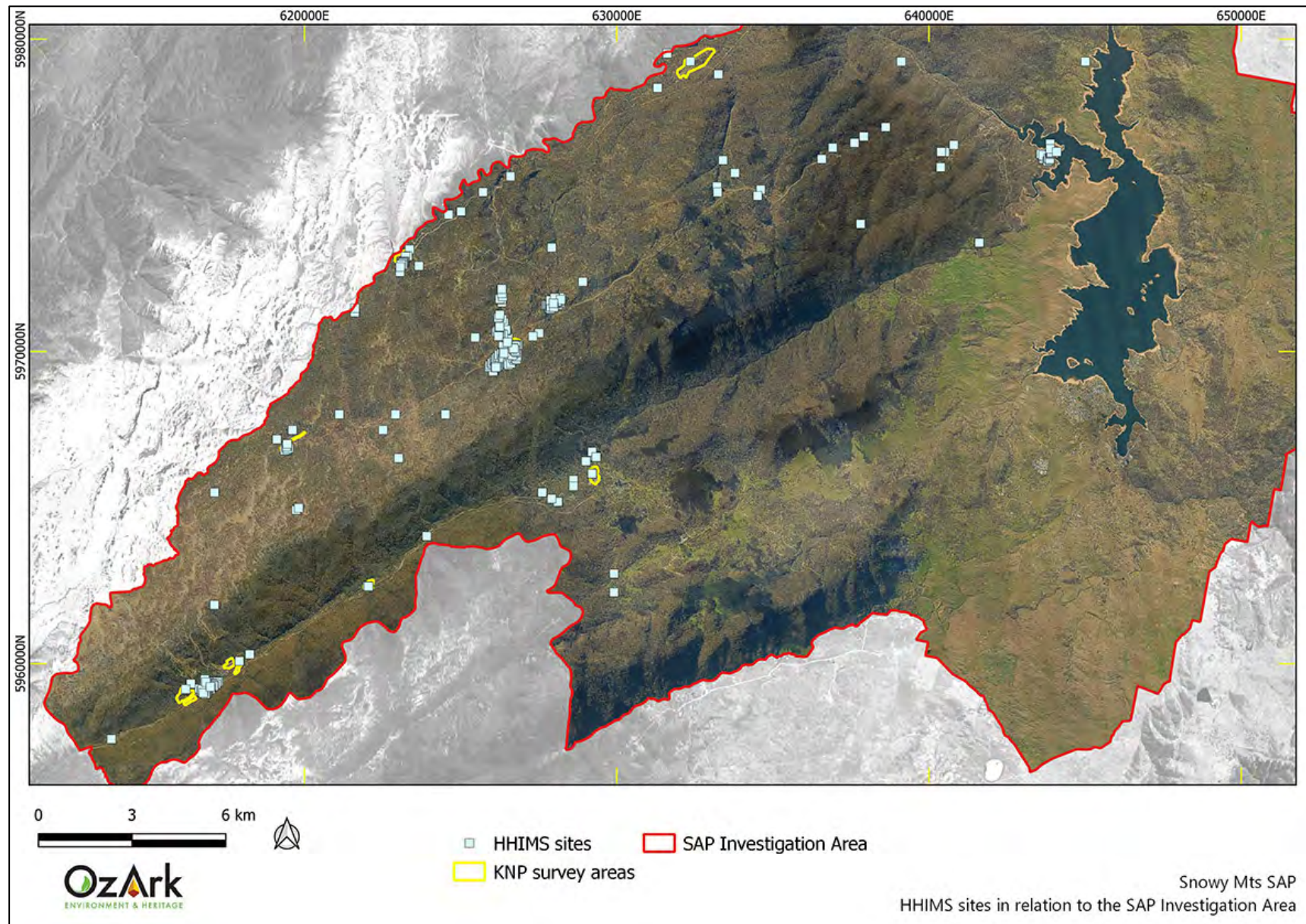
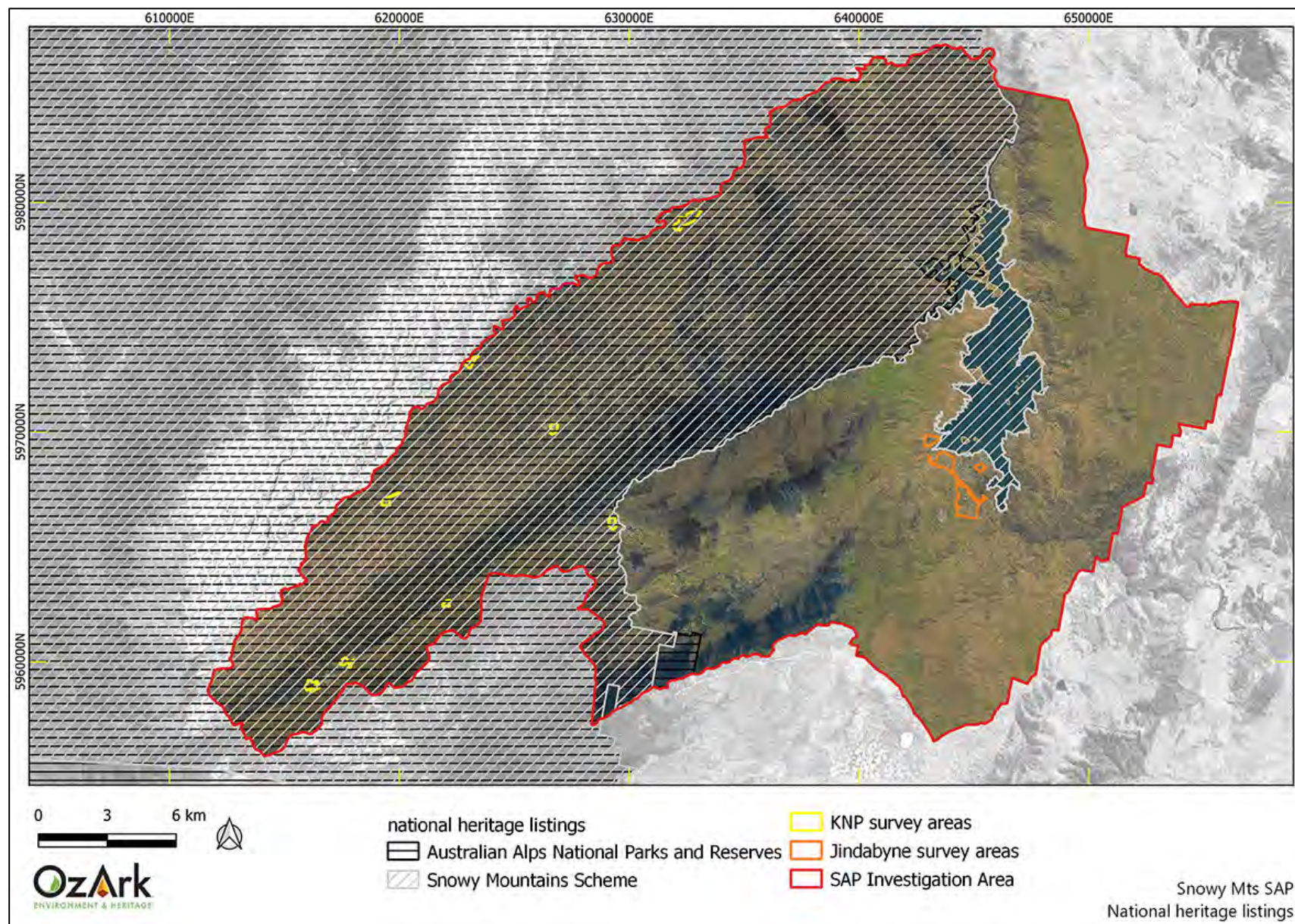


Figure 3-8: Items on the national heritage list in relation to the SAP Investigation Area.



3.5 SURVEY AREAS

There are no locations recorded on the HHIMS within the survey areas at the Thredbo Alpine Resort. However, at all other survey areas, items on the HHIMS are listed. All KNP survey areas showing their relationship to HHIMS recorded sites are shown on **Figure 3-9** to **Figure 3-15**.

The KNP survey areas are within the curtilage of the nationally listed Snowy Mountains Scheme (ID 105919). The KNP survey areas are also within the nationally listed Australian Alps National Parks and Reserves (ID 105891) (**Figure 3-8**).

Figure 3-9: Thredbo. Survey areas in relation to known heritage items.

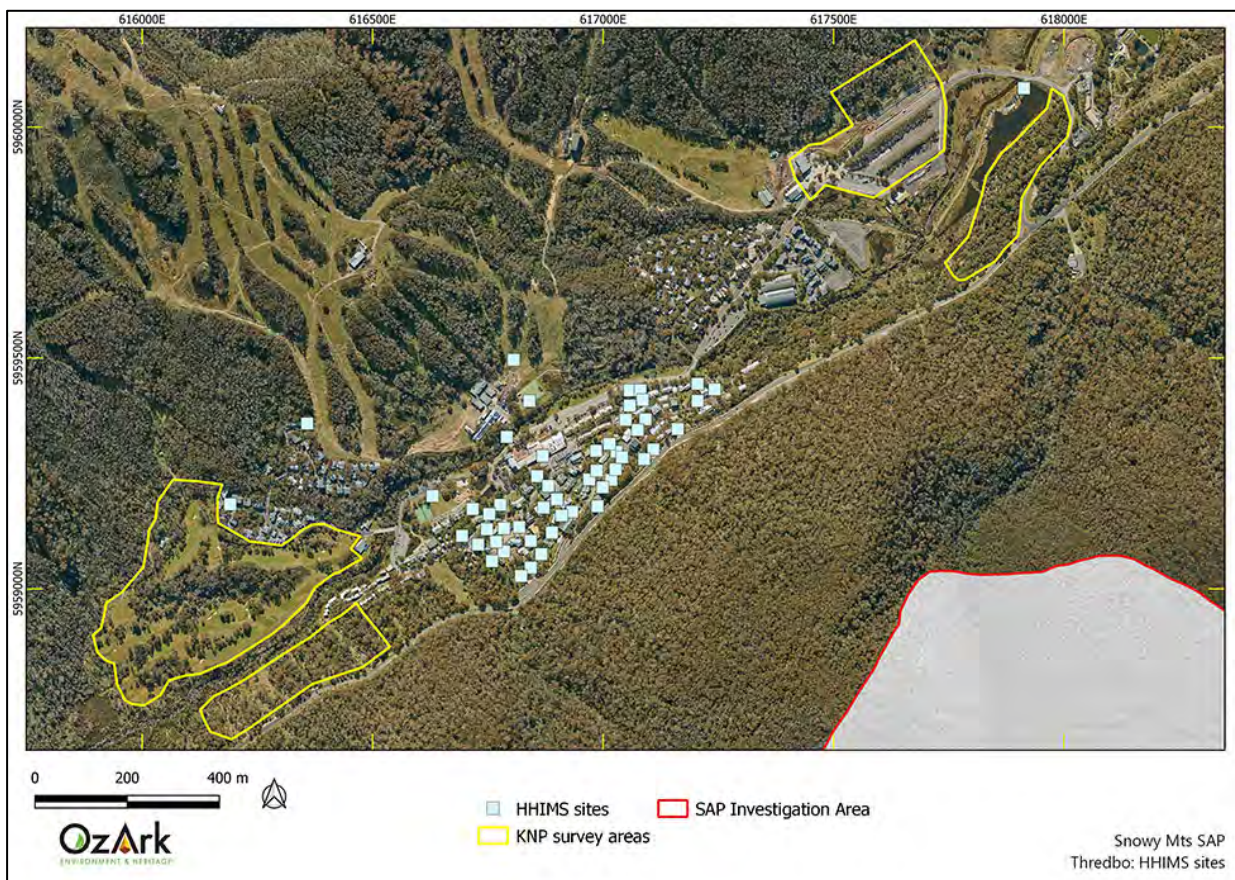


Figure 3-10: Thredbo Ranger Station. Survey area in relation to known heritage items.



Figure 3-11: Bullocks Flat Terminal. Survey area in relation to known heritage item.



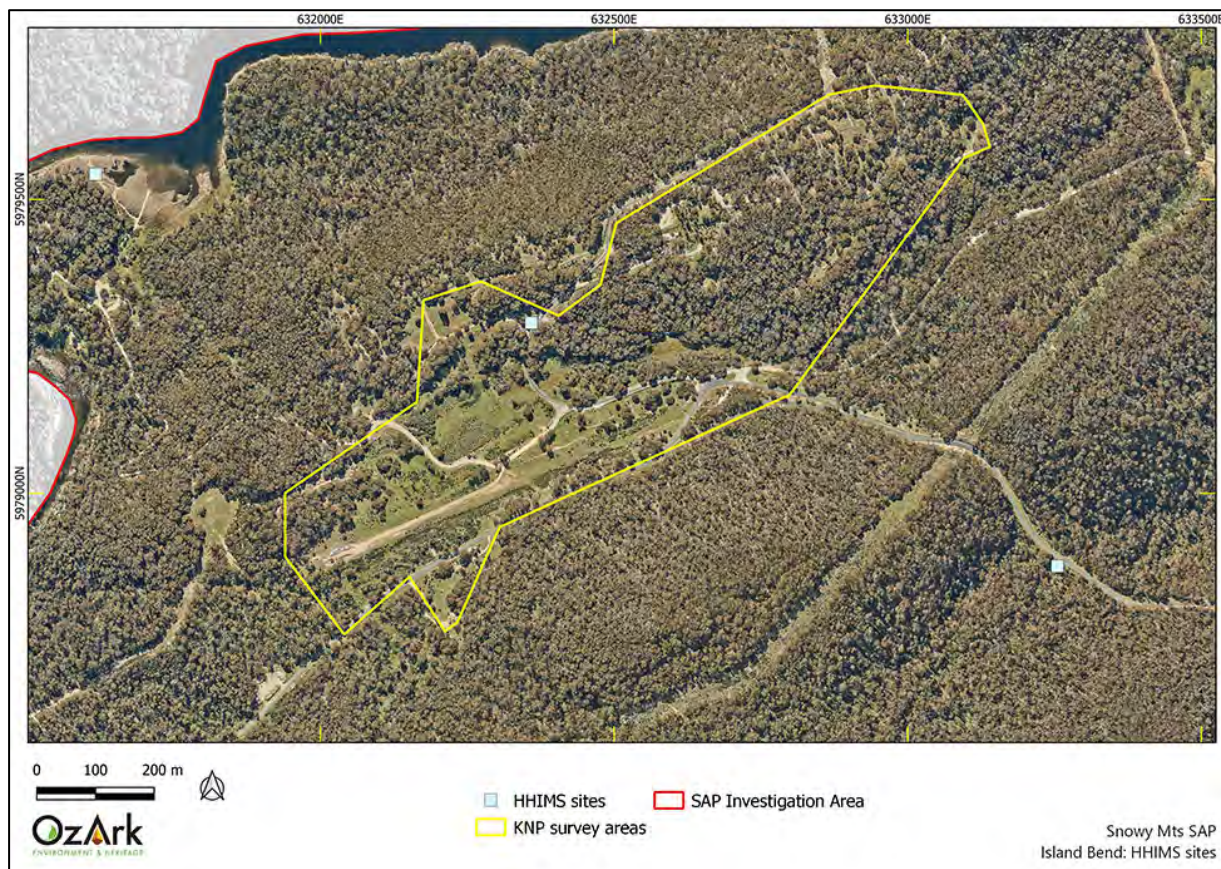
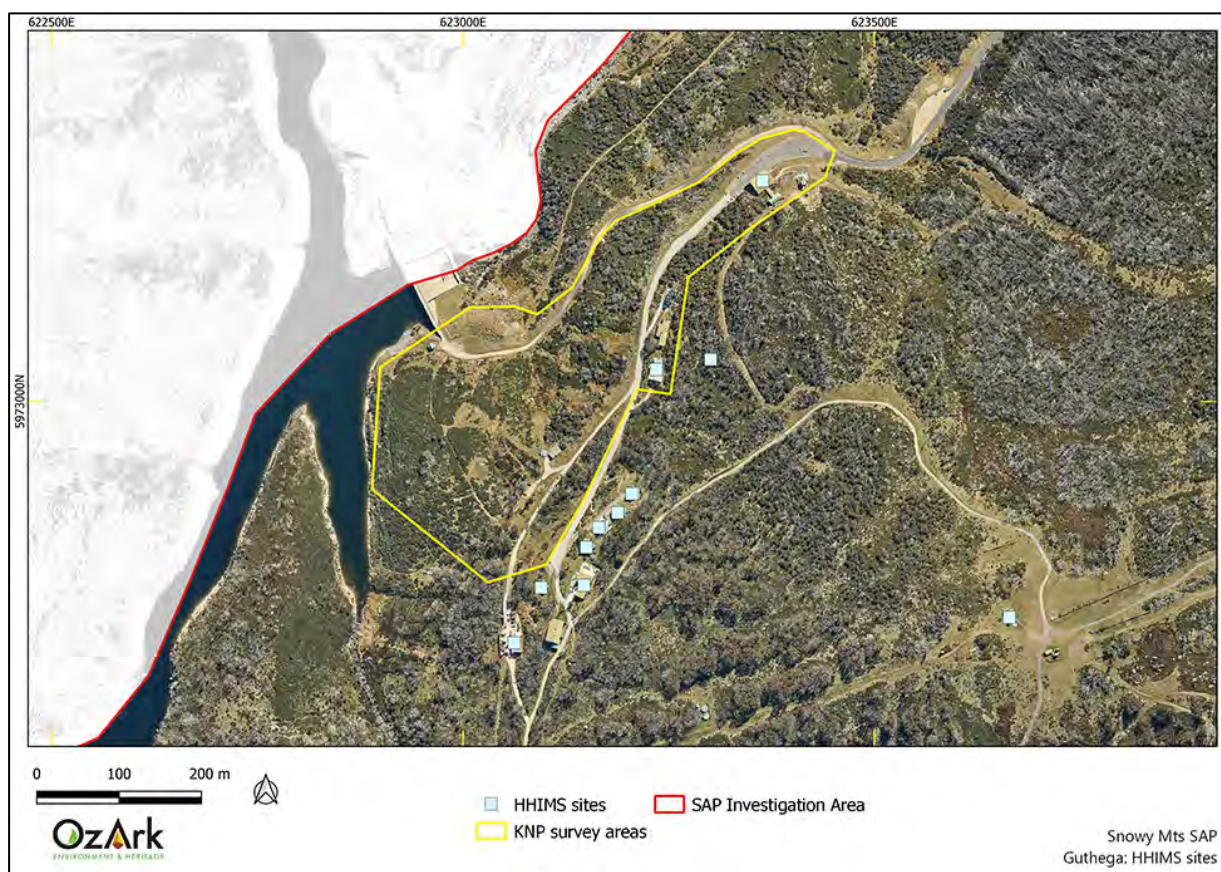
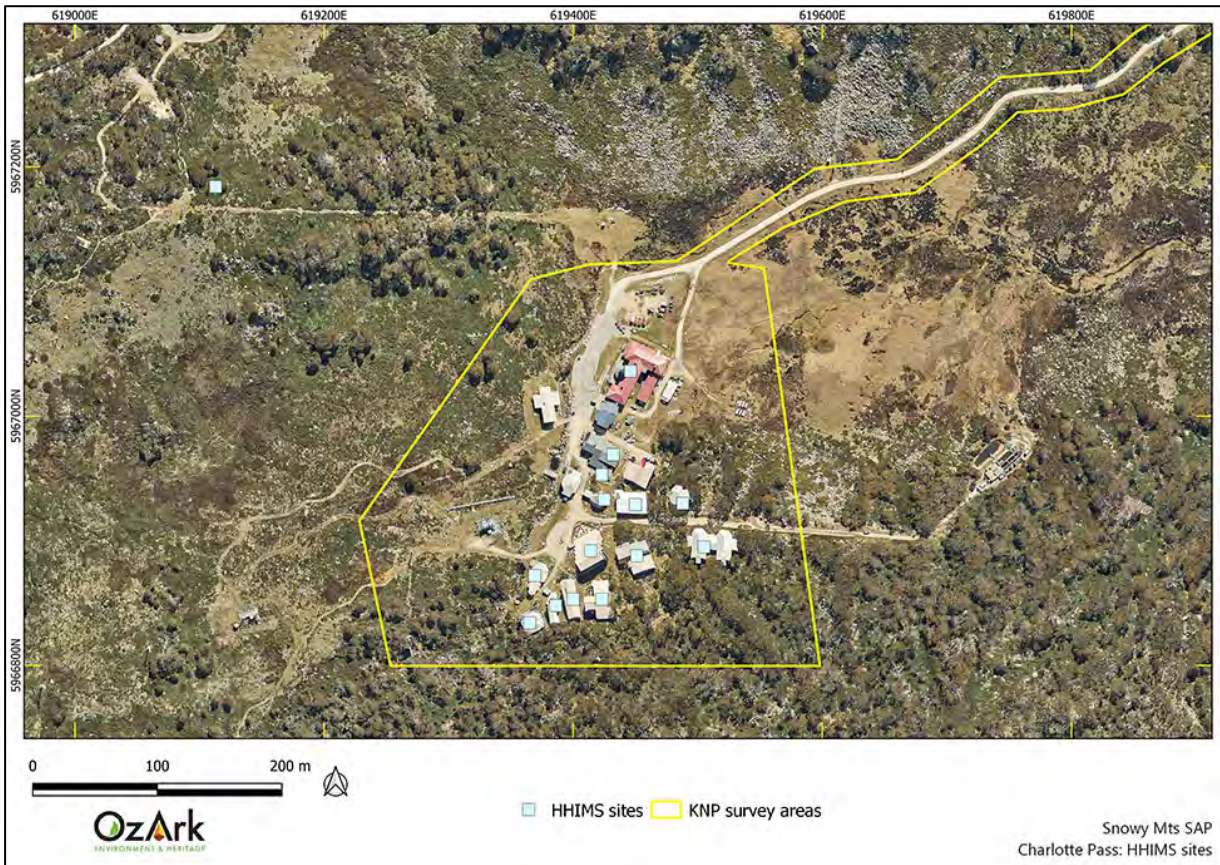
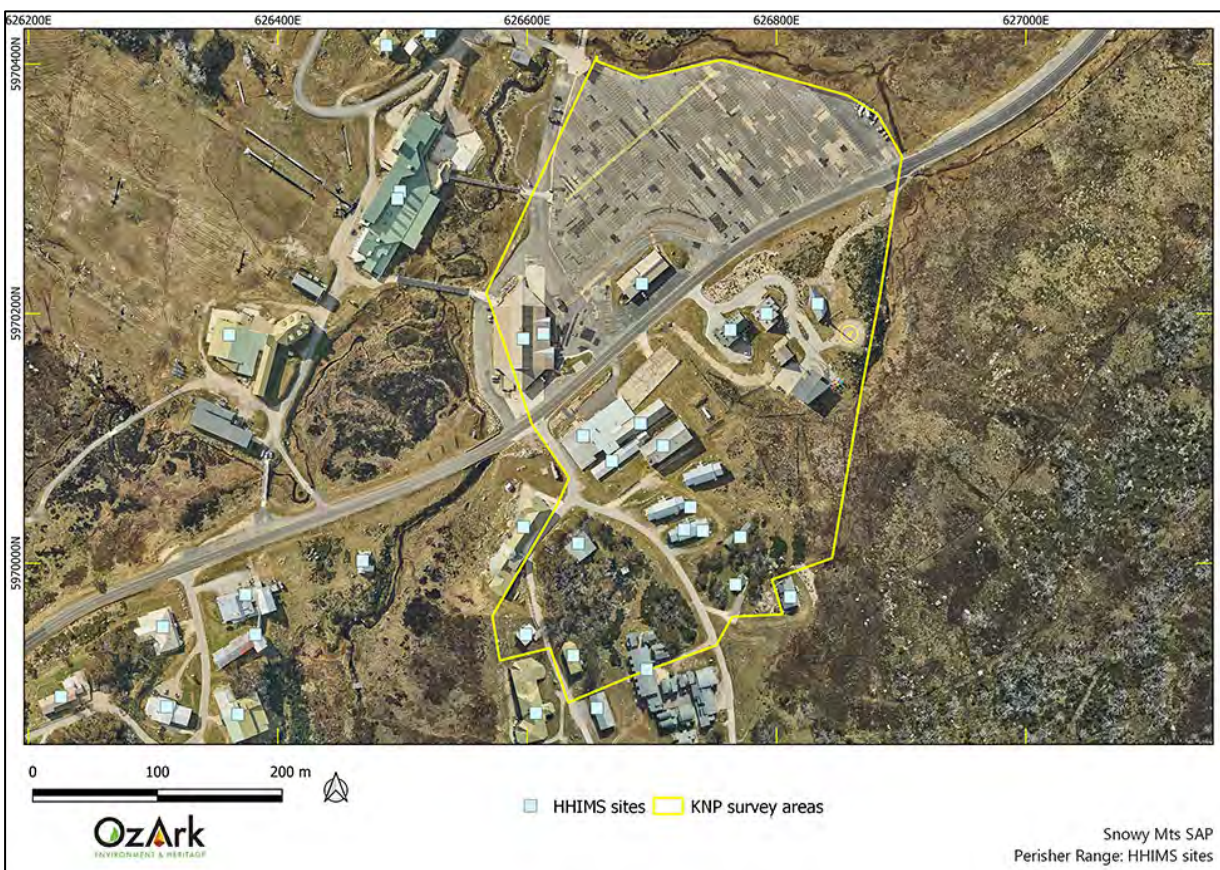
Figure 3-12: Island Bend. Survey area in relation to known heritage item.**Figure 3-13: Guthega Alpine Resort. Survey area in relation to known heritage items.**

Figure 3-14: Charlotte Pass Alpine Resort. Survey area in relation to known heritage items.**Figure 3-15: Perisher Range Alpine Resort. Survey area in relation to known heritage items.**

3.6 DESKTOP HISTORIC HERITAGE RISK ANALYSIS

Prior to the fieldwork, the KNP survey areas were categorised into zones of historic heritage potential.

The risk categorisation used is explained below.

3.6.1 High risk areas

This category combined items identified on the NPWS s170 Heritage and Conservation Register (**Section 3.4**). Most listed sites in the alpine resort survey areas are confined to the village precincts. The most important buildings are included in Schedule 3 of the Alpine SEPP (**Sections 3.2 and 3.3**).

3.6.2 Moderate risk areas

Moderate risk areas essentially covered other built items in the survey areas. One of the aims of the field survey was to determine whether these items would be better characterised as either high or low heritage risk.

3.6.3 Low risk areas

This category included all other landforms in the KNP survey areas. This categorisation was ground-truthed during the survey to ensure that there are not items in these areas with potential heritage values.

4 SURVEY RESULTS

4.1 DATE OF HISTORIC HERITAGE SURVEY

The fieldwork component of this assessment was undertaken by OzArk between 9–15 December 2020. In addition, site visits and targeted survey also took place on 1 October 2020, 15 February 2021, and from 12 to 13 May 2021. The historic cultural values assessment took place at the same time as the Aboriginal cultural values assessment undertaken for the Snowy Mountains SAP.

4.1.1 October 2020 site visit

On 1 October 2020, Ben Churcher (OzArk Principal Archaeologist) accompanied Aboriginal community members Iris White and Michelle Davidson on a site visit to most of the survey areas around Jindabyne. This allowed the landscape characteristics of the Jindabyne area to be discussed and served as a reconnaissance trip for the current survey.

4.1.2 December 2020 survey

From Wednesday 9 December 2020 to Friday 11 December 2020, formal survey of the Jindabyne survey areas was undertaken with the assistance of Chris Hoskins representing the Bega LALC. Further survey took place on Saturday 12 December 2020 by Ben Churcher alone.

From Monday 14 December to Tuesday 15 December 2020, formal survey of the KNP survey areas took place with the assistance of Iris White and Maria Walker.

4.1.3 February 2021 survey

The formal survey of areas within Jindabyne township that were not assessed during the December 2020 survey were assessed on 15 February 2021. This survey was undertaken by Ben Churcher alone.

4.1.4 May 2021 site visit

At the request of the Eden Local Aboriginal Land Council (LALC), a site visit was arranged for the traditional knowledge holder BJ Cruse, as well as a LALC site officer Serina Maher, to visit the survey areas on 12 and 13 May 2021. They were accompanied by Ben Churcher.

4.2 OZARK INVOLVEMENT

4.2.1 Field assessment

The fieldwork component of the heritage assessment was undertaken by:

- Fieldwork Director: Ben Churcher (OzArk Principal Archaeologist, BA(Hons) Dip Ed)

4.2.2 Reporting

The reporting component of the heritage assessment was undertaken by:

- Report author: Ben Churcher
- Contributor: Adelia Tan (OzArk Archaeologist)
- Reviewer: Dr Jodie Benton (OzArk Director).

4.3 RESULTS OF THE HERITAGE SURVEY

The historic heritage survey was not a building by building heritage study, but rather was designed to ground-truth known heritage items and to develop strategic mapping of heritage potential in the survey areas. The survey was also not an impact assessment as precise impacts in the survey areas are unknown.

Across the survey areas there were no new recordings of historic heritage items.

Otherwise, the survey confirmed that items listed on the LEP, in the NGH Go Jindabyne assessment, or on the HHIMS are in place and need to be considered in any future planning decisions.

Brief details on the already known historic heritage values in the survey areas follow.

4.3.1 LEP items

There are five LEP items in the survey areas: certain huts at the Sports and Recreation Centre (I146), St Andrews Uniting Church (I150), St Columbkille's Church and hall (I153), Memorial Hall (I154), and St Andrews Anglican Church (I155). All items are in good condition and are currently in use.

As shown on **Figure 2-8** to **Figure 2-12**, the LEP items have intact heritage values.

4.3.1.1 *Sports and Recreation Centre*

The items at the Sports and Recreation Centre are limited to the structures/areas shown on **Figure 4-1**. These items are relocated weatherboard halls first constructed for the Snowy Mountains Scheme. They remain in use for accommodation at the centre and are generally in good condition.

At Lodge 6 there is a separate 'kitchen' building immediately adjacent to the main accommodation structure. This weatherboard construction includes what appears to be an original fireplace (**Figure 4-2**). At Lodge 5 there is a similar building associated with the main structure that would also date to the Snowy Mountains Scheme. While this building was also probably a kitchen building, the fireplace and chimney have been removed.

At the south of the Sports and Recreation Centre is another structure that also probably dates to the period of the Snowy Mountains Scheme. However, unlike Lodges 5 and 6 that have broad weatherboarding, this structure is constructed from thin weatherboards (**Figure 4-2**). Further research would be required to determine the provenance of this structure.

Areas outside of the immediate curtilage of the locations identified on **Figure 4-1** have no heritage values beyond contemporary community association.

Figure 4-1: Aerial showing the historic heritage items at the Sports and Recreation Centre.

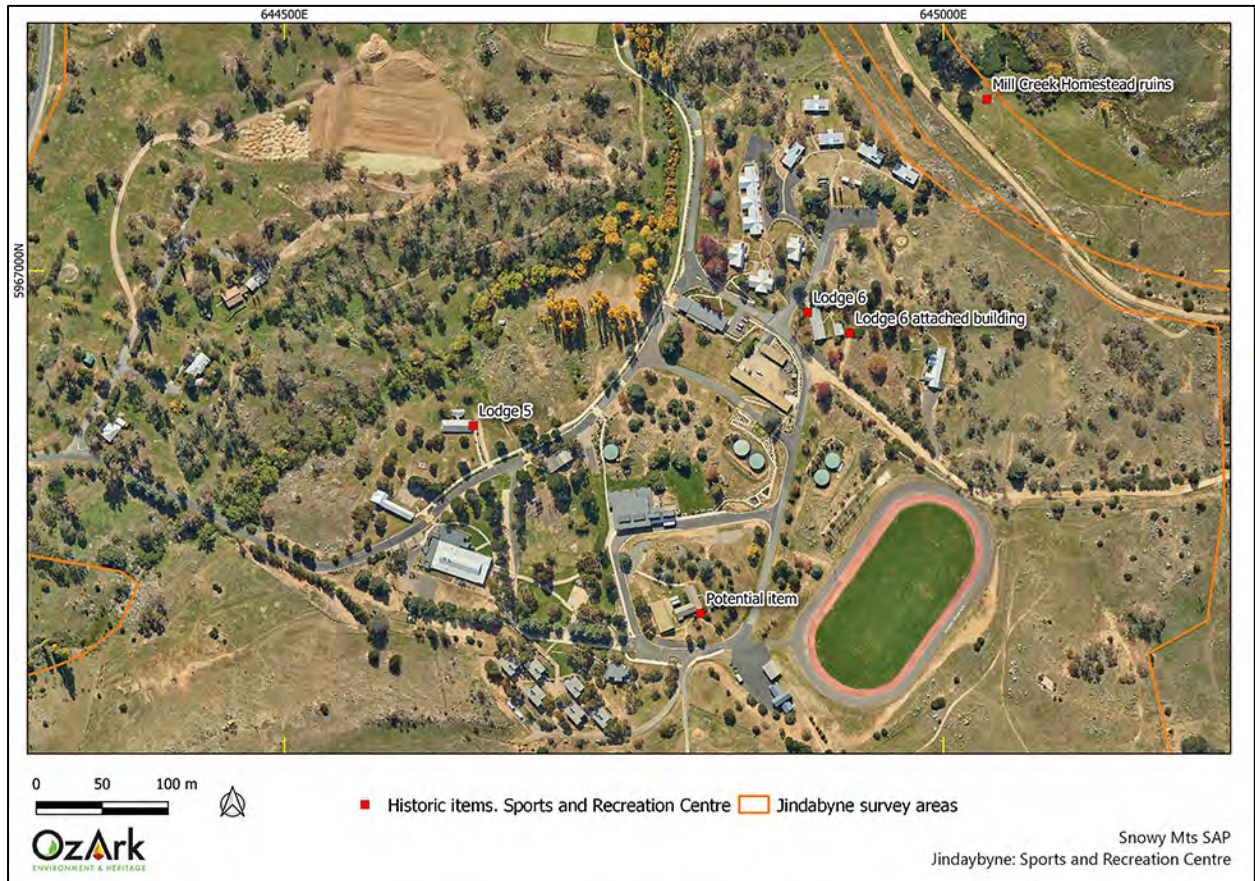




Figure 4-2: Views of historic items at the Sports and Recreation Centre.

	
<p>1. View of the building potentially associated with the Snowy Mountains Scheme (see Figure 4-1 for location: marked 'potential item').</p>	<p>2. View of the kitchen building with original fireplace currently behind Lodge 6.</p>

4.3.1.2 St Andrews Uniting Church

The St Andrews Uniting Church occupies the highest point within the town of Jindabyne and has a striking 'alpine style' design. The associated hall dating from the Snowy Mountains Scheme period is in excellent condition and has associative historic values to the history of Jindabyne. The colorbond building to the south of the hall is without architectural merit (**Figure 4-3**). The grounds of the church are not extensive but are well-maintained.

It was noted by church volunteers interviewed during the survey that the strips of open land to the north and east of the church are part of the original design of Jindabyne providing access to various parts of the village, and importantly, to the town's other churches. While outside of the survey areas, these open spaces have heritage values as they help us visualise the original 1960's design of Jindabyne (**Figure 4-3**).

The church itself is not in the survey area, although the hall and colorbond shed are. The LEP listing includes the hall and colorbond shed and development in these areas may have a deleterious impact on the heritage values of the church.

Figure 4-3: Views at St Andrews Uniting Church.

	
<p>1. View of St Andrews Uniting Church (background) showing the adjacent greenway.</p>	<p>2. View of the church precinct showing the hall fronting the car park and the colorbond shed behind.</p>

4.3.1.3 St Columbkille's Church and hall



The church and hall are in good condition and both remain currently in use. A car park separates the two structures.

The mature exotic planting, principally around the perimeter, and the plantings at the front of the church have associative heritage values with the church.

Other structures within the church precinct are utilitarian and have no heritage values (**Figure 4-4**).

The unused block to the southeast of the church appears never to have been built on (at least there are no visible remains) although there is evidence of previous disturbances in this area from earthmoving. The unused block is shielded from the church by a row of planted trees (**Figure 4-4**).

Figure 4-4: Views of the St Columbkille's Church precinct.

	
<p>1. View of the brick and fibro buildings within the St Columbkille's Church precinct.</p>	<p>2. View of the unused block to the south of the St Columbkille's Church. The church is to the right beyond the row of planted trees.</p>

4.3.1.4 Memorial Hall



The Memorial Hall does not have significant architectural values, although it is located in a landmark position at the western end of new Jindabyne's original shopping centre. Originally the hall was separated from the shopping centre complex, but this distinction has been lost with the later construction of a toilet block that effectively joins the shopping centre to the Memorial Hall. This later addition has diminished the aesthetic values of the Memorial Hall as it now appears as a continuation of the 'clutter' at the northern end of the shopping centre. However, this impact could be easily remedied with the removal of the toilet block and the aesthetic values of the Memorial Hall could be restored (**Figure 4-5**).

The Memorial Hall is designed to be viewed from the shopping centre car parks as this façade contains the separate but associated stone clock tower (**Figure 4-5**). By contrast, the hall itself is unadorned and it is clear that the hall was intended to be viewed from the car park/shopping centre and not so much from other directions.

The Memorial Hall is in good condition and is currently in use. The design of the hall is reasonably utilitarian, apart from the use of the central decorative feature constructed from breeze blocks. The most distinctive feature is the stone built entrance and clock tower that assists with the landmark qualities of the Memorial Hall.

The Memorial Hall is adjacent to, out largely outside the survey areas. However, development in closely adjacent areas that are in the survey area may have a deleterious impact on the heritage values of the Memorial Hall.

Figure 4-5: Views of the Memorial Hall.

	
<p>1. View of the stone clock tower (right), the Memorial Hall to the left, and in the foreground, the later construction of the toilet block that effectively joins the shopping centre to the hall.</p>	<p>2. View of the front façade of the Memorial Hall viewed from the shopping centre car park.</p>

4.3.1.5 St Andrews Anglican Church

St Andrews Anglican Church is the smallest of Jindabyne's three churches and currently has a feeling of neglect, both with regard to the maintenance of the building itself, as well as the condition of the precinct in which the church is located (**Figure 4-6**).

The church has been built on land displaying clear evidence of substantial cut and fill that precludes the presence of archaeological deposits.

The unused block to the east of the church is sloping and at a lower elevation to the church. There is no evidence of previous structures in this area (**Figure 4-6**).

St Andrews Anglican Church and the adjacent unused block are within the survey area.

Figure 4-6: Views of St Andrews Anglican Church.



	
<p>1. View of St Andrews Anglican Church showing the unkempt precinct.</p>	<p>2. View of St Andrews Anglican Church from the adjacent unused block.</p>

4.3.2 NGH Environmental recordings

Items noted by NGH Environmental for the Go Jindabyne study that are not on any statutory list are the Mill Creek Homestead and three houses that were identified as being from the old town of Jindabyne.

The ruins of the Mill Creek Homestead are in an area with often impenetrable briar rose and therefore a complete survey of the site was not possible (**Figure 4-1**). However, there are the ruins of concrete footings and some bricks indicating that archaeological deposits are possible in this area (**Figure 4-7**). It is unlikely that any archaeological remains at this location would have significant heritage values.

Figure 4-7: Views of the ruins of the Mill Creek Homestead.

	
<p>1. Concrete footings at the location of the Mill Creek Homestead (GJ7).</p>	<p>2. Concrete footings and cemented bricks at the location of the Mill Creek Homestead (GJ7).</p>

The three houses noted by NGH Environmental as having been moved from Old Jindabyne are all in place (**Figure 4-8**). Given the unique history of Jindabyne as a town purposefully moved, these items are likely to have local heritage significance. While unlikely, the items association with the broader Snowy Mountains Scheme could mean that the items have an associative state heritage significance.



Figure 4-8: Views of houses relocated from Old Jindabyne.



4.3.3 HHIMS listings

There are many buildings on the HHIMS within the survey areas, particularly at the Perisher Range Alpine Resort and at the Charlotte Pass Alpine Resort. These buildings range from ski lodges and community buildings to utilitarian features (**Figure 4-9**). While each structure would need to be assessed on its own merits, it is unlikely that any of the buildings on the HHIMS within the survey areas would have more than local heritage significance.

Figure 4-9: Selection of items from the HHIMS.

	
<p>1. View of the Tiobunga Lodge at Guthega Alpine Resort. One example of the many ski lodges on the HHIMS.</p>	<p>2. View of the Catholic Church at the Perisher Range Alpine Resort. One example of the community buildings on the HHIMS.</p>

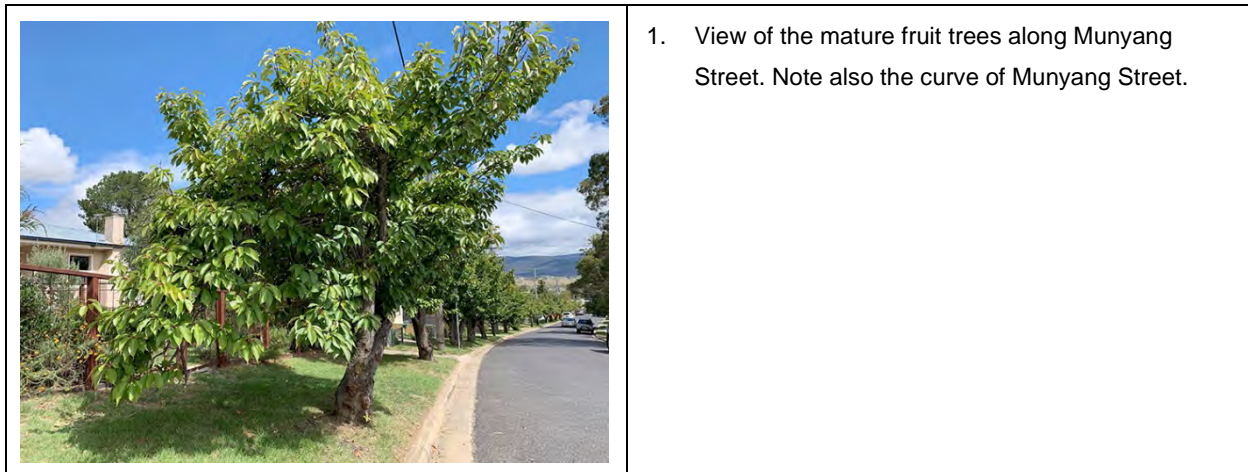
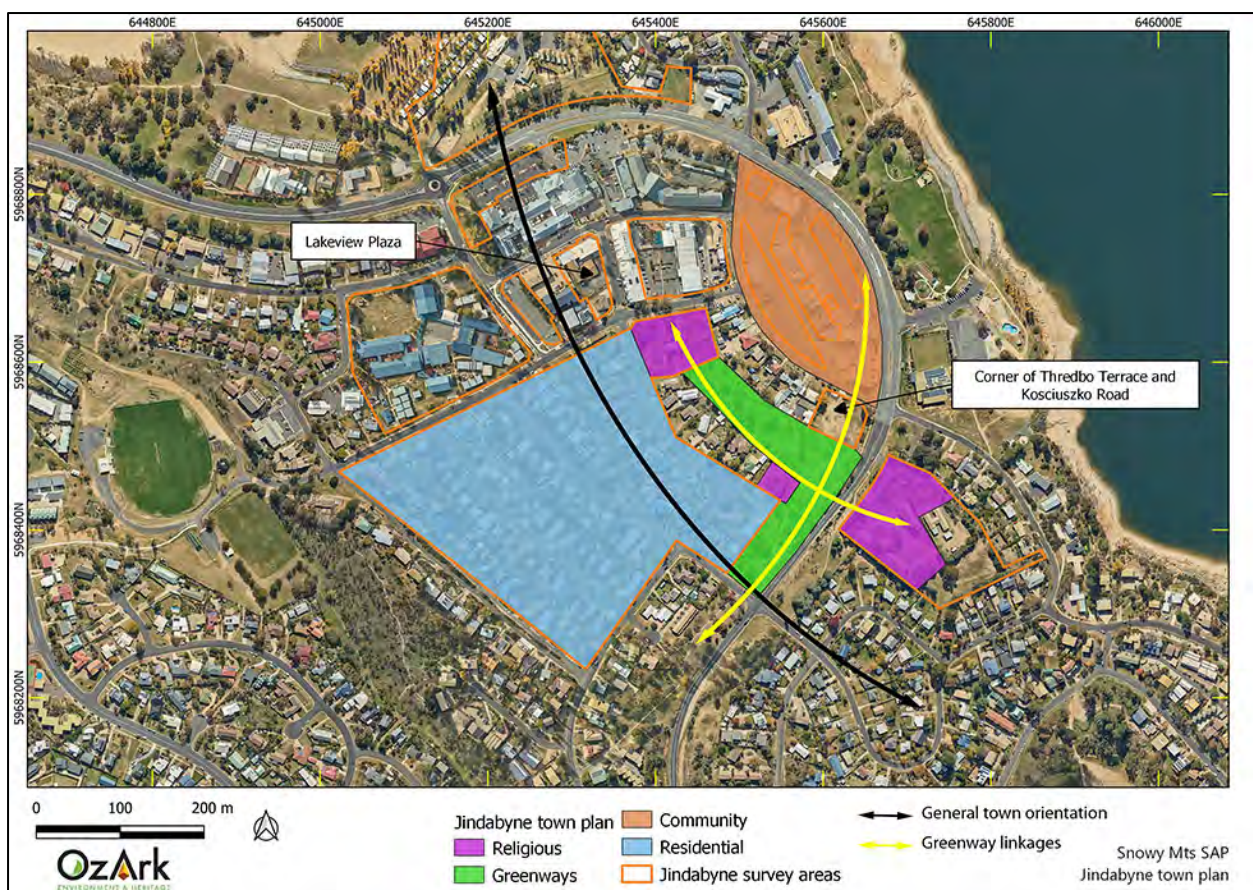
4.3.4 Additional Jindabyne survey area heritage values

4.3.4.1 Jindabyne street plan and plantings

On certain streets within the Jindabyne survey areas, such as along Munyang St, street plantings of fruit trees would date to the original construction of Jindabyne (**Figure 4-10**). These trees demonstrate early efforts to make new Jindabyne a liveable settlement and have associative heritage values with the original construction of Jindabyne.

In addition, the curve of streets such as Munyang Street are testament to the original town plan of Jindabyne (**Figure 4-10**). Unlike the more contemporary housing estates in southern Jindabyne that are laid out on in a meandering pattern, the original town plan was designed to curve around the original shopping centre in diminishing arcs. Therefore, the curve of streets, such as that at Munyang Street, have associative heritage value as they help demonstrate the original town plan of Jindabyne; a plan that is not represented elsewhere in the town.

While only intersecting with the Jindabyne survey areas at specific locations, those portions of the survey areas at the original centre of Jindabyne have an associative value with the original design of Jindabyne. As demonstrated on **Figure 4-11**, the general orientation of the original town plan, as well as features such as the greenway access routes, have heritage values and any development within the centre of Jindabyne would need to consider these values.

Figure 4-10: View of mature fruit trees on Munyang Street.**Figure 4-11: View of the highlighted components of the original Jindabyne town plan.**

4.3.4.2 Original shopping centre

The original shopping centre is now cluttered with signage, rubbish bins and other unsympathetic additions, particularly at each end of the original arc of shops. However, as originally conceived, the shopping centre was designed to be the centre-piece of the town overlooking the newly formed lake. In its original conception, the shopping centre was arced so as to embrace the lake and was elevated to afford views over the lake (see **Figure 2-3**, photo 4 for a view of the newly constructed shopping centre).

While the aesthetic values of the shopping centre have been diminished since its original construction, the overall form of the shopping centre is intact and features, such as the stone faced columns, remain in place (**Figure 4-12**).

With appropriate development, the shopping centre could have its aesthetic values restored.

In addition, the shopping centre has considerable social value, not only to residents, but also for visitors where a stop at the cafes and ski shops at the shopping centre was the signal that they had arrived at the snow fields.

Figure 4-12: Views of Jindabyne's shopping centre.



4.3.4.3 Jindabyne shopping centre north-eastern car park

The most north-eastern car park at the Jindabyne shopping centre is within the survey area. As a car-park, the area itself does not have heritage values (**Figure 4-13**). However, the area has associative values as part of the original town plan of Jindabyne and the nearby shopping centre. The value mostly stems from the fact that the designers of Jindabyne expected people to view the lake when at the shopping centre and therefore placed low-rise components between the shopping centre and the lake.

Secondly, in the early 1960s when the town was built, the automobile was a celebrated piece of technology and this is reflected in the positioning of the car parks in a prominent position, rather than 'hiding' car parks behind buildings as tends to happen today.

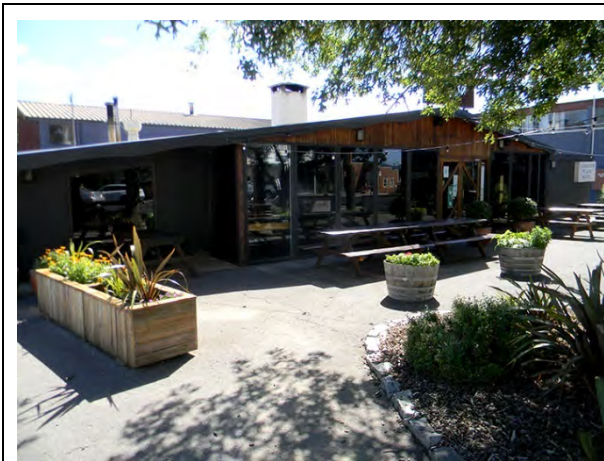
Figure 4-13: Views of the car park at Jindabyne's shopping centre.

1. View of the lower carpark at the Jindabyne shopping centre.

4.3.4.4 Lakeview Plaza

While further research would be necessary to determine when the Lakeview Plaza was built, it is suspected that it dates to the construction of new Jindabyne. The entrance loggia is designed in the alpine style commonly adopted for buildings in 1960's Jindabyne. The accommodation hall behind the loggia has lost a lot of its original appearance as it has been hemmed in by other buildings and fences that makes it difficult to appreciate (**Figure 4-14**).

The area within the survey area that has potential heritage values is shown on **Figure 4-15**.

Figure 4-14: Views of the Lakeview Plaza.

1. View of the entrance loggia at the Lakeview Plaza constructed in the alpine style.



2. View of the accommodation wing at the Lakeview Plaza.

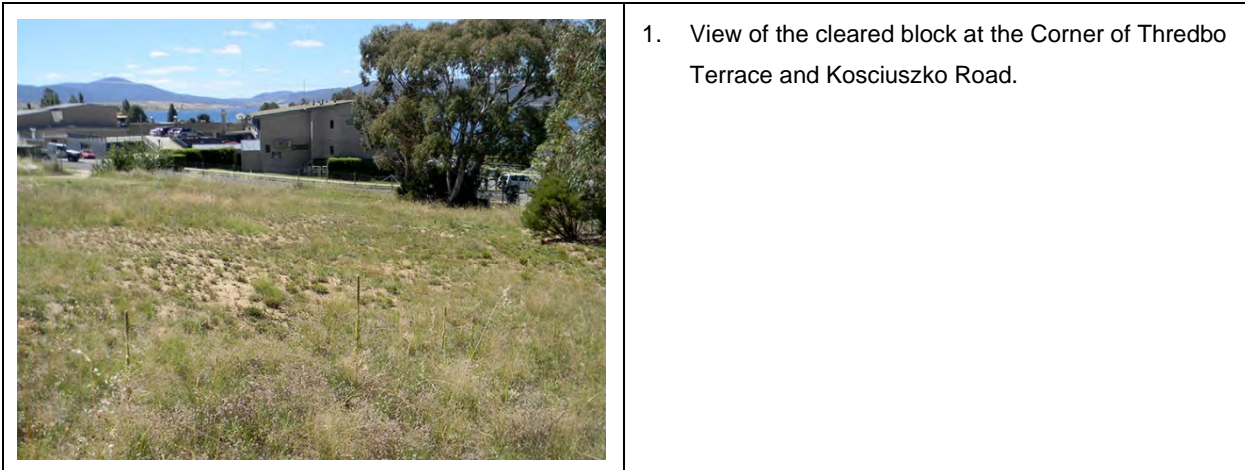
Figure 4-15: View of the area at the Lakeview Plaza that may have heritage values.



4.3.4.5 Corner of Thredbo Terrace and Kosciuszko Road

This vacant block has no heritage values in its own right and nor is there visible evidence of previous buildings at the site (**Figure 4-16**).

However, as shown on **Figure 4-11**, the block was probably envisioned in the original town plan of Jindabyne as part of a greenway access linking the main east–west access to the town centre. While this would require further research, if it can be determined that the block was part of an original greenway access, this would give the block an associative heritage value with the original town plan of Jindabyne.

Figure 4-16: Views of the corner of Thredbo Terrace and Kosciuszko Road.

4.3.5 Additional KNP survey area heritage values

4.3.5.1 *Island Bend Workers' Village*

Although listed on the HHIMS, further details of Island Bend will be noted here as this information is not captured in the HHIMS listing.

In the eastern portion of the Island Bend survey area is a lot of evidence of the former workers' village associated with the Snowy Mountains Scheme. The evidence ranges from domestic level retaining walls and pathways, to extensive cuts that must have been completed for larger community/administration buildings. Large areas of the survey area were inaccessible due to asbestos contamination and the survey was not able to assess the entire survey area (**Figure 4-17**).

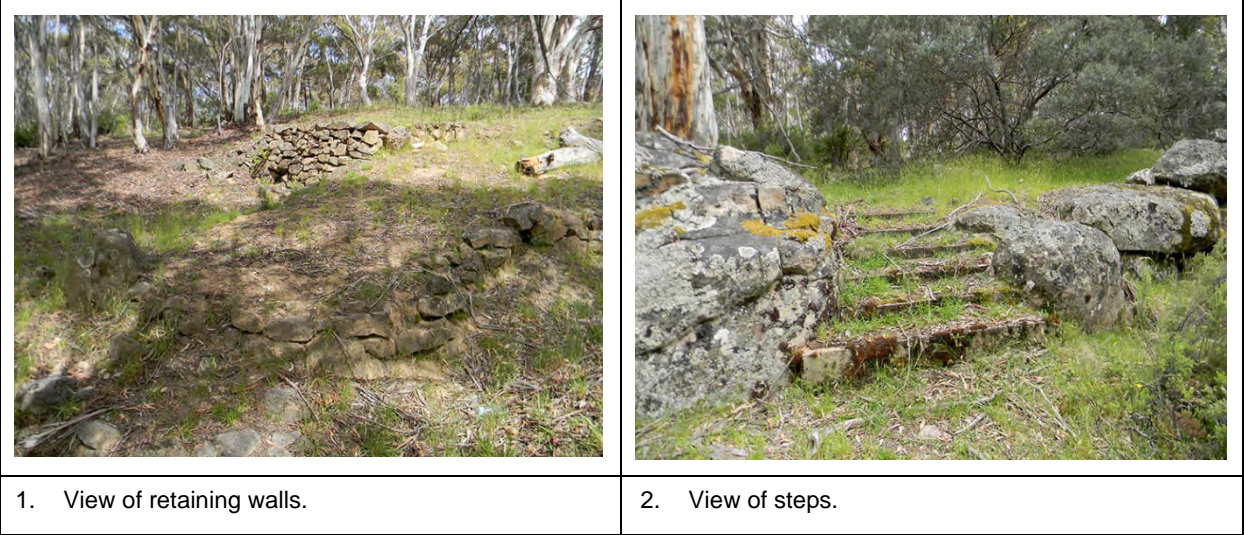
The archaeological remains consisting of retaining walls, house/tent platforms, steps and paths are highly interpretable and of interest to the layperson. The larger cuts are a landscape feature, and while being of less interest to the layperson, they do contribute to the cultural landscape at Island Bend (**Figure 4-18**).

Given the ability of the remains to inform the general public about living conditions during the construction of the Snowy Mountains Scheme, it is likely that the archaeological remains at Island Bend would have state heritage significance.

Figure 4-17: Aerial of Island Bend showing the main area of archaeological remains.



Figure 4-18: Views of the archaeological remains at Island Bend.



	
3. View of a raised path.	4. View one of the large cuts at Island Bend.

4.4 ARCHAEOLOGICAL ASSESSMENT

The only locations where archaeological potential was noted was at the ruins of the Mill Creek Homestead (**Section 4.3.2**) and at Island Bend (**Section 4.3.5.1**). At all other areas there is either no potential for archaeological deposits, or the level of previous disturbance precludes the existence of archaeological deposits.

At the ruins of the Mill Creek Homestead, the deposits are unlikely to have local heritage significance as the structure is heavily ruined and has been disturbed by animal burrowing (rabbits/wombats).

At Island Bend any deposits are likely to have local or state significance due to their association with the Snowy Mountains Scheme. The visible remains are currently widespread and easy for the layperson to interpret. Any information gained from archaeological investigation would likely enhance the interpretability of the place and would add to our knowledge about the workers involved with the Snowy Mountains Scheme.

4.5 SURVEY RESULTS SUMMARY

The survey for historic heritage values took place at both the KNP and around Jindabyne. The following sections summarise the main observations from each individual survey area.

4.5.1 Jindabyne survey areas

The Jindabyne survey areas are a mixture of cleared paddocks to the south and west of the town, as well as areas within the town.

The survey concluded that there are no items of heritage significance outside of the built-up areas, apart from the ruins of the Mill Creek Homestead. The survey of these landforms failed to record any historic heritage values and it was noted that these areas are devoid of movable heritage items such as farm machinery or other ephemera.

In the built-up areas, a range of heritage values have been identified and these are summarised below:

Sports and Recreation Centre: There are several structures that have relocated to the complex that date to the Snowy Mountains Scheme (**Section 4.3.1.1**). These buildings would have local significance due to their association with an engineering construction of national significance. As the structures have been relocated, there is no potential for associated archaeological deposits and the original context of the buildings has been lost. This diminishes the research potential of the items, but they remain as good examples of the type of accommodation built during the Snowy Mountains Scheme.

Areas outside of the historic structures noted above do not have heritage value, although the complex would have some social value for the local community for its use by the community for sporting events.

Other areas within Jindabyne are labelled here 1 to 13 for convenience and these are shown on **Figure 4-19**.

Figure 4-19: Aerial showing the Jindabyne survey areas.



Jindabyne Area 1: This area preserves the original town plan of Jindabyne, original plantings, houses moved from old Jindabyne and potentially houses dating to the construction of new

Jindabyne. All these items would have local heritage significance. The area also contains the listed St Andrew's Anglican Church.

Jindabyne Area 2: The St Columbkille's Church and hall have listed local heritage values. The exotic plantings in the church precinct would have associative local heritage values. Other structures and areas within the church precinct have no heritage values, although it would need to be determined when precise impacts are known as to whether development in these areas would have a deleterious impact on the identified heritage values of the church and hall (i.e. whether any such development would dominate and detract from the aesthetic values of the church/hall).

Jindabyne Area 3: There are no identified heritage values at this area (**Section 4.3.4.5**). The only heritage value possible is that this area forms part of the greenway access in the original town plan for Jindabyne (see **Figure 4-11**). Whether this value is present would require further research.

Jindabyne Area 4: There are no identified heritage values at this area. Given the location of this area, it would need to be determined when precise impacts are known as to whether development would have a deleterious impact on the nearby shopping centre (i.e. whether any such development would dominate and detract from the aesthetic values of the shopping centre).

Jindabyne Area 5: Although not on any heritage list, it is highly likely that the original shopping centre would have local heritage values as the building was central to the original town plan for Jindabyne and is a well-known landmark for locals and visitors alike (**Section 4.3.4.2**).

Jindabyne Area 6: The car park has no heritage values in itself (**Section 4.3.4.3**). However, the car park is part of the original town plan for Jindabyne and was intentionally placed so that people using the shopping centre would have unobstructed views to the lake. It is also from this car park that the most import façade of the listed Memorial Hall is viewed. Therefore any development in this area should ideally ensure that views from the shopping centre and sight lines to the Memorial Hall are maintained.

Jindabyne Area 7: There are no identified heritage values at this area. Given the location of this area, it would need to be determined when precise impacts are known as to whether development would have a deleterious impact on the nearby listed Memorial Hall (i.e. whether any such development would dominate and detract from the aesthetic values of the Memorial Hall).

Jindabyne Area 8: There are no heritage values or constraints in this area as the area is currently occupied by a car park and unremarkable buildings.

Jindabyne Area 9: The Lakeview Plaza has potential heritage values as an original building from Jindabyne's initial construction. Further research is required to determine the history and significance of this building. Any values associated with the Lakeview Plaza are likely to have

local significance and are confined to the area shown on **Figure 4-15**. Outside of this area, the buildings within this area have low heritage values.

Jindabyne Area 10: There are no heritage values or constraints in this area as the area is currently occupied by a car park.

Jindabyne Area 11: This area is the current Jindabyne Central School that is in the process of being relocated to the Sports and Recreation Centre. In terms of built heritage, there are no heritage values in this area as all buildings are either utilitarian brick buildings or demountable classrooms. The area would have high social value for the local community due to its role in the education of the local community.

Jindabyne Area 12: There are no heritage values or constraints in this area as the area is currently occupied by a car park.

Jindabyne Area 13: There are no heritage values or constraints in this area as the area is currently occupied by a caravan park. There has been high localised disturbance created across this area when the site was terraced to create flat benches for caravan sites.

4.5.2 KNP survey areas

Many of the structures currently within the KNP survey areas have been identified on the HHIMS, however, a specific heritage study of these buildings is over 25 years' old. In order to determine current heritage significance, these building should be assessed for heritage significance, not only within the survey areas, but also on a broader level to determine the representativeness of the buildings within the survey area.

Each of the KNP survey areas will be summarised below.

Thredbo Alpine Village: There are no known heritage values or constraints at any of the four survey areas at Thredbo.

Thredbo Rangers Station: The station itself is listed on the HHIS, as is the site of a chairlift that has been removed. The area marked for the site of the chairlift was inspected, and although it is in thick scrub, no visible remains were noted. It is unlikely that there would be archaeological remains associated with the chairlift. Therefore, apart from the existing Thredbo Rangers Station, there are no further historic heritage values at this area.

Bullocks Flat Terminal: There are no heritage values or constraints in this area as the area is currently occupied by a car park. The location marked on the HHIMS as items associated with 'Little Thredbo Hut' are not visible and any potential archaeological remains would have been removed during the construction of the car park.

Island Bend: The eastern portions of this area have high archaeological potential for items associated with the construction and use of the Snowy Mountains Scheme workers' village. The

visible and archaeological remains in this area may have state heritage significance given the ability of this area to contribute to our knowledge about the people who helped build the Snowy Mountains Scheme. Other areas outside of the areas shown on **Figure 4-17** do not have historic heritage constraints. The area marked 'inaccessible' on **Figure 4-17** would require assessment prior to any development at this area.

Guthega Alpine Resort: Two of the three buildings in this survey area are listed on the HHIMS: the Guthega Ski Centre and the Tiobunga lodge. Otherwise, there are no other identified heritage values in this area.

Charlotte Pass: The survey area at Charlotte Pass essentially includes the resort where 14 of the buildings have been listed on the HHIMS. Further research would be necessary to determine the heritage significance of each of these buildings. It would need to be determined when precise impacts are known as to whether development would have a deleterious impact on nearby items with heritage significance.

Perisher Range Alpine Resort: The survey area at Perisher Village includes most of the resort where 19 of the buildings have been listed on the HHIMS. Further research would be necessary to determine the heritage significance of each of these buildings. It would need to be determined when precise impacts are known as to whether development would have a deleterious impact on nearby items with heritage significance.

5 STRATEGIC MAPPING

The major aim of the survey was not to conduct a building-by-building heritage assessment but to use the survey to both record any previously unknown heritage items and to provide information to allow the survey areas to be categorised into zones of heritage potential.

Further, the landforms discussed here are within the defined survey areas (**Section 1.4**). Prior to finalisation of the Snowy Mountains Special Activation Precinct Master Plan, further site investigations and surveys will be undertaken to include additional areas within the now-defined Sub-Precincts or the Alpine Precinct in the Special Activation Precinct. This will allow strategic mapping to be completed across all of the currently defined Jindabyne Sub-Precincts and the Alpine Precinct.

In the figures that follow (**Figure 5-1 to Figure 5-8**), all survey areas have been mapped into one of five categories to determine the heritage risk of any development planned for that area. In simple terms, future development in a zone of 'low heritage risk' is unlikely to encounter historic heritage constraints. Conversely, planned developments in zones of 'high heritage risk' are likely to need to consider historic heritage in the design and approval process.

The categories used here are:

- **High heritage risk:** This category combines items identified on statutory heritage lists, as well as items of potential heritage significance identified by NGH (**Section 2.5**), and the HHIMS (**Section 3.4**). No further items of high heritage significance were identified during the survey.
- **Moderate heritage risk:** Confined to the built area of Jindabyne. The main area encompassing the residential area is zoned as a moderate heritage risk as the survey did not comprehensively assess all buildings in this area and there is the possibility that further items beyond those already identified could be located in this area. Other areas of moderate heritage risk are those near known items of heritage value where development would need to consider the impact on the nearby buildings.
- **Low heritage risk:** Based on the findings from the survey, these areas are very unlikely to contain historic heritage items.
- **Archaeological potential:** Confined to Island Bend and the ruins of the Mill Creek Homestead only. At Island Bend is an area with widespread remains from a workers' camp associated with the Snowy Mountains Scheme and the Mill Creek Homestead preserves the remains of an important early Jindabyne structure.
- **Disturbed lands:** This zone refers to landforms within the survey areas that have been modified for roads and car parks. It is assessed that any historic heritage values at these locations have been lost.

Figure 5-1: Jindabyne. Historic heritage constraints.

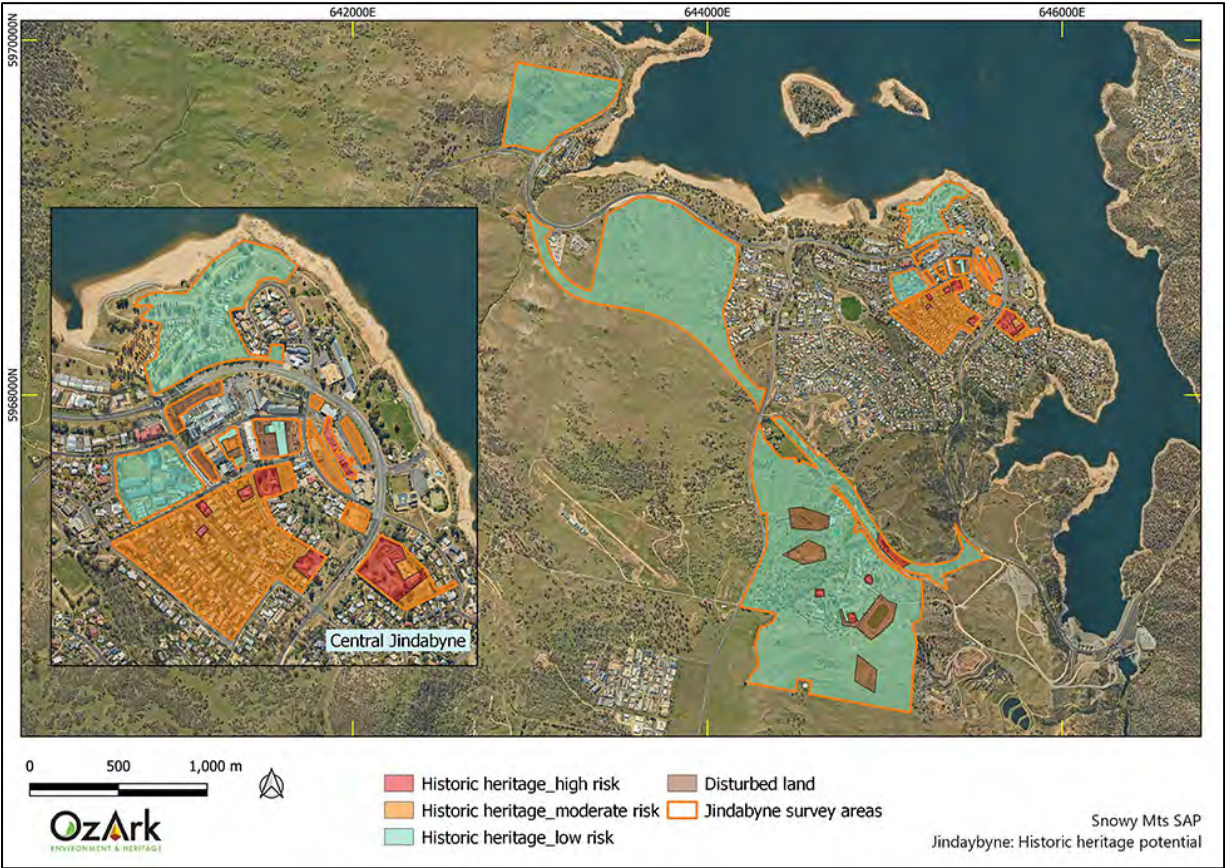


Figure 5-2: Thredbo Alpine Resort. Historic heritage constraints.

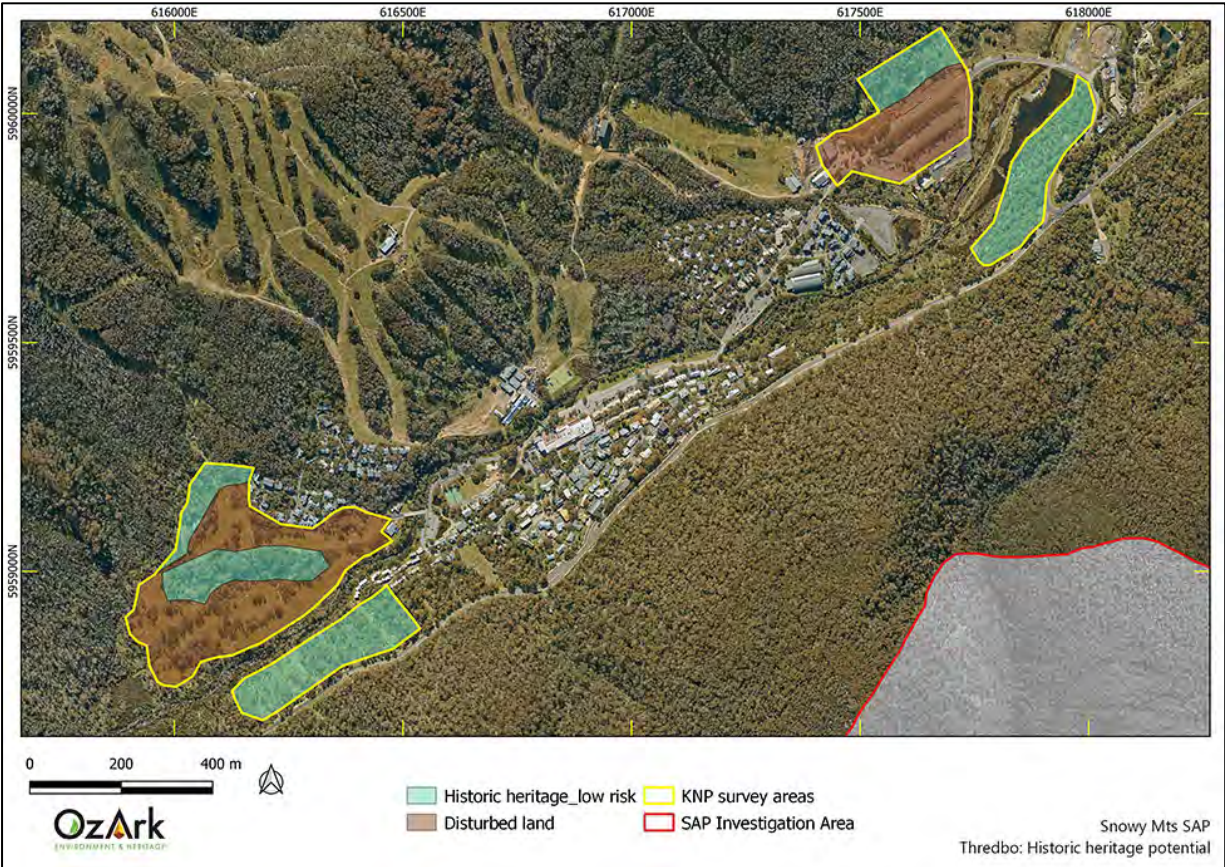


Figure 5-3: Thredbo Ranger Station. Historic heritage constraints.



Figure 5-4: Bullocks Flat Terminal. Historic heritage constraints.



Figure 5-5: Island Bend. Historic heritage constraints.

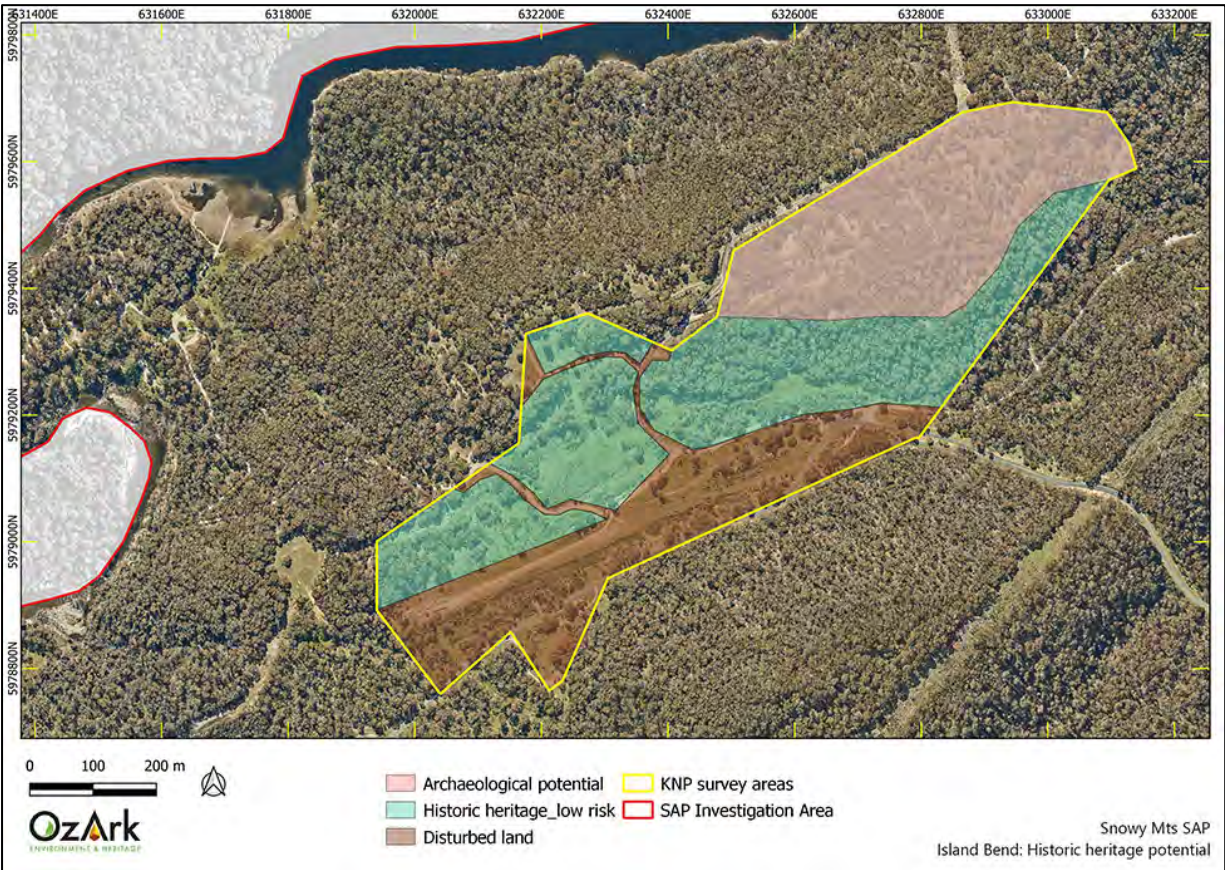


Figure 5-6: Guthega Alpine Resort. Historic heritage constraints.

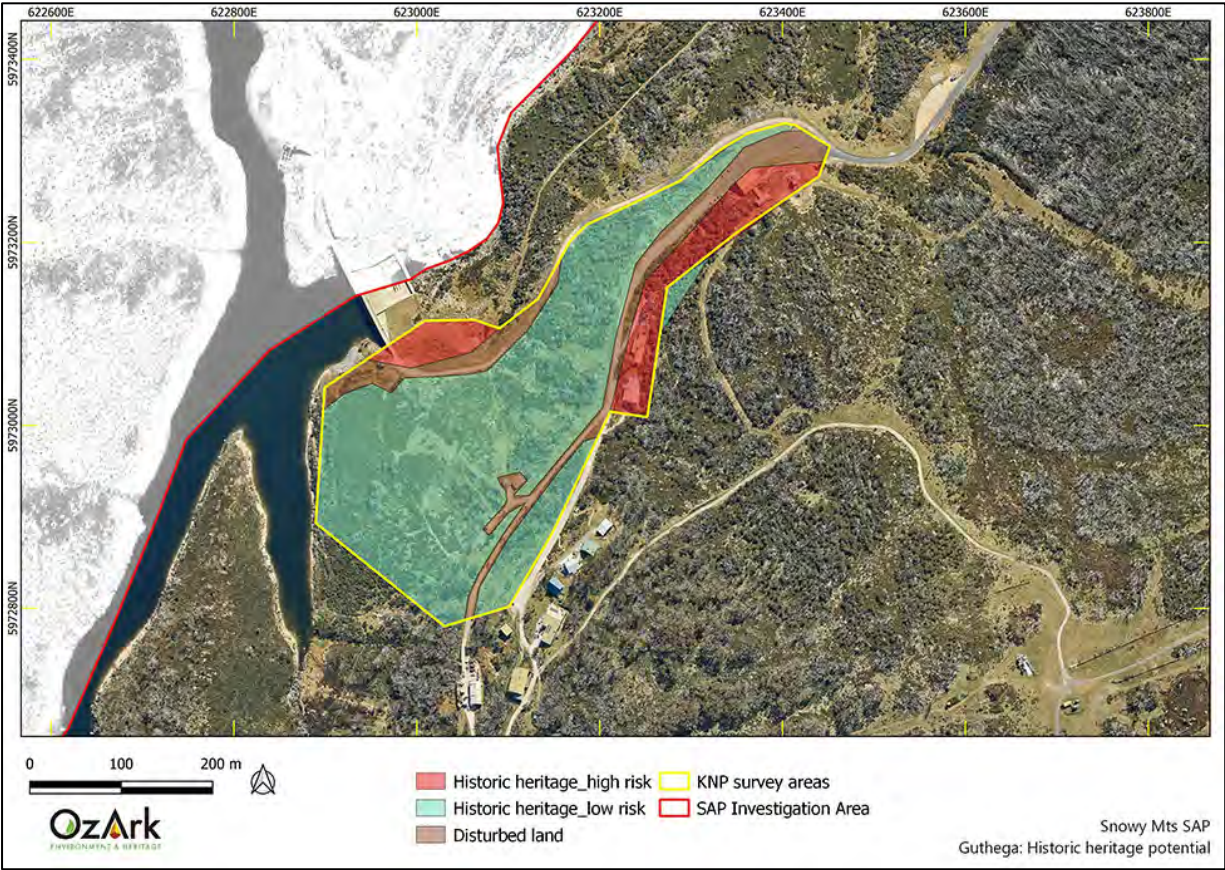


Figure 5-7: Charlotte Pass Alpine Resort. Historic heritage constraints.

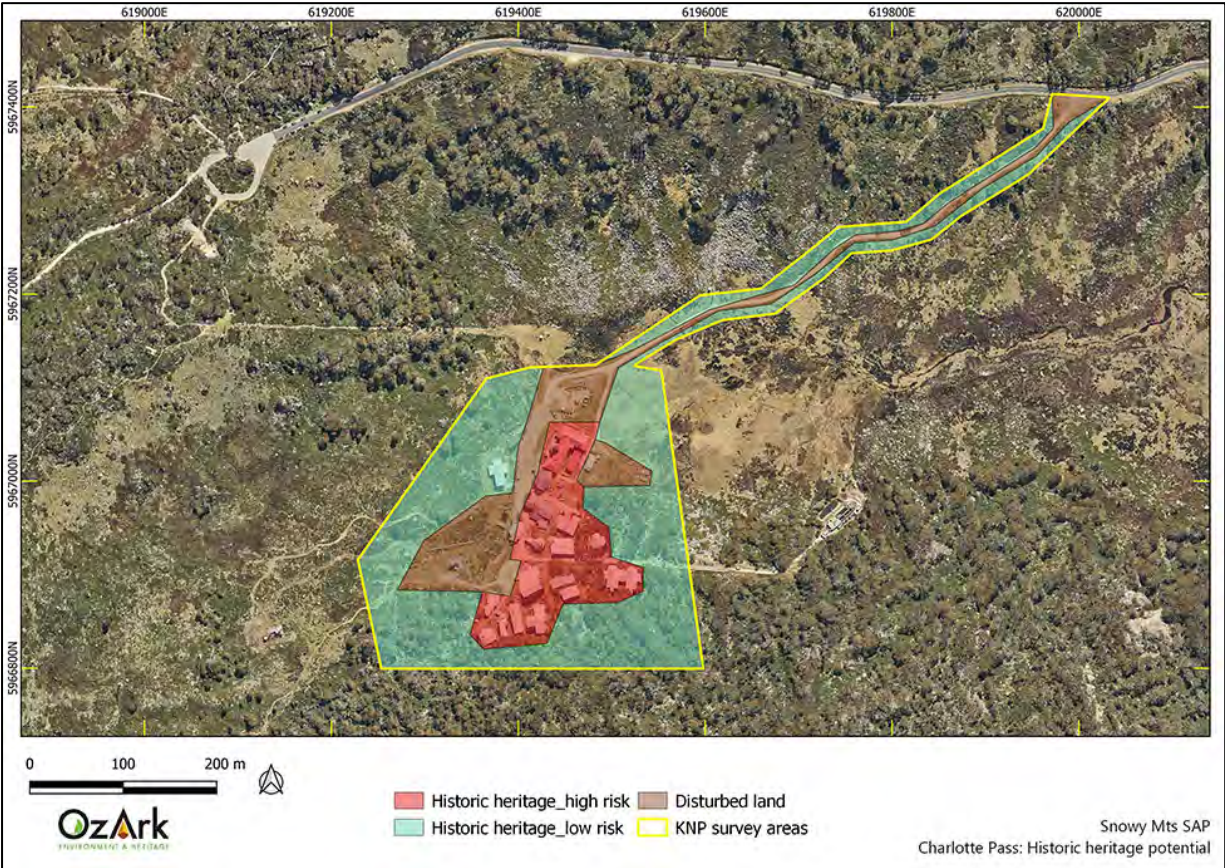
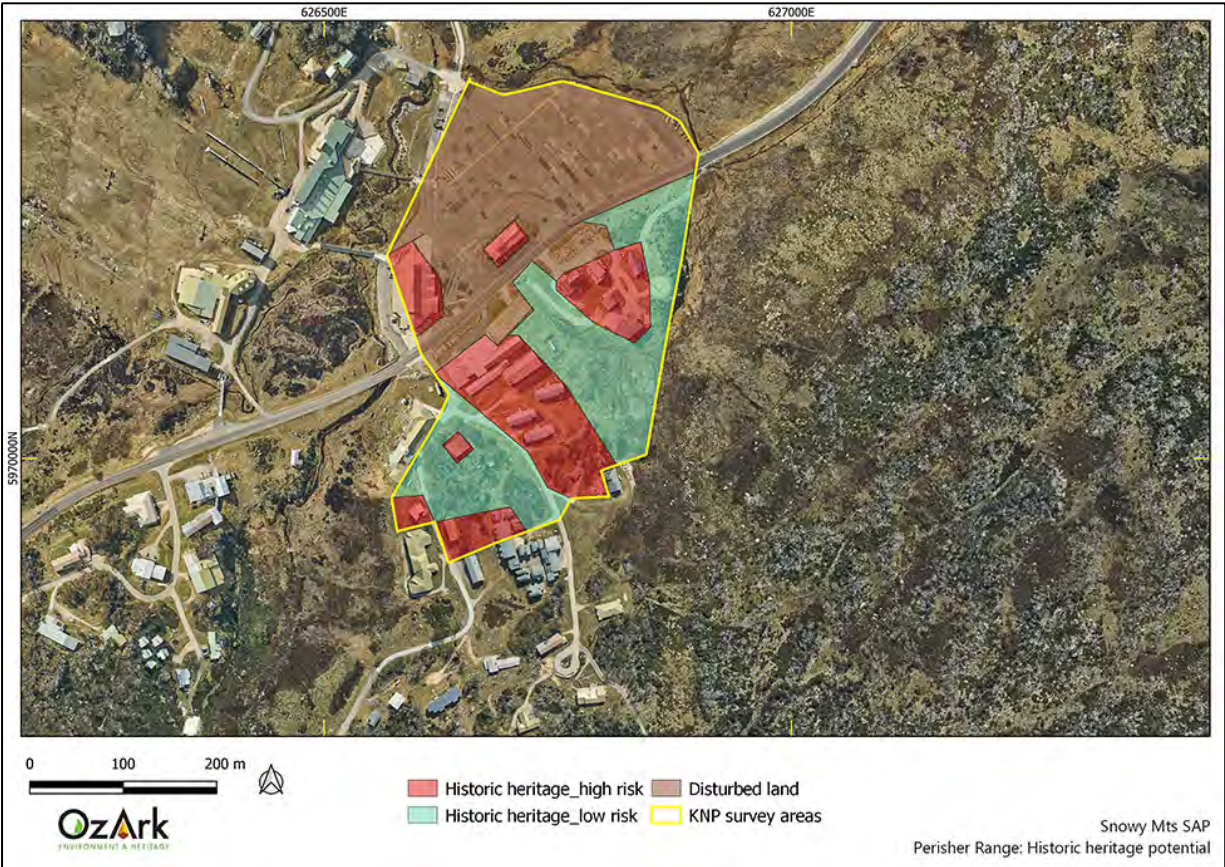


Figure 5-8: Perisher Range Alpine Resort. Historic heritage constraints.



6 HISTORIC HERITAGE MANAGEMENT

6.1 HERITAGE ITEMS IN THE SURVEY AREAS

This report has identified a number of heritage items within the survey areas. These items have been identified from several sources:

- Schedule 3 from the Alpine SEPP. This schedule identifies items within the Alpine villages that have important heritage values. Items within Schedule 3 have local heritage values, but also, potentially, state heritage values due to their association with the development of the Australian ski industry, association with significant architects, and as exemplars of unique architectural styles.
- Schedule 5 of the Snowy River LEP 2013. This schedule identifies items within the former council area of the Snowy River LEP. These items generally have local heritage significance, although some items may well have state heritage significance.
- NPWS HHIMS. This register includes all items on the NPWS Section 170 Heritage and Conservation register. These items generally have local heritage values, although like items on the Alpine SEPP, some items may have state heritage values due to their association with the development of the Australian ski industry, association with significant architects, and as exemplars of unique architectural styles. The HHIMS also contains a number of 'potential' items. These items have been identified as having potential to have local heritage values. Any items identified as 'potential' would not have heritage significance beyond local heritage values.
- Go Jindabyne Master Plan. Several items were identified during the heritage assessment for the Go Jindabyne Master Plan. These items would not have heritage significance beyond local heritage values.

Table 6-1 lists all listed and potential heritage items in the survey areas. Items listed as having 'potential' heritage values would require further assessment to determine whether the item has heritage values.

Table 6-1: Listed and potential heritage items in the survey areas.

Register/Study Id	Item name	Item type	Item status	Datum	Zone	Easting	Northing	Survey area	Potential heritage significance	Alpine SEPP
3905433	Site of Little Thredbo Hut	Complex	Archaeological only	GDA	55	629213	5966084	Bullocks Flat	Local	No
3908521	Site of Race Line; Little Thredbo Hut	Element	Archaeological only	GDA	55	629213	5966084	Bullocks Flat	Local	No
3908522	Site of Pond; Little Thredbo Hut	Element	Archaeological only	GDA	55	629213	5966084	Bullocks Flat	Local	No
3908523	Site of Toilet/Garbage Pit; Little Thredbo Hut	Element	Archaeological only	GDA	55	629213	5966084	Bullocks Flat	Local	No
3915131	Staff Accommodation - Tow Hut	Element	Potential	GDA	55	626613	5970184	Charlotte Pass	Local	No
3915132	Kosciuszko Chalet Hotel; Charlottes Pass	Element	Section 170	GDA	55	619446	5967036	Charlotte Pass	Local	Yes
3915134	Cell Block; Charlotte Pass	Element	Section 170	GDA	55	619446	5967036	Charlotte Pass	Local	No
3915135	Workshop; Charlotte Pass	Element	Potential	GDA	55	619446	5967036	Charlotte Pass	Local	No
3915136	Administration; Charlotte Pass	Element	Potential	GDA	55	619446	5967036	Charlotte Pass	Local	No
3915173	Knockshannoch; Charlotte Pass	Element	Potential	GDA	55	619425	5966933	Charlotte Pass	Local	No
3915137	Jerrabomberra; Charlotte Pass	Element	Potential	GDA	55	619450	5966929	Charlotte Pass	Local	No
3915138	Arlberg; Charlotte Pass	Element	Potential	GDA	55	619400	5966853	Charlotte Pass	Local	No
3915139	Burrawong Lodge; Charlotte Pass	Element	Potential	GDA	55	619386	5966848	Charlotte Pass	Local	No
3915140	TarGanGil; Charlotte Pass	Element	Potential	GDA	55	619369	5966872	Charlotte Pass	Local	No
3915141	Snowbird Ski Lodge; Charlotte Pass	Element	Potential	GDA	55	619423	5966853	Charlotte Pass	Local	No
3915142	Spencers Creek Lodge; Charlotte Pass	Element	Section 170	GDA	55	619488	5966930	Charlotte Pass	Local	No
3915172	Alitji Alpine Lodge; Charlotte Pass	Element	Potential	GDA	55	619365	5966834	Charlotte Pass	Local	No
3915143	Stillwell Lodge; Charlotte Pass	Element	Section 170	GDA	55	619414	5966892	Charlotte Pass	Local	No
3915144	Pygmy Possum; Charlotte Pass	Element	Potential	GDA	55	619505	5966895	Charlotte Pass	Local	No
3915145	Southern Alps Ski Club; Charlotte Pass	Element	Section 170	GDA	55	619451	5966888	Charlotte Pass	Local	No
3915277	Ski Lifts; Charlotte Pass	Element	Potential	GDA	55	619446	5967036	Charlotte Pass	Local	No
3915290	Kosciuszko Alpine Lodge; Charlotte Pass	Element	Section 170	GDA	55	619432	5966969	Charlotte Pass	Local	No
3915291	Kosciuszko Alpine Club - Manager's Cottage; Charlotte Pass	Element	Section 170	GDA	55	619423	5966953	Charlotte Pass	Local	No
3917172	Charlotte Pass Ski Resort	Complex	Section 170	GDA	55	619446	5967036	Charlotte Pass	Local	No

Register/Study Id	Item name	Item type	Item status	Datum	Zone	Easting	Northing	Survey area	Potential heritage significance	Alpine SEPP
3915116	Guthega Ski Centre - Guthega; Perisher	Element	Potential	GDA	55	623364	5973268	Guthega	Local	No
3915121	Tiobunga - Guthega; Perisher	Element	Section 170	GDA	55	623235	5973039	Guthega	Local	No
3915410	Site of Island Bend Township - Island Bend Precinct; FSSS	Archaeological only	Section 170	GDA	55	632359	5979290	Island Bend	State/National	No
I150	St Andrews Uniting Church	Element	LEP	GDA	55	645524	5968430	Jindabyne	Local	
I146	Sports and Recreation Centre	Element	LEP	GDA	55	644713	5966800	Jindabyne	Local	
I154	Memorial Hall	Element	LEP	GDA	55	645555	5968793	Jindabyne	Local	
I153	St Columbkille's Church and hall	Element	LEP	GDA	55	645724	5968397	Jindabyne	Local	
I155	St Andrew's Anglican Church	Element	LEP	GDA	55	645419	5968622	Jindabyne	Local	
GJ1	Relocated house 1	Element	Go Jindabyne study	GDA	55	645248	5968558	Jindabyne	Local	
GJ2	Relocated house 2	Element	Go Jindabyne study	GDA	55	645246	5968499	Jindabyne	Local	
GJ3	Relocated house 3	Element	Go Jindabyne study	GDA	55	645348	5968617	Jindabyne	Local	
GJ7	Mill Creek Homestead	Complex	Go Jindabyne study	GDA	55	645033	5967130	Jindabyne	Local	
3915213	Eremo; Perisher	Element	Section 170	GDA	55	626641	5970016	Perisher	Local	No
3915214	Waratah; Perisher	Element	Section 170	GDA	55	626599	5969943	Perisher	Local	No
3915215	Gunyah; Perisher	Element	Potential	GDA	55	626637	5969926	Perisher	Local	No
3915230	The Stables; Perisher	Element	Potential	GDA	55	626696	5969915	Perisher	Local	No
3915233	Staff Accommodation - Timbertops Lodge; Perisher	Element	Potential	GDA	55	626771	5970021	Perisher	Local	No
3915235	The Man From Snowy River Hotel; Perisher	Element	Potential	GDA	55	626645	5970102	Perisher	Local	No
3915236	Catholic Church; Perisher	Element	Section 170	GDA	55	626833	5970208	Perisher	Local	No
3915237	NPWS Office; Perisher	Element	Potential	GDA	55	626692	5970224	Perisher	Local	No
3915238	Ski Tube Terminal; Perisher	Element	Potential	GDA	55	626597	5970180	Perisher	Local	No
3915243	Staff Accommodation - Gumtrees; Perisher	Element	Potential	GDA	55	626767	5969983	Perisher	Local	No
3915281	Ambulance Station; Perisher	Element	Potential	GDA	55	626792	5970200	Perisher	Local	No

Register/Study Id	Item name	Item type	Item status	Datum	Zone	Easting	Northing	Survey area	Potential heritage significance	Alpine SEPP
3915283	Fire Station; Perisher	Element	Potential	GDA	55	626763	5970187	Perisher	Local	No
3915294	Staff Lodge - Pimelia; Perisher	Element	Potential	GDA	55	626726	5970027	Perisher	Local	No
3915295	Staff Lodge - Caledonia; Perisher	Element	Potential	GDA	55	626731	5970045	Perisher	Local	No
3915296	Staff Lodge - Astelia; Perisher	Element	Potential	GDA	55	626741	5970026	Perisher	Local	No
3915297	The Man from Snowy River Hotel - Block A; Perisher	Element	Potential	GDA	55	626691	5970112	Perisher	Local	No
3915298	The Man from Snowy River Hotel - Staff Accommodation; Perisher	Element	Potential	GDA	55	626668	5970082	Perisher	Local	No
3915299	The Man from Snowy River Hotel - Block B; Perisher	Element	Potential	GDA	55	626709	5970094	Perisher	Local	No
3905680	Thredbo Rangers Station and Associated Elements	Complex	Section 170	GDA	55	622050	5962473	Thredbo Rangers Station	Local	No
3909237	Site of Chairlift; Thredbo Rangers Station	Element	Section 170. Archaeological only	GDA	55	622013	5962484	Thredbo Rangers Station	Local	No
3909238	Thredbo Ranger Station	Element	Section 170	GDA	55	622050	5962472	Thredbo Rangers Station	Local	No

6.2 IMPACTS TO HISTORIC HERITAGE

In terms of impact to historic heritage items, the best process for assessing the significance of the impact is to first understand the identified heritage values of the item. These values could range from the fabric of the building, the architectural style of the building, the design of its interiors, or its association with a well-known person or historic theme, such as, in this case, the development of the Australian ski industry.

As such, there is a two-step process. First the heritage values of items need to be understood and then known impacts to those values must be assessed. It must be understood that impacts could be direct or indirect and both can significantly impact the heritage values of an item.

6.3 RENEWED HERITAGE STUDIES

The heritage studies that form the basis of our understanding of historic heritage significance in the SAP Investigation Area are over 20 years old. The Snowy River Heritage Study that informed the heritage listings in the LEP was completed in 1998 (Tropman 1998). Similarly, the heritage studies embodied in the Thredbo and Perisher Plans of Management were produced in 1997 and 1998 respectively (Lucas 1997, Freeman 1998).

As the research for these studies is approximately 25 years old, these studies require updating so that the contemporary heritage values of the main alpine resort areas, as well as Jindabyne, are known. Such studies become the basis of future planning decisions as they allow the heritage values of individual buildings to be understood, as well as recognising the dominant heritage themes at a particular location.

An added benefit of a renewed heritage study in the alpine resorts is that it would enable the rather unwieldy number of buildings currently listed on the NPWS HHIMS to be refined to the more significant buildings (i.e. the items listed as having 'potential' heritage values in **Table 6-1** could be refined).

These heritage studies would need to be commissioned separately to the current OzArk study as the scope of such studies is beyond what OzArk has been engaged to undertake.

6.4 DEVELOPMENT OF HERITAGE ITEMS

All heritage studies are about identifying the heritage values a place may hold. These values may be embodied in the place, such as the fabric or design of a building, or be associated with a place, such as a building's association with a famous person, or a building's contribution to a wider cultural landscape. Without knowing the values that make a place special, it is difficult to evaluate how those values could be impacted by a particular development.

Therefore, unless the specific heritage values of a building are known, as well as the specific nature of a proposed development, it is difficult to make blanket statements about the likelihood

of the development being sympathetic to the identified heritage values. For example, a development proposal to extensively renovate a particular ski lodge may be acceptable if the identified heritage values are the building's association with the Australian snow sport industry as the renovations will enable the building to continue to embody this value. However, if the identified heritage value is the building's steep alpine-style roof due to its contribution to the alpine village feel of a place, then renovations abandoning this design style would need to be carefully considered. This is not to say that a different architectural style is impossible, but it would need to be thought out and justified against the identified heritage values of the cultural landscape.

Impact to heritage items is not only related to changes to the listed item itself but can include impacts from new additions nearby. For example, if a building has identified architectural values, these values would be impacted if a new construction blocked views to the listed building, or if its design overwhelms the original building.

6.4.1 Development of nationally listed places

Under the EPBC Act, a national heritage listing, such as 'Australian Alps National Parks and Reserves' that include the alpine resorts, does not preclude new development, provided it does not have a significant impact on the heritage values of the place. New development may enhance the heritage values of a place or item, especially where the heritage significance of a place derives from its continued use. New development must be carefully planned and assessed on an individual basis. Listing under the EPBC has a requirement for a Conservation Management Plan to be produced and this document will establish the procedures and guidelines for future development.

6.4.2 Development of items with state heritage listing

There is only one item within the SAP Investigation Area registered on the SHR, the Aboriginal Place, Curiosity Rocks that is outside of any of the survey areas. As this place will be avoided by the SAP, there will be no impacts to any items of state heritage value associated with the SAP. Further information on impacts to items on the SHR is detailed in **Section 1.5.1**.

While not applicable to the survey areas as no items of state heritage significance are located within any of the survey areas, certain activities and works are exempt from approval under the *Heritage Act 1977* for heritage items listed on the SHR or subject to an Interim Heritage Order. The activities and works must have little to no impact on the item's heritage significance and support its management.

6.4.3 Development within Jindabyne

While the town of Jindabyne contains several items with listed local heritage values, it must be noted that the old town centre area including the original shops, car parks, memorial hall,

churches, and greenways could arguably of state heritage significance, if not national heritage significance, due to their association with the Snowy Mountains Scheme and as a rare exemplar of a planned 1960's residential and commercial precinct.

Any development within central Jindabyne should consider the potential heritage values related to the Jindabyne cityscape, town plan, and street plantings (see **Section 4.3.4.1**).

6.4.4 Development of items with local heritage listing

Outside of the KNP, administration of items of local heritage value is vested with the local council. Typically, if any impact needs to occur within the curtilage of an LEP listed item, then a *Statement of Heritage Impact* (SOHI) would need to be prepared. Even if the impacts are minor, a SOHI should be prepared to assess the impact of a proposed development on an item's identified heritage values. The SOHI should then be provided to the relevant consent authority (currently the council) for their consideration. If the impact is deemed to be minor or trivial, then no further action is required. If the works are deemed to be major, the relevant consent authority will require a Development Application (DA) for the works to proceed. The DA would contain all information required by the relevant consent authority to determine if the impact is permissible.

Section 5.10 (3) of the Snowy Valleys LEP notes that some activities to listed heritage items are currently exempt from the requirement to notify council. These exemptions apply if a planned development:

- (i) is of a minor nature or is for the maintenance of the heritage item, Aboriginal object, Aboriginal place of heritage significance or archaeological site or a building, work, relic, tree or place within the heritage conservation area
- (ii) would not adversely affect the heritage significance of the heritage item, Aboriginal object, Aboriginal place, archaeological site or heritage conservation area.

Normally a SOHI would be required to document the lack of heritage impact. See **Section 1.5.4** for more details.

In addition, the heritage curtilages included in the LEP include all the Lot in which a heritage item is located and is not an indication that the entire area has similar heritage values. For example, the values identified at the Sports and Recreation Centre are associated with the lodges dating from the Snowy Mountains Scheme. This would mean that if these values are preserved, i.e. these lodges are not harmed or over-shadowed, that development elsewhere on the Lot is theoretically possible following a heritage study that would produce a SOHI for the consideration of the relevant consent authority.

6.4.5 Development of unlisted items

Items not on a heritage list have no automatic statutory protection under the Heritage Act. However, the precautionary principle suggests that items with potential heritage significance

should be assessed by a heritage professional to gain an understanding of the item's heritage significance. If, because of this assessment, the item is deemed to have local or state heritage values, then it should be treated as if it is listed for those values. For example, if an unlisted item in the SAP Investigation Area was assessed to have local heritage values and development was planned to or near the item, then a SOHI should be developed and submitted to council for their consideration.

6.4.6 Development that does not require further heritage assessment

Activities that do not harm the heritage values of an item with identified or potential heritage values would not require further assessment. Such activities may include:

- Cleaning and maintenance
- Painting
- Replacement of existing elements following the like-for-like principle
- Gardening and minor landscaping. This would exclude the removal of mature trees.

7 RECOMMENDATIONS

Based on the results of the survey and the updated historic heritage mapping, recommendations to conserve heritage values in the survey areas are presented below. These recommendations are high-level as specific impacts are not known at this stage, although it is expected that historic heritage will be managed through an amended Snowy Monaro (Snowy River) LEP, an amended Alpine SEPP, and a new Snowy Mountains SAP SEPP.

1. Heritage constraints at all survey areas are listed in **Section 4.5**.
2. Development controls relating to heritage should ideally follow the heritage conservation objectives set out in Section 26 of the current Alpine SEPP. These objectives include:
 - A heritage impact assessment should be undertaken if development activity (other than except development as defined by Section 26 (3) of the Alpine SEPP) is proposed
 - (a) on which a heritage item is situated, or
 - (b) that is a heritage item, or
 - (c) adjacent to land referred to in paragraph (a) or (b).
 - It is emphasised that development adjacent to a listed heritage item can also have a detrimental impact on the heritage values of the item and that these impacts require assessment (as per paragraph (c)) prior to the development proceeding.
3. Development likely to harm significant heritage fabric or values associated with items listed on the LEP would require council consent before proceeding.
4. The NSW Heritage Council must be informed of any development that plans to demolish an item on the NPWS s170 Heritage & Conservation Register.
5. It is recommended that targeted heritage studies be undertaken, particularly at the Alpine Precinct, to identify current heritage values at areas included in the Snowy Mountains Special Activation Precinct Master Plan. Such a study would help inform the recommendations that are set out below by identifying and documenting the heritage values of individual buildings.
6. The strategic mapping presented in **Section 5** should be used as a guide for future development. The following principles should be followed:
 - Development within areas defined as 'disturbed land' can proceed without further historic cultural heritage investigation.
 - Development within areas defined as 'low potential' should be assessed at a time when the impacts are known. This assessment may involve a visual inspection of the impact area and due diligence research to ensure that historic heritage values will not be harmed.

- Development in areas defined as ‘high risk’ or ‘moderate risk’ requires further heritage assessment where the development is likely to materially have a major effect on a heritage item or its value. Development is considered to have a materially major affect if it involves:
 - The full or partial demolition of a building
 - Major alterations or additions
 - Major adverse impacts, such as the removal of significant fabric, obscuring key views or dominating a heritage item, or the removal of evidence of significant historical associations
 - Impact to significant archaeological deposits.
- Development in areas defined as ‘high risk’ or ‘moderate risk’ requires further heritage assessment where the development is likely to materially have a minor effect on a heritage item or value. Development is considered to have a minor affect if it involves (but is not limited to):
 - Repairs or restoration to fabric
 - Installation of fire safety equipment
 - Installation of disabled access
 - Replacement of awnings, balconies, etc
 - Installation of signage or fencing
 - Excavation of areas without archaeological potential
 - Erection of temporary structures
 - Installation of safety and security equipment.
- Activities that do not harm the heritage values of an item in areas defined as ‘high risk’ or ‘moderate risk’ would not require further assessment. Such activities may include:
 - Cleaning and maintenance
 - Painting
 - Replacement of existing elements following the like-for-like principle
 - Gardening and minor landscaping. This would exclude the removal of mature trees.
- Where development is likely to materially have a major effect on a heritage item or value, further heritage assessment is required. This heritage assessment includes:
 - A visual inspection to determine the existing heritage values
 - An archaeological assessment (if appropriate)

- Preparation of a Statement of Heritage Impact.
- Where development will have minor effect on a heritage item or value, a heritage assessment may be required. This heritage assessment may include:
 - A visual inspection to determine the existing heritage values
 - An archaeological assessment (if appropriate)
 - Use of a previously prepared heritage study if applicable.
- A heritage assessment for any development that is likely to have a materially major or minor effect on a heritage item or its value must:
 - Identify the impacts to the heritage values of an item or place
 - Demonstrate the need for the impact and how alternatives to the impact have been considered
 - Demonstrate how the adverse impacts will be minimised or mitigated.
- Development within areas defined as having 'archaeological potential' should have an impact assessment undertaken at a time when the impacts are known. This assessment would include a visual inspection and could be informed by targeted archaeological excavation. The assessment should primarily consider the likelihood of significant archaeological deposits being harmed.

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- | | |
|-------------------------|--|
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