



NPWS Cottage 3 at Creel Bay.

REVISED HISTORIC HERITAGE ASSESSMENT

SNOWY MOUNTAINS SPECIAL ACTIVATION PRECINCT

SNOWY MONARO REGIONAL COUNCIL LGA

FINAL

JUNE 2022

Report prepared by
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for WSP Australia Pty Limited

on behalf of

Department of Planning and Environment

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EXECUTIVE SUMMARY

Background and introduction to the revised historic heritage assessment

OzArk Environment & Heritage (OzArk) was engaged by WSP Australia Pty Limited in 2020, on behalf of the Department of Planning and Environment (DPE, then Department of Planning, Industry and Environment) (the proponent), to complete a historic heritage assessment (HHA) for the Snowy Mountains Special Activation Precinct (SAP).

The HHA was completed in June 2021 and was incorporated into the Snowy Mountains SAP Master Plan that went on public exhibition.

On 2 November 2021, a detailed response to the aims and content of the Snowy Mountains SAP Master Plan was provided by Heritage NSW. Among many items, Heritage NSW recommended that the areas within Sub-Precincts that had not been surveyed for the original iteration of the HHA be subject to further investigation so that the historic heritage values of the Sub-Precincts could be better understood.

As a result, OzArk was engaged by WSP Australia Pty Limited in 2022, on behalf of the DPE, to complete survey of further landforms across the Sub-Precincts and update the HHA with the results.

This revised HHA therefore includes the findings from the additional survey, updated heritage constraint mapping, and updated recommendations responding in part to the comments received from Heritage NSW.

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 three Sub-Precincts: the Alpine Sub-Precinct, the Jindabyne Growth Sub-Precinct, and the Jindabyne Catalyst Sub-Precinct. All development related to the Snowy Mountains SAP will be contained within these Sub-Precincts.

Within the Sub-Precincts are areas referred to in this report as ‘the survey areas’ (approximately 1741.9 ha) that include areas near Jindabyne and several locations in the Kosciuszko National Park (KNP). The survey areas were subject to greater research and survey to produce strategic mapping of these areas into zones of high, medium, and low historic heritage potential. The strategic mapping does not include the remainder of the SAP Investigation Area.

Not all landforms within Sub-Precincts are included in the survey areas, however, all landforms where development is likely within Sub-Precincts have been, where possible, fully surveyed. Any discussion of landforms, archaeological potential, and potentially impacted historic values is confined to the survey areas and do not include the unsurveyed landforms within Sub-Precincts.

Strategic mapping to inform the Snowy Mountains Special Activation Precinct Delivery 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 SAP Delivery 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 Delivery Plan, the scope did not allow a comprehensive heritage study to be undertaken at either the alpine villages or at Jindabyne.

Background research

This report notes that within the SAP Investigation Area 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.

In terms of the survey areas, nine places listed on the LEP are within the Jindabyne survey area (Jindabyne Winter Sports Academy [I146], St Andrews Uniting Church [I150], Jindabyne Foreshore Park [I151], Strzelecki monument [I152], St Columbkille's Church and hall [I53], Memorial Hall [I54] and St Andrew's Anglican Church [I55], Lake Jindabyne [C4]).

The *State Environmental Planning Policy (Precincts-Regional) 2021* (Precincts-Regional SEPP) lists 32 historic sites in Schedule 3. Most of these places are captured in the HHIMS, although some items are listed in the *Precincts-Regional SEPP* but not on NPWS s170 Heritage & Conservation Register, for example, 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. Several of these identified items, including item the ruins of the Mill Creek Homestead and five houses relocated from old Jindabyne, are within either the Jindabyne Growth Sub-Precinct or the Jindabyne Catalyse Sub-Precinct.

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 is outside the

curtilages of both the Australian Alps National Parks and Reserves and Snowy Mountains Scheme listings.

The identified 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, apart from the already identified national heritage values of the Snowy Mountains Scheme and the Australian Alps National Parks and Reserves. Some of the items in the Alpine Sub-Precinct listed on the *Precincts-Regional SEPP* may well have state heritage significance.

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

Over six days in December 2020 all survey areas that were able to be accessed at the time were surveyed via full pedestrian survey. The survey included survey areas around Jindabyne, as well as those in the KNP. All survey was by pedestrian transects.

On 15 February 2021, Ben Churcher assessed several locations within Jindabyne township that were not included in the survey areas in December 2020.

In 2021, as a separate project to the Snowy Mountains SAP, OzArk was engaged by DPE to undertake an evaluation of items on Schedule 3 of the *Precincts-Regional SEPP*. This study was not to undertake a comprehensive heritage study of the alpine villages but rather to complete a high-level study to determine whether the items currently on Schedule 3 should remain on the schedule and whether there were further items that should be included on the schedule. Survey for this study took place on 19–21 May 2021 and included a detailed visit to the Thredbo, Perisher Ranges, and Charlotte Pass Alpine Resorts, Sponars Chalet, and the Ski Rider Hotel. The gazetteer of this study showing all significant buildings within the alpine resorts is presented as **Appendix 1**.

Following a recommendation from Heritage NSW, further landforms within the Sub-Precincts were surveyed from 21–24 March 2022. This survey targeted all applicable Sub-Precincts in the Jindabyne area where access was possible, and those areas in the Alpine Sub-Precinct where developments associated with the Snowy Mountains SAP are likely to occur. For example, the steep hills currently used for the alpine resorts' ski fields were not surveyed.

The historic heritage survey was not to develop a comprehensive heritage study of either the alpine villages or Jindabyne, 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 Sub-Precinct as shown in the Snowy Mountains SAP Master Plan.

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

Otherwise, the survey confirmed that most items listed on the LEP, the *Precincts-Regional SEPP*, 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 detailed in **Section 5.6** and **Section 6.6**.

Recommendations

All items listed on LEPs are protected by the *Heritage Act 1977* (Heritage Act).

Items listed on NPWS Section 170 Heritage & Conservation Register 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.

Development within the Jindabyne Growth Precinct will be approved under the authority of the *Snowy River Local Environmental Plan (LEP) 2013*. The Snowy River LEP remains valid for the amalgamated Snowy Monaro Regional Council.

Development within the Jindabyne Catalyst Precinct and the Alpine Sub-Precinct is administered by the *Precincts-Regional SEPP*. Items listed in Schedule 3 of the *Precincts-Regional SEPP* are protected by the provisions of the SEPP.

The development controls in each of these documents will be followed in respect to conserving and protecting historic cultural heritage.

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 River LEP and the *Precincts-Regional SEPP*.

1. If development is planned in any landform identified in this report as 'unsurveyed', historic heritage assessment should take place following relevant guidelines. This assessment

may involve a visual inspection of the impact area to ensure significant historic heritage items are not harmed.

2. It is recommended that targeted heritage studies be undertaken, particularly within the alpine villages and at Jindabyne, to identify current heritage values at areas included in the Snowy Mountains SAP Master Plan. Such a study would help inform the recommendations that are set out in this report by identifying and documenting the heritage values of individual buildings. Such a study would update Lucas 1997, Freeman 1998, and Tropman 1998.
3. Heritage constraints at all survey areas are listed in **Sections 5.6** and **6.6**.

Development in areas administered by the *Precincts-Regional SEPP*

4. Development controls relating to heritage should follow the heritage conservation objectives set out in Section 4.24(5) of the *Precincts-Regional SEPP*. These objectives include:
 - A heritage impact assessment should be undertaken if development activity (other than except development as defined by Section 4.17 of the *Precincts-Regional 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.

Development within the alpine resorts to or near all items listed in **Table 5-1** as having 'high' or 'likely' heritage values should be considered as warranting a heritage impact statement.

5. Development in any of the identified heritage precincts (confined to the Thredbo Alpine Resort, Charlotte Pass Alpine Resort, and the Perisher Ranges Alpine Resort) must consider the impact on the identified heritage values of that precinct (**Section 5.2**). Consideration of the scale, the use of sympathetic fabric, the retention of open space, and the use of sympathetic architectural styles of any new development on the existing heritage values of the precinct must be made.
6. Development within the Thredbo Alpine Resort, Charlotte Pass Alpine Resort, and the Perisher Ranges Alpine Resort must consider the overall heritage values of the villages (**Section 5.3**). Any new development in these villages must consider the existing scale and character of the villages, the need to preserve existing open spaces, and the need to preserve significant existing view lines to important heritage items within the villages.
7. The NSW Heritage Council must be informed of any development that plans to demolish an item on the NPWS s170 Heritage & Conservation Register.

Development in areas administered by the Snowy River LEP

8. Development likely to harm significant heritage fabric or values associated with items listed on the LEP would require council consent before proceeding. The procedures in Section 5.10 of the LEP would be required to be followed for any new development.
9. Items assessed by NGH Environmental (**Section 2.5**) should be considered to hold local heritage values and should be assessed accordingly.
10. The heritage values within the Jindabyne township identified in **Section 6.4** should be considered if development in central Jindabyne is proposed.

Strategic mapping

11. The strategic mapping presented in **Section 7** should be used as a guide for future development. The following principles should be followed:
 - Development within areas defined as 'disturbed land' in **Section 7** can proceed without further historic cultural heritage investigation, except the impact of any new development on neighbouring heritage items or precincts should be considered.
 - Development within areas defined as 'low potential' in **Section 7** 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. In particular, the impact of any new development on neighbouring heritage items or precincts should be considered.
 - Development in areas defined as 'high risk', 'moderate risk' (**Section 7**), or are located in an identified heritage precinct (**Section 5.2**), requires further heritage assessment where the development is likely to materially have a major effect on a heritage item or its value.

Development controls

12. The following development controls should be applied to development to or near any items assessed as having 'high' or 'moderate' heritage risk (**Section 7**):
 - Development is considered to have a materially major effect 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' (**Section 7**) 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' (**Section 7**) 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.

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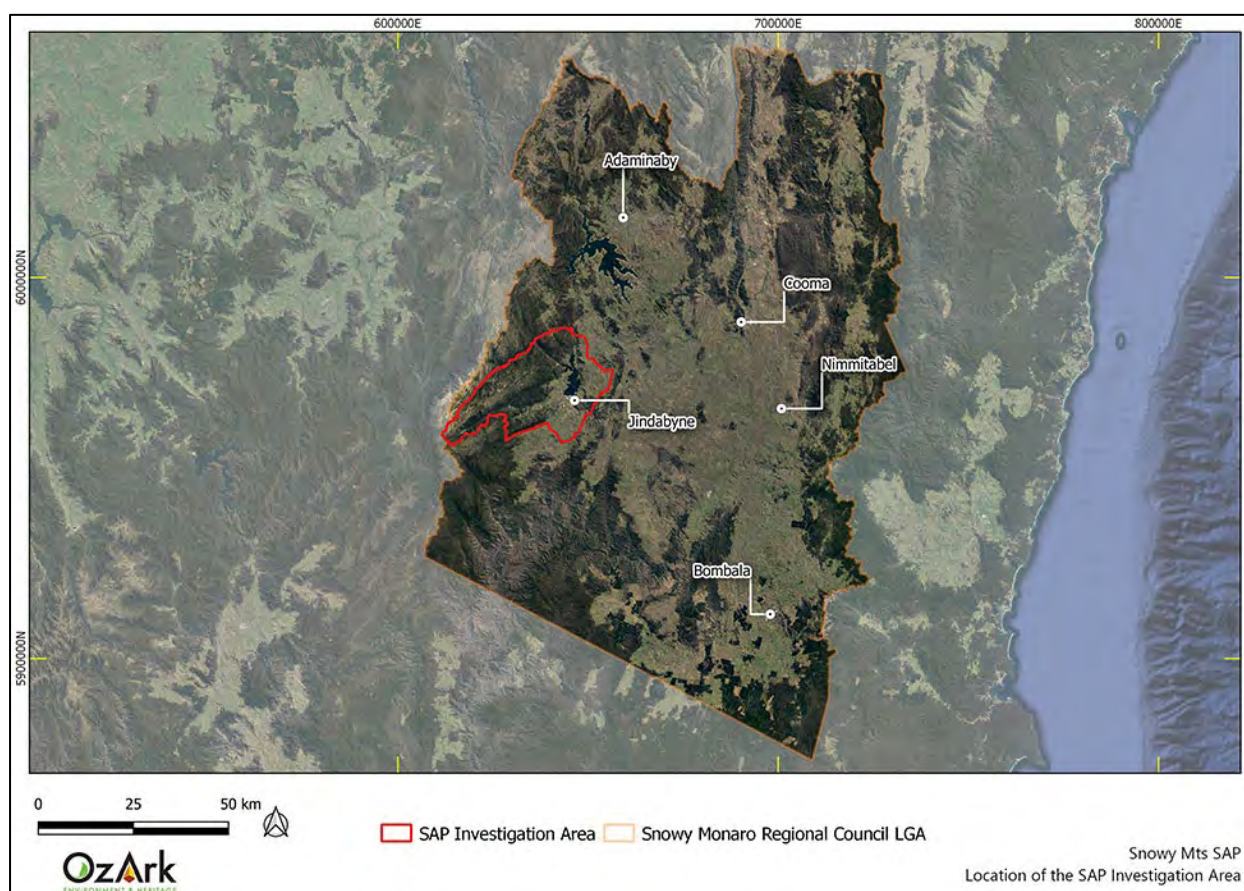
1 INTRODUCTION

1.1 PREAMBLE

OzArk Environment & Heritage (OzArk) has been engaged by WSP Australia Pty Limited, on behalf of the Department of Planning and Environment (DPE) (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
- DPE is responsible for the planning of SAPs. DPE 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, west, and east of Jindabyne township, as well as areas within the existing town of Jindabyne
- Alpine Sub-Precinct: areas within the KNP including the Thredbo Alpine Resort, Thredbo Rangers Station, Ngarigo Campground, Bullocks Flat Terminal, Island Bend, Charlotte Pass Alpine Resort, Perisher Range Alpine Resort including Smiggin Holes and the Guthega Alpine Resort, Sponars Chalet, Ski Rider Hotel, Kosciusko Tourist Park, and Creel Bay.

All development related to the Snowy Mountains SAP will be contained within these Sub-Precincts.

Within the Sub-Precincts are areas referred to in this report as 'the survey areas' (approximately 1741.9 ha) that include areas near Jindabyne and several locations in the KNP. The survey areas were subject to greater research and survey to produce strategic mapping of these areas into zones of high, medium, and low historic cultural heritage potential. The strategic mapping does not include the remainder of the SAP Investigation Area.

Not all landforms within Sub-Precincts are included in the survey areas, however, all landforms where development is likely within Sub-Precincts have been, where possible, fully surveyed. Any discussion of landforms, archaeological potential, and potentially impacted historic items is confined to the survey areas and do not include the unsurveyed landforms within Sub-Precincts.

In the KNP, for example, this meant that only the 'development area' shown on the structure plans published with the Snowy Mountains SAP Master Plan was surveyed. This meant that only 308 ha out of the total area of the Alpine Sub-Precinct (3,131.4 ha) was surveyed, or 9.8% of the total Alpine Sub-Precinct.

At the Jindabyne Sub-Precincts, greater survey coverage was achieved, and survey included 1433.9 ha of the total Sub-Precinct area of 1740.2 ha, or 82% of the total precinct area. The only

areas not surveyed at Jindabyne were properties where access was not possible, primarily at Western Lake Jindabyne A.

Therefore, in total 1,741.9 ha were subjected to survey out of a total Sub-Precinct area of 4,871.4 ha, or 36% of the total precinct area.

The areas of the SAP Investigation Area that are included in the Sub-Precincts are shown on **Figure 1-2**. Regarding the Jindabyne Sub-Precincts, there are a number of individual areas that are referred to in this report. These areas are shown on **Figure 1-3**.

As noted, not all areas within the Jindabyne Sub-Precincts are included in the survey areas as some areas were not accessible for survey. The relationship between the Jindabyne Sub-Precincts and the survey areas, including those areas that were not surveyed, are shown on **Figure 1-4**.

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.

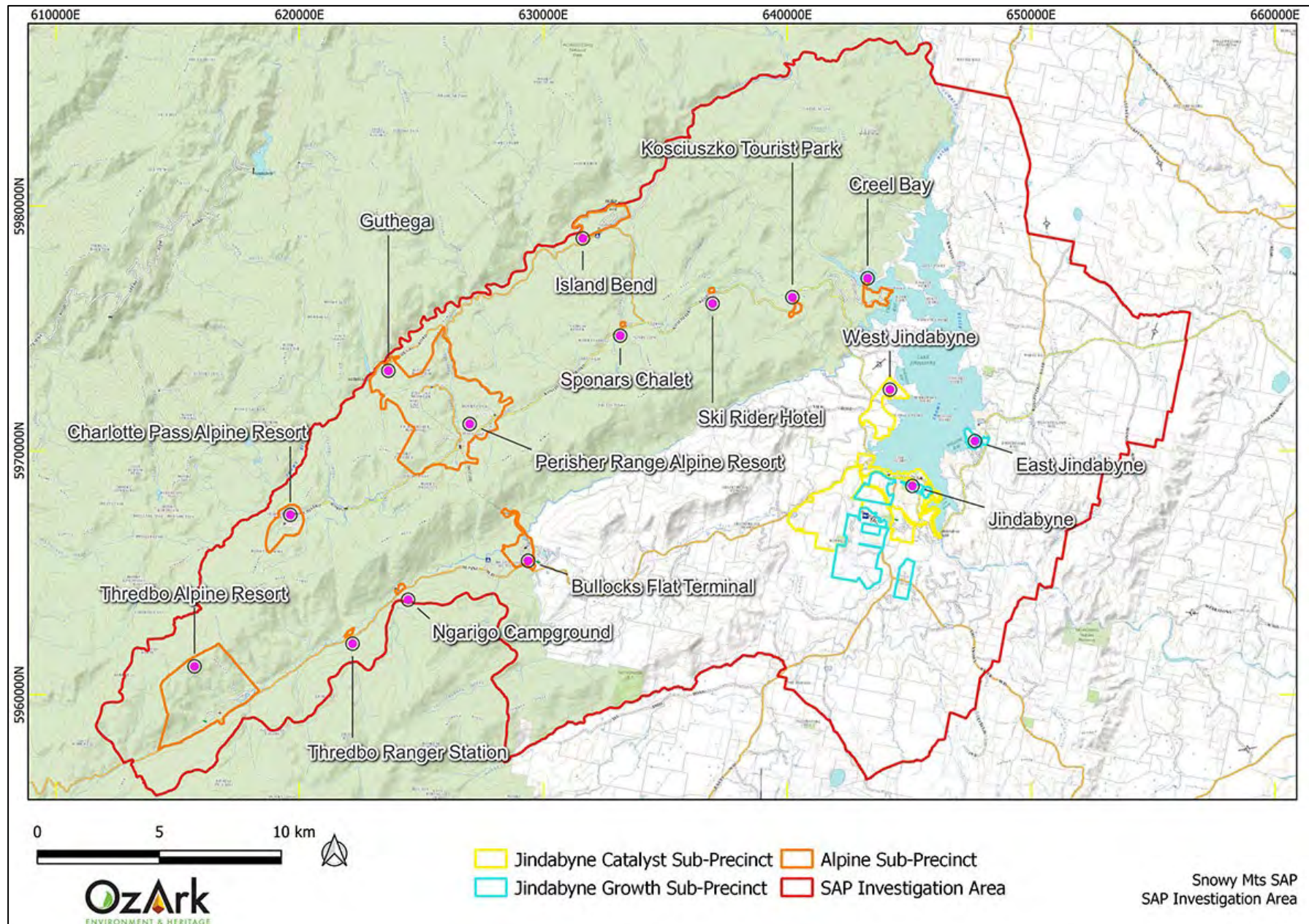


Figure 1-3: Aerial showing the areas within the Jindabyne Sub-Precincts.

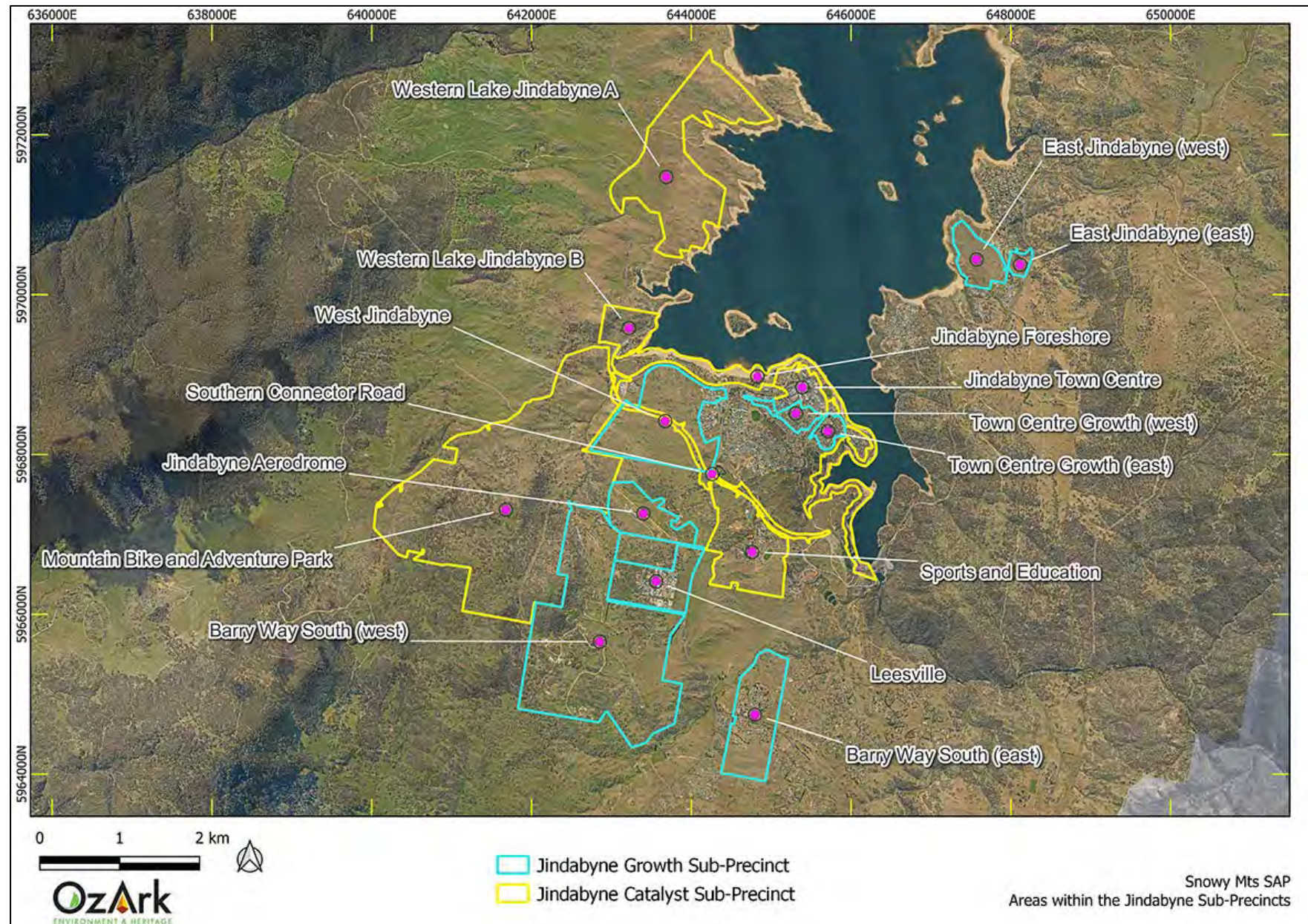
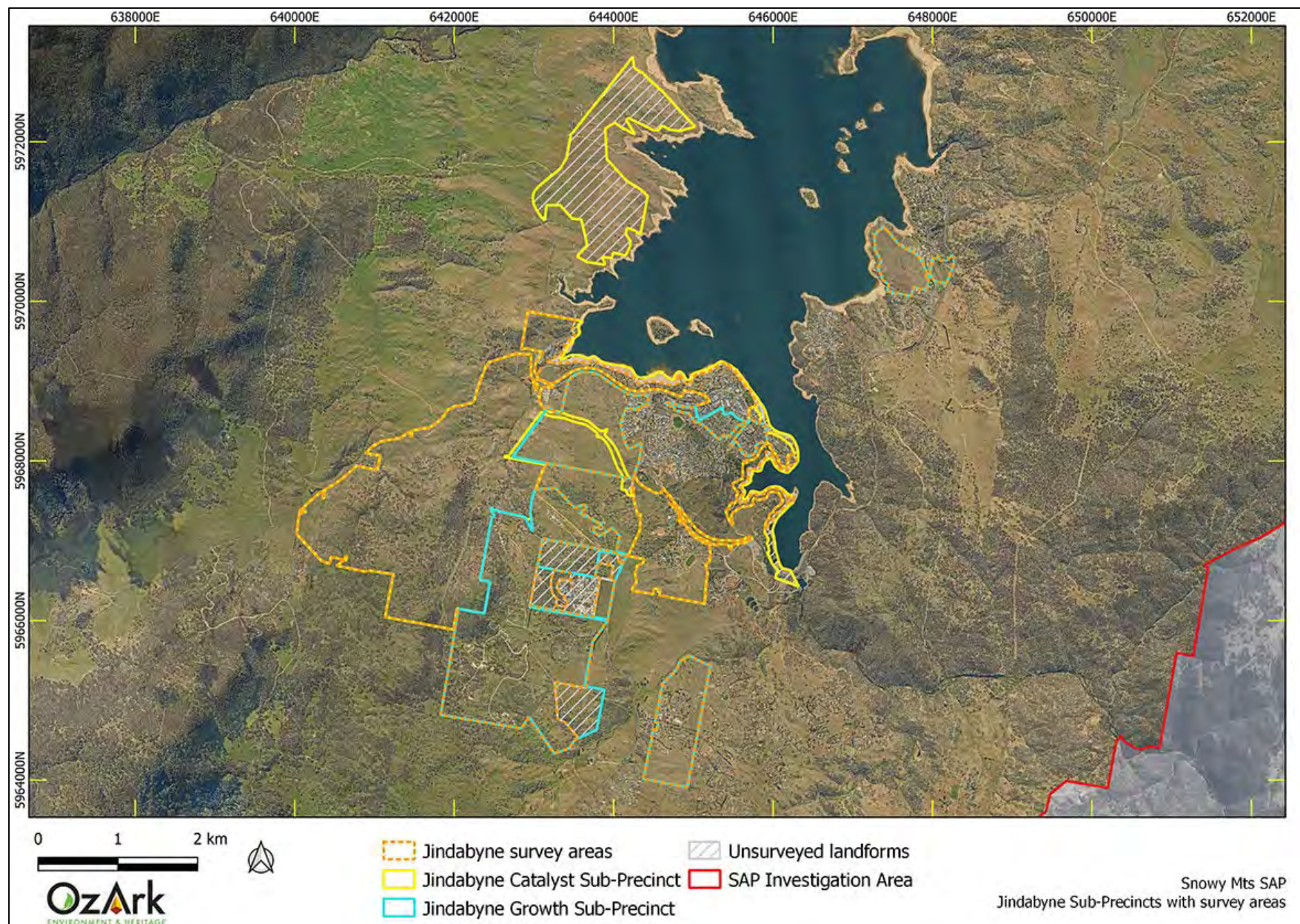


Figure 1-4: Aerial showing the areas within the Jindabyne Sub-Precincts.



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 DPE.

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 (4) exception is for minor works that have minimal impact on relics of local heritage significance or for archaeological testing or monitoring of relics of local heritage significance. Under this scenario, therefore, there are opportunities to assess the presence of relics to ascertain if more detailed excavation is warranted.

If any works is likely to contain archaeological relics of state heritage significance or have a major impact on relics of local heritage significance, a Section 140 excavation permit under the Heritage Act. 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 (Precincts-Regional) 2021

Introduced on 1 March 2022, the *Precincts-Regional SEPP* consolidates four SEPPs including the *State Environmental Planning Policy (Activation Precincts) 2020* and the *State Environmental Planning Policy (Kosciuszko National Park–Alpine Resorts) 2007* and will help streamline legislation.

The *Precincts-Regional SEPP* facilitates a planning framework for SAPs in regional NSW, streamlining planning processes and guiding the delivery of the precincts.

Chapter 3 of the *Precincts-Regional SEPP* identifies the Jindabyne Catalyst Sub-Precinct and provides zoning and land use controls. Chapter 3 also identifies exempt and complying development pathways and Part 3.2 sets out that a Delivery Plan for each Activation Precinct will, in part, identify any areas of environmental significance including heritage items or places.

Chapter 4 of the *Precincts-Regional SEPP* aims to protect and enhance the natural environment of the alpine resorts, in the context of KNP, by ensuring that development in those resorts is

managed in a way that has regard to the principles of ecologically sustainable development (including the conservation and restoration of ecological processes, natural systems and biodiversity).

Division 2 (4.24) notes that development consent is required for any of the following:

- (a) demolishing or moving a heritage item
- (b) altering a heritage item, including (in the case of a building) by making changes to the detail, fabric, finish, or appearance of its exterior
- (c) altering a heritage item that is a building by making structural changes to its interior
- (d) disturbing or excavating land that is or contains a heritage item
- (e) erecting a building on land that is a heritage item or on which a heritage item is located
- (f) subdividing land that is a heritage item or on which a heritage item is located.

Section 4:24 (4) states that the consent authority must, before granting consent under this section, consider the effect of the proposed development on the heritage significance of the heritage item concerned. This subsection applies regardless of whether a heritage impact statement is prepared, or a heritage conservation management plan is submitted.

Heritage items are contained in Schedule 3 of the *Precincts-Regional SEPP*.

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:

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

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:

- a) On land on which a heritage item is located, or
- b) On land that is within a heritage conservation area, or
- c) 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 Climate Change, Energy, the Environment and Water 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

Development within the Jindabyne Catalyst Precinct and the Alpine Sub-Precinct will follow the *Precincts-Regional SEPP* established under Division 3.3 of the EP&A Act. The *Precincts-Regional SEPP* requires that a master plan and Delivery Plan is finalised before development starts. When preparing an application for development, an applicant must complete a strategic merit assessment step to get an *Activation Precinct Certificate* from Regional Growth NSW Development Corporation (RGDC). This requirement will ensure development is consistent with the vision for the precincts, and in line with planning controls.

Development within the Jindabyne Growth Precinct will be approved under the authority of the Snowy River LEP 2013 established under Division 3.2 of the EP&A Act. The Snowy River LEP remains valid for the amalgamated Snowy Monaro Regional Council.

Strategic planning to facilitate redevelopment within the Alpine Sub-Precinct will be through the Master Plan and the *Precincts-Regional 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 Climate Change, Energy, the Environment and Water 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).

1.7 ASSESSMENT APPROACH

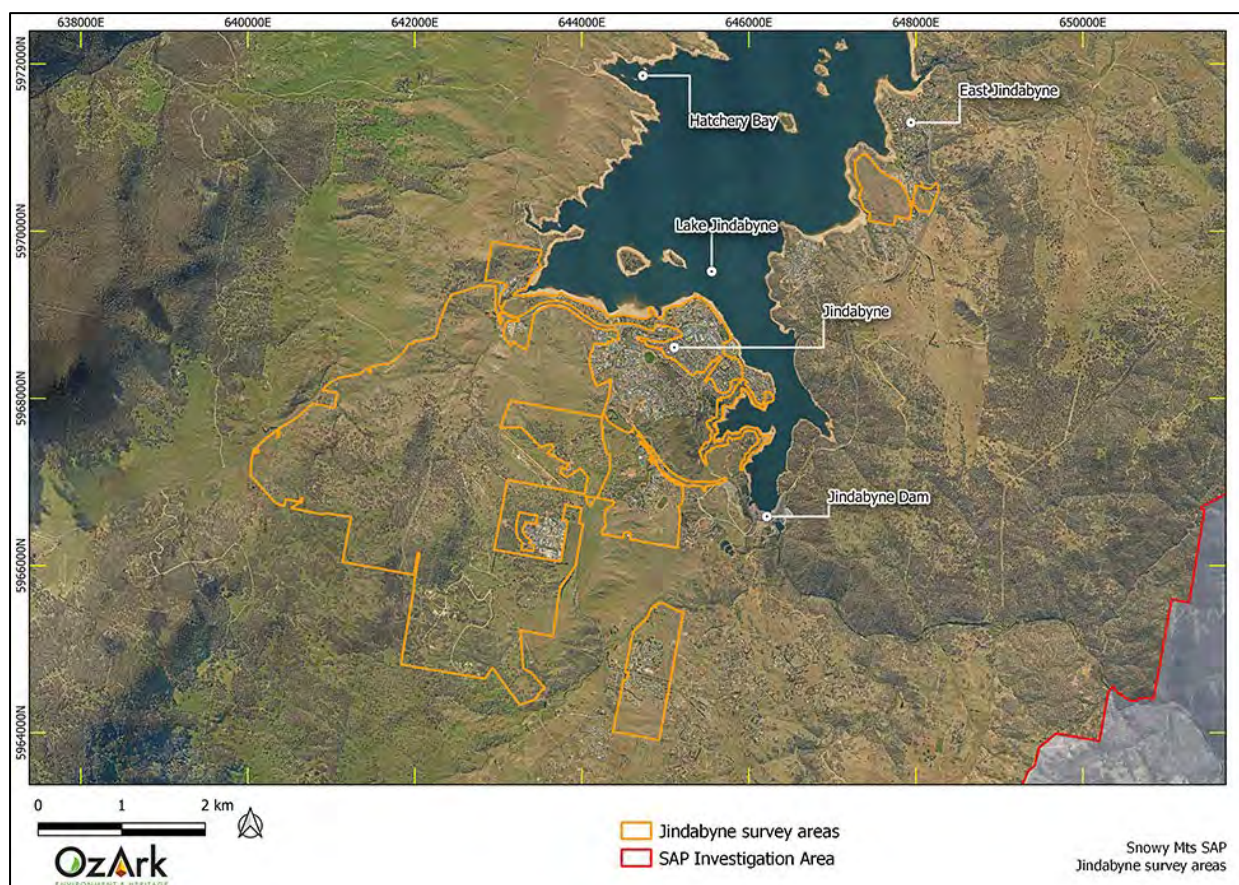
The inspection and assessment of heritage significance follows the:

- The International Council on Monuments and Sites' The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (Burra Charter 2013)
- Heritage Council's Historical Archaeology Code of Practice (Heritage Council 2006)
- Heritage Council's Assessing Significance for Historical Archaeological Sites and 'Relics' (Heritage Council 2009)
- NSW Heritage Office's Assessing heritage significance (NSW Heritage Office 2001).

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 converted into the Leesville Hotel in the early 1860s, operated by Patrick and Maria Crawford on behalf of Thomas Baggs. The hotel was the location of the celebratory ball for the opening of the Jindabyne bridge. However, 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.

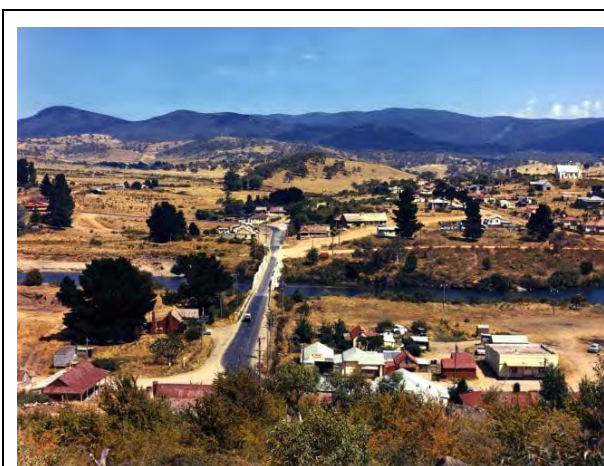
The establishment of Perisher Blue (established from 1939) and Thredbo skiing resorts (post-1957) resulted in further growth of the town for tourism purposes.

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 nine items listed on the Snowy River LEP within the survey areas (**Figure 2-5** and shown with a blue highlight in **Table 2-1**).

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

Locality	Item name	Address	Cadastral details	LEP Item number	Within survey area?
Jindabyne	Jindabyne Winter Sports Academy	207 Barry Way	Lot 101, DP 1019527	146	Yes
Jindabyne	Leesville Hotel	218 Barry Way	Lot 192, DP 1019526	147	Yes
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	Yes
Jindabyne	Strzelecki monument	Banjo Patterson Park, Kosciuszko Road	Lot 6, DP 239537	152	Yes
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
Jindabyne	Lake Jindabyne			C4	Yes

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

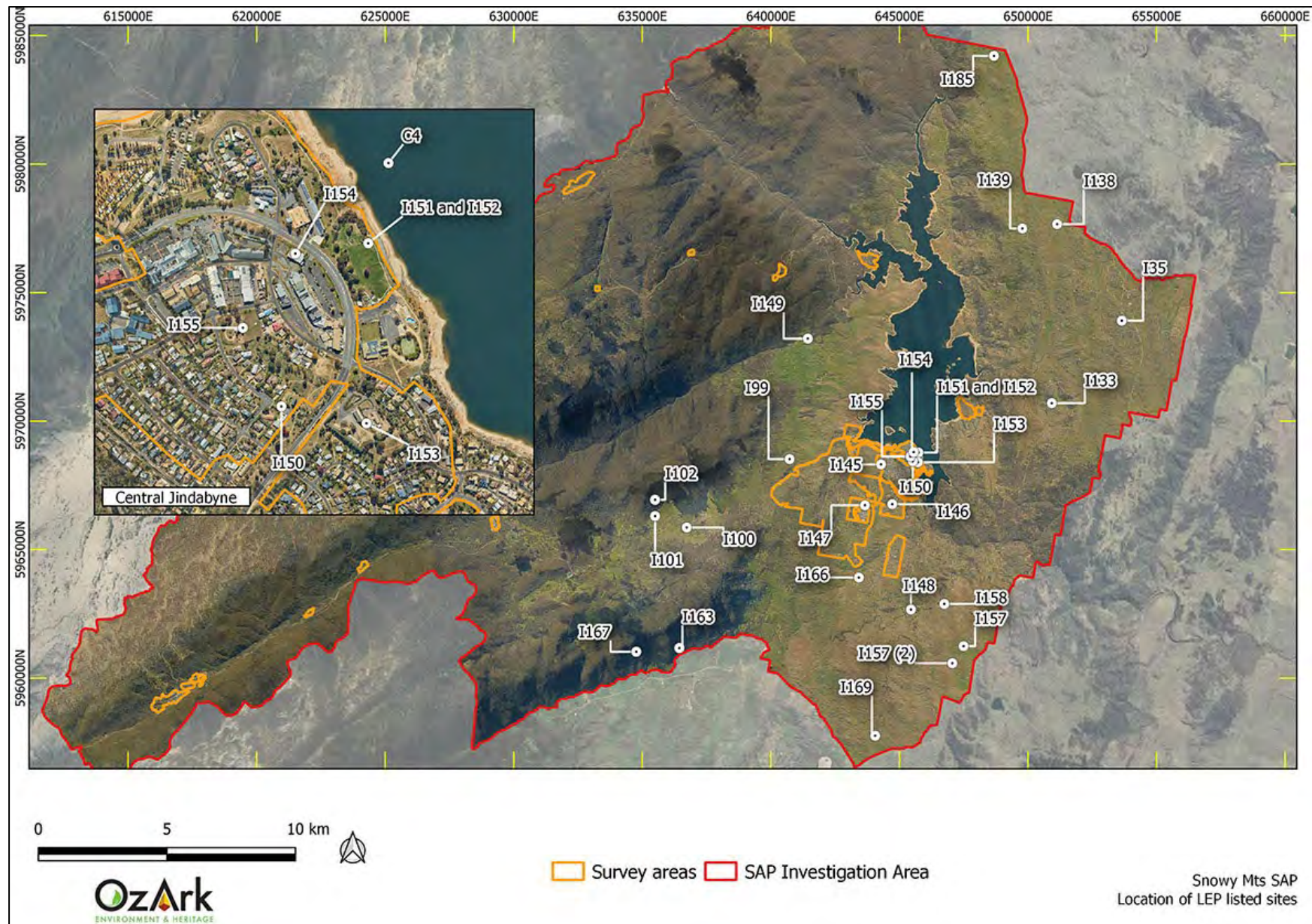
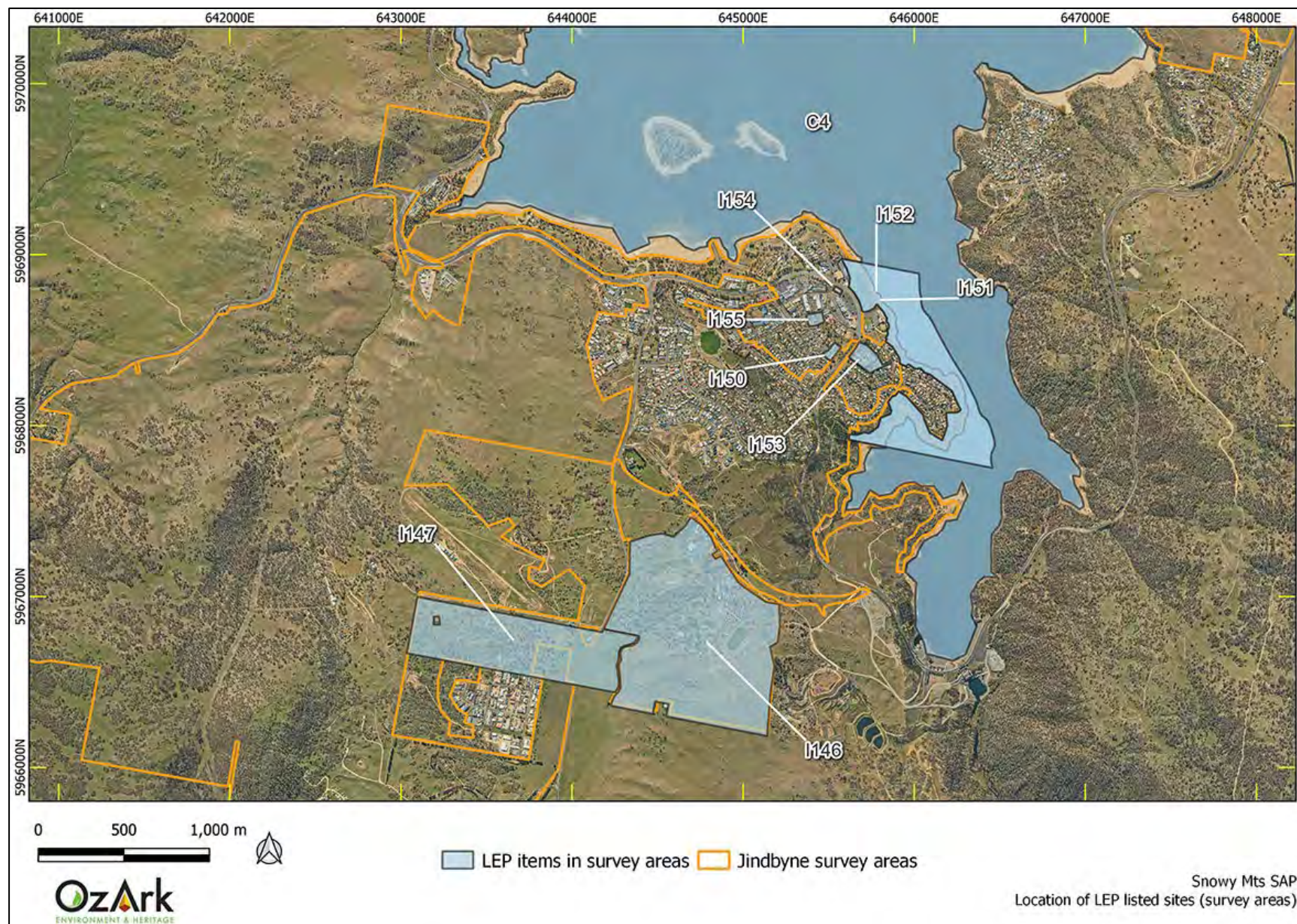


Figure 2-5: Aerial showing the LEP listed sites within the survey areas.



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, DPE 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 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 St Andrews 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 St Andrews 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 the 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 considered 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 shows the location of the items with potential local heritage values recorded by NGH.

Eleven of these items are in the Jindabyne Sub-Precincts and the survey areas (shown in blue highlight in **Table 2-2**. Only three items, Cobbin Creek burials (GJ12), Sales Yards (GJ14), and a historic stone wall (GJ8) are outside of the Sub-Precincts.

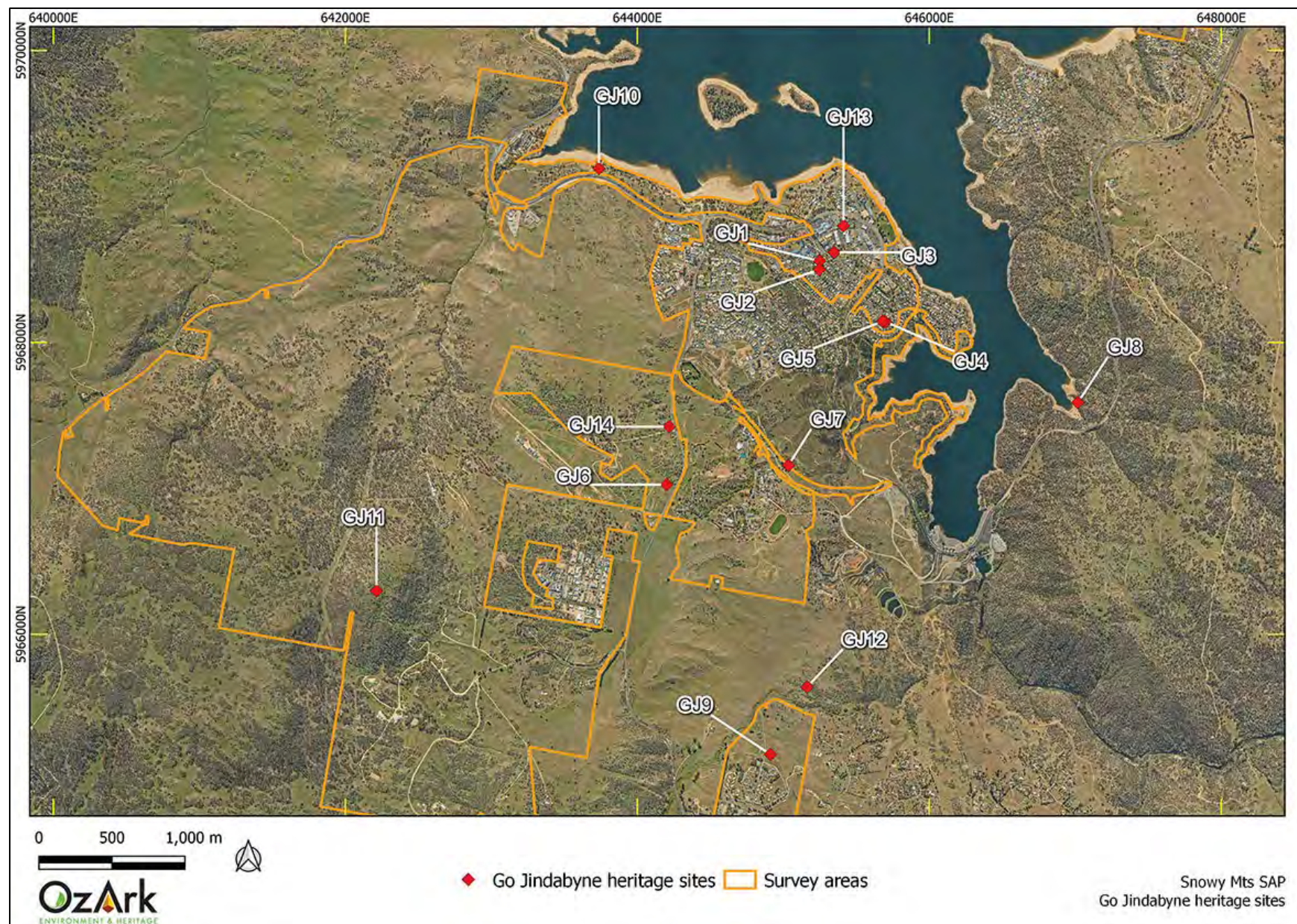
NGH 2019 note that GJ6 (Leesville Hotel) is within Lot 118 DP721919 and Lot 194 DP721919. However, the existing Leesville Hotel is in Lot 192 DP1019526 that is within the Jindabyne Sub-Precinct. However, Lot 194 DP721919 is outside the Sub-Precincts and it is assumed that 'Lot 118 DP721919' is a typographic error for Lot 188 DP721919 that is also outside of the Sub-Precinct. While it is not known if the potential historic values associated with the Leesville Hotel extend north of Tinworth Drive, the main portion of the site is within the Jindabyne Sub-Precincts and it is included in the list of known heritage items within the survey areas shown on **Table 2-2**

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 Gippsland 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	Yes
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	Yes
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, site of police holding yards, burnt down police station, general store, and blacksmith's store	Yes
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	Yes
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	Yes
GJ11	Snowy Seismic Station	Cobbin Creek	Seismic monitoring station built as part of the Snowy Mountains Scheme	Yes

NGH identifier	Item name	Address	Description	Within the survey areas?
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 Snowy Region Visitor 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	Yes
GJ14	Sale Yards	Lot 1 DP204602	1960's sale yards	No

Figure 2-6: Aerial showing the location of historic items recorded by NGH Environmental.



2.6 LISTED 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.

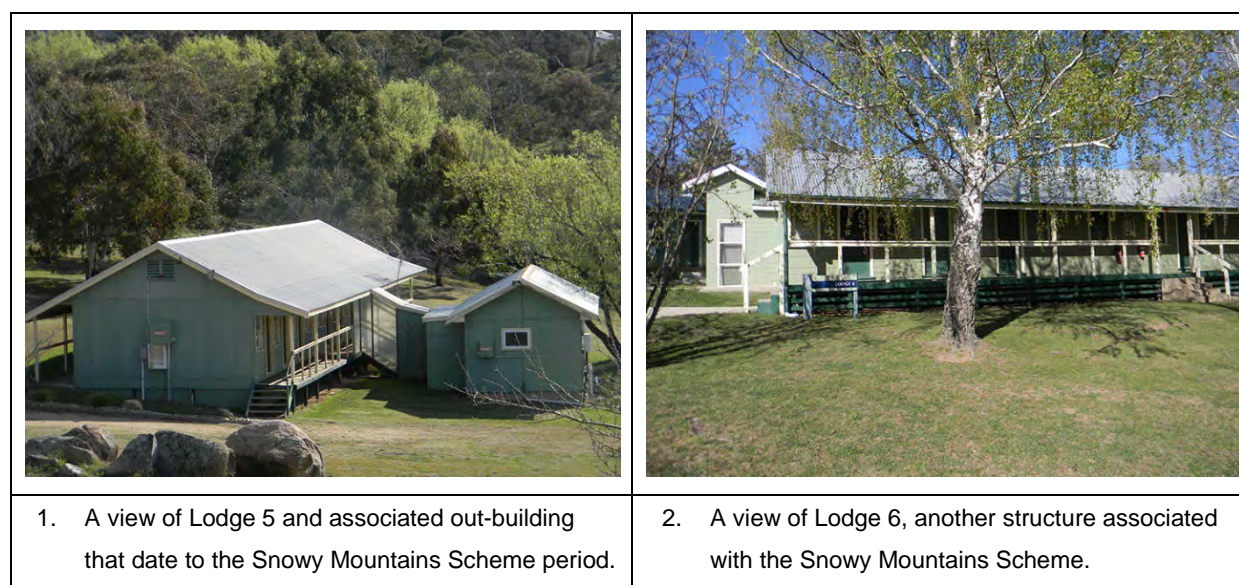
There are nine listed items in the Snowy River LEP that are within the Jindabyne survey areas, I146, I147, I150, I151, I152, I153, I154 and I155. Lake Jindabyne is listed as a heritage conservation area (C4) with local heritage values. Details on these listings follow.

2.6.1 I146 (Sports and Recreation Centre)

The Jindabyne Sports and Education Centre listing includes lodges that are significant because of their association with the Snowy Mountains Scheme (**Figure 2-7**). 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 Sports and Education Centre.

The historic buildings at the Sports and Education Centre are in use and in excellent condition.

Figure 2-7: Views of the older lodges at the Sport and Recreation Centre.



2.6.2 I147 (Leesville Hotel)

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 two room shepherds hut was extended, and the building operated as the Leesville Hotel which is believed to have been established at the time of the Thredbo gold rush in the 1860s (**Figure 2-8**). The hotel and store were on the stock route to Gippsland and the business was originally opened by Patrick & Maria Crawford for Thomas Baggs, who was unable to hold a licence as he was single. When Baggs married in 1874 he took over from the Crawfords. He operated the hotel until 1885. The hotel was the location of the

celebratory ball for the opening of the Jindabyne bridge. With the opening of the bridge, Leesville declined as old Jindabyne became the focus of commercial activity.

The hotel is a single storey rubble stone L-shaped building with corrugated iron roof and a verandah on two sides. There is an associated corrugated iron shearing shed. The single storey weatherboard and iron store mentioned in the SHI listing appears to have been removed¹.

The hotel is habitable and is currently occupied but is in poor condition. The shearing shed is in good condition.

Figure 2-8: Views of the Leesville Hotel.

	
<p>1. A view taken from a 2010 Google Street View image showing the weatherboard store in place. This building has since been demolished.</p>	<p>2. A view of the Leesville Hotel looking southwest.</p>
	
<p>3. A view of the Leesville Hotel looking south.</p>	<p>4. A view of the shearing shed looking south-southwest.</p>

¹ A 2010 Google Street View image of the hotel shows a dilapidated weatherboard and corrugated iron roofed building to the northeast of the hotel which is no longer in place (see **Figure 2-10**: photo 1).

2.6.3 I150 (St Andrews Uniting Church)

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**).

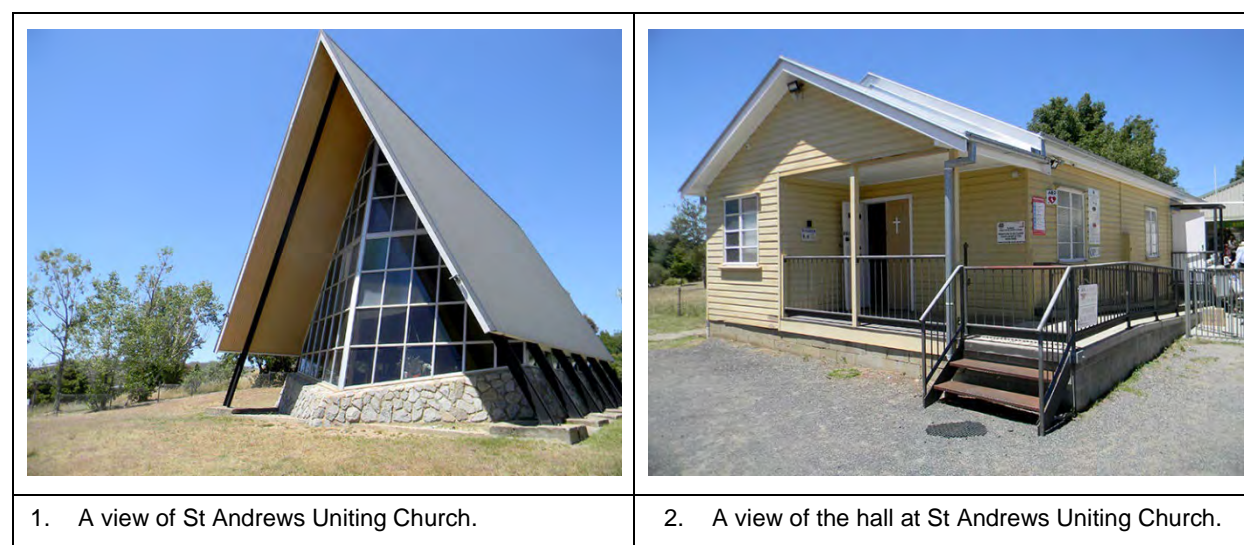
The church has a striking architectural style consisting of a steel frame with timber and glass infill. The church has a stone facing at the base. The windows are aluminium framed, the corrugated iron roof has been recently replaced, and there are timber eaves.

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.



2.6.4 I151 (Jindabyne Foreshore Park)

The Jindabyne Foreshore Park is a public park with native and exotic plantings and featuring a bronze statue of Paul Edmund Strzelecki, memorials, flag poles, and other items of interest (**Figure 2-10**).

The park, created in 1965, is listed for its landscape values.

The park is maintained and is in excellent condition.

Figure 2-10: View of the Jindabyne Foreshore Park.

1. A view of the Jindabyne Foreshore Park.

2.6.5 I152 (Strzelecki monument)

Sir (Count) Paul Edmund de Strzelecki 1797–1873, was a Polish explorer and scientist who ascended the highest peak in the Australian Alps and named it after the Polish patriot Tadeusz Kosciuszko (**Figure 2-11**). The statue was made in Poland by sculptor Jerzy Sobocinski and was donated to Australia in 1988 by the Polish Government to celebrate the Australia's bicentenary.

The bronze sculpture of a standing Sir Paul Edmind Strzelecki weighs 3200 kilograms and is more than four metres high. It is set on five metre high granite plinth sourced from Lower Silesia, Poland. The figure has the left arm outstretched pointing to Mt Kosciuszko while the other hand holds notes and maps.

The monument is in excellent condition.

Figure 2-11: View of the Strzelecki monument.

1. A view of the Strzelecki monument.

2.6.6 I153 (St Columbkille's Church and hall)

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 2-12**). The church was constructed in 1951 and is approached by a formal circular drive that frames 'original' planting

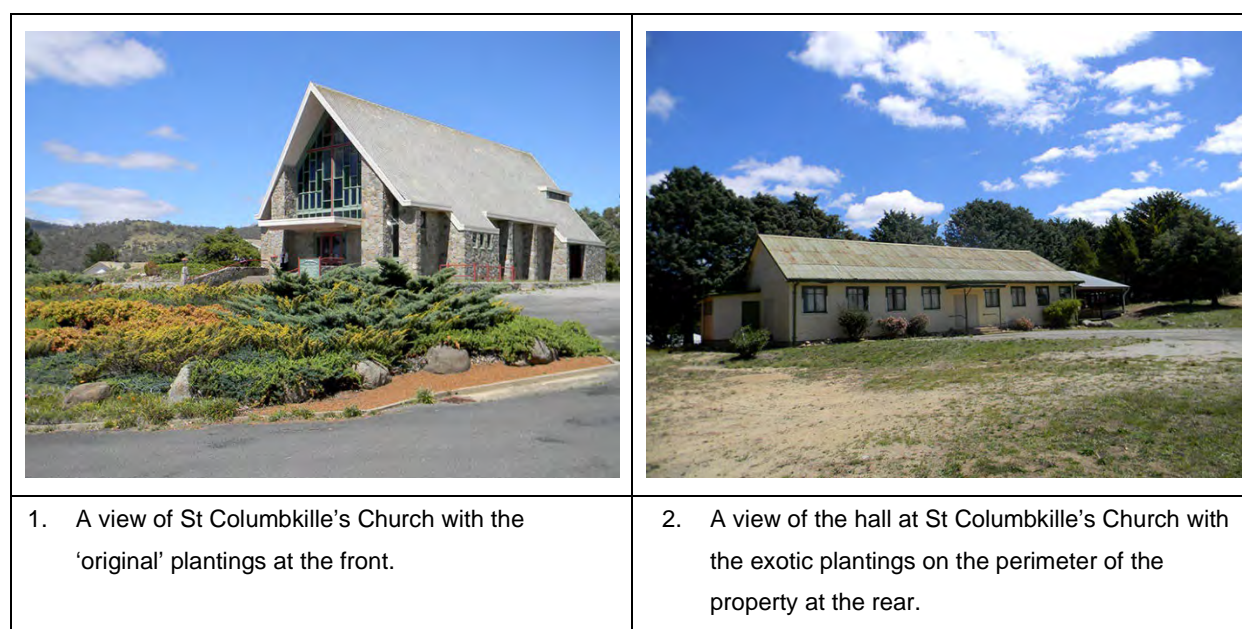
beds. The church is constructed from breeze blocks with stone facing at the base. While it is less architecturally inspiring than St Andrew's Uniting Church, the church site provides a commanding view over Lake Jindabyne and the surrounding hills.

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 2-12: Views of St Columbkille's Church and hall.



2.6.7 I154 (Memorial Hall)

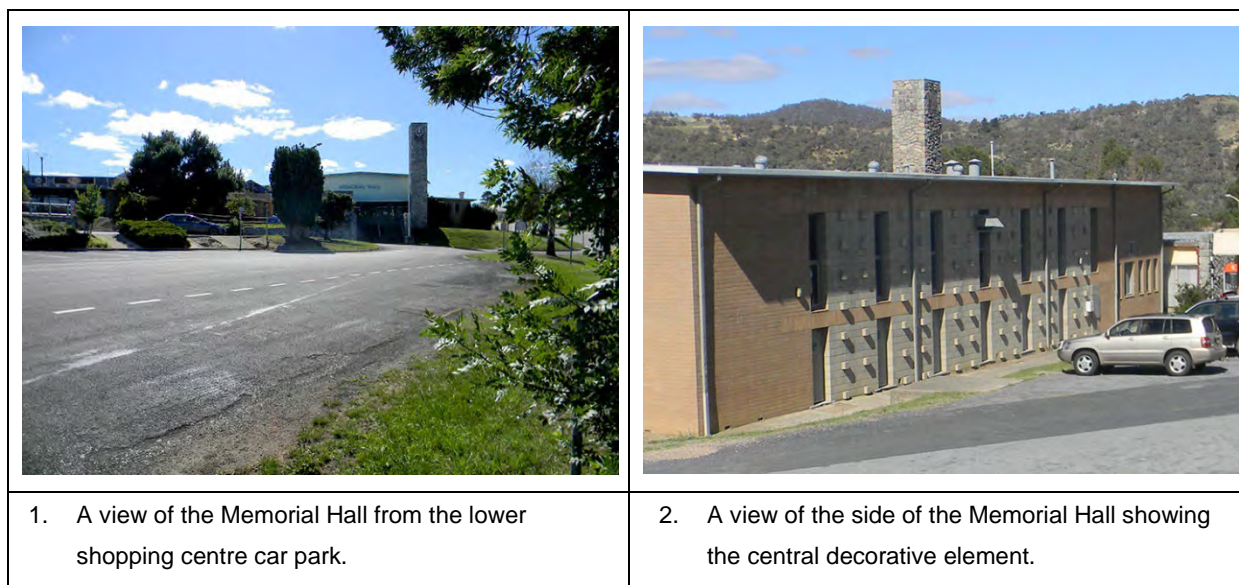
The Memorial Hall is a landmark building at Jindabyne and one of the first buildings constructed in new Jindabyne (in **Figure 2-2** the Memorial Hall with its distractive clock tower is shown to the left of the yet-to-be-built shopping centre, although the current upper car park is already in place).

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 2-13**). 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 DPE during community consultation).

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

Figure 2-13: Views of the Memorial Hall.



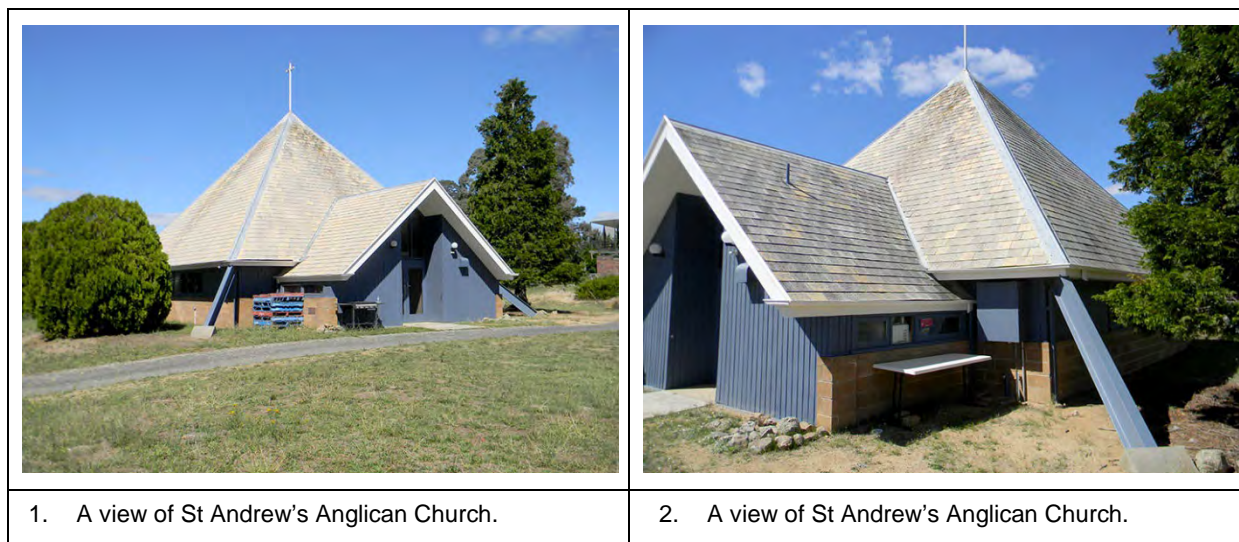
2.6.8 I155 (St Andrews Anglican Church)

St Andrew's Anglican Church is the smallest of Jindabyne's three churches and occupies the least prominent location of the three (**Figure 2-14**).

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 2-14: Views of St Andrew's Anglican Church.

2.6.9 C4 (Lake Jindabyne)

Lake Jindabyne is listed in the Snowy River LEP as a heritage conservation area (C4) (Figure 2-15).

Building of the Snowy Mountains Scheme started in 1949 and in the same year construction of Jindabyne's dam wall commenced. A large workers camp was built beside the old town but that closed in 1953 when the main Snowy works moved to the other side of the mountains around Tumut. In 1961 planning of the new township of Jindabyne began. The Snowy Mountains Authority had learnt from the difficulties of planning and moving Old Adaminaby and put in place a much more decisive program. Improvements to the old houses were disallowed for some years and the town became very dilapidated. Only a few of the original houses were moved to the new town site and the rest were either sold or bulldozed and the bridge over the Snowy River was blown up. The one thing which was moved to a site overlooking the new lake was the entire cemetery (item I145). Inundation of the valley began in 1967. Today Lake Jindabyne is the focus of many water activities, as well as an important water storage for the Snowy Mountain Scheme.

Figure 2-15: View of Lake Jindabyne.



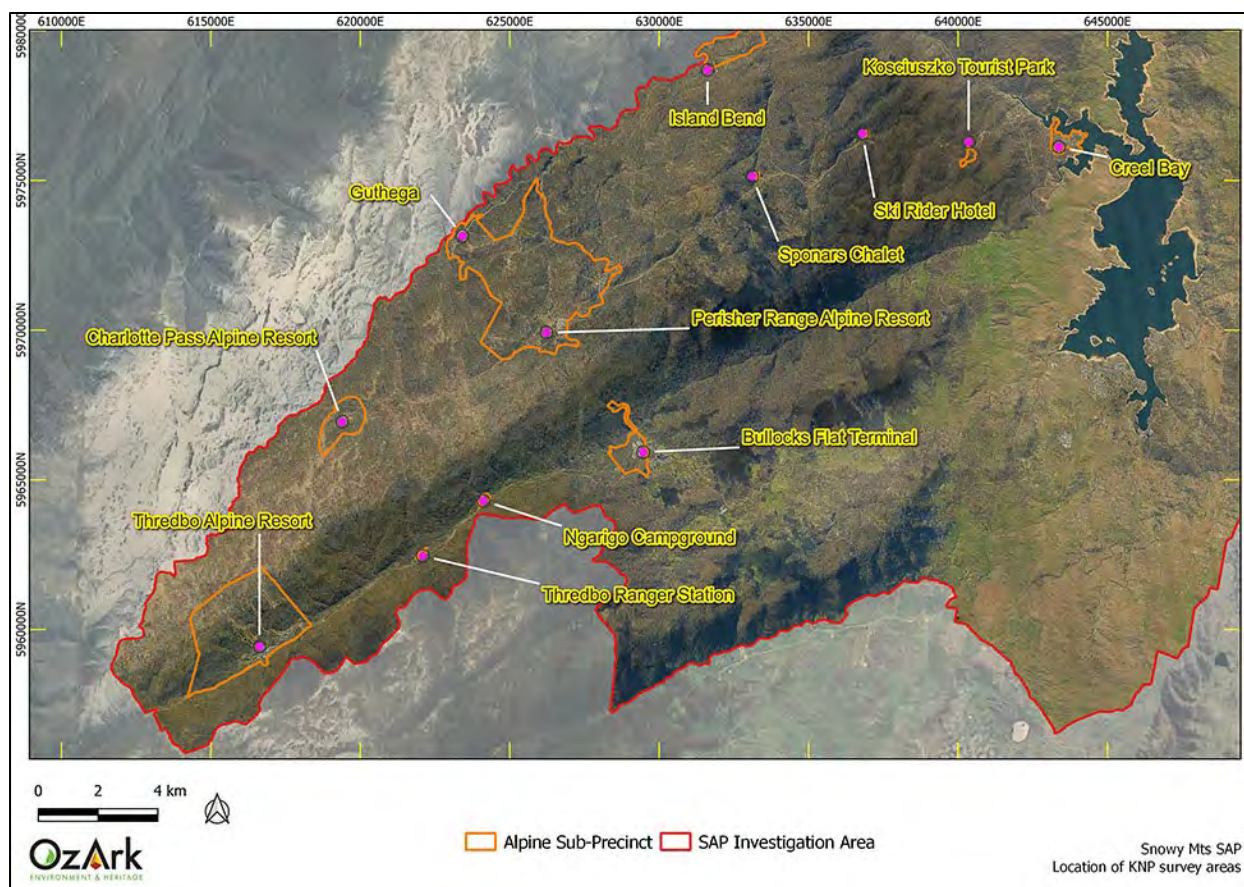
1. A view across Lake Jindabyne from Creel Bay.

3 KNP AREAS

This section discusses the survey areas in the KNP. These include the Thredbo Alpine Resort, Thredbo Rangers Station, Ngarigo Campground, Bullocks Flat Terminal, Creel Bay, Island Bend, Guthega Alpine Resort, Charlotte Pass Alpine Resort, Perisher Range Alpine Resort (including Guthega and Smiggin Holes), Sponars Chalet, the Ski Rider Hotel, Kosciuszko Tourist Park.

The location of the individual 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 kilometres [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.

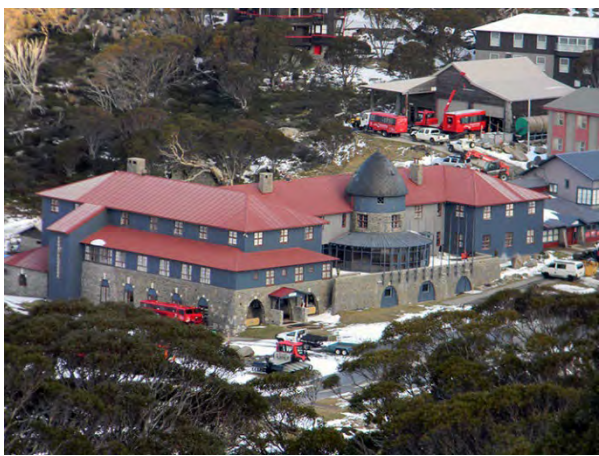

In 1926/27, Illawong Lodge (then Pounds Creek Hut) was built by the NSW Government Tourist Bureau to assist in the first winter crossing from Kiandra to the Hotel Kosciusko by Dr Herbert Schlink and his party in 1927. In 1956, a group of cross-country ski enthusiasts, then called the Ski Tourers Association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

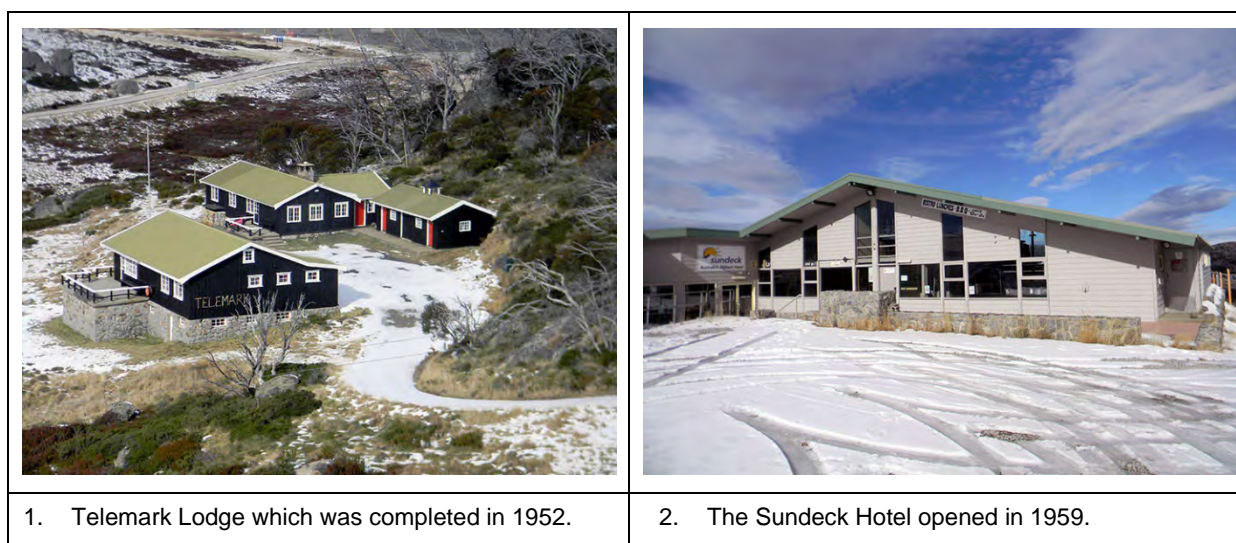
	
<p>1. A view of The Chalet built in 1939 that continues to be the main building at the Charlotte Pass Alpine Resort.</p>	<p>2. A view of The Chalet at the Charlotte Pass Alpine Resort.</p>

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 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 *Precincts-Regional 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 *Precincts-Regional 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). The Thredbo alpine village is considered as 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>

3.1.1 Creel Bay

The Waste Point (or the Creel Bay area) Plan of Management (Trace 2016) provides a succinct history of the area:

Waste Point was first settled by James Spencer who initially established a small acreage (40 acres) in the 1850s at the confluence of the Snowy and Thredbo Rivers. This was expanded to 1280 acres by the 1880s.

By the 1900s, the Old Jindabyne to Kosciuszko track had been established as a public road and the development of tourism in the mountains had begun. This road continued as the entrance to Kosciuszko State Park until 1967. Creel Lodge, established adjacent to this access point initially to house road workers, was soon one of the first accommodation points.

Between 1944 and 1959, five stone cottages were erected as the start of what would form the accommodation precinct for park staff. 1960 saw the construction of a small information building beside the park entrance at Waste Point, further consolidating its role as the park entrance. 1962 saw the construction of the Trustees headquarters building, now Creel Lodge, the acquisition and relocation to the site of three Snowy Mountain Authority (SMA) cottages for further staff accommodation.

The impending flooding of Lake Jindabyne saw negotiations for the relocation of the Visitors Information Centre and compensation determined between the Trust and the SMA. This resulted in the provision of a further three cottages. By 1967, the lake was flooded as part of the Snowy Mountains Scheme and access was diverted along the new Kosciuszko Road and to new Jindabyne. This saw the entrance to the park relocated to Sawpit Creek. Since the 1960s, Waste Point has served as accommodation for NPWS staff, visitors, and the site of the Works Depot. Creel Lodge was opened for accommodation for the broader public in 2011.

3.1.2 The Skitube

The Skitube construction commenced in October 1984, with tunnelling beginning in June 1985. A Swiss designed train utilising the Lamella rack system takes passengers from Bullocks Flat through the Bilson Tunnel in the Ramshead Range to the Perisher Range Alpine Resort, stopping at the underground station at Perisher village. Skitube then proceeds to Blue Cow Mountain via the Blue Cow Tunnel through the Perisher Range. The tunnel is Australia's longest transport tunnel at 6.3 km long, and at its deepest point it is 550 metres below the surface. Since its start of operations in 1987, Skitube has carried over 4 million passengers.

3.2 HERITAGE LISTINGS

3.2.1 Historic Heritage Information Management System

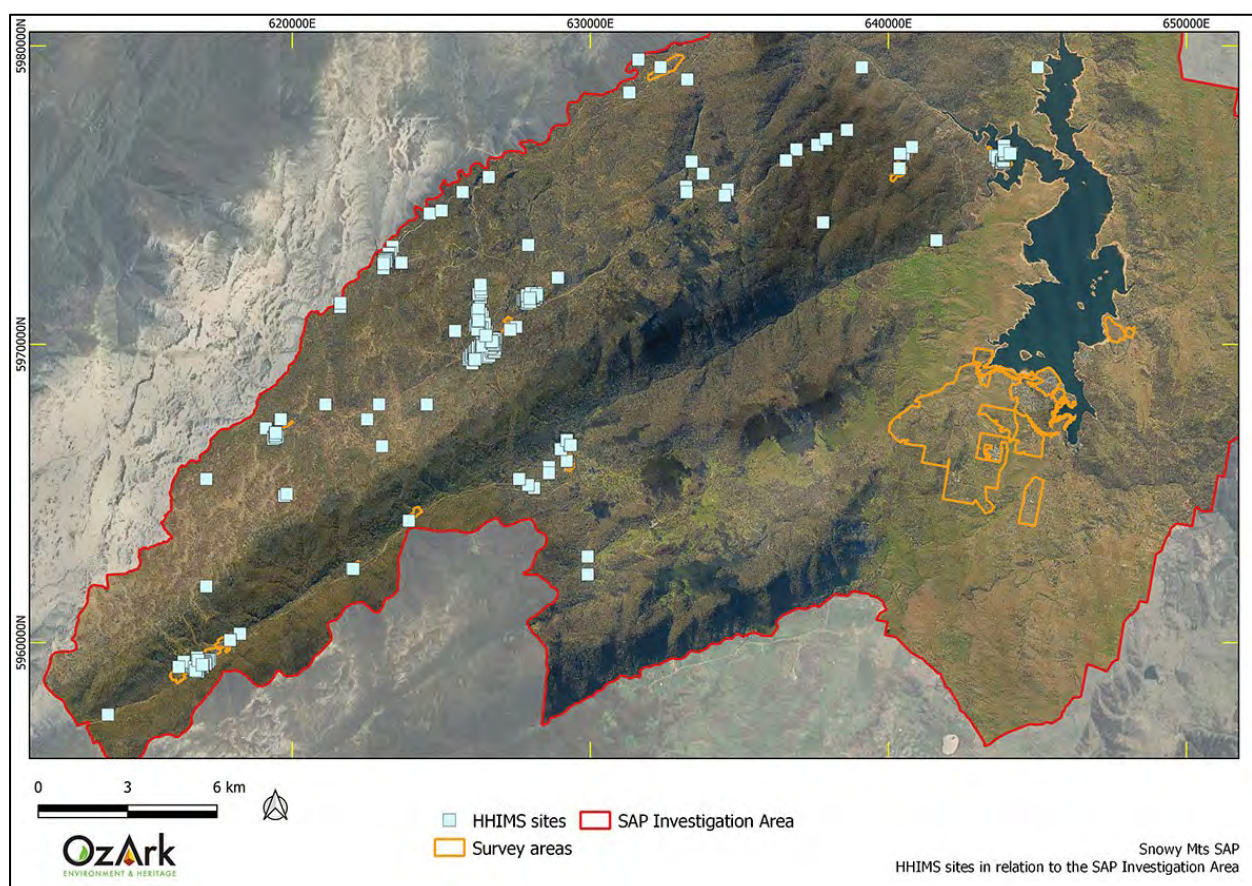
There are also 374 places listed on the NPWS HHIMS within the SAP Investigation Area (**Figure 3-5**). Of these places, one is listed as 'not an item', 192 as 'potential' and 181 as being on the NPWS s170 Heritage & Conservation Register.

There is a great variety of items listed on the HHIMS ranging from highly significant items to items that are unlikely to meet the criteria for heritage significance, such as the Friday Flat Picnic Area at the Thredbo Alpine Resort, that are listed on the HHIMS as 'potential'. Further, the HHIMS has not been updated for some years and some items listed on the NPWS s170 Heritage & Conservation Register, such as the Leatherbarrel lodge at the Thredbo Alpine Resort, have been rebuilt thereby removing many of the original heritage values, except, perhaps, its social value.

Lastly, there are a number of mapping errors in the HHIMS data with multiple listings mapped to the same coordinate and items mapped at a considerable distance to their actual location (i.e. the Valley Terminal group at the Thredbo Alpine Resort maps to The Crackenback Ridge district and the significant Wombiana Lodge plots approximately 2 km from its actual location. The most obvious mapping errors have been corrected in the figures presented in this report.

In summary, until the HHIMS can be verified and updated it must be treated with caution.

Figure 3-5: Aerial showing the HHIMS listed sites within the SAP Investigation Area.



3.2.2 Other s170 listings

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.

3.2.3 *Precincts-Regional SEPP*

The *Precincts-Regional SEPP* lists 32 historic sites in Schedule 3. Most of these places are captured in the HHIMS, apart from some items such as the site of the 1997 landslide.

The items listed in Schedule 3 of the *Precincts-Regional SEPP* are shown in **Table 3-1**. As a result of the assessment undertaken for the Snowy Mountains SAP, it is recommended that all items be retained in Schedule 3, except for the Tiobunga (YMCA) lodge at Guthega that has been recently re-built.

The results of the Snowy Mountains SAP investigations recommends that a number of additional places are likely to satisfy the heritage criteria for listing in Schedule 3. This is discussed further in **Section 5.1**.

Table 3-1: Items listed in Schedule 3 of the *Precincts-Regional SEPP*.

Location	Item name (as per <i>Precincts-Regional SEPP</i>)
Thredbo Alpine Resort	Athol
Thredbo Alpine Resort	Crackenback
Thredbo Alpine Resort	De Dacha
Thredbo Alpine Resort	Kasees
Thredbo Alpine Resort	Moonbah
Thredbo Alpine Resort	Obergurgl
Thredbo Alpine Resort	Ramshead
Thredbo Alpine Resort	Sastrugi
Thredbo Alpine Resort	Seidler Lodge
Thredbo Alpine Resort	Site of 1997 Landslide
Thredbo Alpine Resort	Thredbo Alpine Club
Thredbo Alpine Resort	Thredbo Alpine Hotel
Thredbo Alpine Resort	Timber Pedestrian Bridge
Thredbo Alpine Resort	Valley Terminal
Thredbo Alpine Resort	Wombiana
Sponars Chalet	Sponars Chalet
Smiggin Holes	Caloola Ski Club
Smiggin Holes	Illoura
Smiggin Holes	Lodge 21
Smiggin Holes	Numbananga

Location	Item name (as per <i>Precincts-Regional SEPP</i>)
Perisher Range Alpine Resort	Alexandra
Perisher Range Alpine Resort	Dulmison Ski Club
Perisher Range Alpine Resort	Edelweiss
Perisher Range Alpine Resort	KSRC
Perisher Range Alpine Resort	Ku-ring-gai
Perisher Range Alpine Resort	Maranatha
Perisher Range Alpine Resort	Munjarra
Perisher Range Alpine Resort	Rock Creek
Perisher Range Alpine Resort	Rugby Union
Perisher Range Alpine Resort	Telemark
Charlotte Pass	The Chalet
Guthega	Tiobunga (YMCA)

The location of items listed on Schedule 3 of the *Precincts-Regional SEPP* at the Thredbo Alpine Resort, the Perisher and Smiggin Holes Alpine Resorts, the Guthega Alpine Resort, and the Charlotte Pass Aline Resort is shown on **Figure 3-6** to **Figure 3-9**. These figures also show the location of places listed on the HHIMS.

Figure 3-6: Location of *Precincts-Regional SEPP* listed items at the Thredbo Alpine Resort.

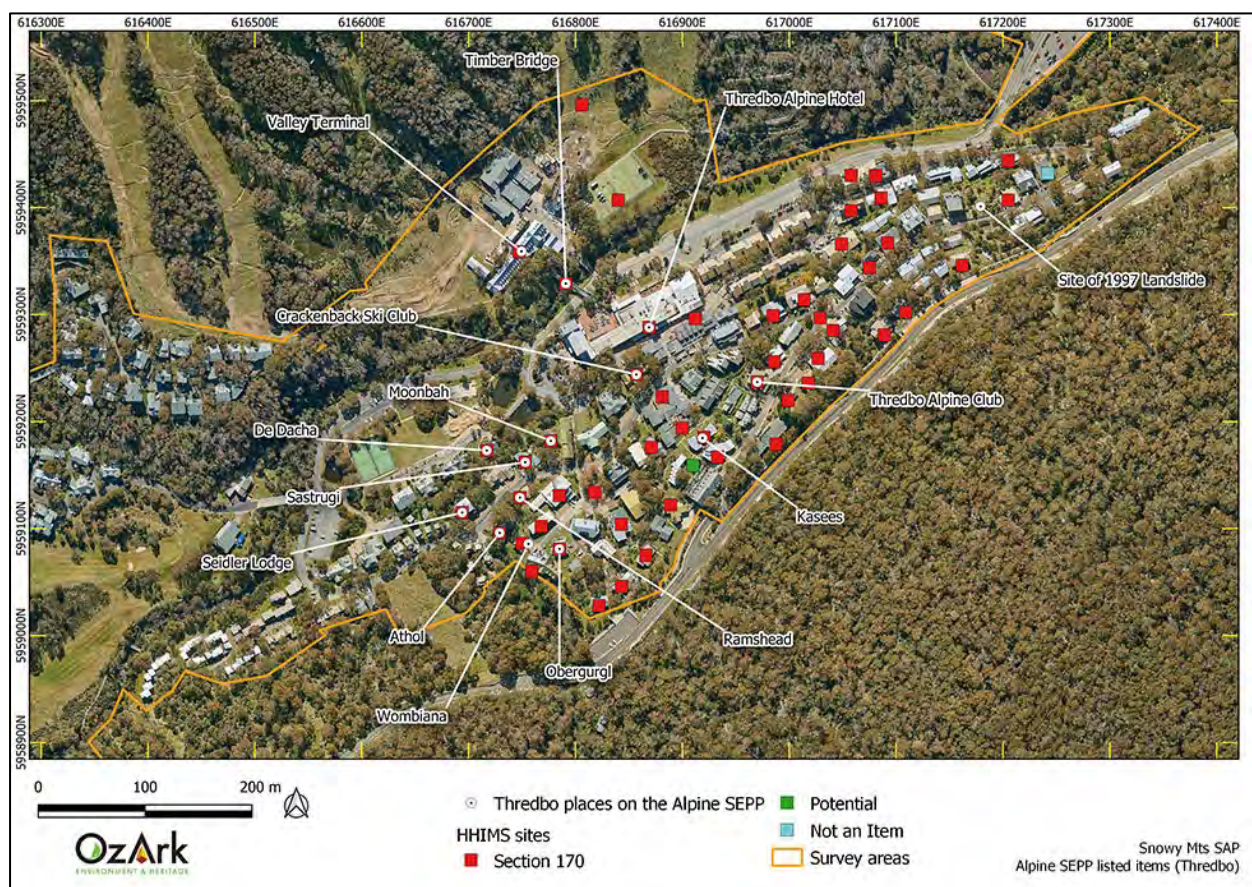


Figure 3-7: Location of *Precincts-Regional SEPP* listed items at the Perisher Range Alpine Resort.

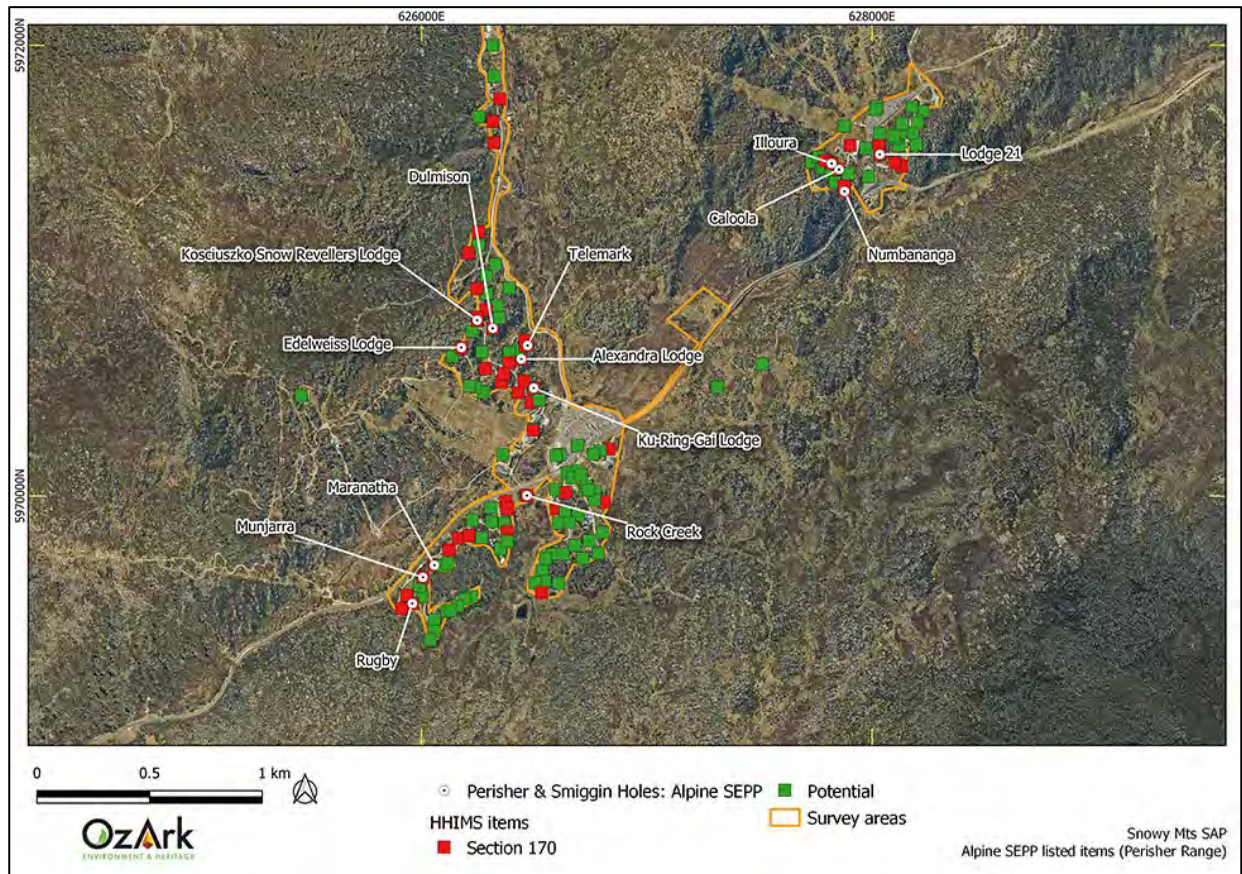


Figure 3-8: Location of *Precincts-Regional SEPP* listed items at the Guthega Alpine Resort.

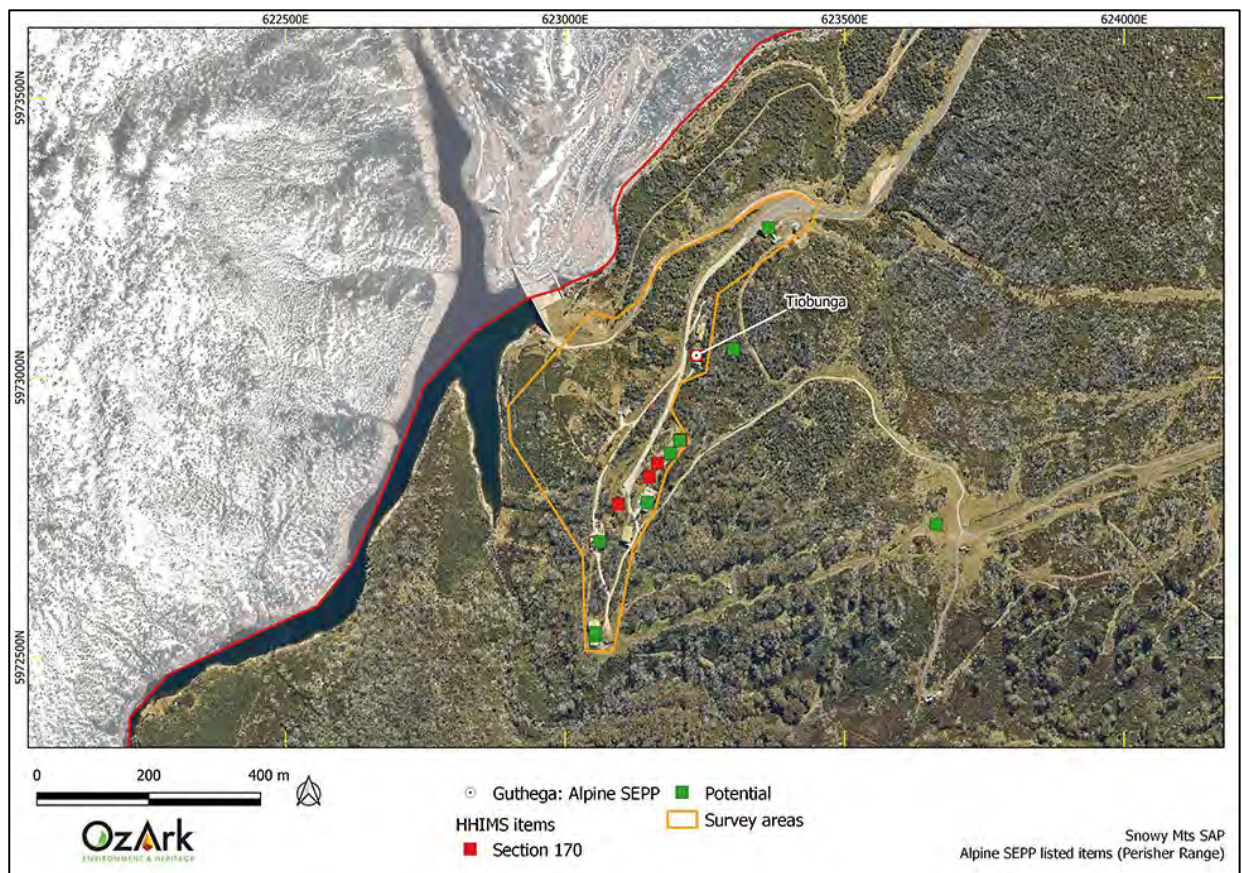
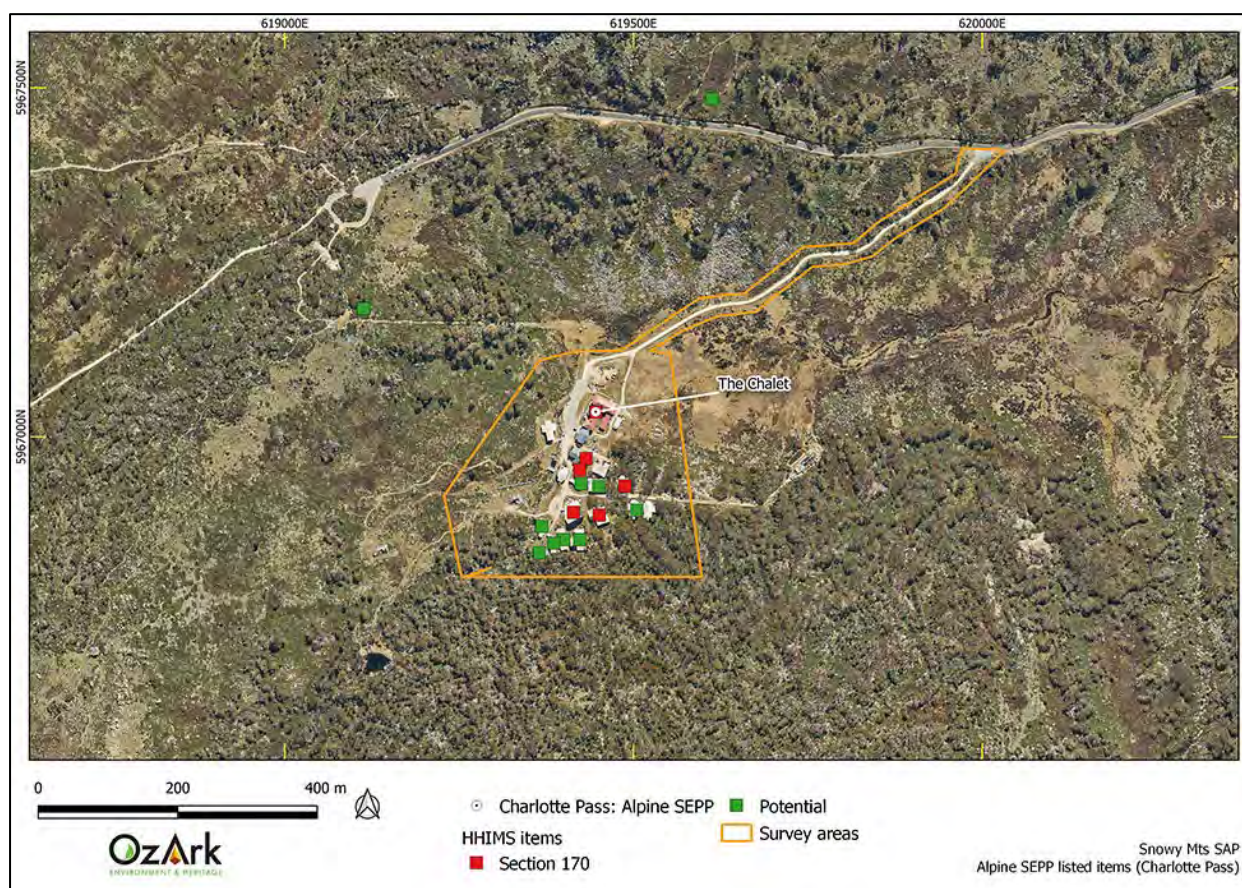


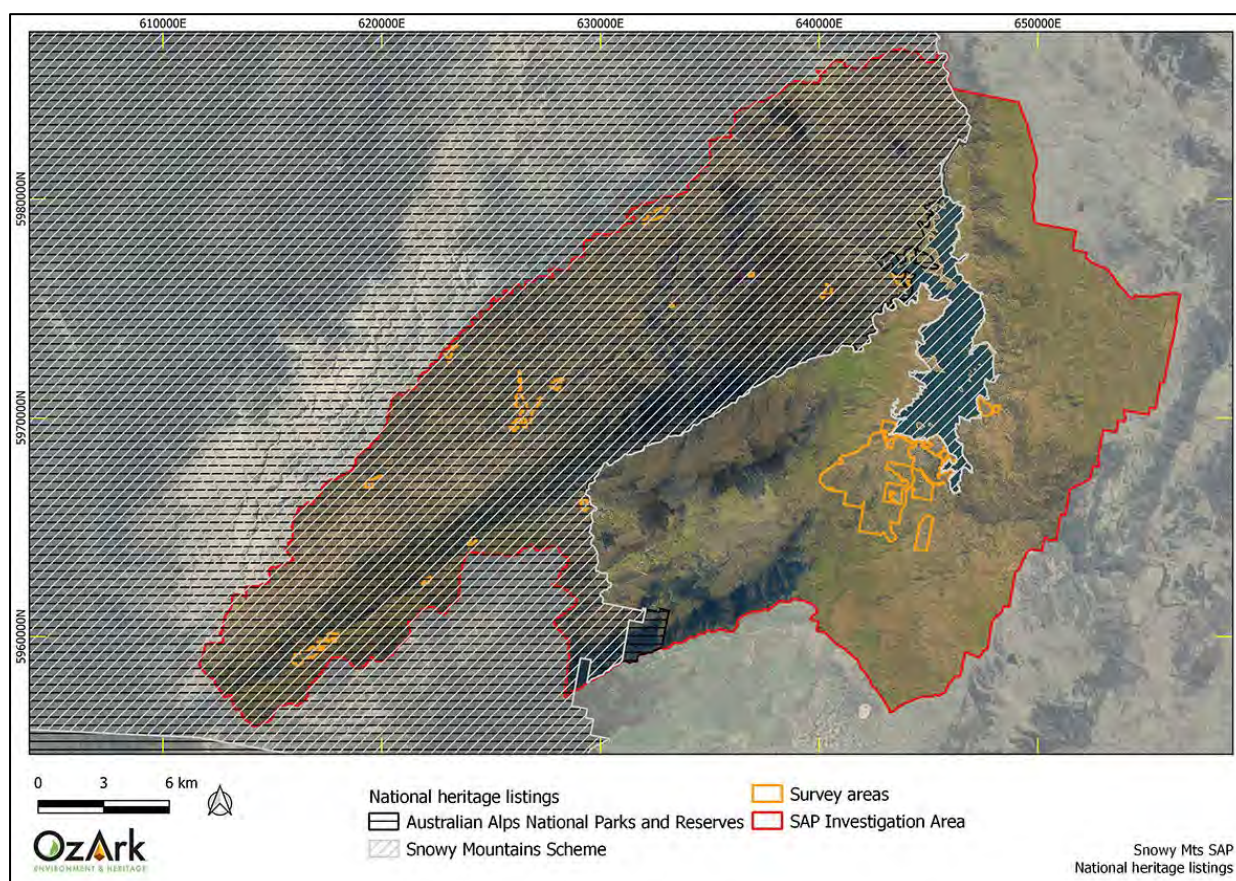
Figure 3-9: Location of *Precincts-Regional SEPP* listed items at the Charlotte Pass Alpine Resort.

3.2.4 National heritage listings

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 3-10**).

The AANP are a tract of eleven protected areas stretching across the Australian Capital Territory, New South Wales, and Victoria, containing most of the 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 3-10: Items on the national heritage list in relation to the SAP Investigation Area.

3.3 DESCRIPTION OF PLACES LISTED IN THE *PRECINCTS-REGIONAL SEPP*

3.3.1 SEPP listed 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 *Precincts-Regional 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.

A description of Thredbo's most significant buildings follows (this review does not include the timber bridge at the Valley Terminal or the site of the 1997 landslide):

The item locations are shown on **Figure 3-6** and the descriptions are adapted from Lucas 1997.

- 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.

- 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.
- 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.
- 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.
- 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.
- 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.

- 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.
- 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.
- 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.
- 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.

- 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.

3.3.2 SEPP listed 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 the item locations are shown on **Figure 3-7** to **Figure 3-9**.

3.3.2.1 Charlotte Pass

- The Chalet (1939) is 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.

3.3.2.2 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.

- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 1950s².

3.3.3 SEPP listed building at Sponars Chalet

Hotel Kosciusko was designed by Government Architect Walter Liberty Vernon and operated by the NSW tourist bureau and was constructed in 1909 in the valley of Diggers Creek on Kosciuszko Road about 25 km from Jindabyne (**Figure 3-11**).

The hotel was a 'village under one roof' with various amenities available. Inside, guests had to wear formal attire to eat in the well-appointed dining room each night, while gentlemen had to put on a tie before coming down to breakfast.

In 1928, the hotel witnessed the first skiing tragedy in Australia when Laurie Seaman and Evan Hayes perished near the summit of Mt Kosciuszko. It became clear that the hotel was too distant from the main ski fields for easy organisation of search and rescue parties, and this led directly to the construction of the Chalet at Charlotte Pass in 1930.

Following the opening of the Chalet at Charlotte Pass, the Hotel Kosciusko declined in popularity although many ski clubs would book a week for their members at the hotel followed by a week at the Chalet.

The main 1909 building, which was predominantly a wooden construction, was destroyed by fire in 1951 that started at 4 am in the electrical switch room while 150 guests were asleep, as were most of the 90 staff. By 8 am eyewitness reports say the building was destroyed, however, fortunately, no one died.

All that is left of the Hotel Kosciusko is the massive concrete staff quarters which had been built in 1926.

The NSW Government put a roof on the staff quarters building to help protect it from the weather, but it remained unused until Tony Sponar took over the lease in 1959 and, with his wife Elizabeth, converted it into Sponars Lakeside Inn which has passed through several subsequent owners and now operates as the Sponars Chalet

² This lodge has since been demolished and replaced.

Figure 3-11: Historical views of Hotel Kosciusko.

1. View of the sprawling Hotel Kosciusko when it was first constructed (NSW State Archives).



2. View of the interior of the Hotel Kosciusko (Perisher Historical Society).



3. View of the Hotel Kosciusko post 1926 after the tall staff quarters had been built (NSW State Archives).



4. View of the Hotel Kosciusko post 1926 after the tall staff quarters had been built (Perisher Historical Society).

4 SURVEY RESULTS

4.1 BACKGROUND

4.1.1 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 21–24 March 2022. The historic cultural values assessment took place at the same time as the Aboriginal cultural values assessment undertaken for the Snowy Mountains SAP.

4.1.1.1 *October 2020 site visit*

On 1 October 2020, Ben Churcher (OzArk Principal Archaeologist) undertook a site visit to most of the survey areas around Jindabyne. This allowed the landscape characteristics of the Jindabyne area to be understood and served as a reconnaissance trip for the forthcoming survey.

4.1.1.2 *December 2020 survey*

From Wednesday 9 December 2020 to Friday 11 December 2020, formal survey of the Jindabyne survey areas was undertaken while 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.

Areas surveyed in December 2020 included the Jindabyne Catalyst Sub-Precinct (Sports and Education Centre, Southern Connector Road, and part of Western Lake Jindabyne B) and the Jindabyne Growth Sub-Precinct (Jindabyne Town Centre and West Jindabyne West [part]).

In the KNP, the December 2020 survey was completed at the Thredbo, Perisher, Charlotte Pass, and Guthega alpine villages, the Thredbo Ranger Station, Island Bend, and the Bullocks Flat Terminal.

4.1.1.3 *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.

4.1.1.4 *March 2022 survey*

This survey targeted all applicable Sub-Precincts in the Jindabyne area where access was possible, and those areas in the Alpine Sub-Precinct where developments associated with the

Snowy Mountains SAP are likely to occur. For example, the steep hills currently used for the alpine resorts' ski fields were not surveyed.

The areas not able to be accessed during the March 2022 survey include the Western Lake Jindabyne A (Jindabyne Catalyst Sub-Precinct) and a small portion of Barry Way South (Jindabyne Growth Sub-Precinct).

Areas surveyed in March 2022 included the Jindabyne Catalyst Sub-Precinct (Mountain Bike and Adventure Park and the Jindabyne Foreshore) and the Jindabyne Growth Sub-Precinct (East Jindabyne, West Jindabyne [part], Jindabyne Aerodrome, Leesville, and Barry Way South).

In the KNP, the March 2022 survey was completed at Ngarigo Campground, Sponars Chalet, the Ski Rider Hotel, Kosciusko Tourist Park, and Creel Bay.

4.1.2 OzArk involvement

4.1.2.1 *Field assessment*

The fieldwork component of the heritage assessment was undertaken by:

- Fieldwork Director: Ben Churcher (OzArk Principal Archaeologist, BA(Hons) Dip Ed)
- Stephanie Rusden (OzArk Senior Archaeologist, BS University of Wollongong, BA University of New England)
- Harrison Rochford (OzArk archaeologist, B. Liberal Studies [Hons], M. Phil. [Arts and Social Science]).

4.1.2.2 *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).

4.2 BRIEF DESCRIPTION OF THE SURVEY AREAS

There is great variety of landforms, current vegetation, and past land use within the survey areas. These range from areas within the KNP where there has been little previous disturbance apart from past forestry and low intensity grazing activities, to areas within the alpine villages and the town of Jindabyne where the ground surface has been extensively modified.





Large portions of the survey areas can be characterised as sloping landforms often subject to low intensity grazing. These slopes are either gradual or moderate, although steep slopes are also present. Outcropping granite is also a common feature.

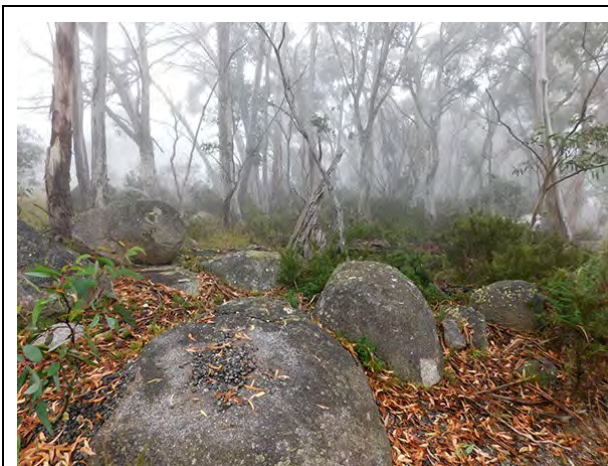
Ground surface visibility was low across most survey areas. In the KNP lower stratum heath vegetation completely obscured the ground surface, while in the Jindabyne survey areas, the fields were covered in a thick grass cover that stopped views of the ground surface over large areas.

Soils are predominantly granite derived and are therefore erodible and of low fertility. The soils' low fertility indicates that the resources of the area would have also been limited and only able to support low intensity agriculture over the longer-term.

Figure 4-1 presents photographs of the various survey areas to provide an overview of the types of topography, vegetation, and land use included in the survey.

Figure 4-1: Views of a selection of the survey areas.

	
<p>1. A view of a cleared, sloping block at the Thredbo Alpine Resort Village where potential development could take place. The photo does not accurately capture the steepness of this terrain.</p>	<p>2. View over the central areas of the Perisher Ranges Alpine Resort. The large car park seen here could potentially be developed under the Snowy SAP Master Plan.</p>
	
<p>3. View of the Ngarigo Campground located on level creek flats near the Thredbo River.</p>	<p>4. A view of regrowth vegetation at the Kosciuszko Tourist Park that indicates that the entire area was cleared in the past and probably grazed.</p>



5. View of the rocky terrain and immature vegetation surrounding the **Ski Rider Hotel**.



6. A view of central **Smiggin Holes** showing the central car park.



7. View of **Sponars Chalet** showing the remaining building of the Hotel Kosciuszko.



8. A typical view of landforms within the **Mountain Bike and Adventure Park**.



9. View of the elevated undulating landforms within the **West Jindabyne** area.



10. View of the generally step terrain within **Western Lake Jindabyne B**.



11. View of the steep hills surrounding the **Jindabyne Aerodrome**.



12. The landforms at **Barry Way (west)** tend to be flatter, and consequently, more cleared of trees and more intensively occupied.



13. The landforms at **Barry Way (east)** are undulating with low gradient slopes. The area has been almost completely cleared of old growth trees except for a few scattered examples.





14. View of the extensively cleared landforms around the historic **Leesville Hotel**.



15. View across the **Sports and Education Centre** showing the high degree of modification within the central area of buildings and exotic plantings.



16. The urban area of **Jindabyne township** has been heavily modified by residential development.

	
<p>17. Typical view of the Jindabyne Foreshore showing the high water level of Lake Jindabyne during the 2022 survey.</p>	<p>18. View of the cleared, relatively flat landforms at East Jindabyne (west).</p>

The following brief observations are made on each of the survey areas:

Alpine Sub-Precinct

- **Thredbo Alpine Village:** Located on either side of the Thredbo River, the survey area is largely occupied by the Thredbo Alpine Resort. The development areas shown in the Master Plan are confined either to modified landforms (car parks) or a steep cleared block to the south of the village. None of these areas has potential for significant historic items or archaeological deposits. The survey area only included the village area and not the ski slopes to the north of the village.
- **Thredbo Ranger Station:** The survey area contains a building (the Ranger Station), a lay down/parking area, and was the site of one of the region's early chair lifts (no longer in evidence). These items are located on the foot slopes above the creek flats that have been cleared of upper stratum vegetation. There is a low potential for significant historic items or archaeological deposits, although the remains of the chairlift (possibly in an area that is fenced to the north of the Rangers Station) would have local heritage values.
- **Ngarigo Campground:** The survey area contains an existing campground that has minimal facilities. The creek flats that have been previously cleared of upper stratum vegetation, although in more recent years, trees have been allowed to re-establish. There is a low potential for significant historic items or archaeological deposits.
- **Bullocks Flat Terminal:** The development area identified in the Master Plan is restricted to the large car parking area associated with the Skitube terminal. This landform has been modified by earthmoving to create the level car park and no areas of original ground surface were noted. Given the high degree of modification associated with the car park and the Skitube Terminal, there is a low potential for significant historic items or archaeological deposits to be present. The survey area only included the car parking/Skitube Terminal area and not the landforms surrounding this area.
- **Creel Bay:** The survey area occupies part of what would have been a promontory overlooking the confluence of the Snowy and Thredbo Rivers. The area has been extensively utilised by the NPWS for accommodation buildings and workshops that have

caused localised modification. Apart from the existing cottages, there is a low potential for significant historic items or archaeological deposits elsewhere. The survey area only included the central area of the Creel Bay area where the Master Plan identifies that development may be possible. It did not include landforms in the northeast of the area (largely occupied by a large NPWS workshop) or the western portions of the area.

- Kosciuszko Tourist Park: This area is currently used as a camp ground and a further, now abandoned, camping area is in the south. Roads, parking bays, amenities blocks, and cabins have been constructed on the elevated landforms overlooking Sawpit Creek while the remainder of the survey area is covered in regrowth vegetation. This indicates that most of the survey area would have been cleared in the past and subjected to low intensity grazing. There are the remains of a stone-built chimney within an enclosure at the entrance to the camping ground that may have been associated with the forestry activities that formerly took place here. Apart from the chimney, there is a low potential for significant historic items or archaeological deposits within areas currently or formerly used as a camping ground.
- Ski Rider Hotel: This small survey area is mostly occupied by modified landforms that now contain the hotel and adjacent dormitory buildings. To the west, in what would have been a drainage gully, is the hotel's sewage treatment ponds that have heavily modified this landform. Except for the existing buildings (principally the main hotel building and three of the dormitory buildings), there is a low potential for significant historic items or archaeological deposits across the survey area.
- Sponars Chalet: This small survey area is mostly occupied by modified landforms that now contain the chalet, the footprint of the former Hotel Kosciuszko, tennis court, and access roads. These features have been cut into the surrounding hill slope and natural ground surface is very rare in the survey area. Given the history of construction at this site, there is a high potential for locally significant historic items and archaeological deposits across the survey area.
- Smiggin Holes: The small alpine village of Smiggin Holes is located on either side of a broad valley. The valley floor is completely modified by car parking or workshop/snow plough facilities. The areas where development is proposed in the Master Plan include a small, grassed area at the north of the village area which appears to have been previously modified by earthworks. The remaining development areas are within existing building sites. Apart from the existing buildings, there is a low potential for significant historic items or archaeological deposits across the survey area. The survey area only included the village area and not the ski slopes to the northwest of the village.
- Pipers Gap: The Master Plan identifies a potential car parking area at Pipers Gap at the location of a former lodge that has been demolished. While the former site of the lodge is disturbed and clearly visible in the field, landforms around this area that are also part of the survey area consist of thick heath vegetation with low ground surface visibility. There may be items and archaeological deposits related to the former lodge present within the survey area; however these are unlikely to be locally significant.
- Perisher Range Alpine Resort: The development areas identified in the Master Plan are confined to the existing village area that includes exiting lodges and landforms immediately adjacent to them. Apart from the existing buildings, there is a low potential

for significant historic items or archaeological deposits across the survey area. The survey area only included the village area and not the ski slopes to the north of the village.

- Charlotte Pass: The village is located on the foot slopes overlooking a broad, boggy, alluvial valley. The small village retains mature upper stratum vegetation between the existing buildings and rock outcrops are frequent. Proposed development areas noted in the Master Plan are restricted to landforms already modified by existing buildings. Given the small size of this survey area and the existing disturbances from the village and associated ski sport infrastructure, it is unlikely that significant historic items or archaeological deposits are present outside of the existing buildings. The survey area only included the village area and access road and not the landforms surrounding the village.

Jindabyne Sub-Precincts

- Mountain Bike and Adventure Park: This large survey area consists entirely of elevated landforms with moderate to steep slopes. There are some waterways in this area although they tend to be minor and in V-shaped valleys. The exception is Widows Creek in the east of the area which has a more developed valley topography, although the creek is minor and without any fluvial features such as terraces. The area has been cleared for low intensity grazing although stands of mature trees have been retained in scattered pockets or on steep hill slopes. The survey concentrated on the northern portion of this area that is identified in the Master Plan as being where the proposed mountain bike facilities will be located. However, the southern portion was inspected, but less intensively. Given the sloping nature of the terrain, significant historic items and archaeological deposits are not expected.

- Barry Way South: This area is divided into two portions: west and east.

The western portion has steep hill slopes in the west but most of the area then becomes elevated, undulating landforms with a gentle gradient. These landforms are occupied by a number of private dwellings where there are localised impacts from building construction, dams, and roads. It is unlikely that significant historic items or archaeological deposits are present in this survey area.

The eastern portion contains large areas modified by the construction of extensive accommodation facilities (The Station). This includes buildings, sports ovals, and other infrastructure. Elsewhere the landforms are elevated and undulating, often with moderate gradient slopes. The landforms are cleared and devoted to low intensity grazing. Given the landform modification associated with The Station, it is unlikely that significant historic items or archaeological deposits are present.

- Leesville: The survey area at Leesville consists of three non-contiguous areas: the site of the Leesville Hotel, and area to the west of the existing industrial estate, and landforms to the east/northeast of the industrial estate. Other landforms in this area, mostly consisting of steep slopes, are not included in the survey area. The survey area consists of slopes to the west and creek flats associated with Lees Creek to the east. Areas around the historic Leesville Hotel and the area to the east of the industrial estate have been cleared and consist of flat landforms where there was very little ground surface visibility. In sloping landforms to the west of the industrial estate, tree cover remains, although this tends to be regrowth. The block to the northeast of the industrial estate is generally flat and scattered trees are present. Based on the results of the survey, it is assessed that it is

likely that significant historic objects and archaeological deposits are present around the site of the Leesville Hotel. Other areas have a low likelihood of recording significant historic items or archaeological deposits.

- Sports and Education Centre: The only largely unmodified landforms in this area are in the south where the landforms are sloping or undulating. In the north are extensive modifications from the construction of the Sports and Education Centre, new developments such as the BMX track, an out of use golf course, and dwellings. Lees Creek flows through the area although most of its banks have been modified by earthmoving and the installation of services. Given the landform modifications noted, there is a very low potential for significant historic items or archaeological deposits across the survey area, apart from the relocated SMA sheds at the Sports and Education Centre.
- Jindabyne Aerodrome: The existing aerodrome is within a broad valley flanked to the north and south by sloping landforms that are steeper in the south than the north. The runway of the aerodrome, along with associated buildings, is a modified landscape. The sloping landforms are mostly cleared or support regrowth vegetation. Based on the results of the survey, it is assessed that it is unlikely that significant historic items or archaeological deposits are present in this area outside of the modified landforms.
- West Jindabyne: This area is entirely comprised of slopes, crests, and elevated, undulating landforms. The area is mostly cleared, and rock outcrops are frequent. Where there are trees, these tend to be regrowth. The slopes overlooking Lake Jindabyne in the north can be steep. Given the generally sloping terrain, there is a low potential for the area to contain significant historic items or archaeological deposits.
- Southern Connector Road: The western half of this proposed road corridor is in the West Jindabyne area (see above). The eastern half is adjacent to Lees Creek where the associated creek flats have a high potential to record significant historic items and archaeological deposits associated with the Mill Creek Homestead.
- Western Lake Jindabyne B: This area generally contains steep slopes, frequent rock outcrops, and regrowth vegetation in places. Given the generally sloping terrain, there is a low potential for the area to contain significant historic items or archaeological deposits.
- Jindabyne Foreshore: Due to high water levels in Lake Jindabyne when this area was surveyed in 2022, much of the northern perimeter of the foreshore was inundated. Generally this area consists of gentle slopes or relatively flat terrain that would have once been part of the hill topography descending to the now inundated Snowy River. In the east/south, the foreshore is within more steeply sloping landforms as this area is close to the narrow valley of the Snowy River where the Jindabyne Dam was built. In the west, much of the foreshore is parkland and a consistent grass cover lowered the ground surface visibility. In the west, portions of the foreshore area were inaccessible as there was either no dry land between residential houses and the lake or access was restricted by Snowy Hydro. Apart from known heritage items such as the Strzelecki monument and the Lake Jindabyne Sailing Club house that may contain remnants of the original buildings of the Jindabyne West homestead, there is a low potential for the area to contain further significant historic items and archaeological deposits are very unlikely.
- Jindabyne township: This area is entirely within modified landforms and the potential for significant historic items, apart from buildings already identified as having heritage

significance, is very low. The likelihood of there being significant archaeological deposits in this area is extremely low.

- East Jindabyne: This area is divided into two portions: west and east.

The western portion is almost entirely cleared and consists of a relatively flat bench within otherwise sloping terrain. In the south of the area is a waterway within a narrow V-shaped valley. There is a low potential that the area could contain significant historic items or archaeological deposits.

The eastern portion consists of an undulating landform with gentle gradients. There is a waterway in the northeast of the area that had water at the time of the survey. There is a low potential that the area could contain significant historic items or archaeological deposits.

5 IDENTIFICATION OF HERITAGE VALUES IN THE KNP

The historic heritage survey has been informed by OzArk 2021 that allowed a more in-depth assessment of buildings in the alpine villages.

The survey did not inform an impact assessment as precise impacts in the survey areas are unknown.

Details on the observed historic heritage values in the KNP survey areas follow.

5.1 ALPINE RESORTS HERITAGE ASSESSMENT

OzArk 2021 has identified buildings and places with either identified heritage values, or potential heritage values that would need to be confirmed through a specific heritage assessment. Those items with identified heritage values, or items that would very likely meet the heritage criteria for state or local heritage significance, are shown in **Table 5-1** with a green shade. It is considered that these places should be included within Schedule 3 of the *Precincts-Regional SEPP*.

Those buildings and places marked in **Table 5-1** with an oche background are places likely to have heritage significance. These places should be individually assessed for heritage significance to determine whether they are significant to be listed in Schedule 3 of the *Precincts-Regional SEPP*.

In one instance, a place that has been identified that should be removed from Schedule 3 of the *Precincts-Regional SEPP* as the building has been completely rebuilt. While the building may retain social values, it would not be of such significance to warrant inclusion in Schedule 3 of the *Precincts-Regional SEPP*. This place is marked with a red shade in **Table 5-1**.

In the strategic mapping presented in **Section 7**, places listed in **Table 5-1** that are either denoted as 'Retain on SEPP' or 'high' are mapped as having 'significant heritage values', while those places in **Table 5-1** that are denoted as 'likely' are mapped as having 'moderate heritage values'.

Further details of each place listed in **Table 5-1**, including photographs taken in 2021, are provided in **Appendix 1**.

Table 5-1: Schedule of places with potential or known heritage values.

Name of place	Potential to meet heritage criteria
Thredbo Alpine Resort	
Athol	Retain on SEPP
Crackenback	Retain on SEPP
De Dacha	Retain on SEPP
Kasees	Retain on SEPP
Moonbah	Retain on SEPP
Obergurgl	Retain on SEPP
Ramshead	Retain on SEPP

Name of place	Potential to meet heritage criteria
Sastrugi	Retain on SEPP
Seidler Lodge	Retain on SEPP
Site of 1997 Landslide	Retain on SEPP
Thredbo Alpine Club	Retain on SEPP
Thredbo Alpine Hotel	Retain on SEPP
Timber Pedestrian Bridge	Retain on SEPP
Valley Terminal	Retain on SEPP
Wombiana	Retain on SEPP
Geehi - Lot 27	High
Gore Hill	High
Eagles Nest	High
Kareela Hutte	High
Ampol Petrol Station and Fire Station.	Likely
Avior	Likely
Berghutte	Likely
Bobuck – Lot 97	Likely
CandleLight	Likely
Christiania – Lot 52	Likely
Currawong	Likely
Geebung	Likely
Happy Jacks	Likely
Isere	Likely
Jack Adams Path	Likely
John Paul II Ecumenical Church and Thredbo Memorial Community Centre	Likely
Karas	Likely
Karoonda	Likely
Koomerang Ski Club	Likely
Kosciusko Alpine Club (KAC) – Lot 1	Likely
Munjarra Lodge	Likely
Neewalla Ski Club	Likely
Pindari	Likely
RAN	Likely
Roslyn	Likely
Schlupfwinkel – Lot 19	Likely
Schuss Ski Club	Likely
Sevens	Likely
Silver Brumby	Likely
Ski Club of Australia – Lot 20	Likely
Sonnblick	Likely
Talara Ski Club	Likely
Thredbo Alpine Village	Likely
Twynam – Lot 59	Likely
Winterhaus	Likely

Name of place	Potential to meet heritage criteria
Thredbo Rangers Station	
Thredbo Rangers Station	High
Ski Rider Hotel	
Ski Rider Hotel	High
Sponars Chalet	
Sponars Chalet	Retain on SEPP
Smiggin Holes	
Caloola Ski Club	Retain on SEPP
Illoura	Retain on SEPP
Lodge 21	Retain on SEPP
Numbananga	Retain on SEPP
KAR Spruce Hall	High
Moerlina	High
Snow Bunny (renamed Lions Lair)	High
Snowline Ski Centre	High
Wildspitze Ski Club	High
Clancy	Likely
Illawarra	Likely
Illawarra Master Builders Alpine Club (IMBAC)	Likely
Main Ski Ticket Centre (adjacent carpark)	Likely
Muniong	Likely
Snow Country	Likely
Snowy Gums	Likely
The Lodge (Altitude)	Likely
Willow Lodges	Likely
Windarra	Likely
Perisher Range Alpine Resort	
Alexandra	Retain on SEPP
Dulmison Ski Club	Retain on SEPP
Edelweiss	Retain on SEPP
KSRC	Retain on SEPP
Ku-ring-gai	Retain on SEPP
Maranatha	Retain on SEPP
Munjarra	Retain on SEPP
Rock Creek	Retain on SEPP
Rugby Union	Retain on SEPP
Telemark	Retain on SEPP
Canberra Alpine Club	High
Catholic Church	High
Celmisia	High
CSIRO	High
Eiger Chalet	High
Fjellheim	High
Langlauf	High

Name of place	Potential to meet heritage criteria
Narraburra	High
North Perisher Lodge	High
Orana	High
Peer Gynt	High
Perisher Centre	High
Redwood Ski Lodge	High
Sonnenhof	High
Sundowner	High
Tambaroora	High
Technology	High
Trissana	High
Ullr (house of)	High
Waratah	High
Wirruna	High
Acacia (next to Timbertop)	Likely
Alpine Church and Ski Patrol (No.1)—north of the Perisher Centre	Likely
Aurora	Likely
Avalanche	Likely
Barina Milpara	Likely
Beachcombers	Likely
Chez Jean	Likely
Christina	Likely
Cooma	Likely
Cowra	Likely
Cronulla	Likely
Eremo	Likely
Fire and Rescue Station, Ambulance Station	Likely
Geebung	Likely
Gunyah	Likely
Highway Alpine	Likely
Illabunda	Likely
Kandahar (1 and 2)	Likely
Karralika	Likely
Kunapipi	Likely
Man from Snowy River	Likely
Matterhorn	Likely
Mirraboooka	Likely
Mulubinba	Likely
Oldina	Likely
Parrawa	Likely
Perisher Huetie	Likely
Perisher Manor	Likely
Perisher Staff Lodges (Astelia, Caledonia and Pinelia lodges)	Likely

Name of place	Potential to meet heritage criteria
Salzburg	Likely
Snowgums	Likely
South Perisher Alpine	Likely
Sundeck	Likely
Swagman Chalet	Likely
Tarrawonga	Likely
Timbertop	Likely
Valhalla	Likely
Yalara Alpine	Likely
Yarrandoo	Likely
Yeti	Likely
Charlotte Pass Alpine Resort	
The Chalet	Retain on SEPP
Southern Alps	High
Spencers Creek	High
Administration	Likely
Alberg	Likely
Burrawong	Likely
Cellblock (Staff)	Likely
Knockshannoch	Likely
Kosciusko Alpine Club	Likely
Kosciuszko Alpine Club (Managers)	Likely
Olivetti	Likely
Snowbird	Likely
Guthega Alpine Resort	
Tiobunga (YMCA)	Remove from SEPP
Guthega Alpine Hotel (Guthega Lodge)	High
Guthega Dam	High
Kyilla Lodge	Likely
Ski Centre	Likely
Island Bend	
Island Bend Camp Ground	High

Within the survey areas, the NPWS Section 170 Heritage and Conservation register includes all the places listed in **Table 5-1** for the alpine resorts except for the items listed in **Table 5-2** to **Table 5-6**. As these places were placed on the Section 170 register based on observations from the 1990s, the reasons provided in these tables for the items' exclusion are mostly due to subsequent changes to the places that have been detrimental to the item's heritage values.

Thredbo Alpine Resort

Table 5-2: Thredbo: NPWS s170 Register items not mapped as having heritage values.

SHI ID	Item Name	Reason
3917184	Black Bear Inn	Has been recently (2022) demolished

SHI ID	Item Name	Reason
3917206	Leatherbarrel	Rebuilt lodge
3917207	Merrits Ski Lift	Although possibly having social value the modern piece of infrastructure has few additional values
3917219	Bursill's Alpenrose Club	Now 'The Denman'. Lacks integrity due to rebuilds
3917220	Bursill's Alpine Lodge	Now 'The Denman'. Lacks integrity due to rebuilds
3917233	Tennis Courts	Although possibly having social value the place has few additional values
3917234	Golden Eagle	Lacks integrity due to rebuilds

Perisher Range Alpine Resort

Table 5-3: Perisher: NPWS s170 Register items not mapped as having heritage values.

SHI ID	Item Name	Reason
3915189	UAC Ski Club	Lacks integrity due to rebuilds
3915198	Warrugang	Historically significant; however, rebuilt
3915232	Nordic Shelter	1980's construction with extensions
3915245	Merriment Lodge	The original 1960's club lodge was rebuilt in the 1980s
3915270	Lampada	Original architectural integrity degraded through the replacement of all material. Rebuilt and/or reclad
3915271	Sydney Ski Club	Although possibly having social value the place has been rebuilt

Smiggin Holes Alpine Resort

Table 5-4: Smiggin Holes: NPWS s170 Register items not mapped as having heritage values.

SHI ID	Item Name	Reason
3915156	Royal Coachman	Generally, retains external architectural integrity in the form and footprint. It has been altered externally and internally
3915169	Smiggins Hotel	Original 1962 building, is a landmark building. It is a commercial and publicly accessible building including retail and restaurant facilities facing the ski slope. The historic character has been modified and is difficult to discern as it has been heavily adapted (c1998 and later)

Guthega Alpine Resort

Table 5-5: Guthega: NPWS s170 Register items not mapped as having heritage values.

SHI ID	Item Name	Reason
3915121	Tiobunga	Completely rebuilt
3915124	Turnak	1962 lodge has been significantly altered with cladding, new windows etc greatly reducing its heritage values
3915125	Guthega Ski Club	The original 1962 lodge was referred to as designed in an Alpine Style has been demolished and a 'new' lodge (with the same name) built in its place
3915127	Blue Cow Ski Club	The original 1960's lodge was referred to as designed in an 'innovative-style'. The original lodge appeared to have a larger footprint and scale. Altered substantially

Charlotte Pass

Table 5-6: Charlotte Pass: NPWS s170 Register items not mapped as having heritage values.

SHI ID	Item Name	Reason
3915143	Stillwell Lodge	Large utilitarian hotel with few architectural merits and no heritage values apart from its location at the centre of Charlotte Pass village

5.2 IDENTIFICATION OF HERITAGE PRECINCTS IN THE ALPINE RESORT AREAS

5.2.1 Thredbo Alpine Resort

Lucas Stapleton 1997 (p. 29) maps several townscape groups (or precincts) identified at the Thredbo Alpine Resort (**Figure 5-1**). These townscape groups have influenced and are referred to in the NPWS Section 170 Conservation and Heritage Register.

While these townscape groups remain somewhat valid, some of the townscape groups have been altered in the intervening period and have lost some of their heritage significance.

As a result of the survey for the Snowy SAP, several altered precincts are proposed. The precincts fall into two categories:

- Heritage precincts: identifying largely intact groups of significant heritage buildings
- Intact precincts: precincts that do not have significant heritage values but are characterised by a uniform building style.

Figure 5-2 shows the location of the precincts at the Thredbo Alpine Resort.

The heritage precincts include:

- East Precinct. Although the heritage significance of the buildings in this precinct varies, as a group, they present as a cohesive, very visible group of buildings that are obvious to visitors arriving at the village. Includes buildings with potential heritage significance such as the service station, fire station, Happy Jacks, and the RAN ski club, as well as buildings not considered to have heritage significance such as the House of Ullr and Bernti's Mountain Inn. The last two buildings are imposing and highly visible yet are not considered to have heritage values due to diminished integrity associated with several alterations.

Equates partially with Lucas Stapleton's Mowamba Townscape.

- Gateway Precinct. Includes several places listed on the *Precincts-Regional SEPP* such as the Valley Terminal, the timber pedestrian bridge, and the Thredbo Alpine Hotel. Along with the Village Centre that sympathetically blends with the Thredbo Alpine Hotel, this precinct has a distinctive character of visitor amenity and is well known to any visitor to Thredbo. The sloping roof lines of the Thredbo Alpine Hotel and the Village Centre are highly visible features of the village seen clearly from the chair lifts and ski fields on the other side of the valley.

Equates partially with Lucas Stapleton's River Townscape.

- Lodge Precinct. Includes several places listed on the *Precincts-Regional SEPP* such as Athol, Da Dacha, Moonbah, Obergurgl, Lend Lease (Seidler) Lodge, Wombiana, and

Ramshead, as well as Geehi (high heritage value) and the Ski Club of Australia (potential heritage value). The precinct also includes open spaces between lodges, outcropping granite, and endemic vegetation species. This significant precinct contains some of the most architecturally distinctive buildings in the village and significant landscape features such as the ponds.

Equates partially with Lucas Stapelton's Pond, Creek, and Brindle Bull Townscapes.

- Jack Adams Precinct. This precinct is mostly located south of the significant village feature of Jack Adams Path. Includes several places listed on the *Precincts-Regional SEPP* such as Kasees and the Thredbo Alpine Club, as well as the highly significant Gore Hill Lodge (recommended for inclusion on the *Precincts-Regional SEPP*). The precinct also includes places of potential heritage significance such as the Berghutte and Currawong lodges, and the Koomerang Ski Club. This precinct includes lodges with association to the early development at Thredbo that largely retain integrity in their architectural form. Together, these buildings form a pleasing visual backdrop to views of the village as they are located along the higher tier of the village.

Equates partially with Lucas Stapelton's Banjo Townscape.

The intact precincts include:

- Riverside: A homogenous development of timber structures with articulated rooflines, balconies, and dormer windows.
- Crackenback: A homogenous development of large residential style buildings utilising stone bases, pitched roofs, and open space between building with native plantings.
- Woodridge: A homogenous development of smaller residential style buildings with large open spaces between buildings containing native vegetation and natural rock outcrops.

Figure 5-3 shows a sample of views of each precinct.

Figure 5-1: Map showing the precincts at the Thredbo Alpine Resort (Lucas Stapleton 1997: 29).

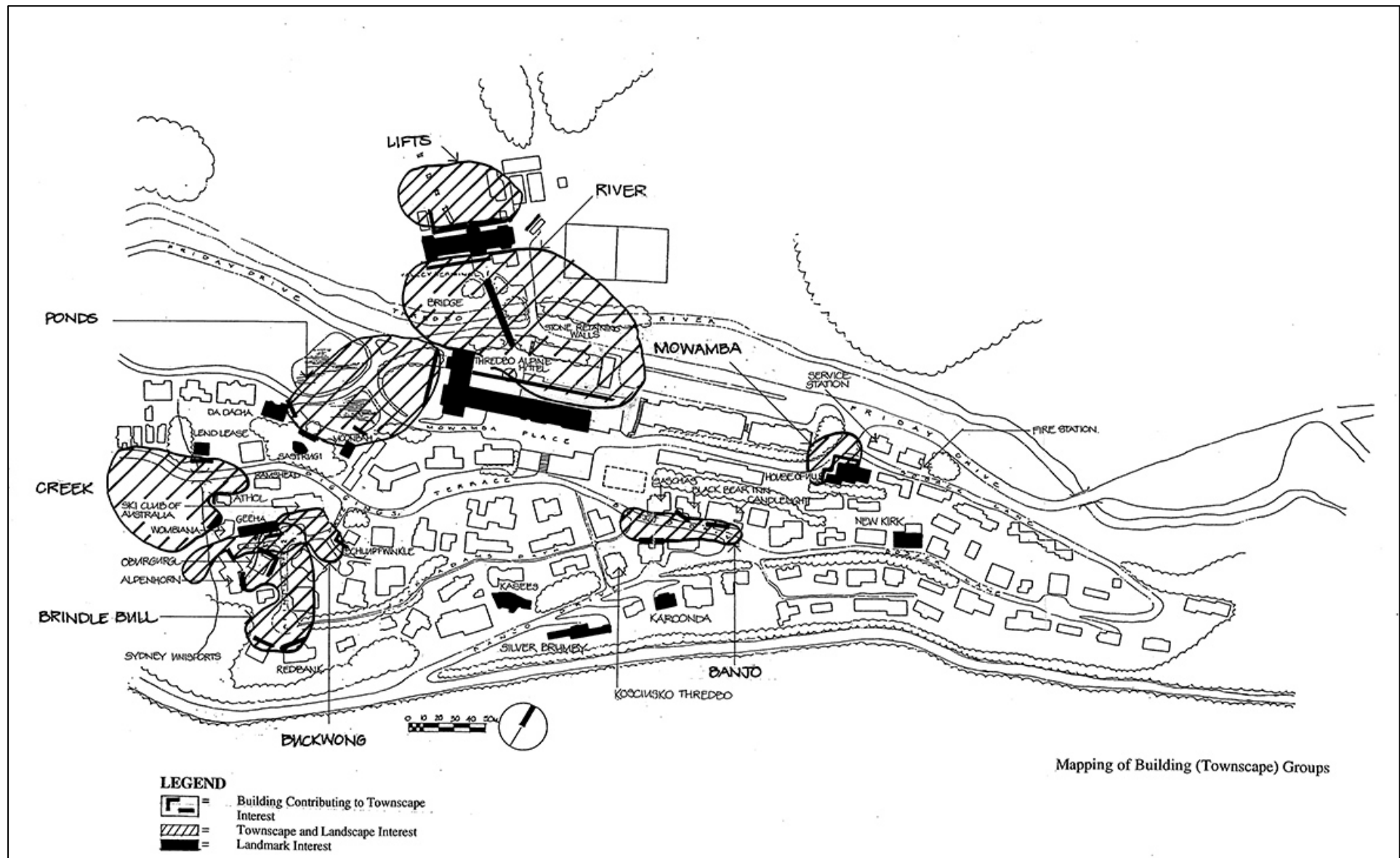


Figure 5-2: Aerial showing the location of heritage precincts at the Thredbo Alpine Resort.

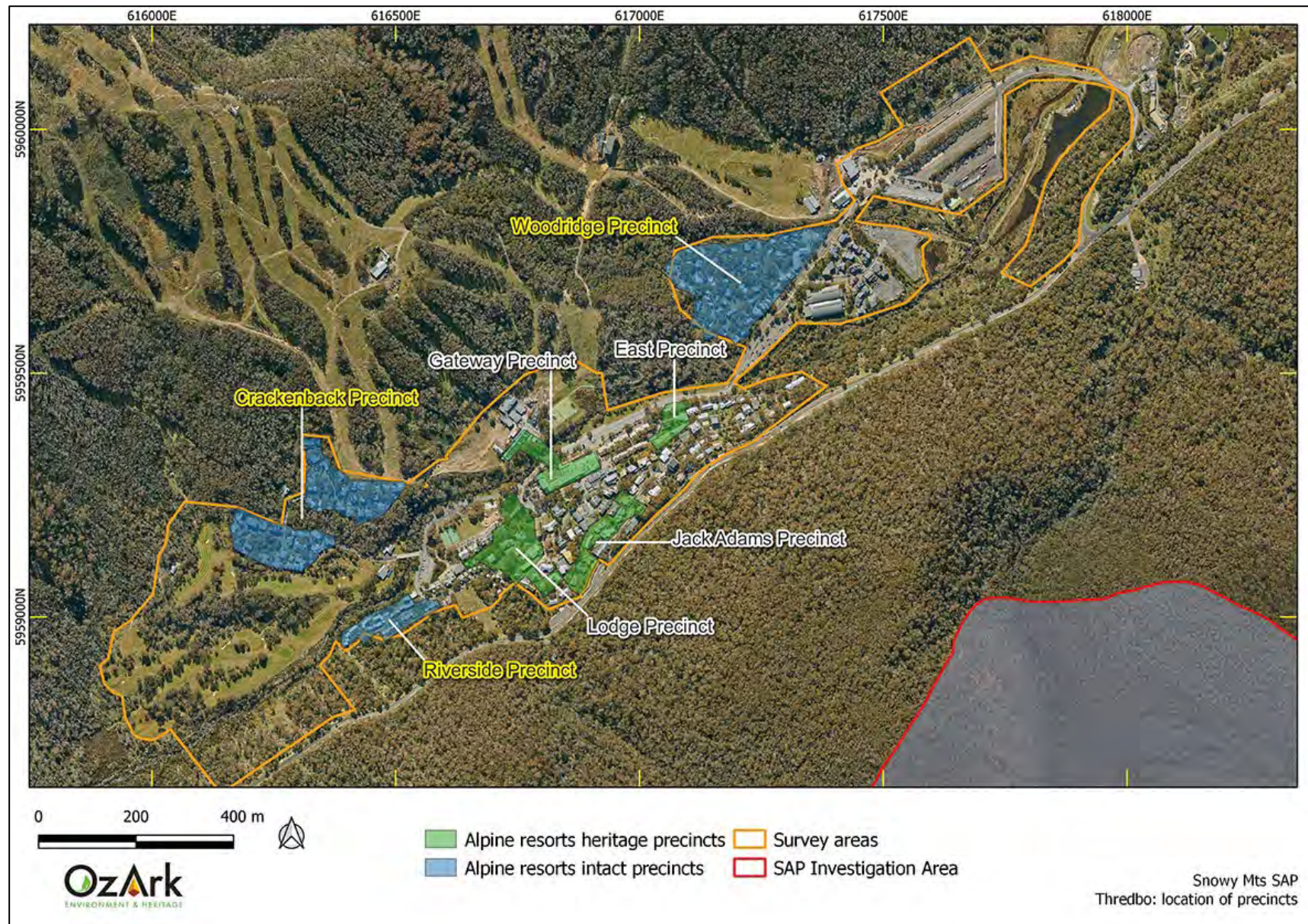




Figure 5-3: Sample views of the identified precincts at the Thredbo Alpine Resort.

	
<p>1. View of the Service Station in East Precinct.</p>	<p>2. View of the Thredbo Alpine Hotel in the Gateway Precinct.</p>
	
<p>3. View of Ramshead Hut in the Lodge Precinct.</p>	<p>4. View of the Jack Adams Precinct with Koomerang Lodge to the right.</p>
	
<p>5. View of the Riverside Precinct.</p>	<p>6. View of the Crackenback Precinct.</p>



7. View of the Woodridge Precinct.

5.2.2 Perisher Range Alpine Resort

As a result of the survey for the Snowy SAP, several heritage precincts are proposed at the Perisher Range Alpine Resort. The heritage precincts identify largely intact groups of significant heritage buildings.

Figure 5-4 shows the location of the precincts at the Perisher Range Alpine Resort.

The heritage precincts include:

- **Central Precinct.** Located at Smiggin Holes. Contains the SEPP listed Lodge 21, as well as Moerlina, the Lions Lair, the Snowline Ski Centre, and the Wildspitze Ski Club that are assessed to have high heritage values. Also includes the Clancy Alpine Lodge, the Illawarra Master Builders Alpine Club, Snowy Gums, The Lodge (Altitude), Willow Lodges, and Windarra that are assessed as having potential heritage values.

This precinct includes the contiguous area on the eastern valley flank where the notable cluster of buildings at Smiggin Holes are located. This precinct is characterised by relatively small lodges that are spaced so that there is open space and trees between most buildings. This 'lodge in the landscape' is a defining feature of this precinct.

- **North Perisher Precinct.** Although no places in this precinct are listed in Schedule 3 of the *Precincts-Regional SEPP*, the precinct contains the Perisher Creek Lodge, Peer Gynt, the Redwood Ski Lodge, and Trissana all of which are assessed as having high heritage values and should be considered for inclusion on the SEPP.

The precinct has a quiet, isolated feel with widely spaced lodges overlooking Perisher Creek. The open space allows rock outcrops and trees to be present between lodges and the 'lodge in the landscape' is a defining feature of this precinct.

- **Central Ridge Precinct.** This precinct includes the bulk of the most significant buildings in Perisher village including the highly significant Telemark and Edelweiss lodges. This precinct typifies the 'lodge in the landscape' values that makes Perisher village different to the other alpine villages. With granite outcrops and native tree species, albeit damaged with dieback, this precinct offers a selection of reasonably sized lodges nestled into their environment.

- Services Precinct. The Services Precinct includes the highly significant Catholic Church that has been constructed in a striking Innovative style and provides a gateway building to the village. The church is complemented by the fire and ambulance centres, both constructed in the Alpine style. Together, the buildings present a cohesive presence at the eastern approach to the village.
- East Perisher Precinct. The East Perisher Precinct adjoins the Services Precinct to the west. It includes five buildings assessed in this report as having high heritage values (CSIRO, Narraburra, Sundowner, House of Ullr, and Waratah) and 15 buildings assessed as having potential heritage values. There are four buildings within the precinct listed on the NPWS Section 170 Heritage and Conservation Register, and 25 places listed on the HHIMS as having potential heritage values. Like the other precincts at Perisher village, there is open space between the buildings allowing rock outcrops and trees to be present and contributing to the 'lodge in the landscape' aesthetic that is a defining feature of the village.
- South Perisher Precinct. This precinct contains three buildings listed on the *Precincts-Regional SEPP* (Maranatha, Munjarra, and Rugby Union) and a further building (Wirruna) assessed in this report as having high heritage values. There are also two buildings (Geebung and Oldina) assessed in this report as having potential heritage values and an additional building (UAC Ski Lodge) that is listed on the NPWS Heritage and Conservation Register (although, as noted in **Table 5-3**, this building is not assessed in this report as having heritage values as it lacks integrity due to rebuilds).

This precinct preserves mature stands of snow gums between lodges and strongly contributes to the 'lodge in the landscape' aesthetic that is a defining feature of the village.

Figure 5-5 shows a selection of views of the Perisher Range Alpine Resort heritage precincts.

Figure 5-4: Aerial showing the location of heritage precincts at the Perisher Range Alpine Resort.

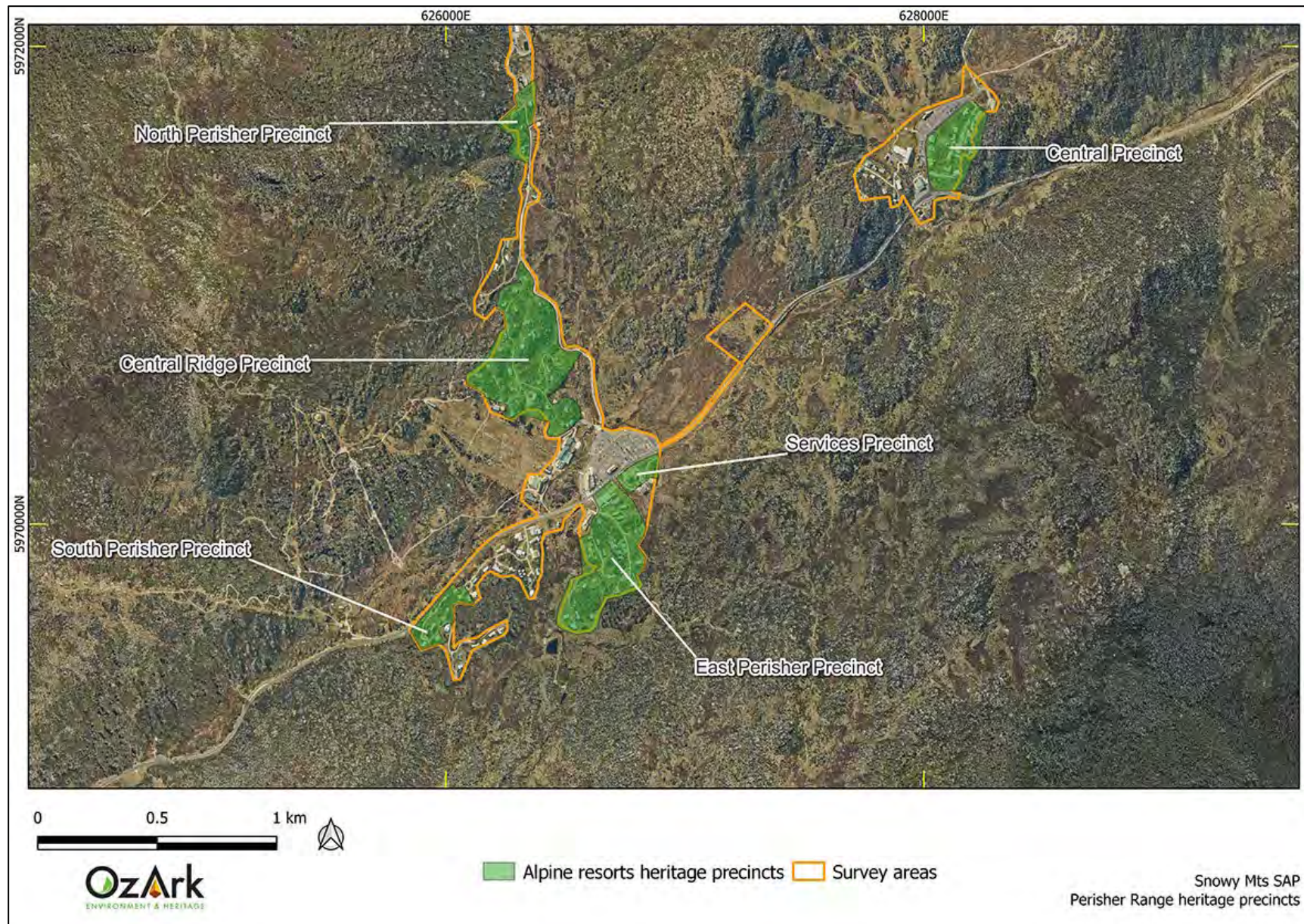


Figure 5-5: Sample views of the identified precincts at the Perisher Range Alpine Resort.

1. View of the Central Precinct (beyond the car park) at Smiggin Holes.



2. View of lodges within the North Perisher Precinct.



3. A view of the Orana Lodge in the Central Range Precinct that exemplifies the 'lodge in the landscape' aesthetic.



4. View of the Services Precinct with the Catholic Church to the left.



5. The Sundowner Lodge in the East Perisher Precinct illustrating the domestic scale of the architecture and open space around buildings.



6. View of the South Perisher Precinct showing Munjarra Lodge nestled within its landscape that includes mature snow gums.

5.2.3 Charlotte Pass Alpine Resort

As a result of the survey for the Snowy SAP, one heritage precinct is proposed at the Charlotte Pass Alpine Resort. The heritage precinct identifies largely intact groups of significant heritage buildings.

Figure 5-7 shows the location of the precinct at the Charlotte Pass Alpine Resort and details follow.

- **The Chalet Precinct.** This precinct contains The Chalet that has high historic, social, and aesthetic values, as well the staff quarters (cellblock) the administration building, Knockshannoch, the Kosciusko Alpine Club, and the Kosciusko Alpine Club's Manager's House, all of which are assessed in this report as having potentially high heritage values (**Figure 5-6**).

These buildings form a gateway view as visitors enter the village and consist of a variety of architectural styles that are generally low-rise when compared to lodges constructed further upslope. The precinct provides a suitable curtilage around the significant Chalet and views to the precinct when viewed either from the village entrance, or from Kosciuszko Road, provide a homogeneous ensemble of historic buildings that contrast with the larger, more recent buildings constructed on the slopes to the south beyond the precinct.

Figure 5-6: Sample views of the identified precinct at the Charlotte Pass Alpine Resort.

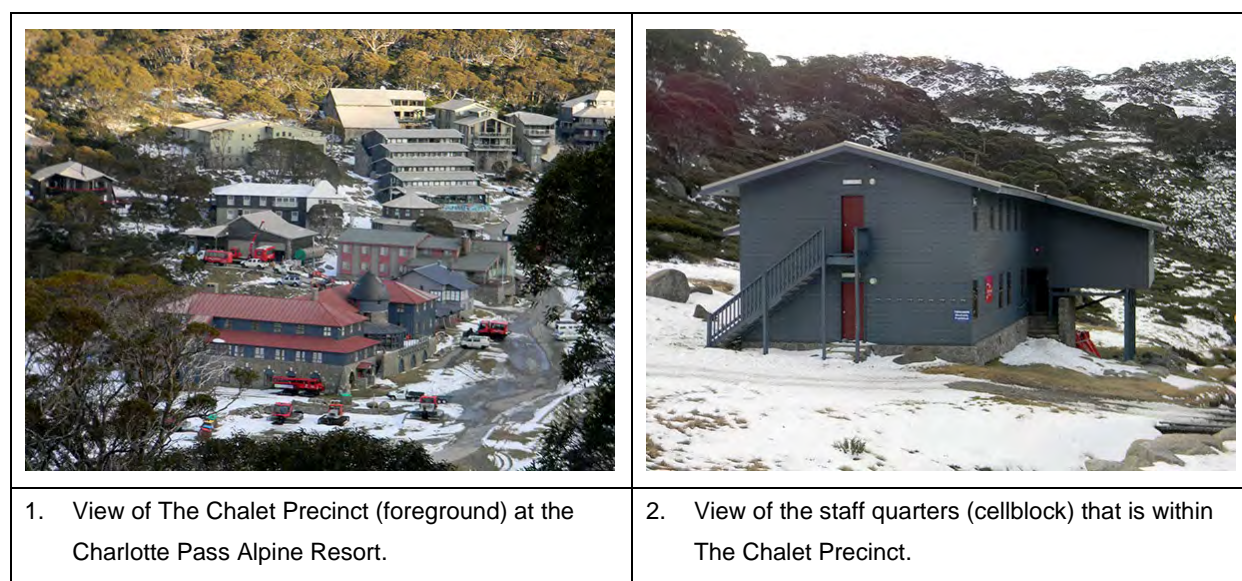
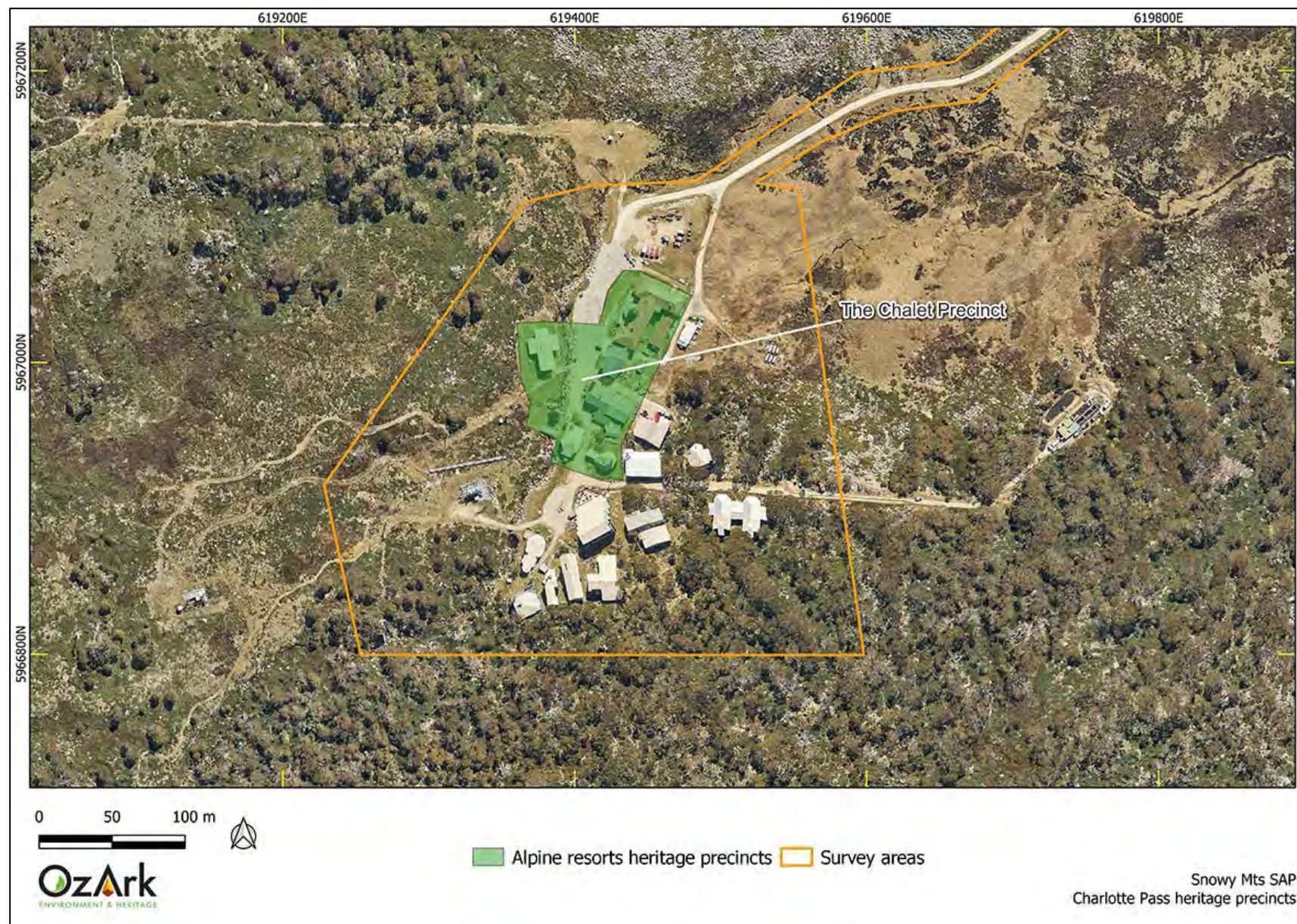


Figure 5-7: Aerial showing the location of the heritage precinct at the Charlotte Pass Alpine Resort.



5.3 IDENTIFICATION OF VILLAGE-WIDE VALUES AT THE ALPINE RESORTS

5.3.1 Thredbo Alpine Resort

The Thredbo Alpine Resort has a distinct village character which is in parts reminiscent of a European alpine resort and is a cultural landscape with historic, social, and aesthetic values. Public access routes such as the Jack Adams Path, areas of open landscape with endemic plant species, the views to historic lodges and their roof forms from certain vantage points, and distinct precincts contribute to the overall village character.

The contributing factors are the consistent nature of the architecture, which is of a modest scale (albeit excluding large buildings constructed post 2000s), built into the steep slopes, with narrow winding road network, and plantings of mature eucalyptus and other native plant species mixed with exotic evergreens. Friday Drive follows the Thredbo River and generally divides the functions of the resort, with the snow sports fields and infrastructure on the main range (to the north), with most of the village buildings located on the opposite steep slope. The exception is that the resort's main administration buildings (Valley Terminal), post 1990s residential developments (Crackenback Ridge and Woodridge), and the golf course are on the northern side of the river.

The village wide heritage values are associated with the scale of the village while noting that open space containing natural features such as creeks, granite outcrops, and native vegetation is at a premium within the village. The scale of the village is largely intact, although some large developments have started to appear. The village aesthetic is also associated with the architectural style of buildings as the village is dominated by buildings of the Vernacular, Alpine, European Alpine, and State Park Alpine styles (after Freeman 1998: 77) with isolated incidences of the Innovative style. These styles often have pitched roofs that are sometimes steep (Alpine style; cf. Moonbah), or gradual (State Park Alpine style, cf. Da Dacha), and are at a residential scale (Vernacular style; cf. Gore Hill Ski Club). Larger buildings such as Thredbo Alpine Hotel and Kasees that are of the European Alpine style have low pitched asymmetrical roof lines. Innovative style, beautifully represented by Wombiana and Seidler Lodge, often continue the tradition of stone bases and pitched roofs.

Therefore, while a variety of styles are represented in the village, the dominant features are pitched roofs, stone bases, residential scale windows, articulated roof lines and wooden (or wood-like) cladding. The traditional colour scheme of the Snowy Mountains Authority period of dark grey exteriors with red doors/eaves is sometimes maintained or replicated (cf. the Snowy Mountains Authority period first aid building at the Valley Terminal).

Newer developments are departing from this paradigm. For example, the Lantern Apartments on the sky line at the back of the village is out of scale with its surroundings, while other buildings

only make cursory attempts at maintaining the village aesthetic, such as Omaru 4 that is a statement building with little regard to its context (**Figure 5-8**).

Figure 5-8: Examples of buildings breaking the village aesthetic at the Thredbo Alpine Resort.

	
<p>1. View of the Lantern Apartments (circled) that has been built at a scale out of keeping with the village.</p>	<p>2. View of Omaru 4 that makes little attempt to fit into the village aesthetic.</p>

5.3.2 Perisher Range Alpine Resort

The village-wide values of the Perisher Range Alpine Resort (including Perisher village and Smiggin Holes) is the 'lodge in the landscape' aesthetic and the generally low-rise, domestic nature of the lodges. The resort contains a wide variety of architectural styles, although lodges of the Snowy Mountains Authority style, Vernacular style, and the European Alpine style (Freeman 1998: 77–78) predominate. These historically important architectural styles, provide the aesthetic of domestic scale once a visitor has left the central village area. Particularly in the designated heritage precincts (**Section 5.2.2**), the overriding impression is of small-scale lodges nestled within their environment and surrounded by rock outcrops and native vegetation.

Unlike the Thredbo Alpine Resort that has a village aesthetic (**Section 5.3.1**), The Perisher Range Alpine Resort conserves the aesthetic of scattered lodges within the landscape where larger, multi-storeyed buildings have mostly been excluded.

The important elements of scale and the conservation of a natural environment around lodges are important values that should be maintained at the Perisher Range Alpine Resort. The aesthetics of visual seclusion and the discrete grouping of lodges amongst natural features should not be compromised by the allocation of new leases or out-of-scale developments.

Historically, the changes implicit in the development of private lodges has also been reflected in the expansion of facilities in commercial lodges and hotels and has often resulted in an increase in the resort building 'footprint' being out of proportion to the original design concept of the 1960s. This is seen at the certain lodges that have increased their footprint through the addition of

swimming pools, restaurants, and improved bedroom accommodation. This accretive growth, handled correctly, has the potential to contribute to resort character. Handled poorly, it can diminish the values for which the place is significant.

Commercial pressures on resort development have historically had the result of creating new resort images to attract new clients. This is apparent in the changes to some lodges at the Perisher Alpine Resort, which are like the commercial apartment buildings at the Thredbo Alpine Resort. The introduction of apartments has been seen both as a means of promoting year-round opportunities and as a way of facilitating a diversity of accommodation 'type'. Apartment style accommodation offers, for example, the capacity for self-catering, self-contained accommodation, and appropriate accommodation for groups and families.

While apartment style accommodation is an important alternative in accommodation choice that is not currently present to any significant degree at the Perisher Range Alpine Resort, new apartment type developments should be carefully considered so that the values of scale and the 'lodge in the environment' aesthetic are maintained.

As noted by Freeman (1998: 60), the Perisher Range Alpine Resort should be managed to ensure the continued presence of the private ski club lodges within the resort. The continued presence of the private lodges is a reminder of the 'cultural' origins of the ski fields industry and the underlying philosophy of private lodge initiation and development, i.e. of being 'in the mountains' rather than 'at a resort'.

In conclusion, as recommended by Freeman (1998: 59), the Perisher Range Alpine Resort should be managed to retain its unique identity. This identity has resulted from a combination of factors such as cultural landscape values (i.e. building location, clustering and spacing, and variety of building scales and design), continuity of historical use patterns including mix of private, club and commercial lodges and facilities, and continuity of social frameworks, particularly the network of associations with particular club lodges.

5.3.3 Charlotte Pass Alpine Resort

Most buildings within the Charlotte Pass Alpine Resort are of one or two storeys due to the steeply sloping terrain. Most are of timber construction with stone faced basement structures reflecting KSPT influences. Exceptions to this are the range of commercial lodges erected from the late 1970s which incorporate contemporary materials and construction techniques and are often multi-storeyed.

The overriding value at the Charlotte Pass Alpine Resort is that views to the Chalet are not blocked when entering the village or when viewed from Kosciuszko Road. Also important is the maintenance of the compact feel of the village, as well as the existing scale of the place.

5.4 ADDITIONAL KNP SURVEY AREA HERITAGE VALUES

5.4.1 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 5-9**).

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 5-10**).

Given the ability of the remains to inform the 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 5-9: Aerial of Island Bend showing the main area of archaeological remains.

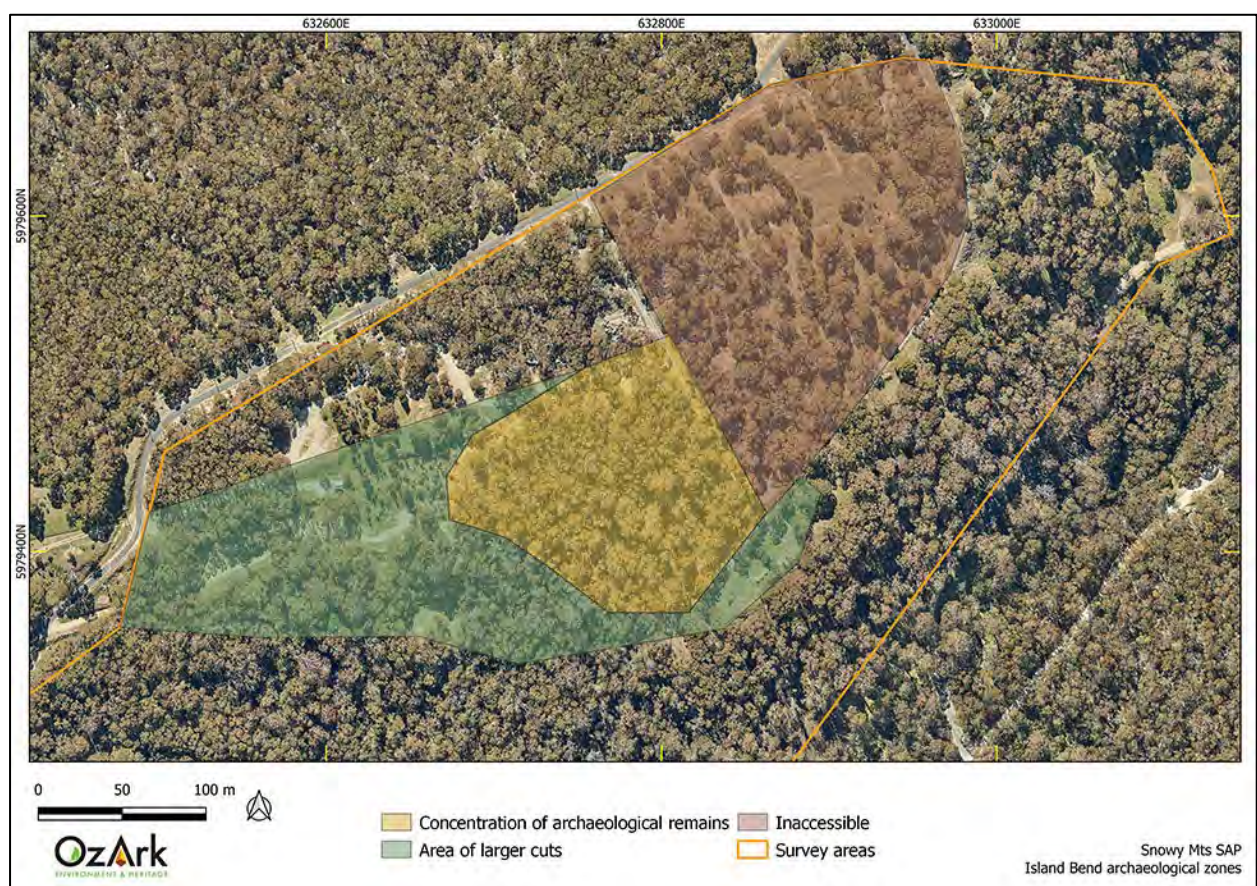






Figure 5-10: Views of the archaeological remains at Island Bend.

	
1. View of retaining walls.	2. View of steps.
	
3. View of a raised path.	4. View one of the large cuts at Island Bend.

5.4.2 Ngarigo Campground

There are no built structures other than utilitarian amenity facilities at the Ngarigo Campground. There is a potential heritage site listed on the HHIMS to the west of the survey area (No. 1 Creek Sawmill).

5.4.3 Bullocks Flat Terminal

The only built structure at Bullocks Flat is the Skitube Terminal that has heritage values associated with the Skitube that has heritage value for its engineering achievements and its contribution to the opening of the Blue Cow ski fields (**Section 3.1.2**).

These heritage values do not extend to the associated car park capable of holding 3,500 cars and 250 coaches.

A number of locations associated with Little Thredbo Hut plot on the HHIMS to within the car park as having 'potential heritage value'. If the HHIMS data is correct, there is no evidence of this hut

or the associated features, however, it is suspected this is a mapping error and this item is located elsewhere.

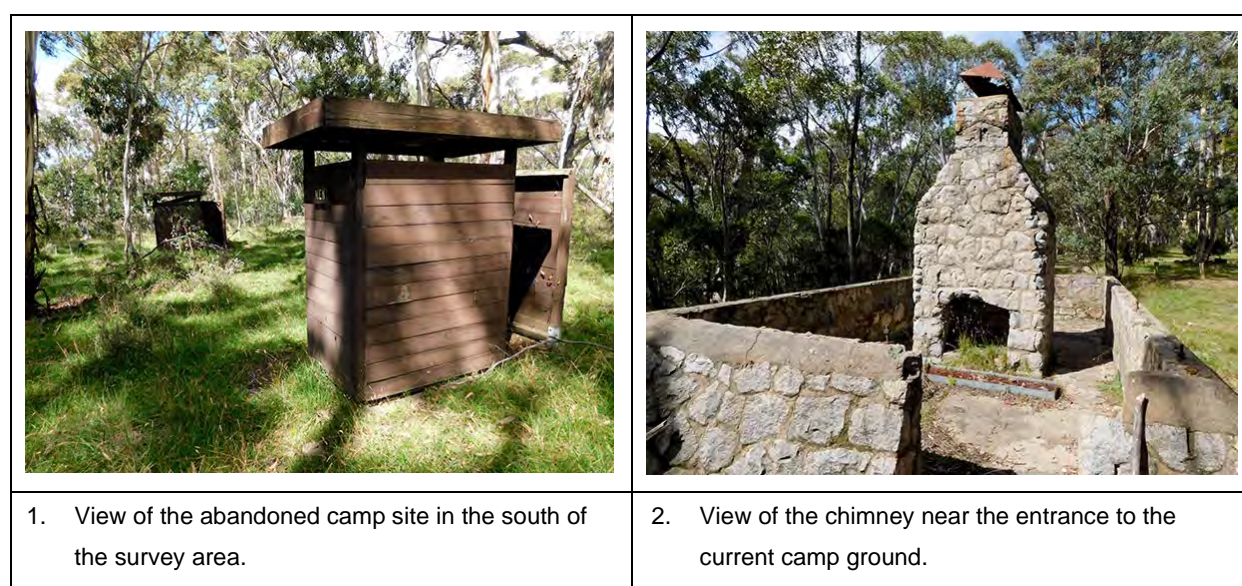
5.4.4 Kosciuszko Tourist Park

At the Kosciuszko Tourist Park, there is a vernacular manager's house and a number of tourist accommodation cabins, as well as vernacular amenity facilities. None of the built structures at the Kosciuszko Tourist Park are remarkable and it is unlikely that they have heritage values. It is noted, however, that the Manager's House is listed on the NPWS Section 170 Heritage and Conservation Register.

In the south of the survey area is an abandoned camp ground which is interesting as a curiosity but is without heritage value (**Figure 5-11**).

Near the entrance to the campground is a stone-built chimney within an enclosure wall. It is suspected that the structure dates to the forestry period at the site, although its exact function could not be deduced. This item has heritage value due to its association with the forestry period within the KNP. This place is not listed on the NPWS Section 170 Heritage and Conservation Register.

Figure 5-11: Views of items at the Kosciuszko Tourist Park.





5.4.5 Sponars Chalet

As shown in historical photographs (**Figure 3-11**) large portions of the survey area at Sponars Chalet were once occupied by the historically important Hotel Kosciusko and some remains of foundations are visible to the north and east of the existing chalet. Also visible are the surrounds and steps associated with the former tennis court.

The SEPP listed building at Sonars Chalet occupies a highly visible location and can be appreciated by users of Kosciuszko Road. The building is in use and in good condition. A newer

building has been constructed to the east of the 1926 building that does not impede views to the main building.



Figure 5-12: Views of the archaeological remains at Sponars Chalet.

	
<p>1. View of the foundations of Hotel Kosciusko to the north of the existing chalet.</p>	<p>2. View of steps leading to the tennis court at Sponars Chalet.</p>

5.4.6 Ski Rider Hotel

The main building of the Ski Rider Hotel, as well as three of the dormitory buildings, have been constructed in the State Park Alpine style using local stone for the base of the buildings and for the verandah pillars. This more significant building style is confined to the first three dormitory buildings to the west of the main building, as well as the main building itself. The other dormitory buildings are constructed in a more vernacular style and do not have heritage values.

Figure 5-13: Views of the more significant buildings at the Ski Rider Hotel.

	
<p>1. View of the main building at the Ski Rider Hotel.</p>	<p>2. View of one of the more significant dormitory buildings at the Ski Rider Hotel.</p>

5.4.7 Creel Bay

Creel Bay comprises a number of buildings and facilities that have been developed in line with its historical use. It comprises the following buildings:

- Village of 16 freestanding dwellings (widely spaced) including one used as a Research Centre
- NPWS works depot.

The buildings of the village form a cohesive grouping representing the varying forms of architecture and functions from a range of historical periods, which contribute to the overall character of the site (**Figure 5-14**).

The cottages at Creel Bay were constructed over a period of 25 years and reflect an evolution of a Kosciuszko architectural style. The earliest phase of development had an emphasis on stone, reflecting the presence of a stone mason Mr Giovanni 'Jack' Piazza (Tract 2016: 11). The development of this design style culminated in the development of site-specific building codes in 1963.

All buildings are in good condition, although some of the older cottages are no longer in use and are deteriorating, particularly the interiors. Other cottages are in excellent condition and continue to be used.

It is likely that a number of the cottages have heritage values associated with their architectural styles and their association with the establishment of the KNP.

All cottages are listed on the NPWS Section 170 Heritage and Conservation Register.

Figure 5-14: Views of the cottages at Creel Bay.





3. View of Cottage 2.



4. View of Cottage 13.

5.5 KNP ARCHAEOLOGICAL ASSESSMENT

At Island Bend any archaeological deposits are likely to have local or possibly 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.

The archaeological remains of the former Hotel Kosciuszko at Sponars Chalet constitute significant archaeological deposits of local and perhaps state heritage value given the pioneering role played by the Hotel Kosciuszko in the development of the Australian ski industry. Any information gained from archaeological investigation would likely enhance the interpretability of the place and would add to our knowledge about the pioneering days of the Australian ski industry.

5.6 DEVELOPMENT AREAS IN THE KNP

As noted in **Section 4.2**, the revised (2022) Snowy Mountains SAP structure plans identify a number of areas within the alpine resorts as potential 'development areas'. Most of the development areas are polygons encompassing areas of existing buildings with the implication that the existing buildings and their immediate environs may be 'developed'. Outside of the areas of existing buildings, the development areas are limited. These areas are described in more detail below.

- **Thredbo Alpine Resort.** The development areas include car parking areas at the east of the village, an area of steeply sloping land to the north of the junction of Friday Drive and the Alpine Way, and the Thredbo Golf course at the west of the village. These locations have a low potential to contain significant historic items or intact archaeological deposits. In addition, the Thredbo Village West structure plan includes three 'key development sites'. The western-most area is an area within the existing golf course where there are no historic heritage constraints. A further key development site is a cleared block of

sloping land (**Figure 4-1**, photo 1) where there are no historic heritage constraints. The other two key development sites are the car park to the west of the Thredbo Alpine Hotel and the area around the Valley Terminal to the north of Thredbo River. Both these sites contain significant heritage constraints as both the Thredbo Alpine Hotel and the Valley Terminal are listed in Schedule 3 of the *Precincts-Regional SEPP*. While this does not preclude development, any development would be required to consider the heritage values of these buildings and ensure that these values are not diminished. There is little potential for archaeological deposits in these areas.

- **Perisher Range Alpine Resort.** The development areas outside of the clusters of existing buildings also includes the large central car park (**Figure 4-1**, photo 2). There is low potential for this area to contain significant historic items or archaeological deposits. As noted in **Section 5.4.3**, the Skitube Terminal would have heritage value associated with the Skitube in its entirety. The terminal building and the NPWS office that flank the car park are listed on the HHIMS as having potential heritage value, although this report does not assign significant heritage values to these items as individual buildings.

Other areas have higher heritage constraints. The proposed services precinct includes land between the significant Catholic Church and Kosciuszko Road, as well as the adjoining fire and ambulance stations that potentially have high heritage values. While this does not preclude development within the services precinct, any development would be required to consider the heritage values of these buildings and ensure that these values are not diminished, and in particular, that views to the Catholic Church from Kosciuszko Road are not impeded.

To the west of the services precinct are two areas noted as having 'potential for additional development'. Portions of these areas are within the East Perisher Precinct that has been identified in this report as having high heritage values and any additional development within this precinct must consider impacts not only on the significant buildings in this precinct but also the village-wide heritage value identified at Perisher village of 'lodges in the landscape' that encourages the retention of open space between buildings.

To the northwest of the central village area is another area noted as having 'potential for additional development'. This area includes some highly significant buildings, including Telemark, and is part of the Central Ridge Precinct that is identified in this report as having high heritage values. Any infill development in this area would need to carefully consider the heritage impact on significant heritage buildings, impacts on the values of the heritage precinct, and impacts the village-wide heritage value identified at Perisher village of 'lodges in the landscape' that encourages the retention of open space between buildings.

- Pipers Gap. There is the likelihood of subsurface archaeological remains at this location associated with the demolished lodge that was once located here; however, these deposits are unlikely to be significant.
- Smiggin Holes. The structure plan limits proposed development to the existing workshop/snow plough station at the entrance to the village, an existing workshop area located to the northeast of the area and a small area of greenfield land to the northeast of the existing car park. All locations have a low likelihood of containing significant historic items or archaeological deposits. It is noted that infill development around existing lodges is not proposed in the structure plan and this is supported on heritage grounds.
- Charlotte Pass. Five small 'indicative development sites' are noted in the structure plan scattered around the village. None have particular existing heritage constraints, however, the southern-most is adjacent to the Southern Alps Ski Club and opposite the Spencers Creek Lodge; two items identified in this report as having significant heritage values. Therefore, any development within this currently vacant block would need to consider how the heritage values of these places may be impacted. The northern-most area is a small area to the north of The Chalet. Any development at this area would need to carefully consider not blocking views to The Chalet for visitors arriving at the village. The 'indicative development site' to the east of The Chalet does not have the same degree of constraint as any development at this area would not block important views to The Chalet.
- Thredbo Ranger Station. Any development within the area notes as the 'indicative development site' will need to consider any impacts to the heritage values of the Ranger Station building that is identified in this report has having high heritage values. Care would also need to be taken to ensure that any remnants of the former chairlift site is identified and avoided as any remains associated with the chairlift are likely to have local heritage values.
- 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.

Any 'environmentally sensitive tourism' would need to carefully consider likely impacts on the heritage values of the remains of the former workers' village that are likely to have state heritage significance. The north-eastern portion of the area shown on the structure plan as 'environmentally sensitive tourism' has not been investigated due to asbestos contamination and the current values of this area are unknown.

Areas outside of the areas noted as having archaeological remains (**Figure 5-9**) do not have particular heritage values, especially within the modified landforms of the air strip. However, any development would need to consider that elements associated with the former workers' village could be located anywhere in the area.

OzArk has not been able to view the latest structure plans for the Ngarigo Camp Ground, Bullocks Flat Terminal, Guthega Alpine Resort, Sponars Chalet, the Ski Rider Hotel, Kosciuszko Tourist Park, or Creel Bay and relies on the structure plans presented in the Snowy Mountains SAP Master Plan. Development at the Ngarigo Camp Ground, Guthega Alpine Resort, the Ski Rider Hotel, the Kosciuszko Tourist Park, or Creel Bay must consider the heritage values identified in this report but generally these are confined to individual buildings or places and do not include wider heritage precincts.

OzArk is aware that the Creel Bay cottages are being assessed, restored, and adaptively re-used for new holiday accommodation in the park. 'Mid-century modern' interior designs are being considered, with along new kitchens, bathrooms, external decks and energy efficient heating and cooling (www.phillipsmarler.com.au). This consideration of the cottages' heritage values and their continued use as accommodation is encouraged.

Development at Sponars Chalet will need to carefully consider the impact to any archaeological remains associated with the Hotel Kosciuszko, as well as to the significant views to the chalet from Kosciuszko Road.

6 IDENTIFICATION OF HERITAGE VALUES IN THE JINDABYNE AREA

6.1 ITEMS RECORDED DURING THE SURVEY

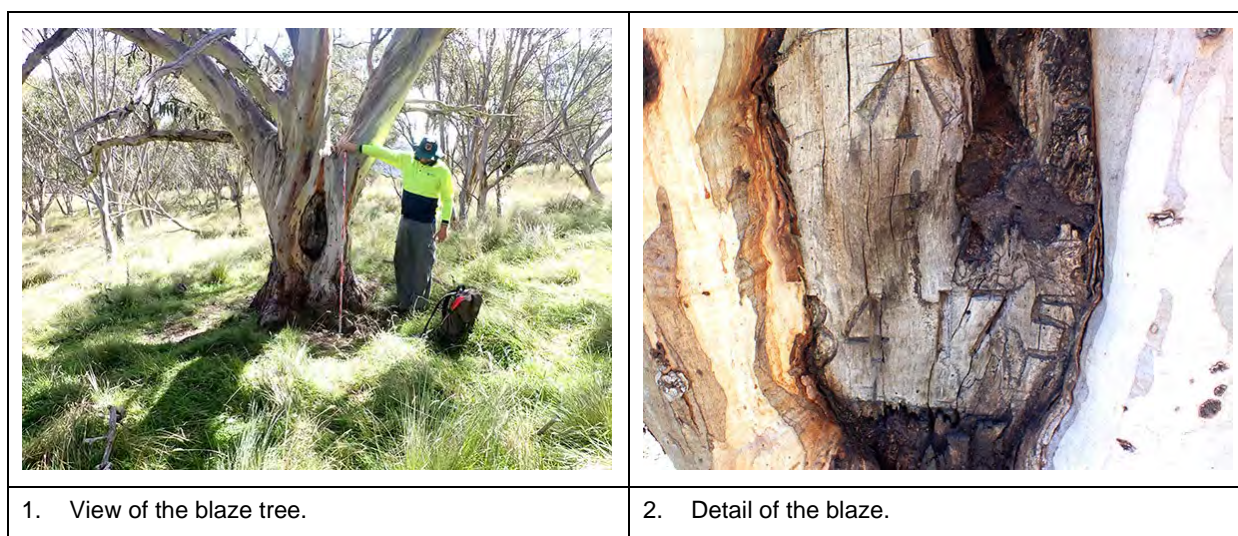
In the Mountain Bike and Adventure Park, a blaze tree was noted (**Figure 6-1**). The blaze has been cut into a Eucalyptus tree that is still alive. As well as the height marker denoted by the top of an arrow, there are the numerals 3(?)4 175 that are partially obscured by overgrowth around the scar. The blaze tree is located at GDA Zone 55 641725E, 5967255N.

6.1.1 Assessment of significance

Blaze trees are reasonably common features across rural Australia that were used to mark cadastral boundaries and have often been superseded by more recent survey marks. According to SIX Maps (Spatial Information Exchange), the blaze tree is close to a permanent survey mark (TS391 SMA 0581).

As an individual item, the blaze tree does not have significant heritage values. However, if the blaze is associated with surveying programs connected to the Snowy Mountains Scheme, as the nearby survey mark name implies, then it would have local associative heritage values.

Figure 6-1: Views of the blaze tree.



6.2 LEP ITEMS

There are nine LEP items in the survey areas: certain huts at the Sports and Education Centre (I146), Leesville Hotel (I147), St Andrews Uniting Church (I150), Jindabyne Foreshore Park (I151), the Strzelecki Monument (I152), St Columbkille's Church and hall (I153), Memorial Hall (I154), and St Andrews Anglican Church (I155). Lake Jindabyne is listed as a heritage conservation area (C4) with local heritage values.

Most items are in excellent or good condition and are currently in use. While in use, the Leesville Hotel is in poor condition. The current condition of all items is detailed below.

6.2.1 Sports and Recreation Centre (I146)

The items at the Sports and Education Centre are limited to the structures/areas shown on **Figure 6-2**. 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 6-3**). 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 Education 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 6-3**). Further research would be required to determine the provenance of this structure.

Areas outside of the immediate curtilage of the locations identified on **Figure 6-2** have no heritage values beyond contemporary community association.

Figure 6-2: Aerial showing the historic heritage items at the Sports and Education Centre.

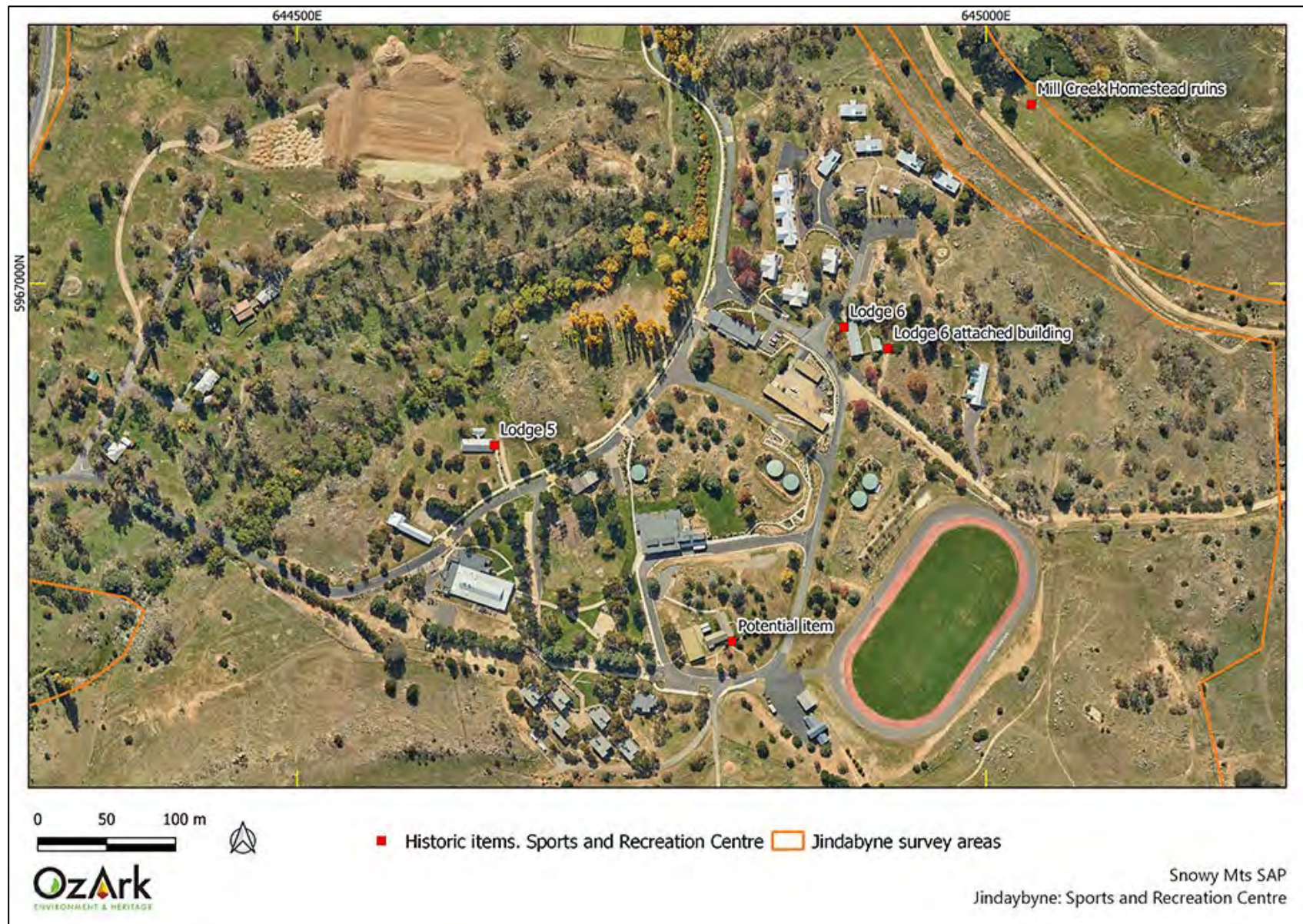




Figure 6-3: Views of historic items at the Sports and Recreation Centre.

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

6.2.2 Leesville Hotel (I147)

As noted in **Section 2.6.2**, the Leesville Hotel is currently occupied but is in poor condition. The main areas of deterioration noted include (**Figure 6-4**):



- Peeling paint exposing timber to the weather, particularly on the fascia boards and veranda pillars
- Pointing and rendering has fallen away in many places
- Roof sheets lifting
- Stone masonry missing from two chimneys at the west of the building.
- Major collapse of stonework at the north-eastern corner of the building.

Apart from the shearing shed, no other structures are visible although the history of the site indicates that other buildings were associated with the hotel, such as a store. It was noted in **Section 2.6.2** that one of these buildings has been removed in the past decade.

Apart from lack of maintenance and natural deterioration, there are no immediate threats to the integrity of the building.

The location of the hotel in its rural setting is a strong associative value.

Figure 6-4: Views of the Leesville Hotel.

	
<p>1. View of the major collapse of stonework at the north-eastern corner of the building.</p>	<p>2. View of the poor condition of the painted timber elements.</p>

6.2.3 St Andrews Uniting Church (I150)

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 6-5**). 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 6-5**).

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 6-5: 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>

6.2.4 Jindabyne Foreshore Park (I151)

This item is listed in the SHI for its landscape values which remain intact. The Foreshore Park is maintained and retains in a visually pleasing aspect.

6.2.5 Strzelecki monument (I152)

The monument is a striking feature at a much-used portion of the Foreshore Park as it is in front of the village centre. The monument remains in excellent condition.

6.2.6 St Columbkille's Church and hall (I153)



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 6-6**).

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 6-6**).

Figure 6-6: 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>

6.2.7 Memorial Hall (I154)

The Memorial Hall does not have significant architectural values, although its landmark position at the western end of new Jindabyne's original shopping centre and its association with the early history of new Jindabyne means it has local heritage values.



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 6-7**).

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 6-7**). By contrast, the hall itself is unadorned and it is likely 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.

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 6-7: 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>

6.2.8 St Andrews Anglican Church (1155)

St Andrews Anglican Church is the smallest of Jindabyne's three churches and currently has a feeling of neglect, both regarding the maintenance of the building itself, as well as the condition of the precinct in which the church is located (**Figure 6-8**).

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 6-8**).

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

Figure 6-8: Views of St Andrews Anglican Church.

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

6.2.9 Lake Jindabyne (C4)

As an integral part of the Snowy Mountains Scheme, the lake has historic, social, and aesthetic value. It also includes the submerged ruins of old Jindabyne. The lake is actively used by the Snowy Hydro and its water levels fluctuate, sometimes substantially. When water levels are low, a broad ‘beach’ of sometimes inundated land is exposed, and it is said that portions of old Jindabyne can be exposed, although the author has not seen evidence of this.

6.3 NGH ENVIRONMENTAL RECORDINGS

There are a number of items noted by NGH Environmental for the Go Jindabyne study that are not on any statutory list but have potential local heritage values (**Table 2-2**). These items include the Mill Creek Homestead, five houses that were identified as being from the old town of Jindabyne, the site of the old racecourse, the NPWS Snowy Region Visitor Centre, a former Snowy Seismic Station, and an original building from the Jindabyne West Homestead.

The items most likely to contain local heritage values are discussed below.

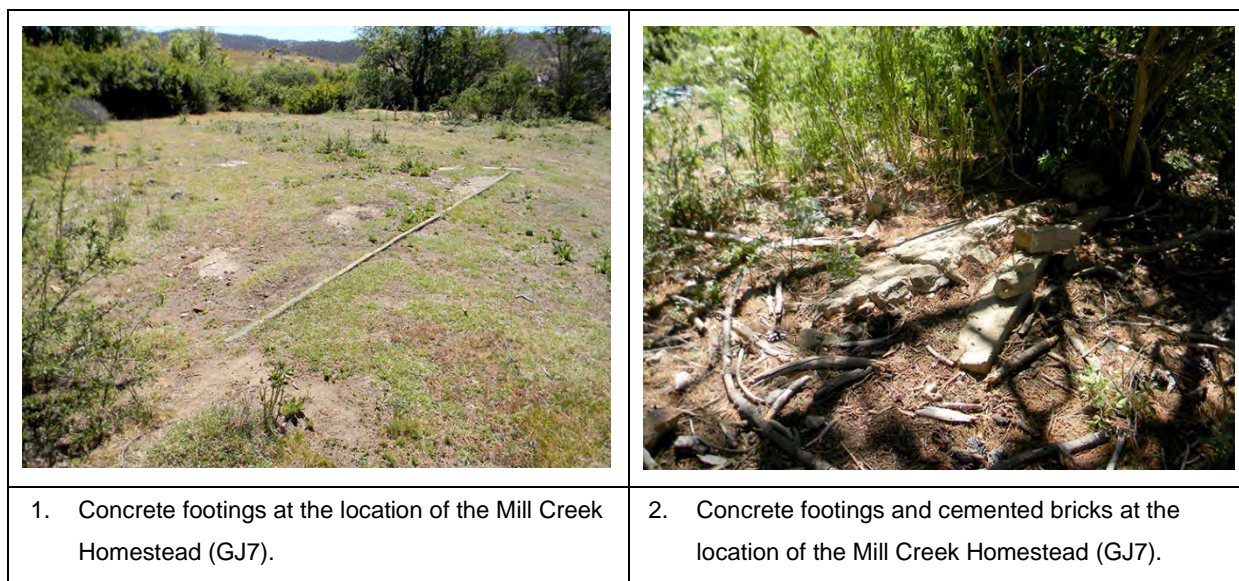
Items such as the old racecourse in Barry Way South (east) has no visible remains and while an important piece of historical knowledge, it is without heritage value. Similarly, the site of the Snowy Seismic Station is unlikely to have heritage values.

According to NGH’s investigations, one of the original buildings of the Jindabyne West homestead has been incorporated into the Lake Jindabyne Sailing Club house. OzArk could not access the interior of the club to verify this observation, but nothing was obvious from the exterior. Therefore, the heritage significance of the club house is unknown.

6.3.1 Mill Creek Homestead

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. However, there are the ruins of concrete footings and some bricks indicating that archaeological deposits are possible in this area (**Figure 6-9**). It is unlikely that any archaeological remains at this location would have significant heritage values.

Figure 6-9: Views of the ruins of the Mill Creek Homestead.



6.3.2 Relocated houses

The five houses noted by NGH Environmental as having been moved from old Jindabyne are all in place (**Figure 6-10**). Given the unique history of Jindabyne as a purposefully moved town, 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 6-10: Views of houses relocated from old Jindabyne.

	
<p>1. View of a house identified as being relocated from old Jindabyne (GJ3).</p>	<p>2. View of a house identified as being relocated from old Jindabyne (GJ2).</p>



6.3.3 NPWS Snowy Region Visitor Centre

This much-visited building occupies a central position at Jindabyne. As well as containing displays, a gift shop, a café, and NPWS offices, the building also contains a diorama of the Snowy River valley prior to inundation that is a valuable informative item for visitors to visualise the area prior to the flooding of Lake Jindabyne (**Figure 6-11**).

The building is used, maintained, and is in excellent condition.

The building has architectural values with portions of the building adopting the stone verandah pillar style of the SMA period. It also has high social value as a place that people visit and remember when visiting Jindabyne meaning that the item would have local heritage values.

Figure 6-11: Views of the NPWS Snowy Region Visitor Centre.

	
<p>1. View of the entrance of the NPWS Snowy Region Visitor Centre (photo: NPWS).</p>	<p>2. View of diorama housed at the NPWS Snowy Region Visitor Centre.</p>

6.4 ADDITIONAL JINDABYNE SURVEY AREA HERITAGE VALUES

6.4.1 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 6-12**). These trees demonstrate early efforts to make new Jindabyne a liveable settlement and have associative heritage values with the original construction of Jindabyne.

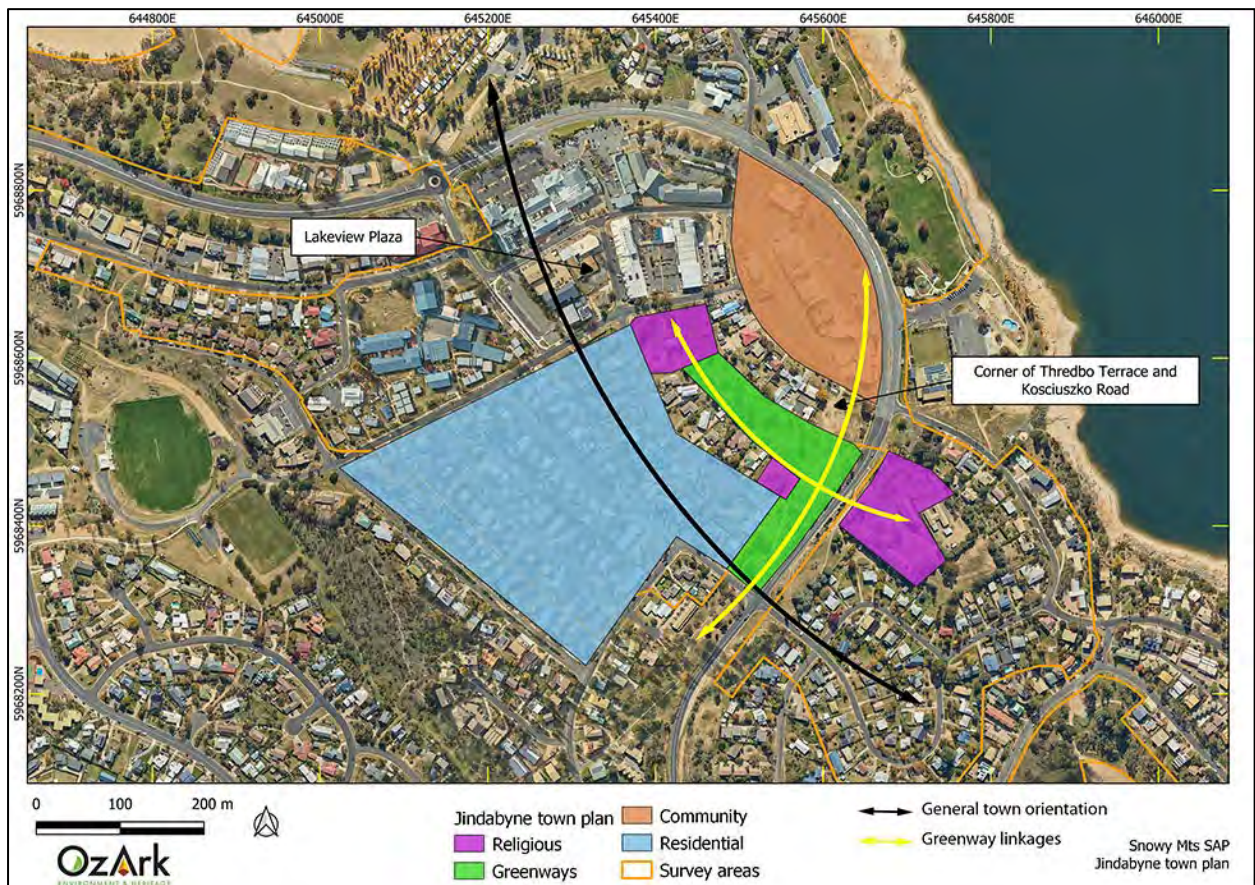
In addition, the curve of streets such as Munyang Street are testament to the original town plan of Jindabyne (**Figure 6-12**). Unlike the more contemporary housing estates in southern Jindabyne that are laid out on in a meandering pattern, the original town plan was designed to curve around the original 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.

As demonstrated on **Figure 6-13**, 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 6-12: View of mature fruit trees on Munyang Street.



1. View of the mature fruit trees along Munyang Street. Note also the curve of Munyang Street.

Figure 6-13: View of the highlighted components of the original Jindabyne town plan.

6.4.2 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 centrepiece of the town overlooking the newly formed lake. In its original conception, the shopping centre was arced 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 verandah pillars (SMA style), remain in place (**Figure 6-14**).

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 6-14: Views of Jindabyne's shopping centre.


	
<p>1. View of the Jindabyne shopping centre.</p>	<p>2. View of the 1964 commemorative plaque at the shopping centre recording the foundation of the new town of Jindabyne.</p>

6.4.3 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 6-15**). 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 6-15: Views of the car park at Jindabyne's shopping centre.

	<p>1. View of the lower carpark at the Jindabyne shopping centre.</p>
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6.4.4 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 6-16**).

The area within the survey area that has potential heritage values is shown on **Figure 6-17**.

Figure 6-16: Views of the Lakeview Plaza.



Figure 6-17: View of the area at the Lakeview Plaza that is likely to have heritage values.

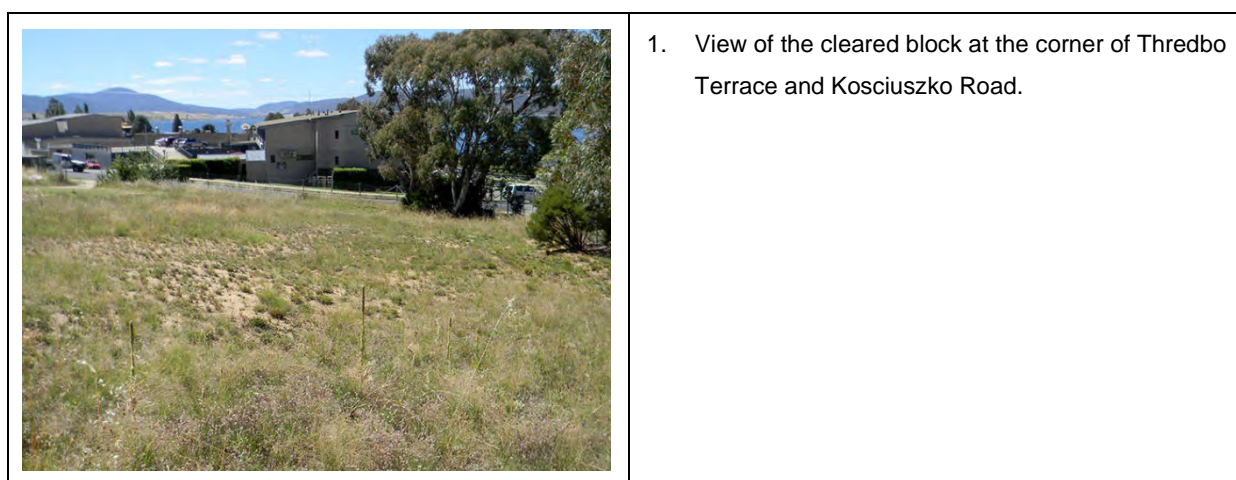


6.4.5 Corner of Thredbo Terrace and Kosciuszko Road

This vacant block has no heritage values in its own right and visible evidence of previous buildings at the site are not visible (**Figure 6-18**).

However, as shown on **Figure 6-13**, 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 6-18: Views of the corner of Thredbo Terrace and Kosciuszko Road.



6.5 JINDABYNE ARCHAEOLOGICAL ASSESSMENT

The only locations where archaeological potential was noted was at the ruins of the Mill Creek Homestead (**Section 6.2.9**) and at the Leesville Hotel (**Section 6.2.2**). 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).

Should there be archaeological remains at the Leesville Hotel, these are very likely to be of local heritage significance. It is noted that there are local stories of the hotel being a possible burial site for Boney Jack, as well as the site of police holding yards, a burnt down police station, a general store, and a blacksmith's store.

6.6 DEVELOPMENT AREAS IN THE JINDABYNE AREA

The Jindabyne survey areas are a mixture of cleared fields to the south, east, 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 items with historic heritage values, except for a blaze tree that may have heritage values if it can be associated with the Snowy Mountain Scheme (**Section 6.1**). Across the agricultural fields surveyed 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:

Leesville Hotel: As the oldest surviving building in the Jindabyne area, this building and any associated archaeological values have high heritage significance at a local level.

Continued use of this building is encouraged to ensure its continued maintenance, although it is noted it is in dire need of repair and restoration. If the building can continue its use as a dwelling, or be repurposed as a historical centre or café, this would be encouraged; so long as repairs to the building are undertaken as a priority. Any reuse of the building should be informed by a Conservation Management Plan and any ground disturbing works would need to consider impacts to potential archaeological deposits.

Sports and Education Centre: There are several structures that have relocated to the complex that date to the Snowy Mountains Scheme (**Section 6.2.1**). 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.

Jindabyne town centre: Other areas within Jindabyne are labelled here 1 to 12 for convenience and these are shown on **Figure 6-19** and detailed below.

Figure 6-19: Aerial showing heritage points of interest at Jindabyne.



Jindabyne Area 1: This area preserves the original town plan of Jindabyne, some 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 Columbkille's Church and hall. Development in this area would need to assess likely harm to these values from any new development.

Jindabyne Area 2: 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. Development in this area would need to assess likely harm to these values from any new development.

Jindabyne Area 3: 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 4: There are no identified heritage values at this area (**Section 6.4.5**). The only heritage value possible is that this area forms part of the greenway access in the original town plan for Jindabyne (see **Figure 6-13**). Whether this value is present would require further research.

Jindabyne Area 5: 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 6: 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 6.4.2**). Development in this area should preserve the original fabric of the shopping centre and ensure that views from the shopping centre to the lake are unimpeded.

Jindabyne Area 7: The car park has no heritage values in itself (**Section 6.4.3**). 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 important 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 8: Any new development in this area, particularly to the north and east, would need to determine, when precise impacts are known, whether the development would have a deleterious impact on the listed Memorial Hall (i.e. whether any such development would dominate and detract from the aesthetic values of the Memorial Hall).

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 6-17**. Outside of this area, the buildings within this area have low heritage values.

Jindabyne Area 10: This area is the current Jindabyne Central School that is in the process of being relocated to the Sports and Education 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 11: 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.

Jindabyne Area 12: Any development in this area would need to consider the listed values of the Strzelecki monument and the Jindabyne Foreshore Park. Landscaping, paths, and signage would need to ensure that views to the Strzelecki monument are not impeded, and that the area remains available for public use.

7 STRATEGIC MAPPING

The major aim of the survey was 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**).

In the figures that follow (**Figure 7-1 to Figure 7-14**), 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 entirety of the Ngarigo Campground has a low heritage potential and is not shown in the following figures.

The categories used here are:

- **High heritage risk:** This category contains areas where there are known items of significant heritage value. This includes items identified on statutory heritage lists, items identified in this report as having high or likely heritage values, items of potential heritage significance identified by NGH (**Section 2.5**), and items identified on the HHIMS (**Section 3.2.1**). Areas of high risk are mostly confined to the alpine resorts and Jindabyne township. No further items of high heritage significance were identified during the survey.
- **Moderate heritage risk:** This category contains areas where there are likely to be items of significant heritage value or, in the case of the alpine resorts, are within precincts identified in this report as having heritage values or intact architectural styles. Areas of moderate risk are mostly confined to the alpine resorts and Jindabyne township. The main area encompassing the residential area at Jindabyne 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 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 significant historic heritage items.
- **Archaeological potential:** Confined to Island Bend, the ruins of the Mill Creek Homestead, and at the Leesville Hotel only. At Island Bend is an area with widespread remains from a workers' camp associated with the Snowy Mountains Scheme; at the Mill Creek Homestead the remains of an important early Jindabyne structure are likely preserved; and at the Leesville Hotel, deposits relating to the early settlement of the Jindabyne region may be present.
- **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. However, development in these areas would need to consider impacts on the heritage values of neighbouring items (if applicable). Additionally, within all the other areas detailed above, there are areas of disturbed land that are too small to be meaningfully mapped at this scale.

Figure 7-1: Jindabyne area. Historic heritage constraints.

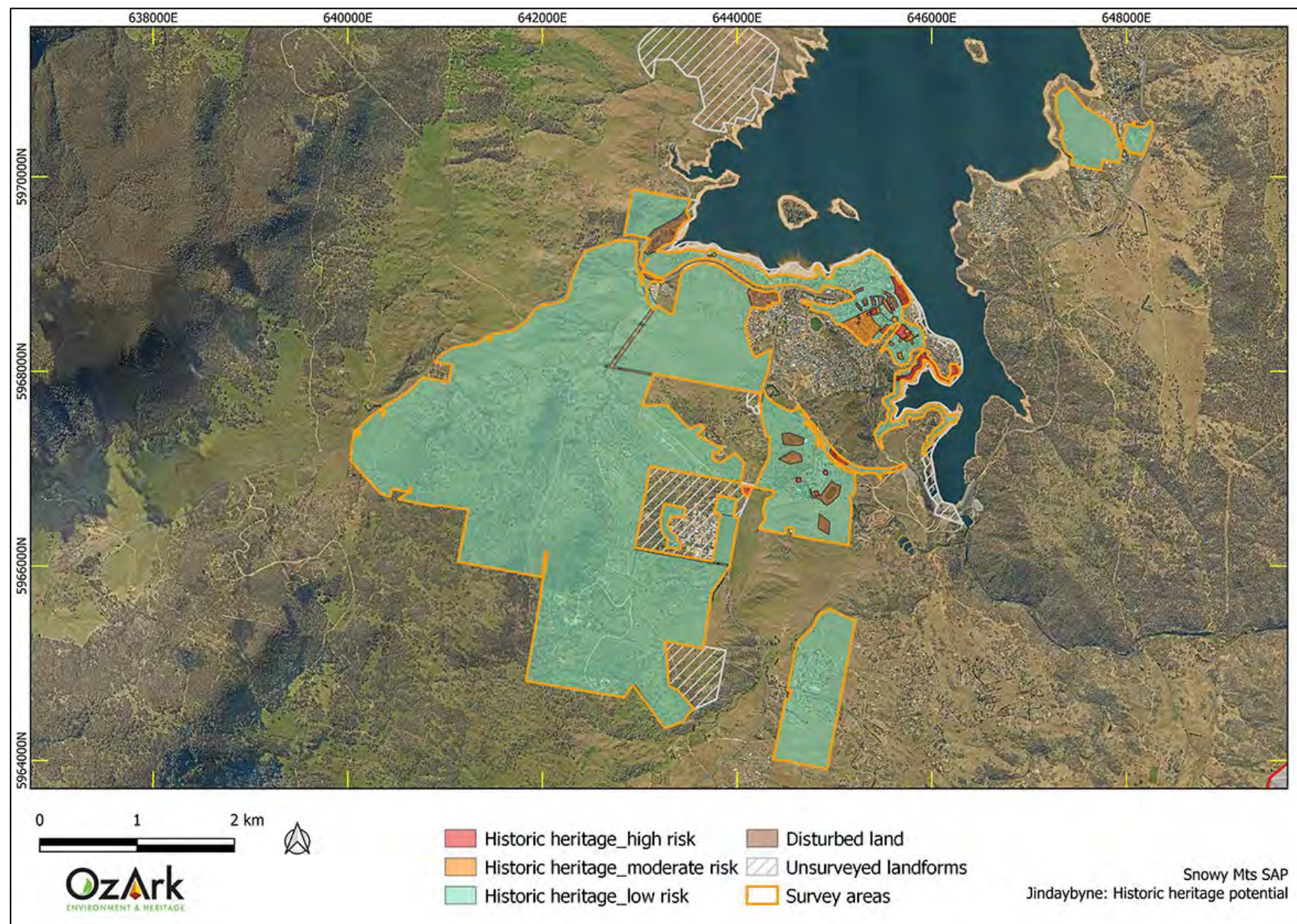


Figure 7-2: Jindabyne centre. Historic heritage constraints.

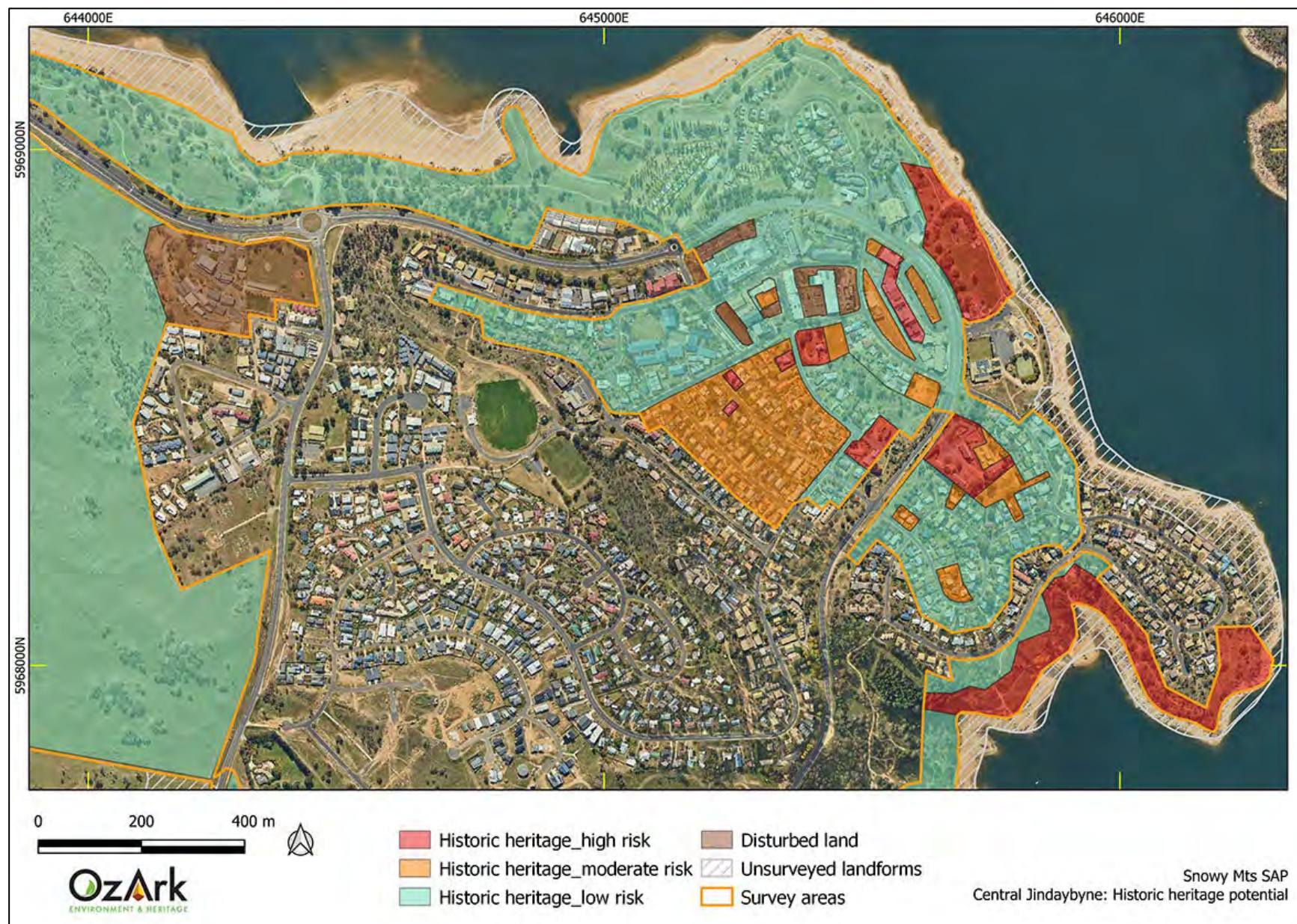


Figure 7-3: Jindabyne Sports and Recreation Centre. Historic heritage constraints.

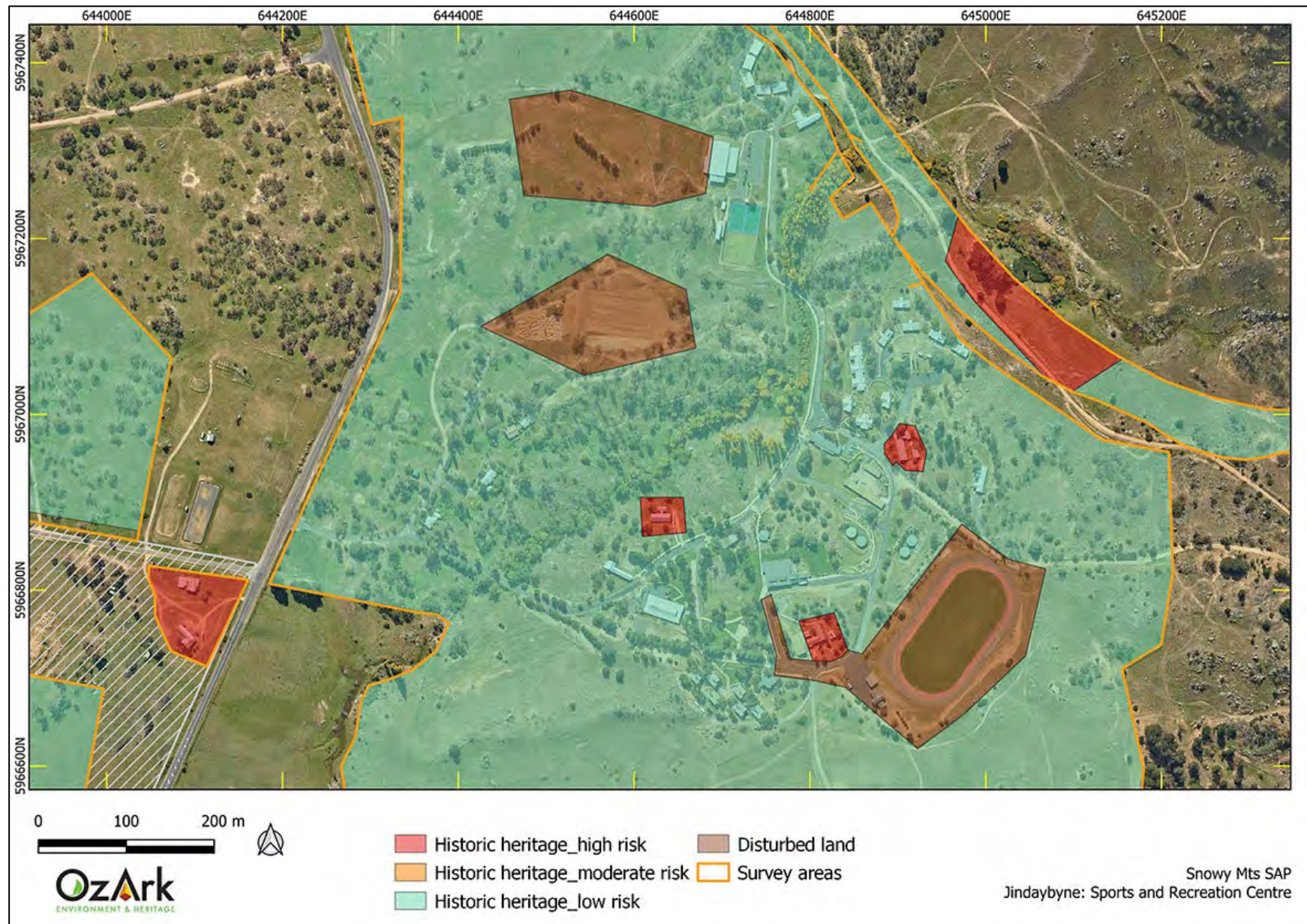


Figure 7-4: Charlotte Pass Alpine Resort. Historic heritage constraints.

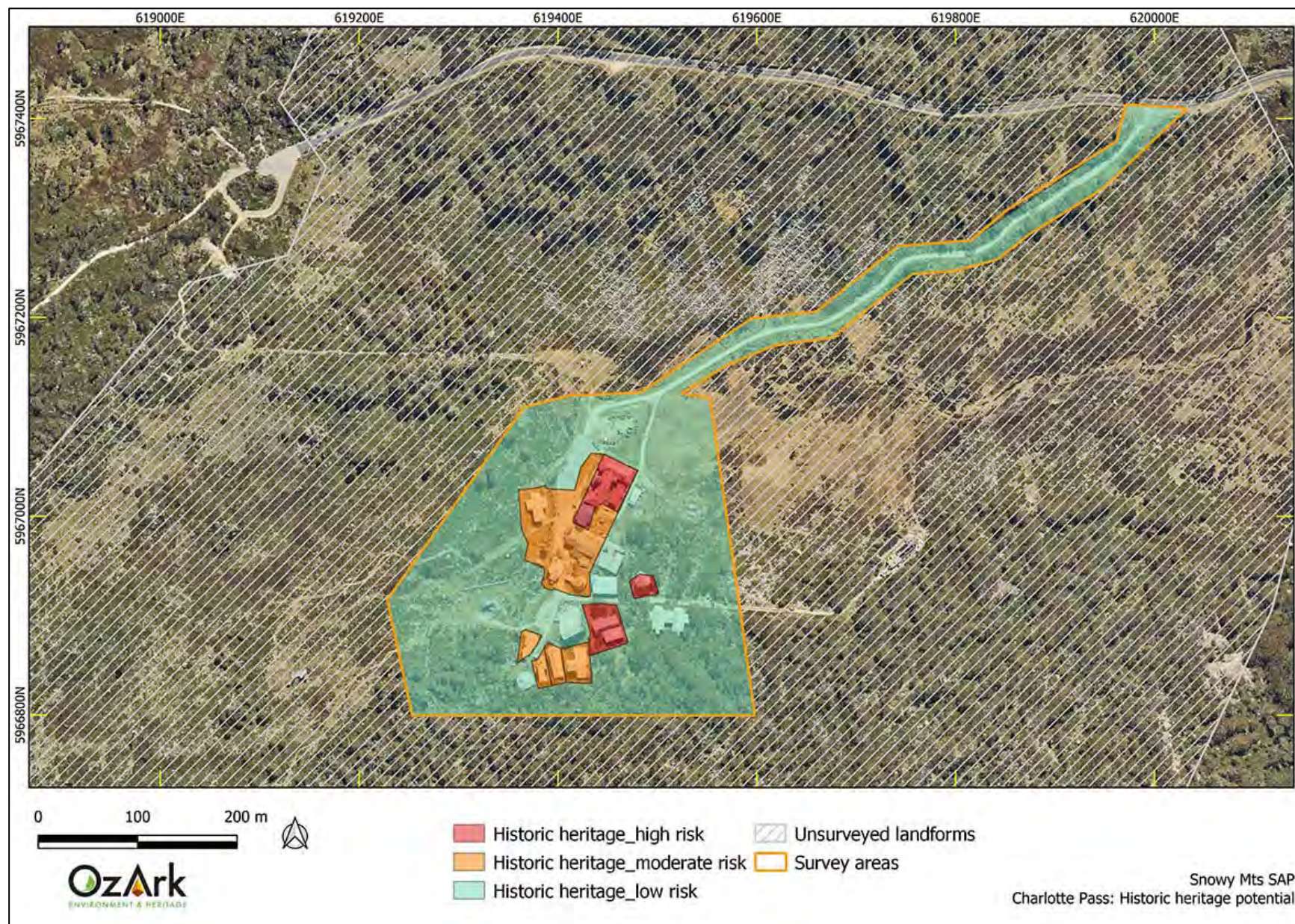


Figure 7-5: Perisher Range Alpine Resort. Historic heritage constraints.

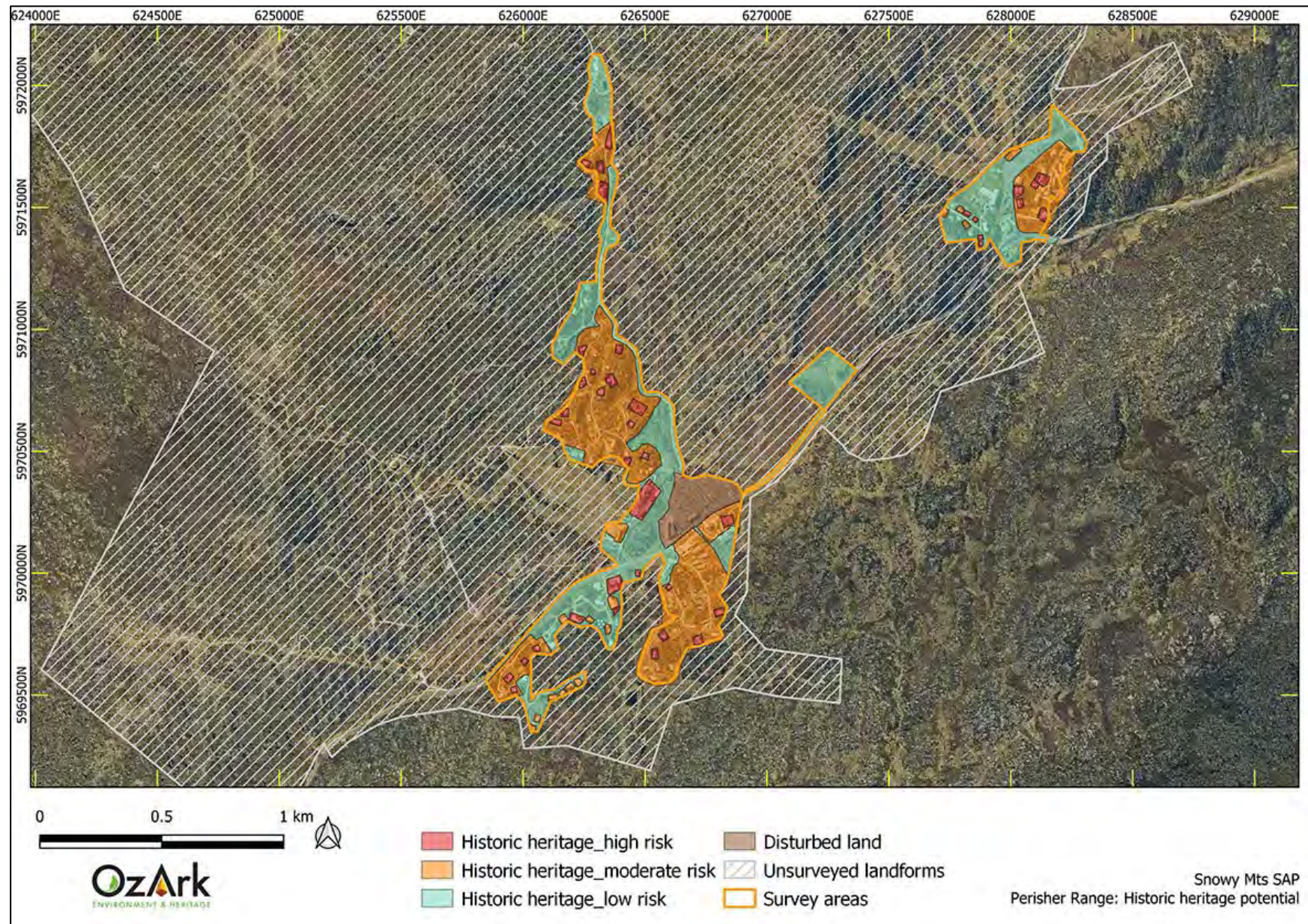


Figure 7-6: Guthega Alpine Resort. Historic heritage constraints.

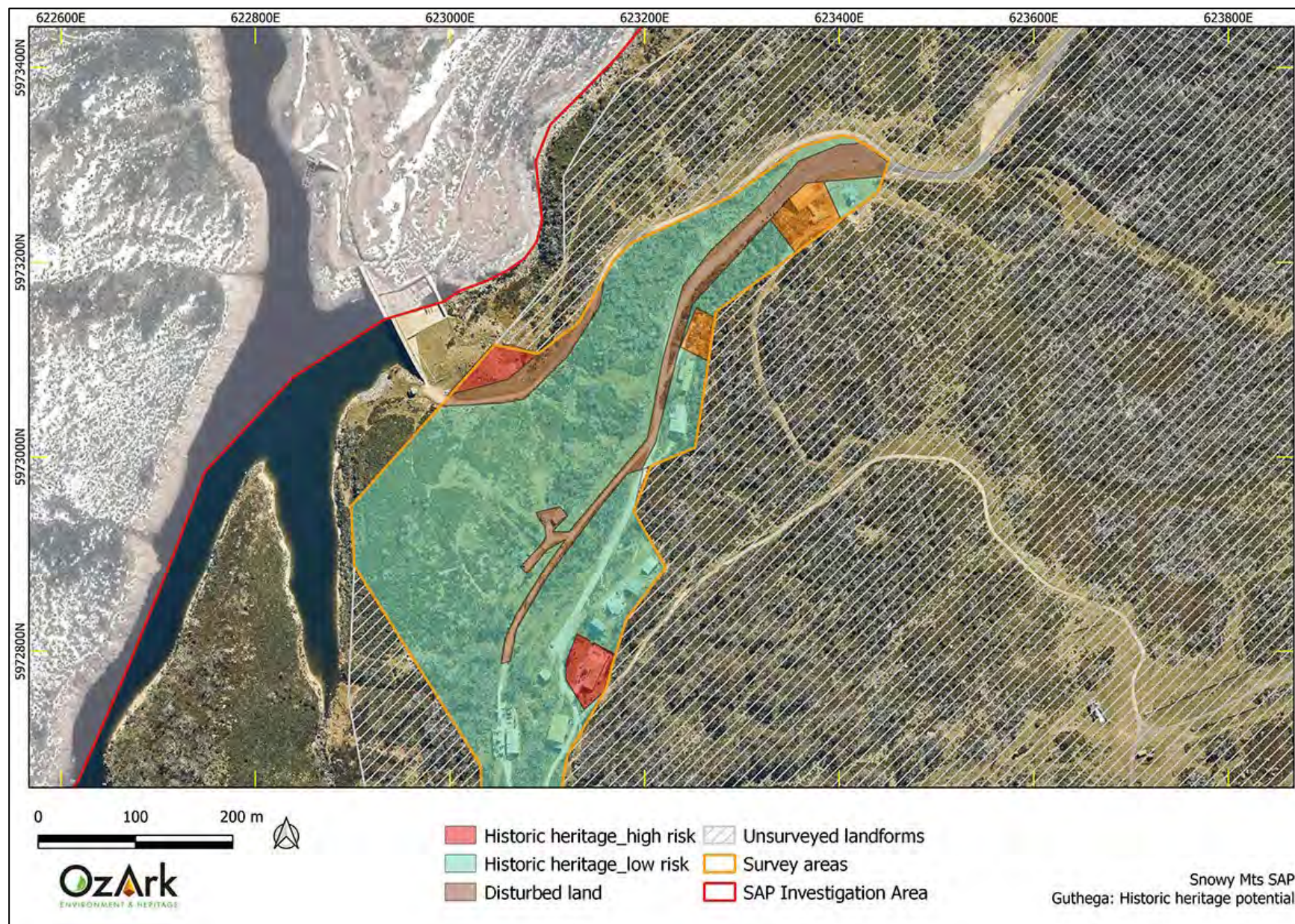


Figure 7-7: Sponars Chalet. Historic heritage constraints.



Figure 7-8: Ski Rider Hotel. Historic heritage constraints.

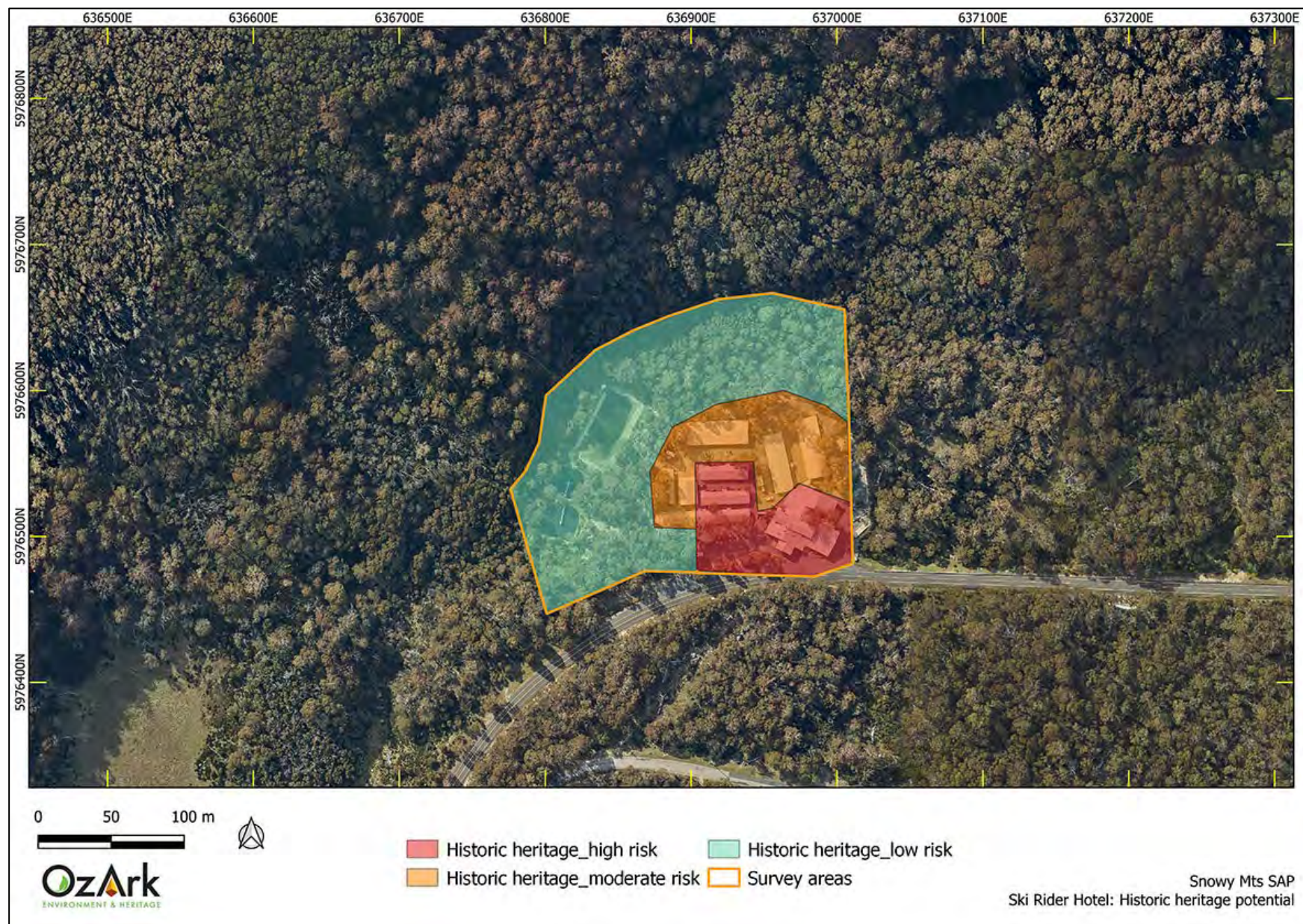


Figure 7-9: Kosciuszko Tourist Park. Historic heritage constraints.

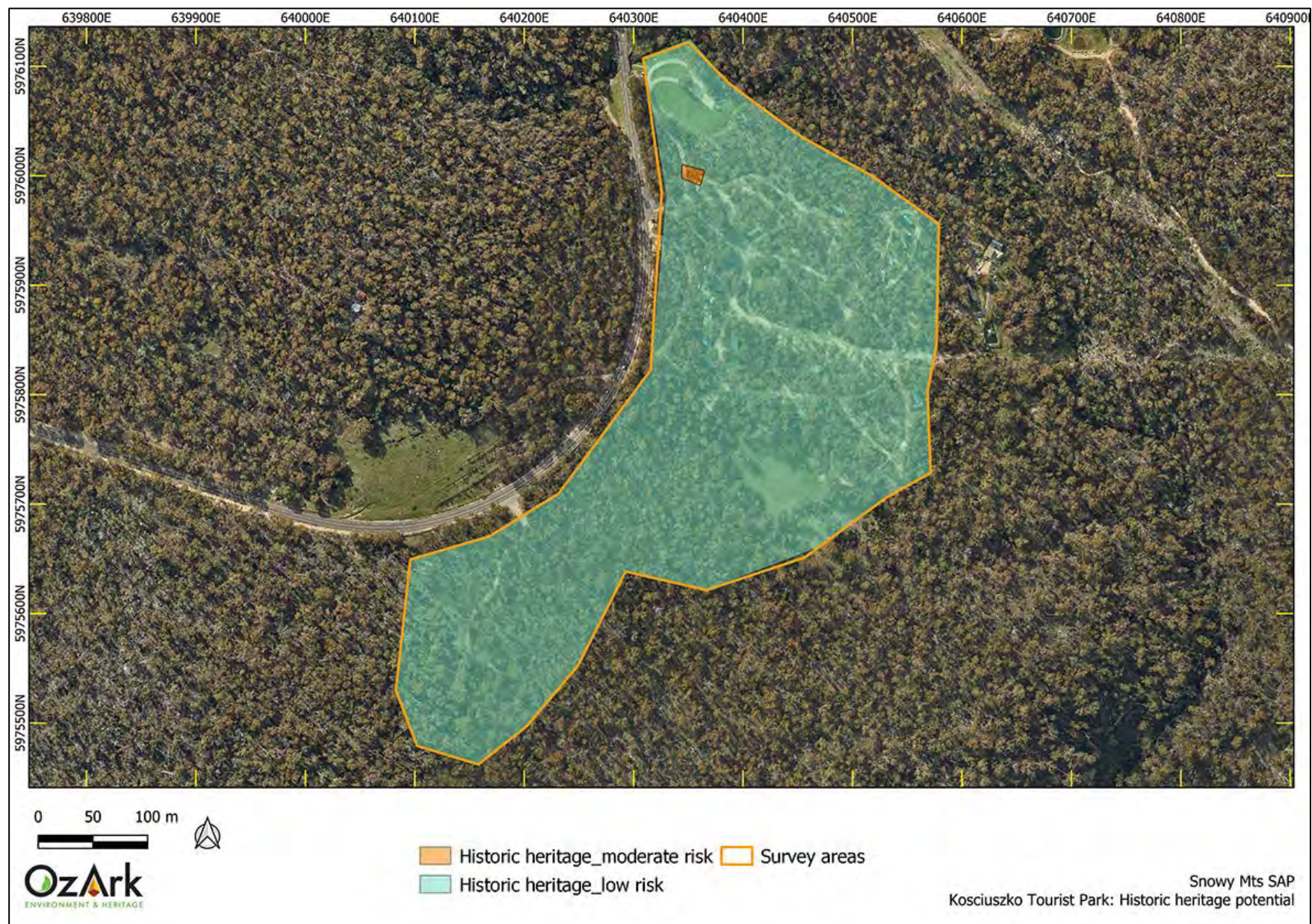


Figure 7-10: Creel Bay. Historic heritage constraints.



Figure 7-11: Island Bend. Historic heritage constraints.

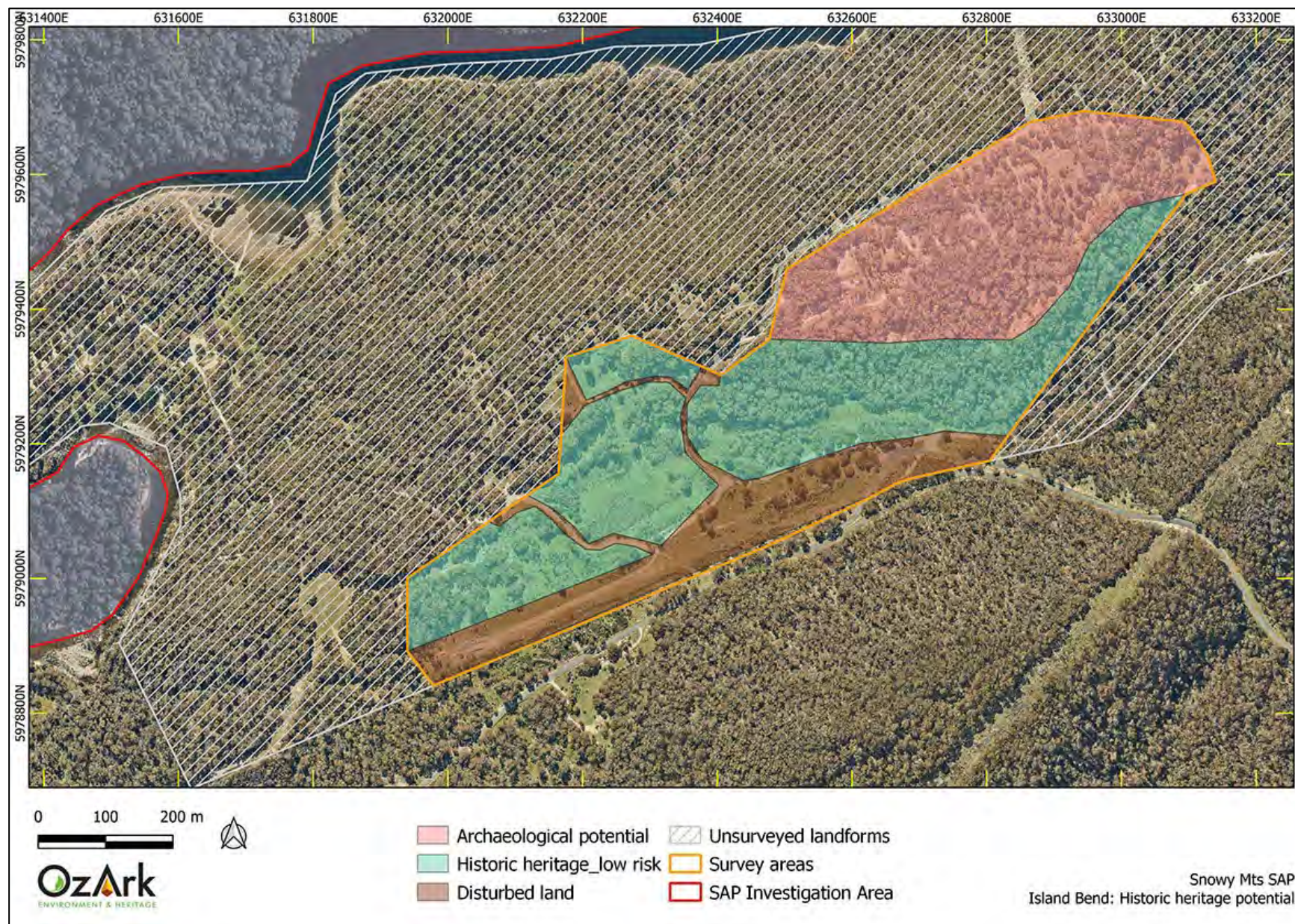


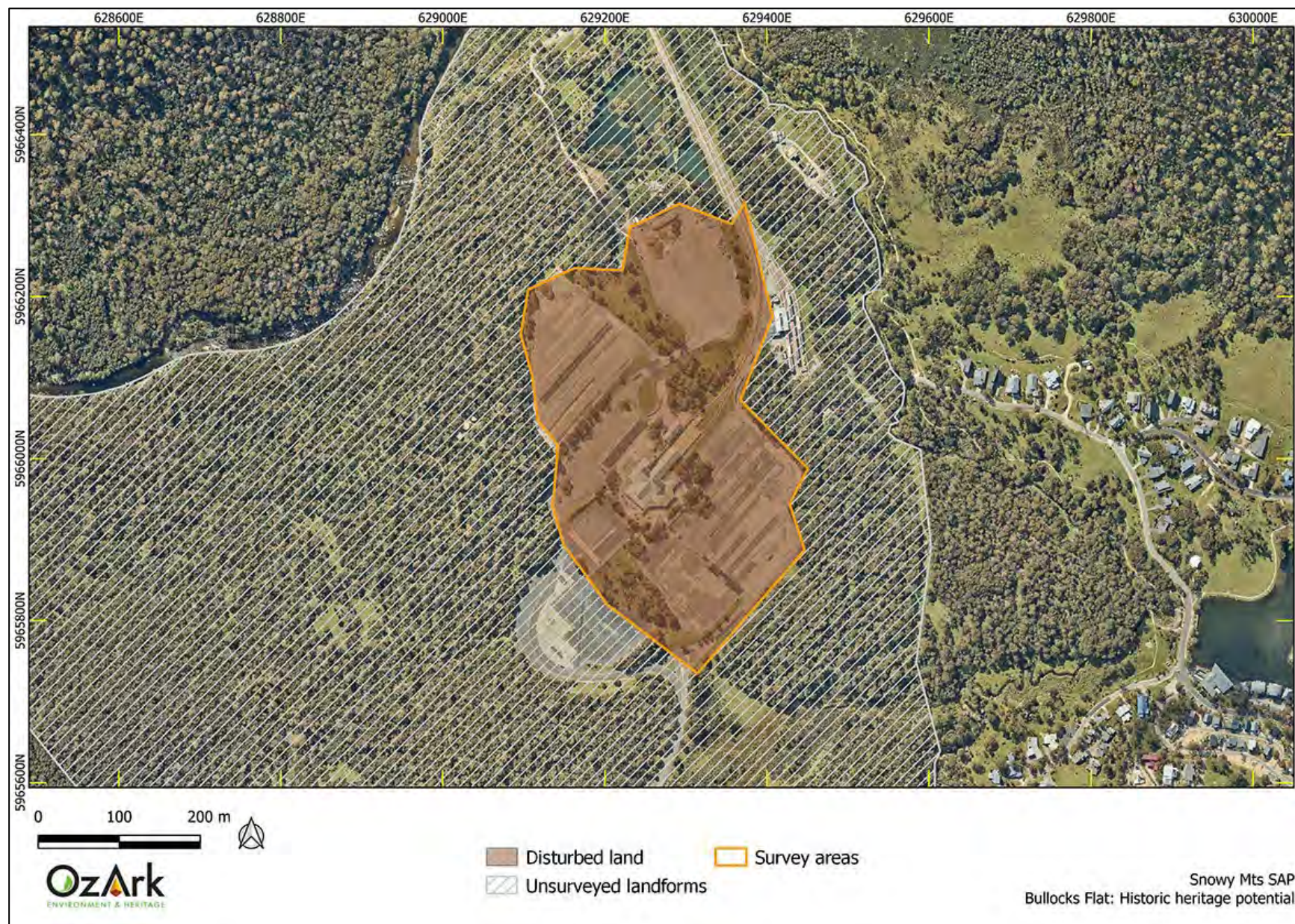
Figure 7-12: Bullocks Flat Terminal. Historic heritage constraints.

Figure 7-13: Thredbo Rangers Station. Historic heritage constraints.

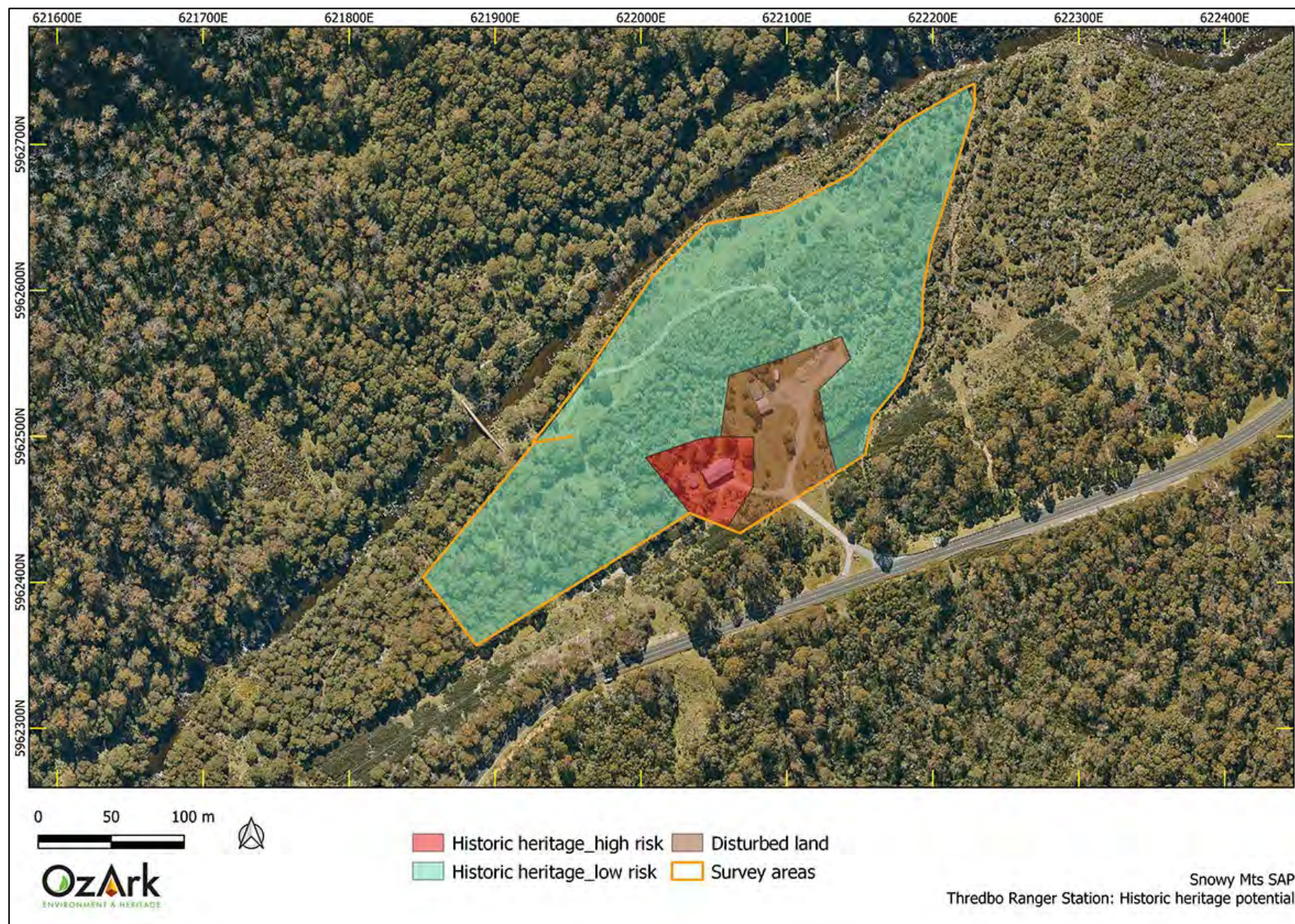
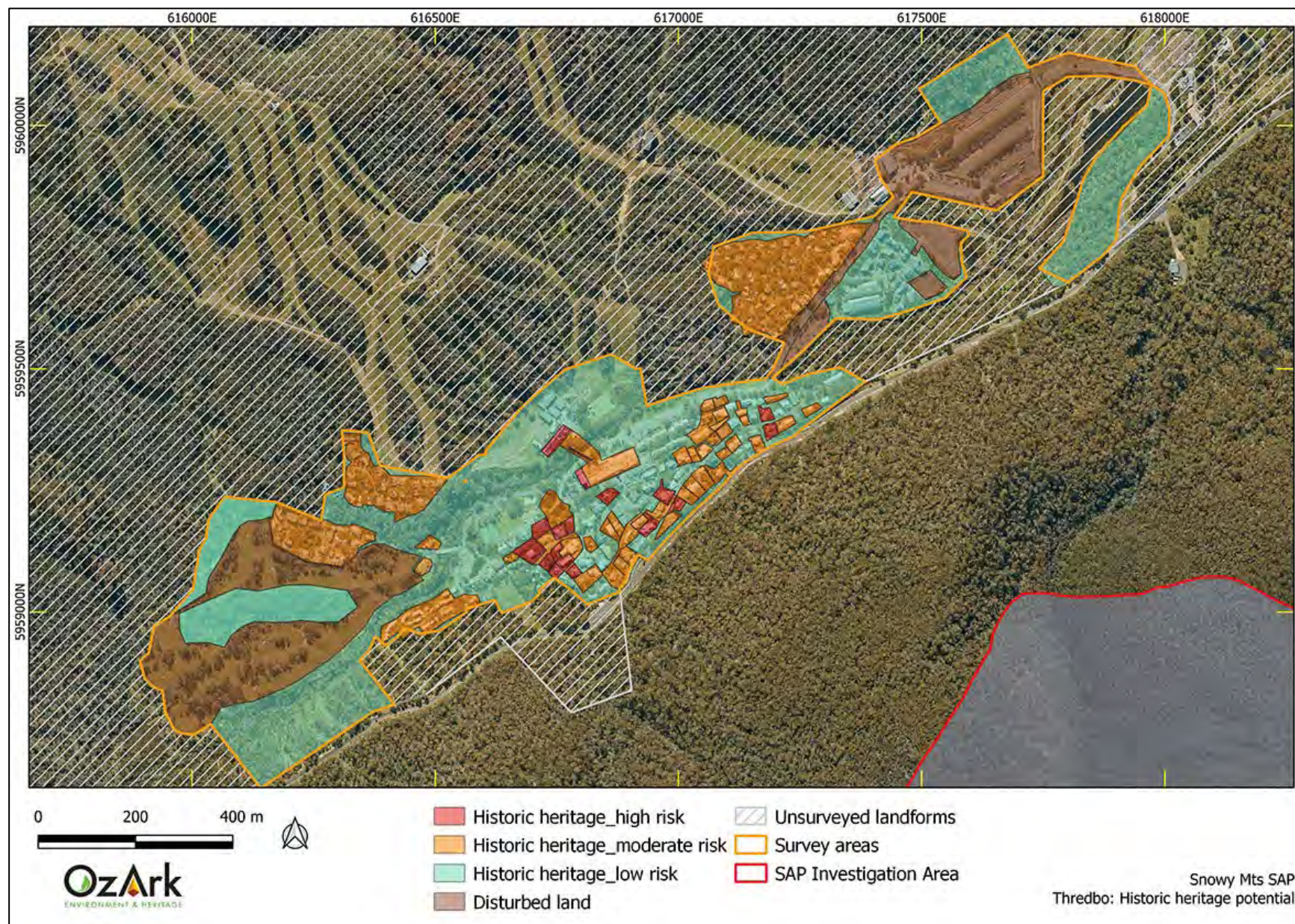


Figure 7-14: Thredbo Alpine Resort. Historic heritage constraints.



8 HISTORIC HERITAGE MANAGEMENT

8.1 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 *Precincts-Regional 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. Further details are provided in **Section 5.1** and **Appendix 1**.
- 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. Further details are provided in **Section 2.6**.
- 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 *Precincts-Regional 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. Further details are provided in **Section 3.2.1**.
- 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. Further details are provided in **Section 2.5**.

8.2 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.

8.3 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 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.

8.4 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 blocks views to the listed building, or if its design overwhelms the original building.

8.4.1 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.

8.4.2 Development of items with state heritage listing

There is only one item within the SAP Investigation Area declared as an Aboriginal Place under the *National Parks and Wildlife Act 1974*, 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 Snowy Mountains SAP. Further information on impacts to items on the SHR is detailed in **Section 1.5.1**.

8.4.3 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 6.4.1**).

8.4.4 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 Education 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.

8.4.5 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.

8.4.6 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.

9 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 River LEP and the *Precincts-Regional SEPP*.

1. If development is planned in any landform identified in this report as 'unsurveyed', historic heritage assessment should take place following relevant guidelines. This assessment may involve a visual inspection of the impact area to ensure significant historic heritage items are not harmed.
2. It is recommended that targeted heritage studies be undertaken, particularly within the alpine villages and at Jindabyne, to identify current heritage values at areas included in the Snowy Mountains SAP Delivery Plan. Such a study would help inform the recommendations that are set out in this report by identifying and documenting the heritage values of individual buildings. Such a study would update Lucas 1997, Freeman 1998, and Tropman 1998.
3. Heritage constraints at all survey areas are listed in **Sections 5.6 and 6.6**.

Development in areas administered by the *Precincts-Regional SEPP*

4. Development controls relating to heritage should follow the heritage conservation objectives set out in Section 4.24(5) of the *Precincts-Regional SEPP*. These objectives include:
 - A heritage impact assessment should be undertaken if development activity (other than except development as defined by Section 4.17 of the *Precincts-Regional 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.

Development within the alpine resorts to or near all items listed in **Table 5-1** as having 'high' or 'likely' heritage values should be considered as warranting a heritage impact statement.

5. Development in any of the identified heritage precincts (confined to the Thredbo Alpine Resort, Charlotte Pass Alpine Resort, and the Perisher Ranges Alpine Resort) must

consider the impact on the identified heritage values of that precinct (**Section 5.2**). Consideration of the scale, the use of sympathetic fabric, the retention of open space, and the use of sympathetic architectural styles of any new development on the existing heritage values of the precinct must be made.

6. Development within the Thredbo Alpine Resort, Charlotte Pass Alpine Resort, and the Perisher Ranges Alpine Resort must consider the overall heritage values of the villages (**Section 5.3**). Any new development in these villages must consider the existing scale and character of the villages, the need to preserve existing open spaces, and the need to preserve significant existing view lines to important heritage items within the villages.
7. The NSW Heritage Council must be informed of any development that plans to demolish an item on the NPWS s170 Heritage & Conservation Register.

Development in areas administered by the Snowy River LEP

8. Development likely to harm significant heritage fabric or values associated with items listed on the LEP would require council consent before proceeding. The procedures in Section 5.10 of the LEP would be required to be followed for any new development.
9. Items assessed by NGH Environmental (**Section 2.5**) should be considered to hold local heritage values and should be assessed accordingly.
10. The heritage values within the Jindabyne township identified in **Section 6.4** should be considered if development in central Jindabyne is proposed.

Strategic mapping

11. The strategic mapping presented in **Section 7** should be used as a guide for future development. The following principles should be followed:
 - Development within areas defined as 'disturbed land' in **Section 7** can proceed without further historic cultural heritage investigation, except the impact of any new development on neighbouring heritage items or precincts should be considered.
 - Development within areas defined as 'low potential' in **Section 7** 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. In particular, the impact of any new development on neighbouring heritage items or precincts should be considered.
 - Development in areas defined as 'high risk', 'moderate risk' (**Section 7**), or are located in an identified heritage precinct (**Section 5.2**), requires further heritage assessment where the development is likely to materially have a major effect on a heritage item or its value.

Development controls

12. The following development controls should be applied to development to or near any areas assessed as having 'high' or 'moderate' risk (**Section 7**):
 - Development is considered to have a materially major effect 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' (**Section 7**) 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' (**Section 7**) 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.

REFERENCES

- | | |
|--------------------------|---|
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APPENDIX 1: HISTORIC HERITAGE STUDY. SCHEDULE 3 OF THE *PRECINCTS-REGIONAL SEPP*

INTRODUCTION

METHODOLOGY

The information provided in this document is a review of Schedule 3 of the *Precincts-Regional SEPP*.

Historic elements (places), such as club lodges, commercial lodges, resort infrastructure, and landscape elements of five alpine resorts in the KNP are listed in the following tables under their resort name: the Thredbo Alpine Resort, the Perisher Range Alpine Resort, Smiggin Holes Alpine Resort, Guthega Alpine Resort, the Charlotte Pass Alpine Resort, the Ski Rider Hotel, and Sponars Chalet.

The tables provide preliminary and indicative advice about the status of existing places on the SEPP, and places that should be considered for removal, or inclusion in Schedule 3 of the SEPP. Inclusion on the SEPP of any places not already in Schedule 3 would require a formal assessment against the NSW Heritage Council's heritage criteria. A formal assessment would require a research-based project by a heritage consultant and consultation with relevant stakeholders.

The information in this report is not intended as a definitive list of heritage places, nor is it a detailed heritage assessment against criteria. A future project would be informed by this preliminary overview and the key reference documents used for this report:

- *Thredbo Alpine Village Kosciusko National Park, N.S.W. Draft Conservation Plan*, Volumes 1–2, 1997, Clive Lucas, Stapleton and Partners Pty Ltd. Prepared for Kosciusko Thredbo Pty. Ltd. (Lucas Stapleton 1997)
- *Ski Resorts Heritage Study*, Volumes 1–3, 1998, Peter Freeman Pty Ltd. Prepared for New South Wales National Parks and Wildlife Service Snowy Mountains Region (Freeman 1998).

The visual assessments undertaken for this report have also been informed by Daniel James, Team Leader Alpine Resorts Team. Daniel's site knowledge has been informed by 15 years' experience in the review and approval of Alpine Resort Development Applications.

DEFINITION: 'INTEGRITY'

Design integrity refers to the retention or display of architectural (or other) characteristics of the place, primarily the exterior (i.e. not a historic, social, technical, or aesthetic assessment of heritage value, nor a condition assessment). The definitions of integrity and architectural design styles are from Freeman 1998, under 'Design types', pages 40–43 of Volume 1 and Appendix 2,

page 89. Terms for the architectural design styles include Vernacular, Decorated Vernacular, Alpine, European Alpine, Snowy Mountains Authority (SMA), State Park Authority (SPA), and Innovative. The buildings generally all date from the early period of development in the alpine resorts c 1958–1965, except where it has been noted they have been rebuilt.

‘Integrity’ of the places is ranked based on a visual assessment of the intactness of the external building form, in relation to its historical and architectural characteristics, importance and contribution to the urban and landscape setting of the alpine resorts.

Integrity ranking used in this report includes:

- A—Intact, high integrity (e.g., original form, fabric, and characteristics)
- B—Retains integrity, with some changes (e.g., original form and characteristics, with some renewed fabric, such as fire safety cladding for fire safety)
- C—Diminished integrity, the original form and characteristics have been lessened through major changes, alterations, or additions (e.g., it is difficult to read as original building form or character)
- D—Lacks integrity, due to substantial alterations (e.g., original building form or character has gone), or the original building has been demolished and rebuilt.

DEFINITION: POTENTIAL FOR MEETING THE SEPP/NSW HERITAGE CRITERIA

The method for identifying the places of potential of heritage value is based on a high-level, preliminary judgement based on the visual inspection of the exterior and information contained in the two alpine resort studies (Lucas Stapleton 1997 and Freeman 1998).

Further historical research, interior inspections, and a complete assessment against the criteria would be required to confirm the findings of the preliminary judgement noted under ‘Potential for meeting the NSW heritage criteria’ should be undertaken as the next stage of investigation.

The ranking used in **Appendix 1** is:

- High likelihood for meeting two or more criteria for SEPP/NSW heritage listing. There is a high level of certainty in the place for its heritage significance and the place usually meets ‘A’ for the integrity category.
- Possible likelihood for meeting one or more criteria. There is less certainty for its heritage significance than the previous category, and the place usually meets the ‘B’ for the integrity category.
- Recommend removal from SEPP. Places that are recommended for removal from the SEPP as they have been rebuilt and do not retain original fabric.

The Heritage Council of NSW assesses items for listing on the NSW Heritage Register against the following criteria. To have state heritage values, a place must meet at least two of the seven criteria. However, if an item satisfies only one of the criteria and is of such particular significance, listing will be highly likely:

- Historical a) an item is important in the course, or pattern, of NSW's cultural or natural history.
- Associative b) an item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history.
- Aesthetic c) an item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW.
- Social d) an item has strong or special association with a particular community or cultural group in NSW for social, cultural or spiritual reasons.
- Research Potential e) an item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history.
- Rarity f) an item possesses uncommon, rare, or endangered aspects of NSW's cultural or natural history.
- Characteristics g) an item is important in demonstrating the principal characteristics of a class of NSW's cultural or natural places, or cultural or natural environments.

NOTES

1. Not all assets (lodges, historic infrastructure, landscape elements at each of the resorts) have been listed in the tables below. Instead, the study focused on those places likely to have heritage significance
2. The assets included in the tables are based on the reference documents and refer to terminology adopted by the heritage assessments and rankings given in Lucas Stapleton 1997 and Freeman 1998. These rankings guided the external visual assessments of the resorts, including lodges and other historic elements of interest
3. Detailed historical research, comprehensive heritage assessments against criteria, visual assessments of interiors, and consultation with relevant stakeholders, such as the local historical societies, has not been undertaken.

RECORDING METHOD

This report follows the terminologies employed by previous heritage assessments undertaken for the alpine resorts (Lucas Stapleton 1997 and Freeman 1998). Detail of the recording method employed is shown in **Appendix 1 Table 1**.


Appendix 1 Table 1: Recording method.



Place Name SEPP status	Construction date/s and Integrity Ranking	Potential to meet Heritage Criteria
Name of the place: a historic element or building is provided. SEPP status noted if the place is already included.	The original date of construction is provided where known. An 'integrity' ranking is also provided to inform the likelihood of meeting heritage criteria (in the next column). Integrity ranking used here:	This column indicates if the place should be considered for removal, or inclusion on the SEPP/NSW Heritage Register. A formal assessment against the NSW Heritage Criteria would be required. The indicator ranking used here:



Place Name SEPP status	Construction date/s and Integrity Ranking	Potential to meet Heritage Criteria
A historic name and lot number is provided if known.	<ul style="list-style-type: none"> • A—Intact, high integrity (e.g. original form, fabric, and characteristics). • B—Retains integrity, with some changes (e.g., original form and characteristics, with some renewed fabric, such as fire safety cladding for fire safety). • C—Diminished integrity, the original form and characteristics have been lessened through major changes, alterations, or additions. (e.g., it is difficult to read as original building form or character). • D—Lacks integrity, due to substantial alterations (e.g., original building form or character has gone), or the original building has been demolished and rebuilt. 	<ol style="list-style-type: none"> 1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. There is a high level of certainty in the place for its heritage significance and the place usually meets 'A' for the integrity category. 2. Possible likelihood for meeting one or more criteria. There is less certainty for its heritage significance than the previous category, and the place usually meets the 'B' for the integrity category.



THREDBO ALPINE RESORT


Appendix 1 Table 2: Assessment of the more significant lodges at the Thredbo Alpine Resort.


Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Sequoia	<p>Rebuilt in 1994. Good stone base. Mainly timber external construction, with faux European alpine timber details. Looks to have been largely rebuilt. Good condition</p> <p>Large Sequoia tree at the front is of historical interest.</p> <p>D—Lacks integrity, has largely been rebuilt</p>	3. Unlikely to meet the NSW heritage criteria.	—
Schlupfwinkel Original Name – Ashtons, then Club 19	<p>1958 designed early club lodge –European Alpine style. Designed by an immigrant architect at the earliest stage of Thredbo's development. Good stone base. Original A-frame has been added to and extended. Timber construction. Painted grey colour.</p> <p>B—Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
YHA	<p>1980, with a big wide roof line (reminiscent of vernacular lodge architecture).</p> <p>Stone base intact, largely rebuilt. Perhaps has social values.</p> <p>D—Lacks integrity, rebuilt</p>	3. Unlikely to meet the NSW Heritage Criteria.	—



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Ski Club of Australia	<p>Original construction dates from 1958, with Ramshead Hut (SMA building).</p> <p>Excellent group of well-maintained buildings (x3), with central open landscape (incl. old eucalypts).</p> <p>Located in a distinct landscape precinct with Athol, Wombiana, Obergurgl, Alpenhorn and Seidler lodges.</p> <p>B–Retains integrity, with some alterations</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be assessed as an individual item and with the precinct.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Ramshead Hut	<p>This is a SMA building, relocated from the Snowy Mountains Scheme in 1958</p> <p>B–Retains integrity, with some alterations</p>	Retain on SEPP.	



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Geehi	<p>1965 lodge, in the vernacular Alpine style, with vertical external boards, and a shallow gable roof form. Probably built for the Ski Club of Australia.</p> <p>Immigrant architects: Hugh Denison/Bela Racsko</p> <p>Lucas Stapleton report states that Geehi, Obergurgl and Schlupfwinkel are part of the 'Buckwong Townscape Precinct' (Figure 5-1)</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>The precinct is likely to meet heritage criteria a), b), c), d), and g).</p>	
Obergurgl	<p>An original 1961 architectural lodge, designed by Peter Muller (Brewster, Murray and Partners)</p> <p>Grey besser block used as the architectural feature, with black painted timber panelling feature. Maintenance problems and needs conservation work to retain the architectural integrity and improve condition.</p> <p>B—Retains integrity, with alterations</p>	<p>Retain on SEPP.</p>	



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Wombiana Original name: Manohara	<p>Designed in 1959, innovative architectural style – two storey built into the hill, with chevron form verandah. Architect: Peter Muller.</p> <p>Recently rebuilt and new balustrade added, which has slightly reduced architectural integrity. Conservation Management Plan (CMP) has been requested.</p> <p>A–Intact, high integrity, with some external alterations</p>	Retain on SEPP.	
Athol	<p>Originally designed in 1959 and is significant for historic association with Thredbo's development. Architect: Peter Storey of Civil & Civic.</p> <p>Athol 2 and Athol 5 (size of accommodation). In good condition. Although bubbling paint should be redone.</p> <p>No longer a club. Strata title for two separate apartments.</p> <p>B–Retains integrity, despite alterations and recladding</p>	Retain on SEPP.	



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Seidler Lodge Original name: Lend Lease Lodge	Original 1962 innovative architectural style. Designed by Seidler Associates and won the RAIA Wilkinson Award in 1965. Strong association with the early phase of Thredbo's development and G. Dusseldorp of Lend Lease. A–High integrity, despite back painted exterior	Retain on SEPP.	
Alpenhorn	The lodge has been changed considerably and has lost integrity. C–Diminished integrity, through major changes and alterations	3. Unlikely to meet the NSW heritage criteria.	—
Snowgums	Original early lodge burnt down in 1980s. Replaced in 1992 with a reasonably sympathetic building. D–Lacks integrity, original burnt down, and has been rebuilt	3. Unlikely to meet the NSW heritage criteria.	—
Attunga	Original early lodge. Replaced in 1986. Good architectural character. D–Lacks integrity, original demolished and has been rebuilt	3. Unlikely to meet the NSW heritage criteria.	—



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Jack Adams Path Urban landscape feature	Historic urban landscape feature of village.	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Astoria	Original stone base D—Lacks integrity, has been rebuilt	3. Unlikely to meet the NSW heritage criteria.	—
Redbank Lodge	1964 lodge. Steel walkway between Astoria and Redbank. Historic lodge, with major alterations, additions, and recladding. C—Diminished integrity, through major changes and alterations	3. Unlikely to meet the NSW heritage criteria.	—
Happy Wanderers	1958 lodge. Demolished in 2007 and rebuilt. D—Lacks integrity, rebuilt	3. Unlikely to meet the NSW heritage criteria.	—



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Koomerang Ski Club	<p>1965 lodge</p> <p>Modernised cladding, retains architectural form despite renovations in 2005, and exceptional, intact interior of the living room area.</p> <p>B–Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Berghutte	<p>1958 A-frame, which is still visible, despite multiple extensions.</p> <p>B–Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Kasees	<p>Historic, European Alpine design. Nine-bedroom apartment building, with open verandah along the front.</p> <p>Social history and connection with Thredbo's early stage of development. Tall mature trees, historic cultural plantings.</p> <p>B–Retains integrity, with minor changes</p>	Retain on SEPP	
Silver Brumby	<p>Historic commercial lodge, landmark qualities at the top of the hill. Large roof, with vernacular roof line.</p> <p>B–Retains integrity, with minor changes</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Crackenback Castle	<p>1988 lodge. Well maintained and in good condition but lacking architectural interest and historical significance.</p> <p>B–Retains integrity</p>	3. Unlikely to meet the NSW heritage criteria.	—



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Currawong	1959 lodge is evident in the circular sections. Interesting architectural extensions to the original lodge. B—Retains integrity, with several extensions to the original central, circular form	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Interior should be investigated further. Likely to meet heritage criteria a), c), and g).	
Thredbo Alpine Club	1958 lodge. The upper levels have been altered (windows, extension, and cladding). B—Retains integrity, with some alterations and extension	Retain on SEPP	
Snowgoose	1995 lodge, rebuild of a historic lodge. D—Lacks integrity, rebuilt (in 2020s)	3. Unlikely to meet the NSW heritage criteria.	—



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Gore Hill	<p>1959 historic lodge. Intact vernacular Alpine style lodge.</p> <p>Hidden by planted and self-sown exotic trees which add to the historic aesthetic of the lodge.</p> <p>A–Intact, very high integrity as it appears unchanged</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), d), and g).</p>	
Karoonda	<p>1961 lodge with some alterations (windows, extension, and cladding).</p> <p>B–Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Kosciusko Alpine Club (KAC) Original name: Punchinello	1964, Alpine style B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Mittabah, now Belevarde	The original 1961 lodge has been demolished. New tall apartment building—at least two storeys too high for the area, and architectural not in keeping with the village aesthetic of Thredbo. D–Lacks integrity, rebuilt	3. Unlikely to meet the NSW heritage criteria.	—
Winterhaus	1961 Commercial lodge. Original configuration is not clear (also noted in Lucas Stapleton 1997: 9). C–Diminished integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Schuss Ski Club	Original 1960 two–three storey lodge – ‘concrete block’ construction B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Site of 1997 Landslide – Lots 78 and 96	Site of Bimbadeen Lodge (lower), and Carinya (Brindabella Ski Club). Foundations of Carinya lodge have been retained. Lower lodge site is a stepped open, landscaped space. B–Retains integrity	Retain on SEPP	



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Black Bear Inn Incl. Sasha's Apartments adjacent.	1959 commercial lodge European Alpine style. Some alterations from 1960–1988. Architect: Otto A. Ernegg. Lodge was demolished in 2022 and its replacement has not been constructed. Photo retained in this document for the historical record.	3. Unlikely to meet the NSW heritage criteria.	 A photograph of the Black Bear Inn, a two-story building with a dark, gabled roof and light-colored walls. The name 'Black Bear Inn' is visible on the upper part of the building. The building is surrounded by trees and a paved area.
CandleLight	1958 commercial lodge – European Alpine style. Some alterations from 1960–1992. Architect: Otto A. Ernegg. Some intact interior elements. B–Retains integrity, despite alterations	2. Possible likelihood for meeting one or more criteria. Should be formally assessed individually and as part of the Banjo Precinct. Likely to meet heritage criteria a), c), and g).	 A photograph of the CandleLight Lodge, a two-story building with a light-colored, gabled roof and dark trim. The name 'CandleLight Lodge' is visible on the upper part of the building. The building is surrounded by trees and a paved area.


Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Geebung	1958 lodge Interior is good. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed individually and as part the Banjo Precinct. Likely to meet heritage criteria a), c), and g).	
Pindari	1959 lodge, with historic characteristics. Some elements rebuilt. B–Retains integrity, despite external additions	2. Possible likelihood for meeting one or more criteria. Should be formally assessed as part the Banjo Precinct. Likely to meet heritage criteria a), c), and g).	



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Roslyn	1974 lodge, with better block construction and some historic characteristics B–Retains integrity, despite external additions	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. As part of a precinct, it is likely to meet heritage criteria a), c), and g).	
Karas	1970 lodge with potential social and historic heritage values. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	No photo
Twynam	1968 lodge, with glazed black tile roof and painted red timber boards. Basalt stone base. 3 x sections of the building stepping down the hill. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), d) and g).	




Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Sevens	1960's lodge. B–Retains integrity, despite changes	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Christiania Southern Alps Ski Club	1961 lodge. Alpine style Partially retains original form. Reclad. Good condition. B–Retains integrity, despite changes	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
New Kirk Now 'The Peak'	1960's lodge has been demolished. D–Lacks integrity, rebuilt	3. Unlikely to meet the NSW heritage criteria.	—



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Sonnblik	1972 staff accommodation Good condition. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Lietelinn Lodge, now Elevation Apartments Original name: Hopetoun Lodge.	1960's lodge has been demolished. Now architecturally modern replacement, with a large upward curved façade. D–Lacks integrity, rebuilt	3. Unlikely to meet the NSW heritage criteria.	—
Munjarra Lodge	1970 lodge Good condition, with some external recladding. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Leatherbarrel – Lot 56 Original name: Chamonoix	1961 lodge has been rebuilt. D–Lacks integrity, rebuilt	3. Unlikely to meet the NSW heritage criteria.	—



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Avior	1968 lodge B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Bobuck and (next door) Tombarra	Bobuck 1969, four storey Alpine style, with gable roof - first apartment building. Currently staff accommodation (?). Grey painted timber staircases in between each of the apartment building structures. Tombarra, 1970 apartments. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	No photo
Talara Ski Club	1967 lodge B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
RAN Royal Australian Navy	Circa 1962: Lot 92 – also referred to as ‘Army Alpine’, or ‘Eastern Command’. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), d) and g).	
House of Ullr	1972 Commercial lodge/hotel Landmark, due to dominant location near village centre and historically significant. Many extensions including 1975, 1984, 1991, 1992 and more recently in the 2000s. Lucas Stapleton 1997 states that the House of Ullr is part of the ‘Mowamba Townscape Group’ (Figure 5-1). C–Diminished integrity, due to several alterations and dark grey colour scheme	3. Unlikely to meet the NSW heritage criteria.	—
Bernti’s Mountain Inn – Lot 86	1978 and 1982 Commercial lodge, historically significant. Alpine style, four levels. Landmark, due to dominant location near village centre. Many extensions. C–Diminished integrity, due to several alterations and dark grey colour scheme	3. Unlikely to meet the NSW heritage criteria.	—



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Happy Jacks	<p>Early 1960's European Alpine style lodge, with 1980's addition designed to match.</p> <p>B–Retains integrity, with modifications to interior apartments</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Neewalla Ski Club	<p>1958 lodge</p> <p>Recently renovated keeping the original form and architectural character intact.</p> <p>B–Retains integrity, with modifications</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Isere	<p>Rebuilt in 1980.</p> <p>Good architectural integrity</p> <p>B–Retains integrity, despite recent adaptations</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Denman	<p>Commercial lodge, with public bar and restaurant.</p> <p>C–Diminished integrity</p>	<p>3. Unlikely to meet the NSW heritage criteria.</p>	
Sastrugi	<p>1958/59, an 'Abstract Modernist Expressionist style' building.</p> <p>Architect: Nicholls, Elliot and Nicholls (formerly Eric Nicholls, associated with WBGriffin partner through to 1937).</p> <p>Early historic lodge designed for the Thyne Reid family – important historic association.</p> <p>Exceptional extension and roof replacement.</p> <p>Strong contemporary architectural integrity as part of the adaptation</p> <p>B–Retains integrity</p>	<p>Retain on SEPP</p> <p>Should be formally assessed for state-level heritage significance.</p>	

Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Moonbah	<p>1960 designed A-frame, with 3-level stone base, an 'Abstract Modernist Expressionist style' building.</p> <p>Architect: W.E. (Bill) Lucas, and interior decorator Marion Hall Best.</p> <p>Exceptional architectural integrity, interior and exterior. Needs urgent conservation and maintenance work to improve condition.</p> <p>A-Intact, high integrity</p>	<p>Retain on SEPP</p> <p>Should be formally assessed for state-level heritage significance.</p>	
De Dacha Original name: Manager's Residence.	<p>1967 two level lodge in the European Alpine style.</p> <p>B-Retains integrity, despite recent alterations (historic features and colour scheme should be re-instated)</p>	<p>Retain on SEPP</p> <p>Should be formally assessed for state-level heritage significance.</p> <p>The scale model of the lodge, originally in the nearby pond should be restored and returned to the pond (with an interpretation sign).</p> <p>The nearby pond should be part of the curtilage.</p>	

Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Crackenback	1957 lodge, European Alpine style lodge, with 1980s additions. B–Retains integrity, despite alterations and additions	Retain on SEPP.	
Thredbo Alpine Hotel Original name: Coach House Inn	Original 1961 hotel building. it has been extended 1963, 1968 and 1985. Alpine style architecture. Retains original form and large proportion of original fabric, despite colour changes and some recladding. B–Retains integrity, including adaptations and additions	Retain on SEPP	

Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Valley Terminal Original name: Bottom Station	Original 1960 and 1962 extensions. Alpine style architecture. Retains original form and large proportion of original fabric. Including central staircase, interior organisation of commercial shops, pub, etc and open outdoor spaces. Retains original proportions. B–Retains integrity	Retain on SEPP	
Timber Pedestrian Bridge	1962 bridge. A–Intact, high integrity	Retain on SEPP	

Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
John Paul II Ecumenical Church and Thredbo Memorial Community Centre	1990's construction? High community value A—Intact, high integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria b), c) and g).	
Crackenback Drive Precinct	Residential precinct of complementary value to Thredbo's historic character. A—Intact, high integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria b), c), and g).	


Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Riverview Terrace Precinct	Residential precinct of complementary value to Thredbo's historic character. A—Intact, high integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria b), c), and g).	
Ampol Petrol Station and Fire Station.	1963 petrol station is a landmark on the main road. Fire station dates from 1984 (recently rebuilt?). B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Infrastructure within ski fields			
Historic lifts and infrastructure	Documented in Lucas Stapleton 1997 as historic. All lifts have been replaced.	3. Unlikely to meet the NSW heritage criteria.	—
Eagles Nest	Landmark and historic structure on Crackenback Mountain. No historic research undertaken for this report. A—Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.	No photo

Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Kareela Hutte	Landmark and historic structure and restaurant on the slopes. Social and architectural value (Alpine vernacular). Celebrated 60 th Anniversary (2019) by Thredbo Resort. A–Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.	No photo

THREDBO RANGERS STATION


Although outside of the current SEPP area, assessment of the Rangers Station was also undertaken (**Appendix 1 Table 3**).

Appendix 1 Table 3: Assessment of the Thredbo Rangers Station.

Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Thredbo Rangers Station	Outside the SEPP area. A—Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	


SKI RIDER HOTEL

Appendix 1 Table 4: Assessment of the Ski Rider Hotel.

Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Ski Rider Hotel	<p>Ski Rider Hotel, specifically the 'old petrol station' in the NPWS Alpine style (circa 1980s) and now front of house and main building for the commercial 'camp-style', cabin accommodation.</p> <p>A—Intact, high integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	


SPONARS CHALET



Appendix 1 Table 5: Assessment of Sponars Chalet.



Place name	Key dates, characteristics, and integrity	Meets heritage criteria?	Photo
Sponars Chalet	<p>Sponars Chalet is a place included on the SEPP dating to 1926 and a remnant of the former Hotel Kosciusko.</p> <p>A—Intact, high integrity</p>	<p>Retain on SEPP</p> <p>Could meet state heritage level—should be formally assessed against criteria.</p>	


SMIGGIN HOLES




Appendix 1 Table 6: Assessment of the more significant lodges at the Smiggin Holes Alpine Resort.



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Smiggins Hotel	Original 1962 building, is a landmark building. It is a commercial and publicly accessible building including retail and restaurant facilities facing the ski slope. The historic character has been modified and is difficult to discern, as it has been heavily adapted (c1998 and later). C–Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—
Smugglers	Original building dated 1962. Demolished, and rebuilt recently. D–Lacks integrity, rebuilt	3. Unlikely to meet the NSW heritage criteria.	—
Caloola Ski Club	Intact 1962 building, in the 'innovative design category'. Fire upgrades internally. Excellent condition A–Intact, high integrity	Retain on SEPP Could meet state heritage level—should be formally assessed against criteria	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Numbananga	Original 1960 vernacular style building. owned by NPWS (outside DPE jurisdiction) A–Intact, high integrity	Retain on SEPP Could meet state heritage level— should be formally assessed against criteria.	
KAR Spruce Hall Now referred to as Perisher Staff Accommodation	Original 1962 vernacular style building, used as staff lodge. Continuous use as a staff lodge by Perisher. A–Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW. The precinct is likely to meet heritage criteria a), b), c), and g).	
Apex Children's Association Lodge	1978 building, in the vernacular style. It has been modernised, with internal upgrades and external cladding. Continuous leasehold by Apex. C–Diminished integrity, substantially altered, reclad	3. Unlikely to meet the NSW heritage criteria.	—



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Snow Country	1966 building, in the vernacular style. It has been modernised, with internal upgrades and external cladding. Continuous club leasehold. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Illoura	1962–63 building in the vernacular style. Good condition, very little upgrade. Continuous leasehold (from 1968). A–Intact, high integrity	Retain on SEPP Could meet state heritage level—should be formally assessed against criteria.	
Lodge 39	1962 building, in the vernacular style. Historic character has been degraded through extensive alterations and external cladding. C–Diminished integrity, substantially altered, reclad	3. Unlikely to meet the NSW heritage criteria.	—



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Heidi's	1962 building, in the vernacular style. Historic character has been extensive degraded through extensive alterations and external cladding. C—Diminished integrity, substantially altered, reclad	3. Unlikely to meet the NSW heritage criteria.	—
Illawarra	1962 building in the vernacular style. Historic character has been extensively degraded through extensive alterations and external cladding. Form remains close to original. The colours and brown timber cladding and green roof (c 1980s) is not in keeping with the heritage values. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Southern Cross Ski Club (now Southern Cross Alpine Club)	1962 building in the vernacular style. Some historic form of the original building is visible. 2x historic structures connected through new architectural adaptation. High quality upgrade and extension, keeping some resemblance of the historic structure. Good tree landscape in front and should be conserved. C—Diminished integrity, substantially altered, and reclad	3. Unlikely to meet the NSW heritage criteria.	—



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Muniong	<p>1962 building, in the vernacular style.</p> <p>A-Frame, with some minor additions, otherwise intact and retains architectural integrity through form, scale, and materials.</p> <p>Historically significant, architectural and a landmark on the southern hill of the Smiggin Holes' landscape setting.</p> <p>B—Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Smiggins Chalet	<p>Large 1979 commercial building. Heavily adapted and changed.</p> <p>C—Diminished integrity, substantially altered, re-clad</p>	<p>3. Unlikely to meet the NSW heritage criteria.</p>	
Snow Bunny (renamed Lions Lair)	<p>1962 building in the vernacular style.</p> <p>Highly intact and significant historic and architectural building.</p> <p>Visible from the main road and important as the public face of Smiggin Holes' together with the adjacent to Royal Coachman.</p> <p>A—Intact, high integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	


Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Lodge 21	1962 building, in the vernacular style. Commercial enterprise. Loss of integrity through poor condition. Should be conserved. B—Retains integrity, despite poor condition	Retain on SEPP Owner should be requested to undertake conservation before the poor condition leads to demolition by neglect.	
Royal Coachman	1962 building in the SPA style. Generally, retains external architectural integrity in the form and footprint. It has been altered externally and internally. Important contribution as a prominent building at the entry to Smiggin Holes. It is visible from the main road. C—Diminished integrity, substantially altered, reclad	3. Unlikely to meet the NSW heritage criteria.	—
Snowline Ski Centre (Now Rhythm Sports)	1963 building in the SPA style. Apart from modern signs, the building retains architectural integrity in its form and materials and is in good condition. A—Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	

Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
<p>Moerlina "Fellowship Lodge"</p>	<p>1971 building in the Alpine style, innovative style of architecture.</p> <p>Retains external architectural integrity in the form and footprint. It has been altered externally and internally.</p> <p>A—Intact, high integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
<p>Wildspitze Ski Club</p>	<p>1976 building in the 'innovative' design style.</p> <p>Good integrity in its architectural style and form. Wide I-beam structure and angled composite concrete 'feet'. New cladding.</p> <p>A—Intact, high integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	

Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Snowy Gums Original/historic name not known	Needs major maintenance works. B—Retains integrity, despite alterations	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Illawarra Master Builders Alpine Club (IMBAC)	1966 building in the vernacular style. Changes to the exterior, new cladding. White colour balustrades detract from the historic character. Historic architectural form is intact. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	

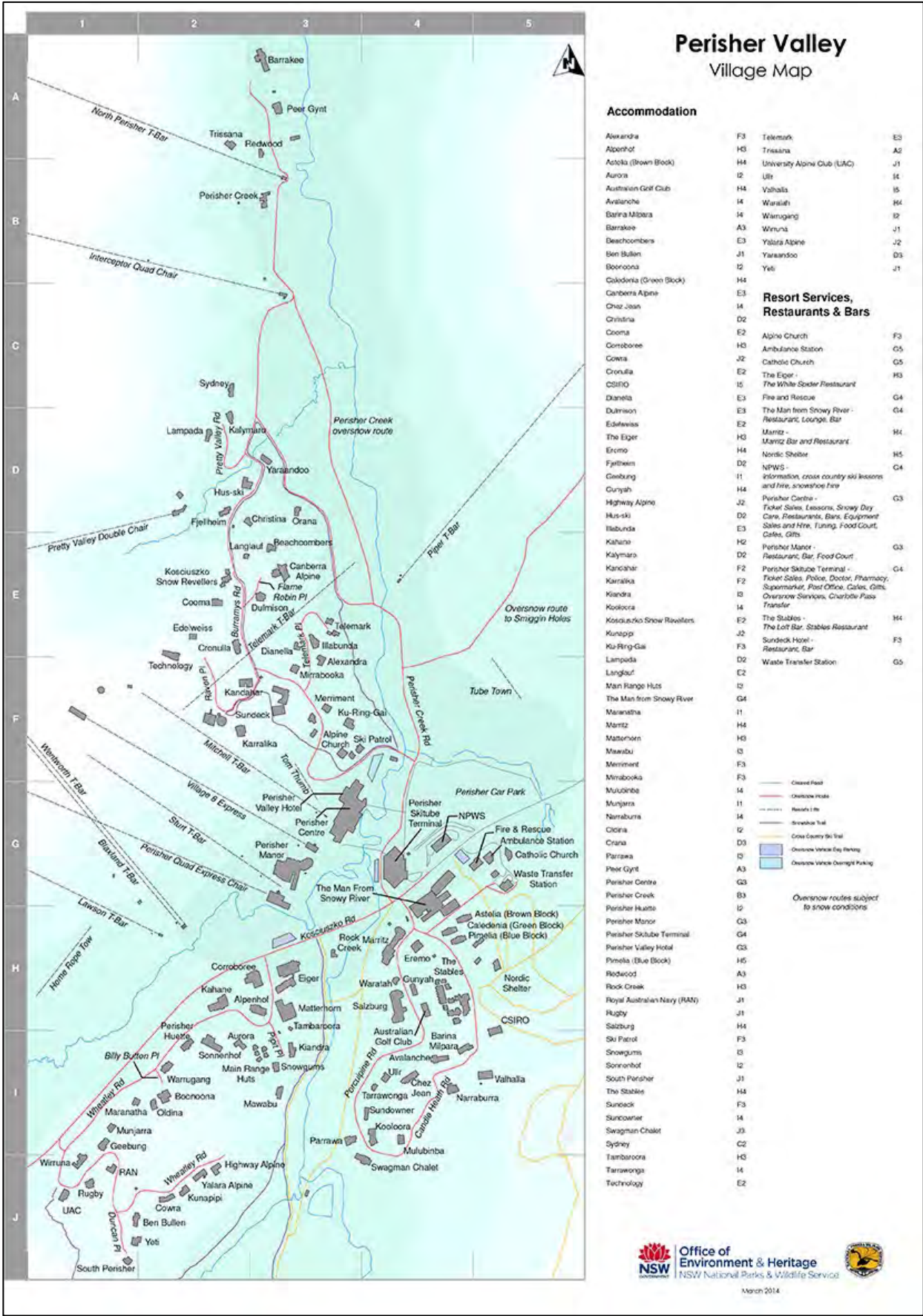
Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Clancy	<p>1977 Log cabin style lodge, with three structures, including the accommodation structure, a manager's residence at the back, and a games and ski room at front (two storey). B—Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).</p>	
Windarra	<p>1974 building in the vernacular style. Small in architectural form and size. Very basic lodge. Currently intact, with a deck extension proposed. B—Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).</p>	

Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
The Lodge (Altitude)	1980 vernacular style. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Gunumara lodge	1976 vernacular style A 'pretty' lodge but has lost architectural integrity. D—Lacks integrity, rebuilt	3. Unlikely to meet the NSW heritage criteria.	—
Willow Lodges	1977 vernacular style. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Main Ski Ticket Centre (adjacent carpark)	B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	



PERISHER RANGE ALPINE RESORT



Appendix 1 Figure 1: Map of the Perisher Range Alpine Resort.







Appendix 1 Table 7: Assessment of the more significant lodges at the Perisher Range Alpine Resort.




Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Redwood Ski Lodge North Perisher Precinct	A-Frame (double A-frame) Retains architectural and historic integrity. Unchanged. Small conservatory added in the 2000s. Rear corrugated roof needs replacement/repair. DA in for major redevelopment A-Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g). Possible state level of heritage significance.	 A photograph of the Redwood Ski Lodge, a double A-frame building with a dark roof and stone walls, situated in a snowy landscape. A wooden staircase leads up to the entrance.
North Perisher Lodge North Perisher Precinct	Retains architectural and historic integrity. Unchanged. Built around rock formation. DA in for major redevelopment, including demolition of original. Privately owned by Oatley's (Hamilton Island), retains architectural integrity. B-Retains integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	 A photograph of the North Perisher Lodge, a large building with a complex roofline and stone walls, situated in a snowy landscape.



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Peer Gynt	Commercial Hotel European Alpine style – unchanged, retains all historic and original fabric and paint colours. A–Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g). Possible state level of heritage significance.	
Trissana	Retains architectural and historic integrity. Unchanged. Mission brown vertical timber boards. A–Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g). Possible state level of heritage significance.	
Barrakee	Looks completely new. replaced. Many alterations. D–Lacks integrity	3. Unlikely to meet the NSW heritage criteria.	—



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Sundeck	The early re-built commercial hotel and public bar (c 1959/60) – remains largely intact in its form (Alpine style) and is a landmark, visible on the northern side of the centre valley slopes. B–Retains integrity ('main' building only)	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Gumtrees	The original 1960's vernacular style building has been rebuilt. D–Lacks integrity, rebuilt	3. Unlikely to meet the NSW heritage criteria.	—
Karralika	The original 1960's club lodge is an SPA style building. It is possible that much of the original fabric has largely been rebuilt. It is difficult to ascertain from the external view. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Kandahar (1 and 2)	<p>An original 1950's club lodge, built in the SPA style building. A prominent and distinctive building, visible at the top of Telemark T-Bar.</p> <p>A historic significant lodge that retains the original form and architectural integrity.</p> <p>B–Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Cronulla	<p>The original 1961 vernacular style building is intact, and largely unchanged. Prominent siting, visible at the top of Telemark T-Bar.</p> <p>The lodge retains the original form and architectural integrity.</p> <p>B–Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Cooma	<p>The original 1960s building burnt down and was rebuilt in 1984. The club is historic and has social values.</p> <p>B—Retains integrity as a contemporary architectural adaptation</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
KSRC Kosciuszko Snow Revellers Club	<p>Original 1953 structure, designed in a vernacular style, has been adapted. Blonde timber recladding and new structures/extensions.</p> <p>The original architectural integrity of the dark timber and alpine style decorative features has been altered.</p> <p>B—Retains integrity through the form, style and some original fabric</p>	Retain on SEPP	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Fjellheim	<p>The club lodge was constructed in the 1960s and is important for its contribution to the historic development of Perisher.</p> <p>Minor changes, with the architectural form and historic character are evident.</p> <p>A–Intact, high integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Could meet state heritage level—should be formally assessed against criteria</p>	
Hus-ski	<p>Original 1960 vernacular style lodge has been altered, with a new roof line. Original stone base.</p> <p>Heavily adapted, with the original architectural integrity diminished.</p> <p>C–Diminished integrity</p>	<p>3. Unlikely to meet the NSW heritage criteria.</p>	
Edelweiss	<p>The original 1957 European Alpine style of the club building is very well maintained. It retains the original form and architectural integrity including materials, colours, and form.</p> <p>It is 'semi-remote' landscape setting amongst snow gums is significant.</p> <p>A–Intact, high integrity</p>	<p>Retain on SEPP</p> <p>Could meet state heritage level—should be formally assessed against criteria.</p>	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Technology	<p>1980's construction in the Alpine style. High architectural design integrity, despite being a 'later' addition to the alpine resort.</p> <p>A—Intact, high integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Yarrandoo	<p>1963 club lodge, which is architecturally significant (innovative style).</p> <p>There has been some alteration, yet retains form and much fabric</p> <p>B—Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Christina	<p>The club lodge was constructed in the 1960s and is important for its contribution to the historic development of Perisher.</p> <p>Minor changes, with the form and architectural vernacular character are evident.</p> <p>B–Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Dulmison Ski Club	<p>Original 1962 structure, designed in an innovative style, has been adapted.</p> <p>Highly significant architectural character replaced in 1990s, with a 'historic' 1960's yet modern design style.</p> <p>B–Retains integrity as a contemporary architectural adaptation</p>	<p>Retain on SEPP</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	


Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Canberra Alpine Club	<p>The original 1961 club building, designed in an 'innovative' style is clearly evident. There is some loss of architectural integrity due to a new metal verandah and walkways. The main architectural features are intact, yet the building requires external maintenance.</p> <p>B–Retains integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Beachcombers	<p>The original 1962 vernacular style building is evident. There is some loss of architectural integrity due to recladding and changes.</p> <p>The lodge retains form, style, and some original fabric.</p> <p>B–Retains integrity as a contemporary architectural adaptation</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Langlauf	<p>The club lodge was constructed in 1960, in the vernacular style, and is important for its contribution to the historic development of Perisher. Reclad, yet retains form and historic character.</p> <p>Minor changes, however, the architectural form and historic character are evident. It is close to an intact and high integrity lodge; however, the modernised cladding reduces the 'original' integrity.</p> <p>B–Retains integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Orana	<p>1960's club lodge in the vernacular design style, from early Perisher development period.</p> <p>A–Intact, high integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Mirrabooka	The original 1962 club building, in the SPA design style and is largely intact. Possible new verandah, cladding and roof. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Alexandra	The original 1961 vernacular style of the club building is evident and well maintained. Some cladding changes, however, the lodge retains the original form and architectural integrity. B–Retains integrity	Retain on SEPP	
Dianella	The original 1961 vernacular style of the club has historic associations but is lacking architectural integrity. Rebuilt lodge. D–Lacks integrity	3. Unlikely to meet the NSW heritage criteria.	—



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Illabunda	<p>A 1983 lodge, largely reclad and adapted, with a new deck and verandah.</p> <p>B—Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Telemark	<p>1951/1952 European Alpine, vernacular.</p> <p>3x buildings in excellent condition, with a high degree of integrity and historic, aesthetic, and social value.</p> <p>A—Intact, high integrity</p>	<p>Retain on SEPP</p> <p>Could meet state heritage level—should be formally assessed against criteria</p>	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Alpine Church and Ski Patrol (No.1)—north of the Perisher Centre	Two 1980's designed buildings, architecturally complementary. The later Ski Patrol Building No.2 is a later structure, and not complementary. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Ku-ring-gai	The original 1960's club lodge is a significant innovative architectural design. Intact and slightly altered to meet fire safety requirements, yet original structure is evident. B—Retains integrity	Retain on SEPP Could meet state heritage level—should be formally assessed against criteria.	
Merriment	The original 1960's club lodge was rebuilt in the 1980s. Contributes to the precinct. D—Lacks Integrity, rebuilt	3. Unlikely to meet the NSW heritage criteria.	—



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Celmisia	The original 1960's vernacular style building is intact. A—Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Lampada	Form retained. Original architectural integrity degraded through the replacement of all material. Rebuilt and/or reclad. No longer mission brown or of original character. Adapted, yet architectural form has good integrity for being sympathetic to original. Social value of the club retained. Original stone base. C—Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—
Kalymaro	Form retained. Original architectural integrity degraded through the replacement of all material. Rebuilt and/or reclad. No longer mission brown or of original character. Adapted, yet architectural form has good integrity for being sympathetic to original. Social value of the club retained. Original stone base. C—Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—
Sydney Ski Club	Form retained. Original architectural integrity degraded through the replacement of all material. Rebuilt and/or reclad. No longer mission brown or of original character. Adapted, yet architectural form has good integrity for being sympathetic to original. Social value of the club retained. Original stone base. C—Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Perisher Centre	<p>The main building at the base of centre valley, dates from 1980 and is an architecturally significant landmark building.</p> <p>Considered 'innovative' design for the time. While multiple interior alterations and changes have occurred to serve the amenity, the external architectural form, function, and design character are intact.</p> <p>A—Intact, high integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Perisher Manor	<p>The original 1965 building—a commercial hotel and public bar—remains largely intact in its form (hexagonal 'innovative' design) and is a landmark, highly visible place in the centre valley.</p> <p>Altered with some of the original hexagonal building evident. The large extension is not significant.</p> <p>B—Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Catholic Church	<p>Original and intact 1964 in a mid-century innovative design style.</p> <p>Church in its landmark, prominent setting is highly significant.</p> <p>Needs urgent conservation and maintenance work.</p> <p>A–Intact, high integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Could meet state heritage level—should be formally assessed against criteria.</p>	
Fire and Rescue Station, Ambulance Station	<p>1984 and 1986 Alpine style buildings, designed to be complementary with each other, and in keeping with the Perisher infrastructure buildings.</p> <p>Intact, with some alterations. altered, yet original structures are evident.</p> <p>A–Intact, high integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	


Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Man from Snowy River	<p>The original 1960 building—a commercial hotel and public bar—remains largely intact in its form (SMA vernacular) and is a landmark, highly visible in the centre valley.</p> <p>The original external form is very evident.</p> <p>B—Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Perisher Staff Lodges (Astelia, Caledonia and Pinelia lodges)	<p>1982 staff lodges, in the Alpine style.</p> <p>Complementary group of buildings to other Perisher Infrastructure in the central valley area.</p> <p>A—Intact, high integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be formally assessed.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Timbertop	1974 (approximate) staff accommodation building in the Alpine style. A—Intact, high integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Acacia (next to Timbertop)	No details in Freeman 1998. Staff accommodation? A—Intact, high integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Nordic Ski Shelter	1980's construction with extensions. C—Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Eremo	1962 'innovative' design. Possibly later glass conservatory addition. Retains architectural integrity. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
The Stables	Large hotel constructed 1997.	3. Unlikely to meet the NSW heritage criteria.	—
Rock Creek	The original 1947 vernacular architecture is very intact and of high integrity. A–Intact, high integrity	Retain on SEPP Could meet state heritage level—should be formally assessed against criteria	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Eiger Chalet	<p>1960 European Alpine style – unchanged, retains all historic, and original fabric and paint colours.</p> <p>A–Intact, high integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Should be assessed as an individual item and within its precinct.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Matterhorn	<p>Commercial lodge.</p> <p>Retains original 1960's vernacular architecture. Recladding, alteration/extension.</p> <p>B–Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be assessed as an individual item and within its precinct.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Tambaroora	<p>The original 1960's vernacular architecture is evident in this very small two storey club lodge. External cladding needs urgent conservation and maintenance.</p> <p>A—Intact, high integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Should be assessed against the heritage criteria.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Kiandra Pioneer	<p>Social value associated with the 1861 club history.</p> <p>The lodge is largely rebuilt and lacking architectural integrity.</p> <p>C—Diminished integrity</p>	<p>3. Unlikely to meet the NSW heritage criteria except perhaps for its historical value being the first ski club in Australia, albeit at another location.</p>	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Snowgums	1959 club lodge, vernacular architecture. Has been reclad. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and within its precinct. Likely to meet heritage criteria a), c), and g).	
Mawabu	The original 1962 vernacular architecture is a club lodge – seems to be commercial now. It retains some original form, largely rebuilt, with extensive recladding and interior refurbishment. C–Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—
Corroboree	Commercial lodge. The original 1963 vernacular architecture appears intact, with some recladding, alteration/extension. C–Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—
Alpenhof Mountain Inn Original name: Alpenhorn	Alpine style architecture with many additions and alterations C–Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—
Kahane	New lodge	3. Unlikely to meet the NSW heritage criteria.	—



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
CSIRO	1985 Design. Retains architectural and historic integrity. Unchanged. A—Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Barina Milpara	Commercial lodge 1977 vernacular style lodge, the front façade has some vernacular characteristics but overall, not very interesting architecturally. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Avalanche	1960's vernacular. Old section visible in the centre of the building. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and within its precinct. Likely to meet heritage criteria a), c), and g).	
Valhalla	Commercial lodge Original 1960's SPA architecture B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and within its precinct. Likely to meet heritage criteria a), c), and g).	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Narraburra	1960s. SPA architecture. A–Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be assessed as an individual item and with the surrounding precinct. Likely to meet heritage criteria a), c), and g).	
Ullr (house of)	The original 1960 vernacular architecture is evident in this club lodge. External cladding needs maintenance. A–Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be assessed as an individual item and within its precinct. Likely to meet heritage criteria a), c), and g).	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Chez Jean	<p>Commercial lodge.</p> <p>Substantial building, with historic characteristics. Front glazed façade and building form is interesting but the remaining building has little architectural interest.</p> <p>B–Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be assessed as an individual item and within its precinct.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Tarrawonga	<p>The original 1964 vernacular architecture is evident in this club lodge.</p> <p>B–Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be assessed as an individual item and within its precinct.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Sundowner	The original 1967 vernacular architecture is evident in this club lodge. A—Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be assessed as an individual item and within its precinct. Likely to meet heritage criteria a), c), and g).	
Kooloorra	Commercial Lodge. 1960's SPA architecture is no longer evident in this club lodge. D—Lacks integrity	3. Unlikely to meet the NSW heritage criteria.	—
Mulubinba	Not in Freeman 1998. Appears to have good architectural integrity and perhaps 1970's design. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and within its precinct. Likely to meet heritage criteria a), c), and g).	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Parrawa	1964 vernacular architecture Original building form with some rebuilding. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and within its precinct. Likely to meet heritage criteria a), c), and g).	
Swagman Chalet Formerly Jolly Swagman	1963 commercial lodge is in the European Alpine style, is still intact. Currently being restored. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and within its precinct. Likely to meet heritage criteria a), c), and g).	
Marritz	Commercial lodge Original 1962 hotel has been added to extensively. Some elements of the original building are evident on close inspection C–Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Waratah	<p>The original 1961 SPA architecture is evident in this club lodge.</p> <p>A—Intact</p> <p>B—Retains integrity</p>	<p>1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	
Gunyah	<p>The original 1962–63 vernacular architecture is evident in this club lodge.</p> <p>The lodge has been reclad.</p> <p>B—Retains integrity</p>	<p>2. Possible likelihood for meeting one or more criteria.</p> <p>Should be assessed as an individual item and its potential contribution to the Candle Heath Road Precinct.</p> <p>Likely to meet heritage criteria a), c), and g).</p>	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Salzburg	Commercial lodge and associated with Marritz. 1984 apartment building not identified as having architectural significance in Freeman 1998. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and its potential contribution to the Candle Heath Road Precinct. Likely to meet heritage criteria a), c), and g).	
Australian Golf Club	1997 lodge not identified as having architectural significance in Freeman 1998. It burnt down and has been rebuilt. C—Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—
Aurora	Original 1963 SPA architecture. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed against heritage criteria. Likely to meet heritage criteria a), c), and g).	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Sonnenhof	Chalet Sonnenhof – Commercial Lodge. 1960 European Alpine style – unchanged original roof form, retains historic, and original fabric. Historic paint scheme. A–Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be assessed as an individual item and within its precinct. Likely to meet heritage criteria a), c), and g).	
Perisher Huette	1960 European Alpine style – unchanged original roof form, retains historic, and original fabric. Reclad. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and within its precinct. Likely to meet heritage criteria a), c), and g).	
Warrugang	Pre-1959 vernacular Historically significant; however, rebuilt. C–Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—
Booboona	1966 vernacular style architecture – commercial lodge. Rebuilt in 1998. C–Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Oldina	1981 Alpine style architecture. Replacement of 1960's lodge. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and within its precinct. Likely to meet heritage criteria a), c), and g).	
Maranatha	1962 innovative-style architecture. Alterations to glazing frames and other infills has altered the architectural design integrity. B—Retains integrity.	Retain on SEPP	

Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Munjarra	1962 SPA style architecture. Black/dark timber boarding and white-painted window frames. A–Intact, high integrity	Retain on SEPP Could meet state heritage level—should be formally assessed against criteria	
Geebung	1978 lodge. Replaces a 1962 lodge destroyed by fire. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed against the heritage criteria. Likely to meet heritage criteria a), c), and g).	

Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Wirruna	1960 SPA style lodge. Black/dark timber boarding and white-painted window frames. A—Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be assessed as an individual item and within its precinct. Likely to meet heritage criteria a), c), and g).	
UAC	University lodge, 1952 vernacular architecture. Reclad. C—Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—
Rugby Union	1966 SPA style lodge B—Retains integrity	Retain on SEPP	
RAN	1960s / 1964 vernacular style architecture. Rebuilt in 2000s. D—Lacks integrity	3. Unlikely to meet the NSW heritage criteria.	—



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Cowra	1960's vernacular style architecture B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed against heritage criteria. Likely to meet heritage criteria a), c), and g).	
Kunapipi	1960's vernacular style architecture. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed against heritage criteria. Likely to meet heritage criteria a), c), and g).	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Yalara Alpine	1960's (1963) SPA style architecture. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed against heritage criteria. Likely to meet heritage criteria a), c), and g).	
Highway Alpine	1963 vernacular style architecture B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed against heritage criteria. Likely to meet heritage criteria a), c), and g).	
Ben Bullen	Commercial lodge 1960's (1967) vernacular style architecture. C–Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Yeti	1960's (1963) SPA style architecture. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed against heritage criteria. Likely to meet heritage criteria a), c), and g).	
South Perisher Alpine	1974 vernacular style architecture. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed against heritage criteria. Likely to meet heritage criteria a), c), and g).	



CHARLOTTE PASS ALPINE RESORT



Appendix 1 Table 8: Assessment of the more significant lodges at the Charlotte Pass Alpine Resort.



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
The Chalet	Commercial lodge Historically significant, landmark building with social and aesthetic values. A–Intact, high integrity	Retain on SEPP. Could meet state heritage level—should be formally assessed against criteria.	
Cellblock (Staff)	Historically significant. B–Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and with the village setting. Likely to meet heritage criteria a), c), and g).	

Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Kosciusko Alpine Club	Historically significant. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and with the village setting. Likely to meet heritage criteria a), c), and g).	
Kosciuszko Alpine Club (Managers)	Historically significant. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and with the village setting. Likely to meet heritage criteria a), c), and g).	

Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Knockshannoch	Historically important, architecturally interesting Location and circular shape are a landmark in the village B—Retains integrity, despite being rebuilt	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and with the village setting. Likely to meet heritage criteria a), c), and g).	
Jerrabomberra	Commercial lodge. Rebuilt and altered D—Lacks integrity	3. Unlikely to meet the NSW heritage criteria.	—
Spencers Creek	Stepped building, innovative style architecture. B—Retains integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be assessed as an individual item and with the village setting. Likely to meet heritage criteria a), c), and g).	



Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Southern Alps	Historically significant A—Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be assessed as an individual item and with the village setting. Likely to meet heritage criteria a), c), and g).	
Snowbird	1979 commercial lodge. Similar architectural style to Yeti and Snow Revellers lodges at Perisher. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and with the village setting. Likely to meet heritage criteria a), c), and g).	


Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Alberg	Historically significant. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and with the village setting. Likely to meet heritage criteria a), c), and g).	
Burrawong	1979 lodge. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and with the village setting. Likely to meet heritage criteria a), c), and g).	
Alitji Now Lucy Lodge	Commercial lodge C—Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—


Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Olivetti Original name: Tar-gan-gil	Historically significant. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and with the village setting. Likely to meet heritage criteria a), c), and g).	
Administration	Historically significant. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be assessed as an individual item and with the village setting. Likely to meet heritage criteria a), c), and g).	
Pygmy Possum	Commercial lodge C—Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—


GUTHEGA ALPINE RESORT

Appendix 1 Table 9: Assessment of the more significant lodges at the Guthega Alpine Resort.

Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Ski Centre	1985 Ski Centre and associated 1989 workshop. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Kyilla Lodge	The 1960 original vernacular style, 'A-frame' building has been extended and adapted extensively, including recladding. The original lodge form can be partially seen externally. Architecturally good adaptation, although much of the original fabric has been lost. The original club name remains, some original architectural integrity, with sensitive extensions. B—Retains integrity	2. Possible likelihood for meeting one or more criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
TATE Ski Club Building sign says "Snowy Lodge (est. 1952)"	The original 1960s building has been extensively rebuilt. Original stone base. C—Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—

Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Tiobunga (YMCA) (Brindabella Ski Club)	The original 1955 building has been demolished and the site developed with a 'new' lodge (same name). Rebuilt. D—Lacks integrity	Suggest removing from SEPP.	
Jagungal	The original 1971 building has been demolished and the site developed with a 'new' lodge (same name). Original stone base. Similar roof line to the original. D—Lacks integrity, rebuilt	3. Unlikely to meet the NSW heritage criteria.	—
Snowy River Ski Club (Doorak Lodge).	1975 construction looks to be largely rebuilt and reclad. It is a very large bark brown timber (horizontal boards). Green roof. Blue metal balustrades. Major change to the upper levels, on the original stone base. C—Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—
Turnack	The original 1963 lodge was referred to as designed in an 'vernacular style' has been demolished. D—Lacks integrity	3. Unlikely to meet the NSW heritage criteria.	—
Guthega Ski Club (GSC)	The original 1962 lodge was referred to as designed in an 'Alpine style' has been demolished and a 'new' lodge (with the same name) built in its place. C—Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—

Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Guthega Alpine Hotel (Guthega Lodge) Renamed 'Guthega Inn'	The only intact Alpine style building remaining at Guthega (of the four original). Freeman 1998 says constructed 1971 (although it looks older). Historical, architectural, and social significance. A—Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Should be formally assessed. Likely to meet heritage criteria a), c), and g).	
Blue Cow Ski Club Lodge	The original 1960 lodge was referred to as designed in an 'innovative-style'. The original lodge appeared to have a larger footprint and scale. Altered substantially. D—Lacks integrity	3. Unlikely to meet the NSW heritage criteria.	—
Australian Ski Club Twynham Lodge	1976 Alterations and external recladding. C—Diminished integrity, altered substantially	3. Unlikely to meet the NSW heritage criteria.	—
The Burning Log	1982–83 commercial restaurant. Located at the bottom of the Blue Calf T-Bar. Est. 1989 with Alterations and external recladding. C—Diminished integrity	3. Unlikely to meet the NSW heritage criteria.	—

Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Guthega Dam	Historical and engineering feat. A—Intact, high integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Likely state-level significance due to its association with the Snowy Mountains Scheme.	

ISLAND BEND

Appendix 1 Table 10: Assessment of the Island Bend Camp Ground.

Place name and SEPP	Key dates, characteristics, and integrity	Meets heritage criteria	Photo
Island Bend Camp Ground	Archaeological remains of Snowy Mountains Scheme worker's village A—High integrity	1. High likelihood for meeting two or more criteria for SEPP/NSW heritage criteria. Likely state-level significance due to its association with the Snowy Mountains Scheme.	