



NGH

STATEMENT OF HERITAGE IMPACT

Jindabyne Education Campus

December 2021

Project Number: 21-104



DOCUMENT VERIFICATION

Project Title: Jindabyne Education Campus

Project Number: 21-104

Project File Name: 21-104 Jindabyne SOHI_FINALDRAFT_v2.1

Revision	Date	Prepared by	Reviewed by	Approved by
DRAFT	23/06/2021	Ingrid Cook	Ali Byrne	Ali Byrne
FINAL DRAFT	6/07/2021	Ingrid Cook	Ali Byrne	Ali Byrne
FINAL DRAFT v2	22/07/2021	Ingrid Cook / Ali Byrne	Ingrid Cook	Ingrid Cook
FINAL	9/08/2021	Ingrid Cook / Ali Byrne	Ingrid Cook	Ingrid Cook
FINAL DRAFT v2.1	03/12/2021	Dr Tse Siang Lim	Ali Byrne	Ali Byrne

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ACRONYMS AND ABBREVIATIONS

AHD	Australian Heritage Database
BCD	(NSW) Biodiversity and Conservation Division, formerly the Office of Environment and Heritage.
<i>Burra Charter</i>	Refers to <i>The Burra Charter</i> prepared by Australia ICOMOS
<i>Cultural Significance</i>	Aesthetic, historical, scientific, social or spiritual value for past, present or future generations
CHL	Commonwealth Heritage List
CMP	Conservation Management Plan
DCP	Development Control Plan
EP&A Act	Environmental Planning & Assessment Act 1979
EPBC Act	Legal framework for the protection and management of places of national environmental significance
<i>Fabric</i>	Physical material of the <i>place</i> including components, fixtures, contents, and objects
HA	Heritage Assessment
<i>Heritage Significance</i>	A term used to describe the inherent cultural and historical value of an item
HIA	Heritage Impact Assessment
HCA	Heritage Conservation Area
ICOMOS	International Council on Monuments and Sites
<i>Interpretation</i>	All the ways of representing the <i>cultural significance</i> of a <i>place</i>
LEP	Local Environment Plan
LGA	Local Government Area
NHL	National Heritage List
NPW Act	<i>National Parks & Wildlife Act 1974</i> (NSW)
NSW	New South Wales

<i>Place</i>	Site, area, land, landscape, building or other works, and may include components, contents, spaces and views
<i>Reconstruction</i>	Means returning a <i>place</i> to a known earlier state and is distinguished from <i>restoration</i> by the introduction of a new material into the <i>fabric</i>
<i>Restoration</i>	Means returning the existing <i>fabric</i> of a <i>place</i> to a known earlier state by removing by removing accretions or by assembling existing components without the introduction of a new material
SHR	State Heritage Register
SOHI	Statement of Heritage Impact
RNE	Register of the National Estate
UNESCO	United Nations Educational, Scientific and Cultural Organisation
WHL	World Heritage List

EXECUTIVE SUMMARY

BACKGROUND ASSESSMENT

NGH Pty Ltd (NGH) was commissioned by New South Wales Department of Education (Department of Education) to prepare a Statement of Heritage Impact (SOHI) for the proposed development of an education campus and its associated infrastructure within a portion of 207 Barry Way, Jindabyne NSW. The property is a locally listed heritage item.

The Jindabyne education campus is a State Significant Development (SSD), which will be subject to approval by the NSW Minister for Planning. It is a general requirement of an SSD application that historic heritage be considered as part of the application, including investigation into potential archaeology within the site.

NGH was originally engaged in 2019 by the (former) NSW Department of Planning and Environment in order to assist with the development of the Go Jindabyne Masterplan and completed the *Environment and Heritage Study* (2019) for the Jindabyne precinct. As a result, NGH was the recommended consultant to undertake the works for the proposed school construction.

The proposed works involve the construction of a primary and high school in a portion of the lot currently listed as an item of local heritage significance (Jindabyne Winter Sports Academy, Snowy River Local Environment Plan (LEP) (2013) Listing ID: I146).

As the proposed works to the Jindabyne Winter Sports Academy also have the potential to impact visually upon a historic heritage item in close proximity to the subject site (Leesville Hotel), this has also been considered as part of this report.

PROPOSED WORKS

The proposed works aim to build a high school, primary school, shared plaza and associated elements on part Lot 101 DP1019527. The aim of this work will be to provide new educational facilities to the students of Jindabyne, within proximity to the town centre. A feasibility study has previously been undertaken of other areas across Jindabyne for the site, with the current lot determined as the most suitable location overall.

STATEMENT OF SIGNIFICANCE

The following statements of heritage significance are taken from the NSW Heritage (2016) listings for each item. The NGH assessment of each heritage item against the NSW Heritage Significance criteria in section 4 of this report supports the existing heritage significance statements for each item, and so no new assessment of significance is required for this report.

JINDABYNE WINTER SPORTS ACADEMY

The lodges are significant because of their association with the Snowy Scheme. They are tangible evidence of post World War II temporary workers' single accommodation. The Love Shack is particularly significant as it was used by Sir William Hudson when visiting the Scheme.

Date significance updated: 7/07/2011

ARCHAEOLOGICAL POTENTIAL - JINDABYNE WINTER SPORTS ACADEMY

Assessment of the archaeological potential associated with the Jindabyne Winter Sports Academy in Section 3 and Section 4 of this report have highlighted that whilst there is potential for archaeological remains of the

Snowy Hydro lodges within the project area, specifically within the locations of former buildings, the assessment of significance has highlighted that any remains that are uncovered would be unlikely to reveal significant further information about the site that is not already known. As the buildings were removed in the 1980s due to poor condition and only a small number of cottages retained, any remains of the removed buildings would not add to the overall significance of the site.

As a result, no specific statement of significance has been written for the Jindabyne Winter Sports Academy to include archaeological potential considerations, as this is not assessed to add to the overall significance of the site.

LEESVILLE HOTEL

Leesville is a group of vernacular rural buildings. The shepherd's hut section of the hotel dates from the mid 19th century, while the later building is probably 1860s. The hotel was built in response to the need for accommodation for travellers to the Thredbo Valley gold diggings in the 1860s. The place was owned and operated by the Sturgeon family. It is a landmark on the Barry Way with its distinctive front verandah. The cottage, shearing shed and old plantings contribute to the place's heritage significance.

Date significance updated: 16 Feb 12

IMPACT ASSESSMENT CONCLUSION

In summary, the assessment of heritage impacts for the proposal to construct the new Jindabyne Education Campus within the Jindabyne Winter Sports Academy will have an overall low heritage impact on the significance of the site.

The proposed works will result in the demolition of two Snowy Hydro Scheme workers cottages of which there were originally 20+ structures. However, the three structures which form the contributory items within the listing of Item I146 will not be subject to impacts and as such it has been assessed that there is a low impact to the heritage significance of the site. The demolition of these buildings will not result in a loss of material significance for the site, with reference to the internal renovations that had occurred within the buildings.

The proposed works will not result in a significant visual impact to the adjacent locally listed Leesville Hotel due to distance as well as vegetation growth.

RECOMMENDATIONS

The following recommendations are made for the proposal:

1. In the event any unexpected heritage finds are identified of high significance with regard to the heritage listing, works must cease temporarily and the 'Unexpected Finds Procedure' described in Appendix A should be adhered to;
2. No further assessment is required.

1. INTRODUCTION

This Statement of Heritage Impact (SOHI) accompanies an Environmental Impact Statement (EIS) pursuant to Part 4 of the Environmental Planning and Assessment Act 1979 (EP&A Act) in support of an application for a State Significant Development (SSD No 15788005). The SSDA is for a new education campus at Jindabyne, comprising of a new primary and high school, located at the Jindabyne Sport and Recreation Centre (JSRC).

This report addresses the Secretary's Environmental Assessment Requirements (SEARs), notably Section 7 of the SEARS outlines the requirements for historic heritage within the proposed Jindabyne Campus site:

Identify any archaeological potential or archaeological significance on and adjacent to the site and the impacts the development may have on this significance.

Provide a statement of significance and an assessment of the impact on the heritage significance of the heritage items on and adjacent to the site in accordance with the guidelines in the NSW Heritage Manual (Heritage Office and DUAP, 1996) and Assessing Heritage Significance (OEH, 2015).

1.1. BACKGROUND

NGH was originally engaged in 2019 by the NSW Department of Planning and Environment in order to assist with the development of the Go Jindabyne Masterplan and completed the *Environment and Heritage Study* (2019) for the Jindabyne precinct. As a result, NGH was the recommended consultant to undertake these works for the proposed school construction.

The proposed works involve the construction of a primary and high school in a portion of the lot currently listed as an item of local heritage significance (Jindabyne Winter Sports Academy, Snowy River Local Environment Plan (LEP) (2013) Listing ID: I146).

As the proposed works to the Jindabyne Winter Sports Academy also have the potential to impact visually upon a historic heritage item in close proximity to the subject site (Leesville Hotel), this has also been considered as part of this report.

The heritage and future development of the town is currently controlled by the Snowy River Council Development Control Plan (DCP) (2013) and LEP (2013). This document has been prepared in accordance with these planning instruments.

A site visit was carried out by NGH Heritage Consultant, Jasmine Tearle on 4.6.2021, in order to determine the existing physical aspects of the proposal site, the heritage items within proximity, and to assess potential for archaeological remains to be present (where made possible by exposed remains).

1.2. LOCATION

The proposed Jindabyne Education Campus will be located at 207 Barry Way, Jindabyne NSW (Lot 101 DP1019527). The project area is located within the Snowy Monaro Regional Local Government Area (LGA),

The Proposal Area is located within the western extent of the existing JSRC at 207 Barry Way (101 DP1019527) within the Snowy Monaro Regional Council Local Government Area (LGA), in the Parish

of Clyde, County of Wallace, and is approximately 2.2 km south of the Jindabyne town Centre. The Proposal Area is shown in **Figure 1-1** and **Figure 1-2** below.

The Proposal Area is approximately 9 ha in size, containing a former golf course and three existing workers cottages which were occupied during the construction of the Snowy Hydro Scheme. The majority of the Proposal Area is undeveloped and contains maintained grasslands and scattered trees. Much of the surrounding land comprises remnant grassland, woodland and agricultural land.

As identified above, the Proposal Area is within the existing JSRC which is a high performance and community sport centre located directly east of the Proposal Area. The JSRC has a range of sporting facilities including a synthetic running track, cycling track, netball and tennis courts, fitness and indoor sports centres, and sporting ovals, as well as other services and accommodation facilities. The newly constructed BMX track is located directly east of the site with the new ski jump currently under construction to the northeast.

TAFE NSW have recently lodged a development application for a Connected Learning Centre (CLC) and Mobile Training Unit (MTU) which is proposed to the south of the site. The CLC and MTU will utilise interactive, digitally enabled, flexible, and multipurposed learning environments to provide high-quality training and learning experiences accommodating a maximum of 20-25 students and 3 teachers.

The surrounding locality is generally rural in character with other land uses also including the Jindabyne Aero Club located to the west of the site on Tinworth Drive, an industrial area to the southwest and the Jindabyne Community recycling centre is located east of the JSRC.

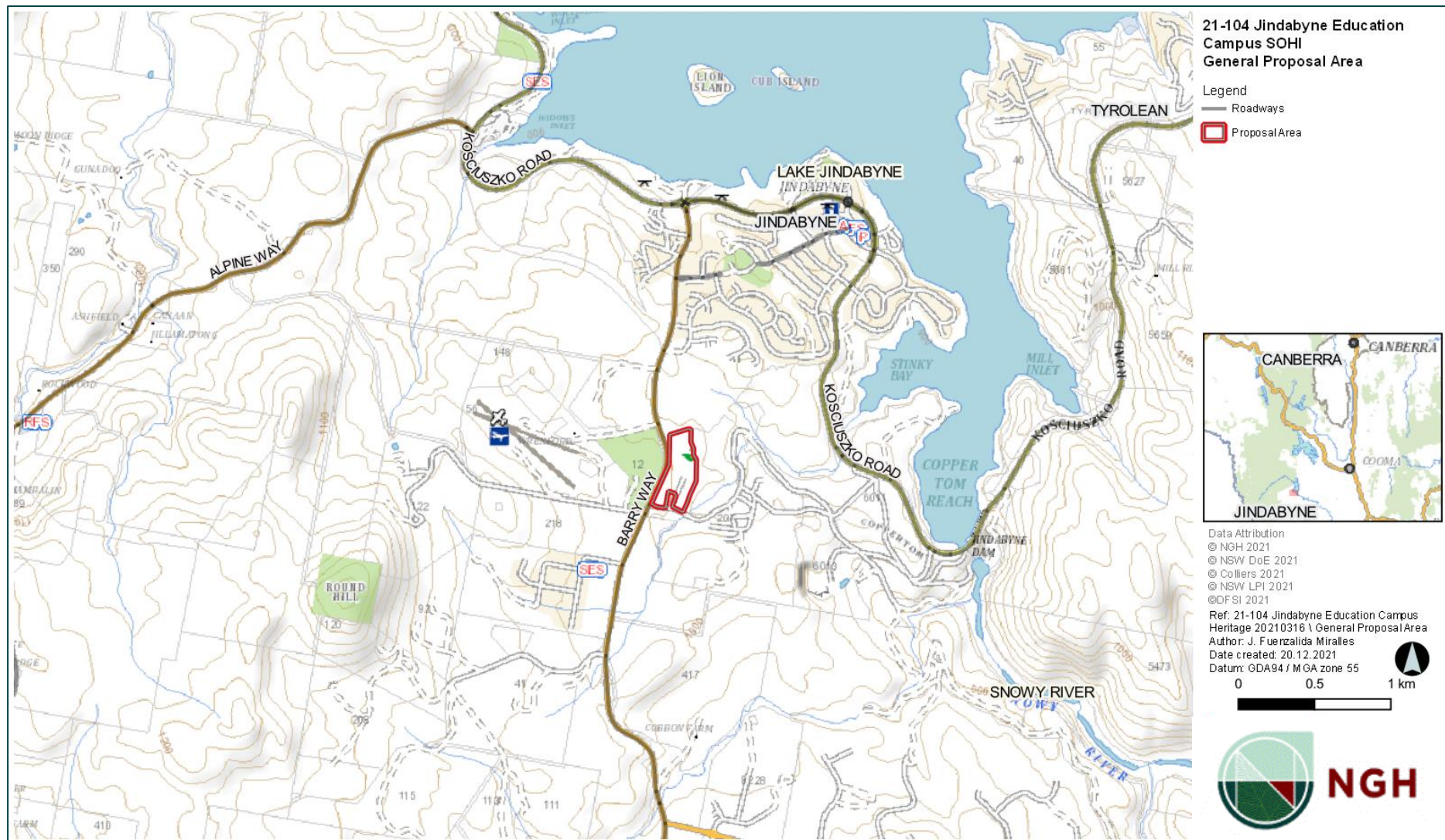


Figure 1-1. General project location map.

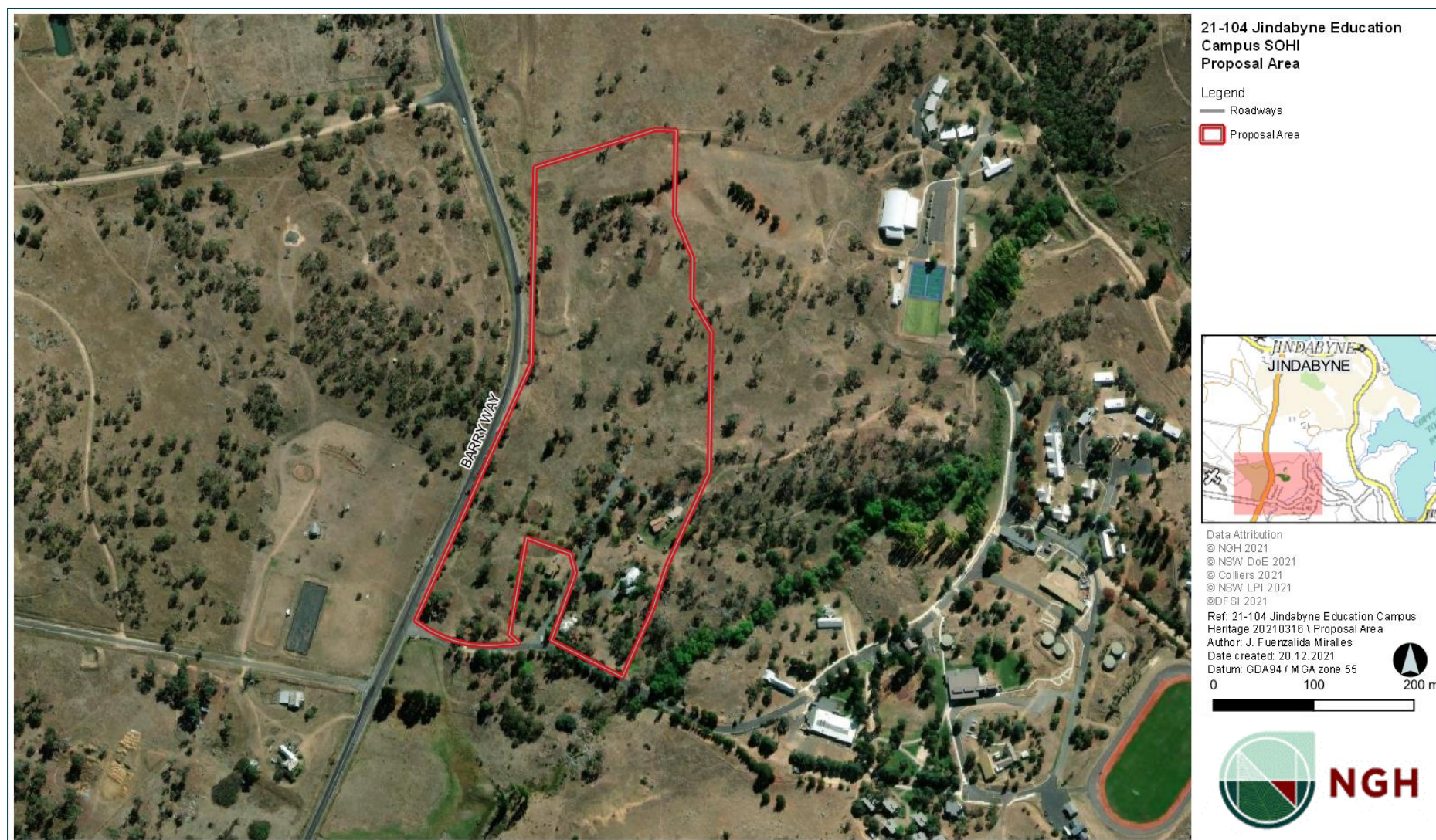


Figure 1-2. Project location map.

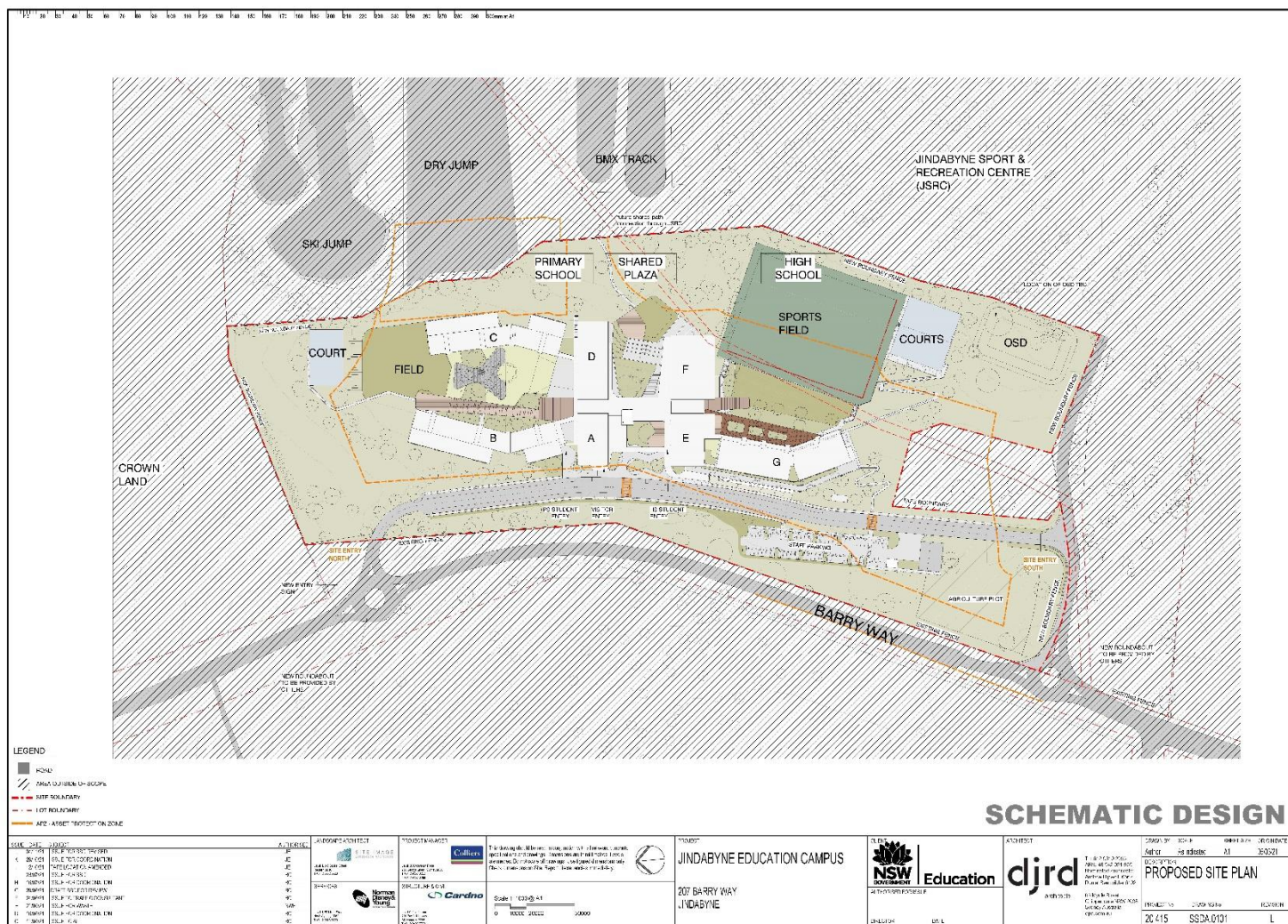


Figure 1-3. Project location map.

1.3. PROPOSAL OBJECTIVE AND RATIONALE

The proposed development is for the construction of the Jindabyne Education Campus comprising a new primary school and a new high school at Jindabyne (the proposal). The Proposal Area is located within the JSRC located at 207 Barry Way and will accommodate approximately 925 students with the capacity for expansion in the future.

The new primary school will be located generally in the northern portion of the Proposal Area whilst the new high school will be to the south of the Proposal Area. While the schools are inherently separate identities, with separate student entries, opportunities for integration are provided in a central shared plaza with co-located school administration facilities, as identified in **Figure 1-3** above. This outdoor learning space is activated by the school canteen (shared) and separate core facilities including the primary school hall and library, and the high school gym and library, and provides opportunities for shared community use.

The new primary school will provide for a Core 21 school. This will comprise of 20 home base units and 2 support learning units, administration and staff facilities, covered outdoor learning area (COLA), hall, staff and student amenities, out of school care facilities, library and special programs. Landscaped areas include active and passive open space play areas, and a games court.

The new high school will provide for a stream 2 high school. This is to comprise of 20 general/specialised learning spaces and support learning units, administration and staff facilities, covered outdoor learning area (COLA), hall, staff and student amenities, library, an agricultural learning unit. Landscaped areas include active and passive open space play areas, a sports field and multipurpose games courts.

A new access driveway is proposed off Barry way Road along the western boundary of the site and includes car parking, bus and private vehicle drop-off zones, and delivery zones.

A feasibility study has previously been undertaken which assessed other areas around Jindabyne for the site, with the current lot determined as the most suitable location overall. However, as the proposed project area is located within the curtilage of one locally listed heritage item (LEP I146) and adjacent to another locally listed item (LEP I147) a heritage assessment of the proposed works and their potential heritage impact is required.

1.4. APPROACH

The purpose of this study is to assess the potential impact upon the heritage sites and values as a result of the proposed works. The proposed project area is located within the curtilage of a locally listed heritage item and has the potential to impact on built heritage or archaeological remains which may contribute to the significance of this site, due to the extent of ground disturbance that will be required. Therefore a SOHI and archaeological assessment is required for the proposed works to construct the new educational campus buildings. As the new campus also has the potential to visually impact on surrounding heritage sites, an assessment was undertaken to identify which listed sites were in proximity of the proposal site.

Table 1-1. Heritage sites subject to this heritage impact assessment

Heritage Item	Proximity to the proposal location	Rationale for inclusion in this report
---------------	------------------------------------	--

Jindabyne Winter Sports Academy	Project area located within the local listing	The project area is located within the locally listed item and has the potential to be visually and physically impacted by the proposed works.
Leesville Hotel	Project area located immediately adjacent to the Hotel	The project area is located immediately adjacent to the Hotel and has the potential to be visually impacted by the proposed works.

Background historical information regarding the sites was mostly obtained through a synthesis of existing heritage listings and heritage studies.

This SOHI report and brief archaeological assessment, assesses the potential impact of the proposed works and has been prepared in accordance with the following guidelines, despite the project being a SSD and not requiring specific approvals:

- *Statements of Heritage Impact* (Heritage Office 2002);
- *Assessing Heritage Significance* (Heritage Office 2001);
- *Archaeological Assessments and Guidelines* (Heritage Office 1996)
- *Assessing Significance for Historical Archaeological Sites and 'Relics'* (Heritage Branch 2009); and
- Australia's ICOMOS *Burra Charter*. The Charter sets the standard of practice for providing advice or making decisions about of undertaking works at places of heritage or cultural significance, including owners, managers and custodians (ICOMOS 1999).

The report specifically includes the following:

- Review of existing heritage assessments and condition of any contributory heritage items located within the project area. Assessment of the condition of heritage items outside the project area has not been undertaken.
- Searches of national and state heritage databases. This includes the Australian Heritage Database (National and Commonwealth Heritage Lists), and the Heritage NSW State Heritage Inventory.
- Search of the Snowy River Council LEP and DCP.
- Review of relevant literature.
- Site visit.
- Assessment of the heritage significance of the site and heritage items (based on existing assessment and where relevant to the proposal), and determination of the impacts on these items and if they are acceptable.
- Recommendations are provided accordingly that would help to avoid, minimise or mitigate against impacts to the identified cultural heritage values of the heritage items.

1.5. REPORT STRUCTURE

This report addresses the SEARS in the following manner:

- Outlines the background of the current study/proposal (Section 1).
- Discusses issues such as statutory heritage listings and legislative requirements (Section 2).
- Provides a brief summary in terms of an historical and physical overview of the place (Section 3).
- Provides a description and evaluates the significance of affected items (Section 4).
- Provides a description of the proposed works and assesses the potential impacts from the proposal (Section 5).

- Makes recommendations regarding the items in regard to those impacts (Section 6).

Note, it is outside of the scope of this report to provide a detailed historical account of the area. We have relied upon previous historical information in secondary sources.

2. LEGISLATIVE AND NON-STATUTORY CONSIDERATIONS

Places of heritage value can be subject to different levels of recognition and protection. This protection (at local, state and national levels) includes specific measures for the protection of heritage items. The text below provides a summary of the legislative framework at each level of government.

2.1. ENVIRONMENTAL PROTECTION AND BIODIVERSITY CONSERVATION ACT 1999

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) provides a legal framework for the protection and management of places of national environmental significance. The heritage lists addressed by the EPBC Act include the United Nations Educational, Scientific and Cultural Organisation (UNESCO), World Heritage List (WHL), National Heritage List (NHL) and the Commonwealth Heritage List (CHL).

All WHL properties in Australia are protected and managed under the EPBC Act. The NHL protects places that have outstanding value to the nation. The CHL protects items and places owned or managed by Commonwealth Government agencies. The Commonwealth Department of Environment and Energy is responsible for the implementation of national policy, programs and legislation to protect and conserve Australia's environment and heritage and to promote Australian arts and culture. The Minister's approval is required for controlled actions which would have a significant impact on items and places included on the WHL, NHL or CHL.

The Australian Heritage Database (AHD) includes the NHL, which includes the natural, historic and indigenous places that are of outstanding national heritage value to the Australian nation. The AHD also contains the CHL, which comprises those places on Commonwealth lands and waters, or under Australian Government control which could possess heritage value. Items on both of these lists are protected under the EPBC Act. The AHD also includes places listed as World Heritage value by UNESCO.

References to the Register of the National Estate (RNE) were removed from the EPBC Act in 2012. The RNE is no longer a statutory list but remains an archive of information about more than 13,000 places throughout Australia and includes 6 entries for the Jindabyne area. These entries, while providing a contribution to understanding the character and heritage values of the project area, do not carry statutory weight (unless they are also listed on a statutory list) and do not require assessment in relation to this project.

Table 2-1. Results from search undertaken of the Australian Heritage Database.

Item Name	Status and Listing ID	Location and proximity to the proposal site
Byadbo Wilderness	(Registered) Register of the National Estate (Non-statutory archive) Place ID: 1059	About 115,000ha - 30km from Jindabyne and the project area

Jagungal Wilderness Area	(Registered) Register of the National Estate (Non-statutory archive) Place ID: 665	About 58,700ha - located 20km north-east of Jindabyne and the project area
Kosciuszko Alpine Area	(Registered) Register of the National Estate (Non-statutory archive) Place ID: 664	About 76000ha - 10km west-north-west of Jindabyne and the project area
Lake Jindabyne	(Registered) Register of the National Estate (Non-statutory archive) Place ID: 1054	About 3,030ha adjacent to Jindabyne and more than 1km north of the project area
Scotchies Yards	(Registered) Register of the National Estate (Non-statutory archive) Place ID: 103705	The Barry Way - 54km south-south-west of Jindabyne and the project area
Wollondibby Homestead Complex	(Indicative Place) Register of the National Estate (Non-statutory archive) Place ID: 17313	Alpine Way - 9km west-south-west of Jindabyne and the project area

2.2. NSW HERITAGE ACT 1977

State Heritage Register

Natural, cultural and built heritage is protected in NSW under the *Heritage Act 1977*. Administration of the Act is managed by Heritage NSW, Community Engagement Group of the Department of Premier and Cabinet.

The Act creates the State Heritage Register (SHR) which provides permanent protection for State Significant heritage items and places. 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. Information about items included on the SHR can be found in the NSW State Heritage Inventory (SHI), an electronic database of statutory listed heritage items in NSW.

The Heritage Council of NSW, constituted under the *Heritage Act 1977*, is appointed by the Minister for Heritage and is responsible for heritage in NSW. The Council reflects a cross-section of community,

government and conservation expertise with the (former) Heritage Division 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 and the significance assessment within this report has been completed in accordance with these guidelines.

When items are listed on the SHR applications to carry out works on those items need to be made to the Heritage Council under Section 60 of the Act.

A search of the study area and surrounds indicated that there are no SHR listed items within the vicinity of the project area.

State Agency Heritage Registers

Under Section 170 of the Heritage Act, State agencies and authorities in NSW are required to keep a register of heritage places for which they are responsible. The s.170 registers are also held in the SHI.

There are no listings within proximity to the project area on the s.170 registers.

2.2.1. Historical Archaeology

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. A relic is an archaeological deposit, resource or feature that has heritage significance at a local or State level. The definition is not based on age.

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. 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 Heritage Council of NSW. The level of heritage significance of an item determines the excavation permit necessary for the works.

When a place is listed on the State Heritage Register or affected by an interim heritage order, the approval of the Heritage Council of NSW is required for any major work. The Heritage 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 Heritage 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 submitting an application to the Council.

If any works require excavation to be undertaken on an item of local heritage significance, a Section 140 excavation permit under the Heritage Act 1977, or a Section 139 Exception will be required from the Heritage Council. Any works that require a Section 140 excavation permit will require an Archaeological Assessment, Research Design and Methodology that details the proposed archaeological work and an archaeologist present during any excavation works.

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 NSW Heritage Act is associated with the activity of digging or unearthing. The new definition also indicates that the 'relic' being exposed or disturbed is considered significant (or has the potential to be significant) at the time of its excavation, removal or destruction.

A S139 (1B) exception is for excavation or disturbance of land that will have a minor impact on archaeological relics including the testing of land to verify the existence of relics without destroying or removing them.

2.3. NSW ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979

The *Environmental Planning & Assessment Act 1979* (EP&A Act) controls land use planning in NSW. The planning system established by the EP&A Act requires that local authorities prepare an LEP and associated DCP under Part 3. These planning instruments include provisions relating to the management and protection of heritage and in particular, the LEP contains a schedule of all known heritage items within an LGA which are subject to these protections.

Heritage items are added to the heritage schedule of a LEP often following identification and assessment from a local shire heritage study. The SHI also holds local heritage items listed by local councils in NSW. These items are given protection by the heritage provisions within the relevant plan, which will then require consent of Council for certain developments.

2.3.1. Local Environmental Plan, 2013

The Snowy River LEP (2013) 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.

There are a number of local heritage items in the Jindabyne area, however there are only two sites within close proximity to the proposal site, including the location of the project area, as shown in Table 2-2 and Figure 2-1.

Table 2-2. LEP listed heritage items within close proximity to the proposal site

Item name			Location and proximity to the proposal site	Listing ID
Jindabyne Academy	Winter Sports		Project area located within the local listing	I146
Leesville Hotel			Project area located immediately adjacent to the Hotel	I147

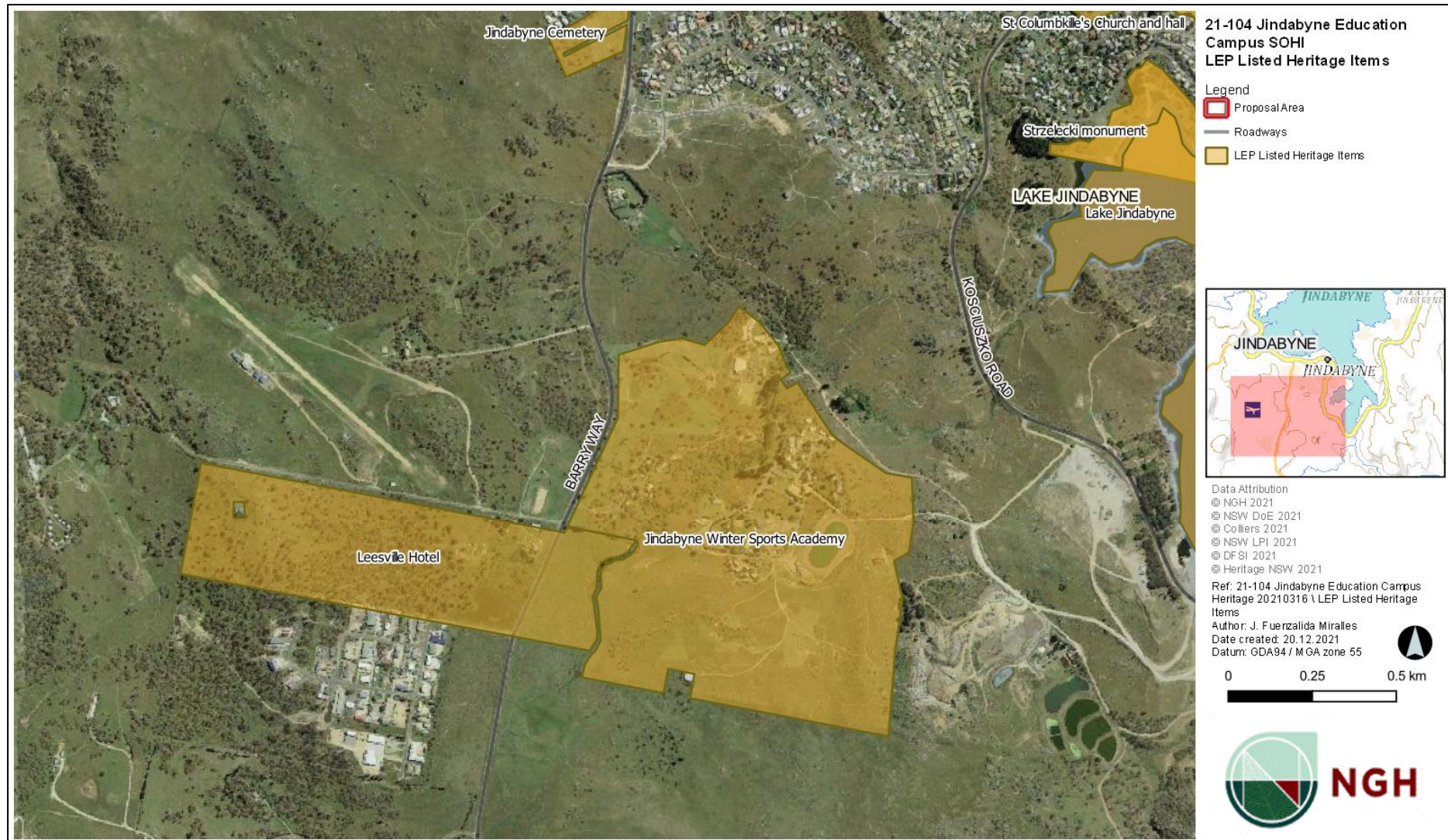


Figure 2-1. Locally listed items in proximity to the project area.

Heritage Conservation - LEP Clause 5.10

Clause 5.10 of the LEP stipulates that heritage is to be conserved and managed. The objectives of Clause 1 are particularly pertinent to this report and are as follows:

- (a) to conserve the environmental heritage of the 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.

Heritage assessment

The consent authority may, before granting consent to any development:

- (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),

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.

7) Archaeological sites

The consent authority must, before granting consent under this clause to the carrying out of development on an archaeological site (other than land listed on the State Heritage Register or to which an interim heritage order under the *Heritage Act 1977* applies)—

- (a) notify the Heritage Council of its intention to grant consent, and
- (b) take into consideration any response received from the Heritage Council within 28 days after the notice is sent.

The Snowy River LEP is supported by the Snowy River DCP, which provides more detailed standards and controls for specific types of development.

2.4. GO JINDABYNE MASTERPLAN

NGH undertook an Environmental and Heritage Study (NGH 2019) on behalf of the NSW Department of Planning and Environment (now the NSW Department of Planning, Industry and Environment) to assist with the development of the Go Jindabyne Masterplan. The objective was to gain a detailed understanding of the unique environmental and cultural heritage features of Jindabyne and surrounds. This study included historic heritage, through desktop assessment, community consultation and site inspections. In addition to identifying the listed historic heritage items within Jindabyne, NGH identified a number of additional historic places or items as a result of the community consultation and site inspections. Those relevant to the current proposal are reproduced below, directly from the Environmental and Heritage Study (NGH 2019: 136). The map showing location of these sites is also reproduced below (Figure 2-2), current project area indicated by the blue box. These sites are the closest identified to the current project area and are not assessed to be within the impact zone of the proposed works. As such, they have not been further addressed in this report.

Table 2-3 Unlisted non-Aboriginal heritage places identified in the Go Jindabyne Environmental and Heritage Study (NGH 2019: 136-142).

Item Name	ID	Location	Information	Image
Leesville Historic Complex	GJ6	Lot 118 DP721919 and Lot 194 DP 721919	Site of the original Leesville town, features include the Leesville Hotel and associated activities, possible location of burial for Boney Jack, police holding yards, burnt down police station, general store, blacksmiths store.	
Mill Creek Homestead	GJ7	Along unnamed dirt road location GDA 94 Zone 55 Easting 645033 Northing 5967130	Homestead belonging to the McGuffick family that was sold to the Snowy Scheme. Homestead demolished however footings remain as well as pine trees and old orchard.	
Sale Yards	GJ14	Lot 1 DP 204602	Old Sale Yards, likely 1960s	

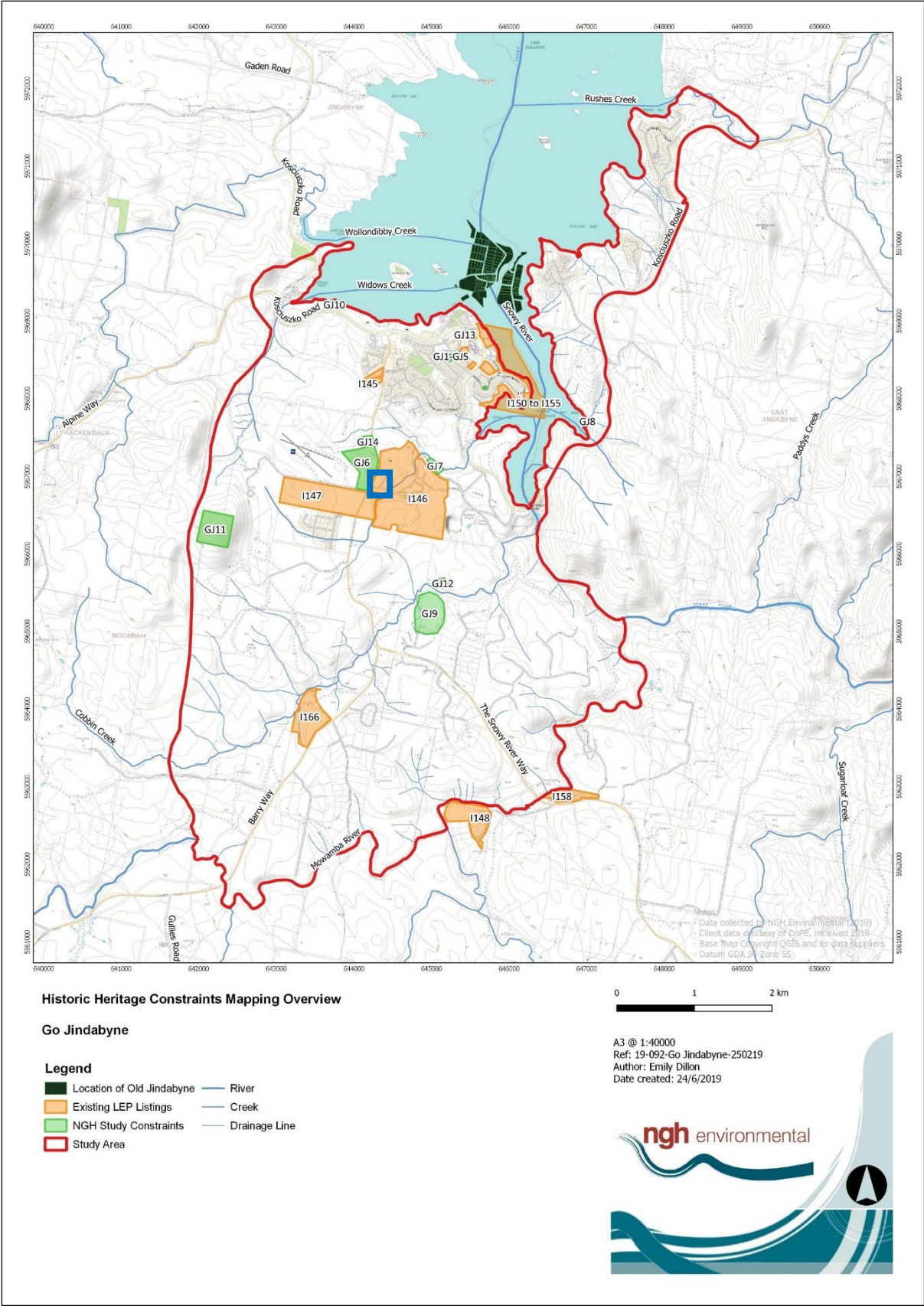


Figure 2-2 Additional unlisted non-Aboriginal heritage places identified in Go Jindabyne Environmental and Heritage Study (after NGH 2019).

2.5. THE BURRA CHARTER

The Australia ICOMOS (International Council on Monuments and Site) Charter for the conservation of places of cultural significance (the Burra Charter) (current edition 2013) sets a standard of practice for those who provide advice, make decisions about, or undertake works to places of cultural significance including owners, managers and custodians. The Charter is not a statutory document, but does provide specific guidance for physical and procedural actions that should occur in relation to significant places. A copy of the charter can be accessed at <http://icomos.org/australia>. This SOHI has been prepared in accordance with the Burra Charter.

An appreciation of landscape is highlighted in the 1999 revision of the Burra Charter of Australia ICOMOS, placing greater emphasis on 'setting'. Article 8 of the Burra Charter now reads:

"Conservation requires the retention of an appropriate visual setting and other relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate".

3. HISTORICAL & PHYSICAL OVERVIEW

The scope of works for this SOHI did not require extensive historical research on the study area. The brief summary below and assessment of significance (Section 4) is sufficient for the purposes of providing a historical context for this particular assessment. As NGH undertook the heritage study (2019) for the general Jindabyne region, the brief history of the area has been reproduced below. Reference is also made to the Historic Heritage Assessment prepared for the Snowy Mountains Special Activation Project (OzArk 2021).

3.1. LOCAL AREA

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 (Hancock 1972).

The Monaro region was quickly settled by squatters thereafter with the first run at Gegedzerick near Berridale by Richard Brooks in 1827. It is likely that many others also worked their way south and west toward present day Jindabyne as early as possible in search of new grazing land, with cattle the favoured stock although many also ran sheep. The earliest recorded white settlement in the Jindabyne area was by Henry Badgery who had a run in 1836 and probably earlier, and Andrew Badgery held the Jindobin run licence in 1839 (CME n.d.). One of the earliest recorded (recognised) runs in the Jindabyne district was held by James McEvoy in 1837 (Wollondibby 11,520 ac.) who also established an Inn on the run. In the 1840's Stewart Ryrie took over the Jindabyne stations and also built a flour mill on the river about a mile downstream of the old town.

Changes in squatting rules and introduction of licence fees for grazing of land through increasing government interest in the process of land acquisition led to the Legislative Council Orders in 1847, where more reliable lists of pastoralists and their runs were possible (Monaro Pioneers 2019, CME n.d.).

It wasn't only squatters and pastoralists exploring the region. In 1834 John Lhotsky, a Pole, made an expedition trip to the Snowy Mountains and in 1840, Edmund Strzelecki, another Pole ascended Mount Kosciuszko and named it after Polish patriot Andrzej Tadeusz Bonawentura Kościuszko, although there is some conjecture as to who actually was first to climb the mountain (Hancock 1972). By the late 1800's, towns and settlements had been established across the Monaro Region in Old Jindabyne, Michelago, Bredbo, Cooma, Jerangle, Numeralla, Nimmitabel, Old Adaminaby, Berridale, Dalgety, Ando, Bombala, Cathcart, Delegate, and Bibbenluke (Snowy Monaro Regional Council 2016).

The old town of Jindabyne developed at a crossing place of the Snowy River as a small local centre for surrounding pastoral properties (NGH 2015, 7). A punt operated on the Snowy River at Jindabyne by 1880 until 1893 when the bridge was constructed. The establishment of the flour mill, which changed hands a number of times was joined in industry by a butter factory in 1899 although this did not last long as a venture.

Prior to the bridge being built, the area south of Jindabyne at Leesville was possibly the centre of district activity, where in the 1850s a shepherd hut was soon converted into the Leesville Hotel, opened in the early 1860s, operated by Patrick and Maria Crawford on behalf of Thomas Baggs. The hotel was even the location of the celebratory ball for the opening of the Jindabyne bridge (NSW Heritage 2015).

The goldrush at Kiandra and later Crackenback in the 1860's led to a influx of people and the hotel being on the main road from Cooma to Gippsland saw the Leesville area become the first township. However, with the opening of the punt and later the bridge at Jindabyne in 1893, Leesville declined as Jindabyne became the focus of commercial activity, where a hotel, post office and local store all

operated (Inspiring Place Pty Ltd 2007, CME n.d.). A coach service was introduced between Cooma and Jindabyne in about 1900.

The first European settlement in the Jindabyne area was at Moonbah, approximately 16 kms southwest of the town. The main stock route to Victoria from Cooma passed through Jindabyne and passed by early stations such as Mowenbah and Moonbah. The route was likely an Aboriginal pathway originally and was an important travel link to Victoria during the short lived Thredbo goldrush period but also well after. As the gold quickly gave out, the grazing base of the district continued to be the economic mainstay.

The modern road alignment of that stock route (the Barry Way in New South Wales, and the Snowy River Road in Victoria) was constructed between the Great Depression and 1960 (NGH 2015, 7). Sustenance labour, men who had no other option but to work in return for food and clothing, were used during the depression years of the 1930s, with labourers undertaking much of the work using only pick and shovel. The men were housed in tents at what became known as sustenance camps. Each camp held between 30 and 60 men. They were supplied with provisions sourced from the surrounding community and were semi-permanent fixtures in the sense that they remained at one location as long as it was feasible to transport the labourers to and from their place of work (AHD 2015). The job took 26 weeks to complete with the Victorians reaching the border shortly before the New South Wales construction crew. The road was opened in May 1961 by Leo Barry (Snowy River Shire) and Keith Rogers (Tambo Shire), with some 400 people in attendance (NGH 2015, 7).

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.

In 1949 the Snowy Hydro Power 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. 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 (Australian Alps 2015).

The establishment of Perisher Blue (established between 1939-1987) and Thredbo Skiing resorts (post-1957) resulted in further growth of the town for tourism purposes. It was not until the Snowy Mountains Hydro Electric Scheme that widespread development and growth was seen throughout Jindabyne and the surrounding region.

Modern industry in the region of Jindabyne centres mostly on agriculture, forestry and tourism linked to the snowfields. While some industries have died off over time, the region remains a large producer of wool, sheep and cattle (Snowy Monaro Regional Council 2016).

3.2. HERITAGE ITEMS CONSIDERED WITHIN THIS SOHI REPORT

3.2.1. Jindabyne Winter Sports Academy

Migrants began to arrive to work on the Snowy Scheme in the late 1940s establishing a tent camp on the west bank of the Snowy River just below the original Ryrie's flour mill site. Later a permanent camp, located directly opposite the Mill Creek homestead and just west of the Leesville Hotel, was built to house the employees of the Snowy Scheme. Construction began in the early 1950s with the establishment of twenty barracks, ablution blocks and a matching mess accommodating twenty men (Gough 1998:58). By the 1950s the area was a service hub for the Snowy Scheme.

The lodges were originally built to house employees of the Snowy Mountains Scheme. The Department of Education took over this site in the early 1980s and demolished many of the lodges which were in

very poor condition to general deterioration and vandalism. The remaining three buildings are the only relatively intact survivors of the 20 or so originally erected.

Today this is the location of the Jindabyne Winter Sports Academy. The buildings are single storey timber and fibro cottages with front verandahs providing accommodation to participants at the sports centre. Roofs are corrugated iron. The interiors of the buildings have been modified over the years.

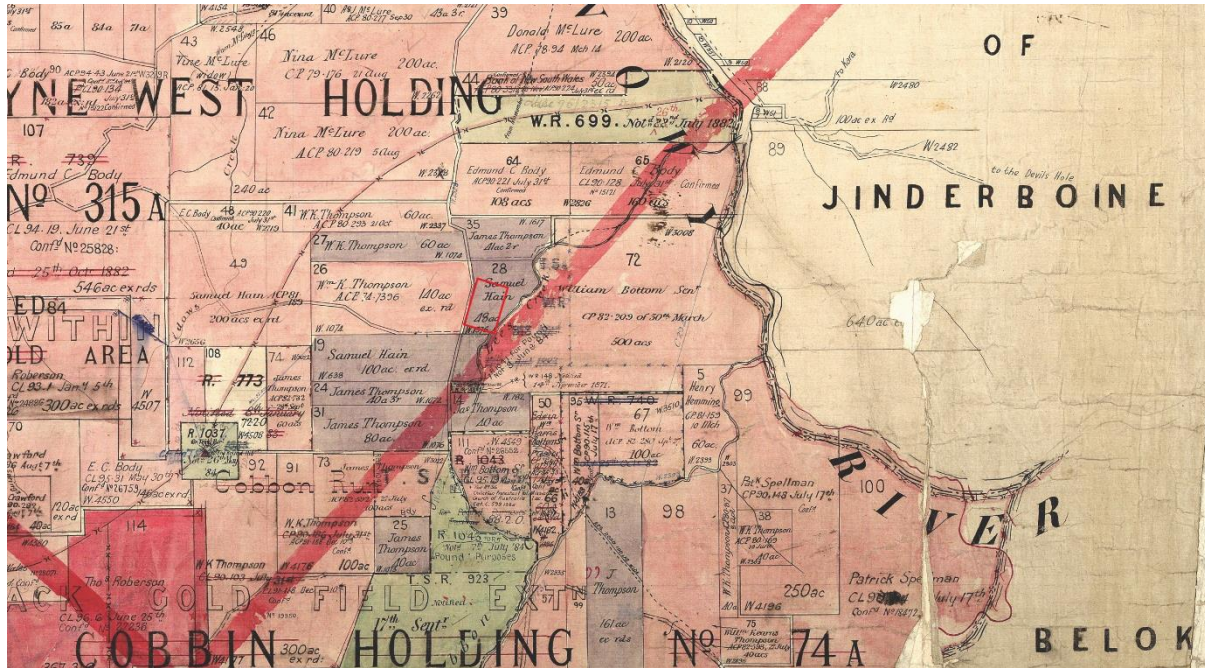


Plate 3-1. Historical Parish Map, County of Wallace, Parish of Clyde, 1889. General project area outlined in red (Image: HLRV).



Plate 3-2. Regional Charting Map, County of Wallace, Parish of Clyde, 1966. General project area outlined in red (Image: HLRV).

OzArk (2021) undertook an assessment of the extant structures within the curtilage of the LEP listed Item I146 (in which the current project area is located). This included inspecting and photographing two of the three extant buildings which contribute to the listing. These images are reproduced below in Plate 3-3.

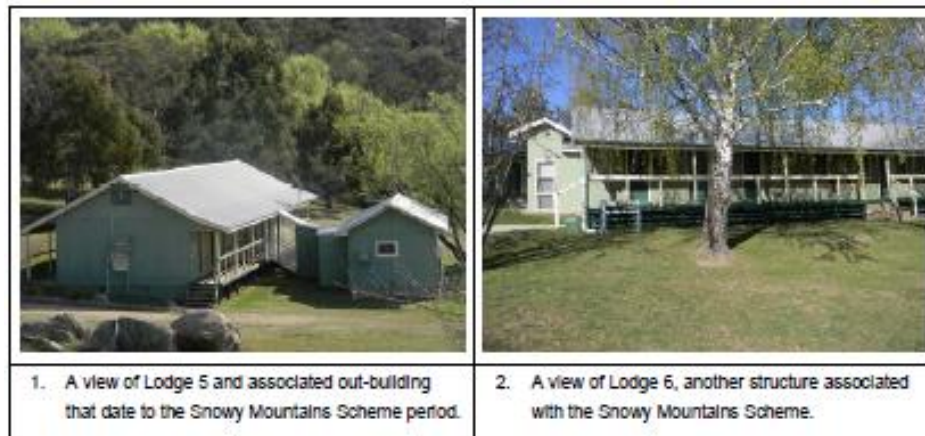


Plate 3-3 Images of Lodge 5 and 6 respectively, taken from OzArk (2021:22)

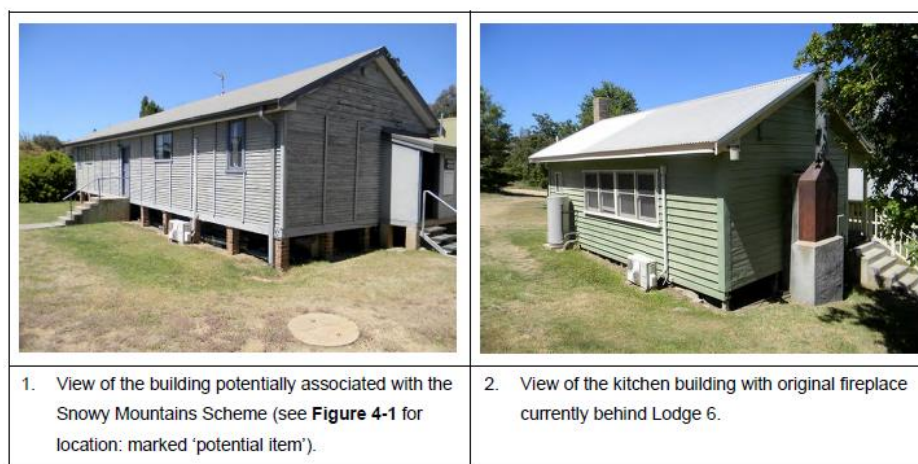


Plate 3-4 Images of potential contributory building with Item I146, and kitchen building attached to Lodge 6 (from OzArk 2021:52)

The OzArk report states definitively that “*the items at the Sports and Recreation Centre are limited to the structures/areas shown on Figure 4-1 [reproduced below as Plate 3-5]. 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. The weatherboard construction includes what appears to be an original fireplace [refer to Plate 3-4]. 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, the fireplace and chimney have been removed.

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

Areas outside of the immediate curtilage of the locations identified on Figure 4-1 [Plate 3-5] have no heritage values beyond contemporary community association (OzArk 2021:51).

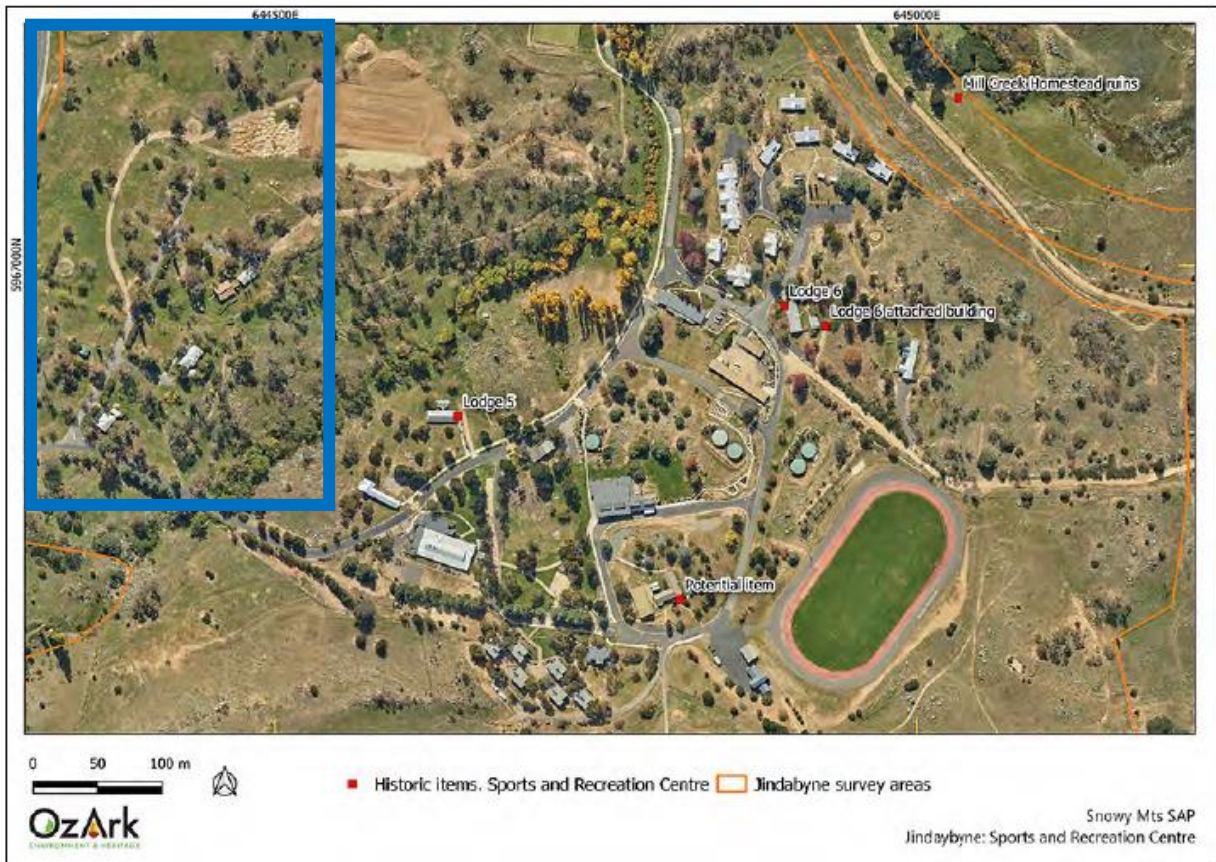


Plate 3-5 Locations of heritage items within the curtilage of Item I146 (taken from OzArk 2021:51). Current project area indicated by blue box.

It should be noted that the current project area, while located within the listed curtilage of the LEP Item I146, is well outside the “immediate curtilage” as indicated by OzArk (2021:51) and therefore the structures within this area were assessed to have no inherent heritage significance.

3.2.2. Leesville Hotel

Originally established in c.1850s, the Leesville Hotel was first built as a two-room shepherds’ hut. This original small building was extended during the 1860s, around the time of the Thredbo gold rush, and opened as the Leesville Hotel. The hotel and associated store were located on the stock route to Gippsland. The business store 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.

Baggs operated the hotel until 1885. Leesville was the first township in the area but was ultimately replaced by the township of Jindabyne, which grew after the opening of the bridge over the Snowy River in 1893.

The Hotel building is a single storey rubble stone L shaped building with corrugated iron roof and verandah on two sides. Some walls are face stone, others rendered. On the site there is also a single storey weatherboard and iron store, as well as a corrugated iron shearing shed.



Plate 3-6. Old Leesville Hotel during the construction of the Snowy Hydro Electric Scheme, 1950 (Image: National Archives, Item ID 4240628).

3.3. BRIEF ARCHAEOLOGICAL ASSESSMENT

NGH has undertaken a brief archaeological assessment of the project area in order to determine if further, more detailed research is required for the project prior to any ground disturbance works taking place at the site.

As outlined in Section 3.2.1, above, there were a number of cottages originally built within and in proximity to the proposed project area in the ~1950s to help accommodate the workers on the Snowy Hydro Scheme who came with families. These cottages and barracks have for the most part been demolished, though several houses dating from between the 1950s to the 1970s remain extant within the project area, in addition to the three structures which have been listed as the contributory buildings to the LEP listing of Item I146 (located outside the project area). The remains of the cottages are tangible evidence of post World War II temporary workers accommodation, however as noted standing structures remain extant, outside the impact area.

Approximately 20 barracks were originally constructed outside of the project area, along with ablution blocks and a matching mess. Of the original construction, only 3 of the purpose-built structures remain on site. The other buildings, deemed to be in poor condition, were demolished by the Department of Education in the early 1980s.

As a result, there is some archaeological potential across the site in the locations of the former buildings.

A Snowy Hydro Authority map from 1962 and aerial imagery from 1964 (Plate 3-8 and Plate 3-8) displays barracks buildings recently constructed to the east of the project area. The project area itself

contains a series of small cottages and two well-formed roads. Information about the lives of the workers on the Snowy Hydro Scheme has been well documented through videos and photographs, and short clips are publicly available on the Australian Screen website (a National Film and Sound Archive of Australia Website <https://aso.gov.au/>) with photographs available via the National Library of Australia. A second Snowy Hydro Authority map from 1964 shows that between 1962 and 1964, the use of the site was changed from Jindabyne Camp to Fitness Camp (**Plate 3-9**).

A series of newspaper articles from the 1960s and 1970s discuss the transformation of the old workers camp into a National Fitness Camp (or Sports and Recreation Area), an example as shown in **Plate 3-10**, with an article in the *Sawtell Guardian* outlining the official opening of the Jindabyne Fitness Camp in 1971 on Thursday 17 June 1971 (National Library of Australia). By 1982, discussions about the use of the old workers camp-fitness camp included creating low-cost holiday accommodation to encourage low-income families to holiday in the area (refer to **Plate 3-11**). No further information regarding whether this eventuated could be found.

Imagery from 1979 and 1988 (**Plate 3-12** and **Plate 3-13**) shows that a connecting road had been constructed which linked the project area to the Jindabyne recreational centre next door and that by this time the majority of the cottages had been removed from the project area, and by 1988 the majority of the workers barracks had been removed from the area to the east of the project area.

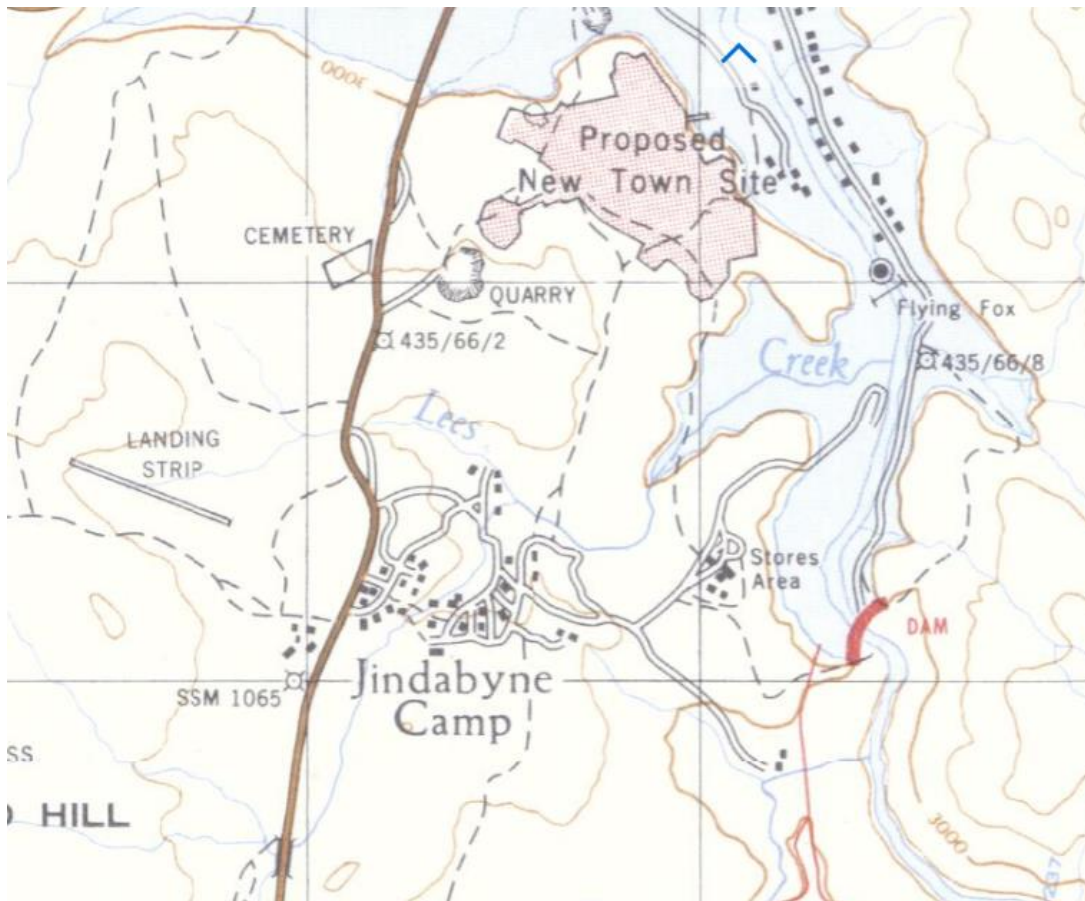


Plate 3-7 Jindabyne 1962 showing "Jindabyne Camp" from Snowy Mountains Authority 1-mile series
(Source: National Library of Australia)



Plate 3-8. Aerial image of the project area, 1964. Note the buildings previously located within the project area. Approximate project area in red (Image: Historical Imagery).

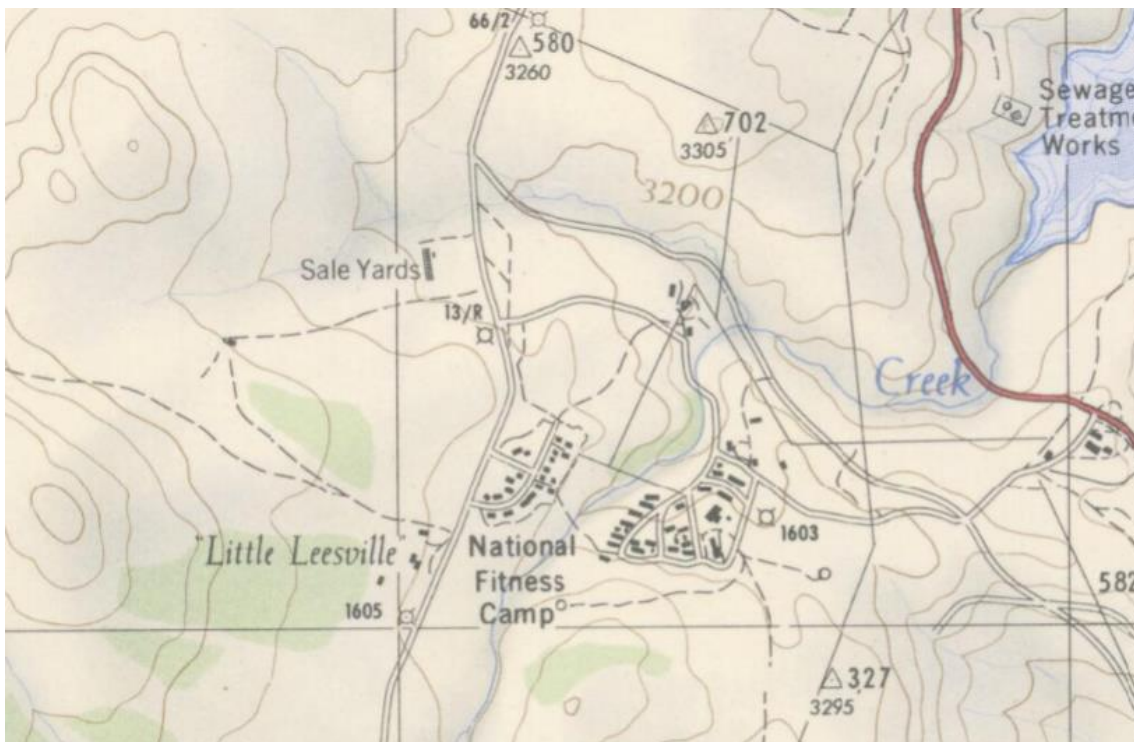


Plate 3-9 1964 Topographic map indicating that use of the area had changed between 1962 and 1964 officially to Fitness Camp (Snowy Mountains Authority Lake Jindabyne and its environs 1964, courtesy of National Library of Australia).

23/07/2021

Canberra Times (ACT : 1926 - 1995), Thursday 24 March 1966, page 31

Canberra Times (ACT : 1926 - 1995), Thursday 24 March 1966, page 31

DISTRICT NEWS

Jindabyne will have Fitness camp

It has been decided to establish a National Fitness camp at Jindabyne, the NSW Deputy Premier and Minister for Education, Mr Cutler, said yesterday.

Mr Cutler said the camp would cater for the specific needs of school children in the southern and south coast areas of NSW.

He said: "Negotiations have been proceeding for some time to secure the Jindabyne workers' camp when the Snowy Mountains Authority has completed the Jindabyne Dam.

"The authority has agreed to furnish me with a plan and a description of all the improvements on the site and I am hopeful these will be available at an early date.

"It is considered that Jindabyne is an admirable site which would, overall, best serve the interests of the southern and south coast community and provide excellent opportunities for both winter and summer camping programmes.

"Jindabyne has been chosen also because of its proximity to the snow and close to the Kosciusko State Park and the Jindabyne Dam."

Not guilty

The Cooma Quarter Sessions jury yesterday found

National Library of Australia

The Cooma Quarter Sessions jury yesterday found Frederick Charles Riach, 21, of Spring Street, Wagga, not guilty of six charges of destroying telephone trunk line dockets.

The jury took more than an hour to reach its decision after Judge Pilcher's summing up.

Mr Aldo Lecastro, postal investigation officer of Sydney, alleged during the three-day trial that Riach had taken the dockets during July and August last year to avoid the account-

ing of trunk calls he had made to Portland.

Lecastro alleged that the dockets were worth about £350.

Scarlet fever

Two young Cooma children have contracted scarlet fever. Cooma Municipal Council announced today.

The town clerk, Mr R. Egins, said there was little cause for alarm and no drastic precautionary measures would be adopted.

The victims are a girl aged 3 and her brother aged one, who are being

nursed at home.

Mr Egins said that although the girl was a pupil of Cooma pre-school kindergarten she was not in attendance when the disease was detected.

At Delegate, 70 miles south of Cooma, more than one-fifth of the town's 500 people were bed-ridden when an epidemic of scarlet fever struck last October.

JF display

Junior Farmers from the mid-South Coast to the Victorian border will combine to present a display in the Royal Agricultural Hall at the 1966 Sydney Royal Show.

The use of three bays has been made available through a grant from the Rural Bank and the displays will feature home management and farming improvements.

Civil defence

Mr C. A. Wheeler has been appointed local controller of civil defence for the municipality of Bega.

Bega Municipal Council agreed to Mr Wheeler's ap-

<http://nla.gov.au/nla.news-article105893203>

<https://trove.nla.gov.au/newspaper/rendition/nla.news-article105893203.3.html?followup=bb340595ae065f43001cb02ed5f95c37>

1/2

Plate 3-10 Canberra Times 24 March 1966 - article regarding creation of fitness camp at the old workers camp in Jindabyne (Source: National Library of Australia).

Canberra Times (ACT : 1926 - 1995), Wednesday 2 June 1982, page 8

LAKE JINDABYNE PILOT PROJECT

Low-cost holiday scheme proposed

By LIN ENRIGHT

A pilot scheme using NSW Government land at Lake Jindabyne could lead to more low-cost holidays being available for low-income families.

The NSW Minister for Leisure, Mr Cleary, has invited companies to register their interest in jointly developing tourist resorts alongside government sport and recreation camps.

The first site proposed is the National Fitness Camp at Lake Jindabyne.

A spokesman for Mr Cleary said yesterday that in return for use of government land, private enterprise would contribute significantly towards upgrading and expanding the government facilities at nearby camps.

This would allow more families to have low-cost holidays.

Statistics compiled for Mr Cleary showed

that when Australians took holidays, only half went away from home. When they did go away, it was for an average of 12 days.

The plan is being promoted as being "symptomatic of the new department's approach to help more low-income families to enjoy their leisure".

It is also helping to more closely tie the two departments now under Mr Cleary's wing — formerly the tourism and sport departments — together.

The spokesman said there had already been expressions of interest from several businessmen. The exact dimensions of the concept were still being investigated.

If the Lake Jindabyne project proves the scheme to be feasible, other leisure camps at Wagga, Ballina, Mumbil, Gunnedah and Brooklyn could also be used.

National Library of Australia

<http://nla.gov.au/nla.news-article126899909>

Plate 3-11 Canberra Times 2 June 1982 - article regarding plans to create low-cost accommodation for low-income holiday makers at the old Jindabyne workers camp (Source: National Library of Australia).



Plate 3-12. Aerial image of the project area, 1979. Note fewer buildings now located within the project area. Approximate project area in red (Image: Historical Imagery).



Plate 3-13. Aerial image of the project area, 1988. Note the buildings previously located within the project area are no longer extant and there has been an addition of a road on the southern project area boundary. Approximate project area in red (Image: Historical Imagery).

3.4. SITE VISIT

A site visit for the project was undertaken by NGH Heritage Consultant Jasmine Tearle on Friday 4th June 2021. The entire project footprint was traversed and examined for any items of heritage significance.

Within the project footprint, it was noted that there was one brick building constructed post the completion of the Snowy Hydro Scheme in approximately the 1970s, with later additions also present. This building does not form part of the heritage listing for the site and the inspection did not offer any evidence to suggest that the structure possesses heritage value.

There are two other extant buildings in the project area. Of these two buildings, one has undergone some renovations internally. Neither of these buildings could be internally accessed due to tenants currently living within the buildings. While these buildings do not form part of the listing for the local heritage item I146, they date to the same approximate time period, c. 1950s. Lodge 6 could be seen from the project area (refer to **Plate 3-45**).

It was noted across the site that in a number of the locations there were some remnants of the demolished buildings, including raised ground, stairs and concrete blocks. Metal pieces (unidentified) were also located across the site. Discussions with staff members on site determined that often when works are undertaken on site infrastructure, such as underground pipes, will be located, and that when this occurs they are removed and stored on site.

These houses have not previously been assessed to form contributory element of the heritage listing of the Snowy Hydro workers accommodation, the three specifically listed structures being located to the east of the project area. It is noted that they may have also been used as part of the accommodation for the later fitness camp and were likely to have been altered as a result of that and later uses up to the present. The existing buildings date from the 1950s at the earliest and imagery shows that these are likely to have formed part of the original arrangement of dwellings.



Plate 3-14. View east to north-east of cottage 17 from road.



Plate 3-15. View south to south-west across post snowy hydro brick house.



Plate 3-16. View from east of brick house looking south-west towards remaining cottages.



Plate 3-17. View north over northern portion of site with laydown area in the background.



Plate 3-18. View south over southern portion of site showing road and brick house in the background.



Plate 3-19. View east across eastern portion of site.



Plate 3-20. View north-west over laydown area in northern portion of site. Note ground disturbance.



Plate 3-21. View south-west across laydown area in northern portion of site.



Plate 3-22. View south-east from west corner of site.



Plate 3-23. View west across wooden steps at edge of raised mound in mid-northern portion of site.



Plate 3-24. Raised ground and associated stairs, georeferenced to the location of a previous accommodation hut from the Snowy Hydro Scheme.



Plate 3-25. Raised ground and associated stairs, georeferenced to the location of a previous accommodation hut from the Snowy Hydro Scheme.



Plate 3-26. Sheet metal remains found across the site



Plate 3-27. Concrete blocks situated in the ground.



Plate 3-28. View west in south-west portion of site showing stone wall.



Plate 3-29. Close up of stone feature with a water tap inbuilt, likely former facilities for the workers.



Plate 3-30. View south-west from south-west corner of site looking towards heritage item Leesville Hotel.



Plate 3-31. Close up of culvert at south-west corner of site next to entry road from Barry Way.



Plate 3-32. Weatherboard accommodation hut and associated sandstone retaining wall.



Plate 3-33. Detailed photo of sandstone retaining wall associated with the boundary of one of the accommodation huts.



Plate 3-34. Weatherboard locally listed Snowy Hyrdo Scheme accommodation buildings. The building is located on a slight incline and has therefore been constructed on piers.



Plate 3-35. Added fibro extension to one of the locally listed Snowy Hydro Scheme accommodation buildings.



Plate 3-36. Deterioration around the windows and example of the condition of one of the accommodation buildings.



Plate 3-37. Entrance way to the building including raised stairs.



Plate 3-38. View south-west across cottage 17



Plate 3-39. View north-east across cottage 12.



Plate 3-40. View north-east of cottage 12



Plate 3-41. View west across cottage 12.



Plate 3-42. View north from cottage 12 to brick house.



Plate 3-43. View north-east from north-east corner of heritage item Leesville Hotel curtilage.



Plate 3-44. View south across raised bare mound georeferenced to the location of a previous accommodation hut from the Snowy Hydro Scheme.



Plate 3-45 View east from project area to Lodge 6, one of the contributory items of the listing for Item I146.

4. HERITAGE SIGNIFICANCE

4.1. INTRODUCTION

'Heritage significance' is a term used to describe the inherent cultural and historical value of an item. Significance may be contained within the fabric of a building or other place, in its setting and its relationship with other nearby items.

The main aim in assessing significance is to produce a succinct statement of significance, which summarises an item's heritage values. The statement is the basis for policies and management structures that will affect the item's future (NSW Heritage Office 2001).

Heritage NSW (within the NSW Department of Premier and Cabinet) recommends assessment of heritage items in a number of situations, which include:

- Making decisions about whether to retain an item.
- Considering changes to an item.
- Preparing a heritage study.
- Preparing a conservation management plan.
- Considering an item for listing on the State Heritage Register or on the schedule of heritage items in a local environmental plan, or.
- Preparing a statement of environmental effects or a heritage impact statement as part of the development and building approval process.

The following assessment of significance is based on the NSW heritage assessment criteria. The criteria encompass the four values in the Australia ICOMOS Burra Charter (1999), which are commonly accepted as generic values by Australian heritage agencies and professional consultants:

- Historical significance.
- Aesthetic significance.
- Scientific significance.
- Social significance.

The above are expressed as criteria in a more detailed form than this to:

- Maintain consistency with the criteria of other Australian heritage agencies.
- Minimise ambiguity during the assessment process.
- Avoid the legal misinterpretation of the completed assessments of listed items.

4.2. HERITAGE ASSESSMENT CRITERIA

Assessments of Significance

The following assessment follows the guidelines set out by the NSW Office of Environment and Heritage and the principles of the Australia's ICOMOS Burra Charter.

The NSW guideline *Assessing Heritage Significance* (Heritage Office (former), 2001) states that an item will be considered to be of state and/or local heritage significance if it meets one or more of the NSW Heritage Assessment Criteria, below:

Table 4-1. NSW Heritage Assessment Criteria

Criteria	Description
Criterion (a)	An item is important in the course, or pattern, of NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (b)	An item has strong or special association with the life or works of a person, or group of persons, of importance in NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (c)	An item is important in demonstrating aesthetic characteristics and/or a high degree of creative or technical achievement in NSW (or the local area);
Criterion (d)	An item has strong or special association with a particular community or cultural group in NSW (or the local area) for social, cultural or spiritual reasons;
Criterion (e)	An item has potential to yield information that will contribute to an understanding of NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (f)	An item possesses uncommon, rare or endangered aspects of NSW's cultural or natural history (or the cultural or natural history of the local area);
Criterion (g)	An item is important in demonstrating the principal characteristics of a class of NSW's • cultural or natural places; or • cultural or natural environments. (or a class of the local area's • cultural or natural places; or • cultural or natural environments.)

In order to undertake an assessment of an item against the NSW heritage assessment criteria, the Heritage NSW guidelines recommend that the following steps be undertaken:

- Investigate the historical context of the item or study area;
- Investigate the community's understanding of the item;
- Establish local historical themes and relate them to the State themes;
- Investigate the history of the item; and
- Investigate the fabric of the item.

4.3. NSW HISTORICAL THEMES

An historical theme is a way of describing a major force or process which has contributed to history. Historical themes provide a context within which the heritage significance of an item can be understood, assessed and compared. In using themes to assess heritage items and places it is useful to identify both local or regional themes applying to the item and the broader state theme to which the local or regional theme relates.

The following table shows the correlation between national and state heritage themes with those relating to the project area and adjacent Leesville Hotel. This table has been adapted from a document produced by the Heritage Council of NSW in 2001: *New South Wales Historical Themes*.

Table 4-2. NSW Historic Themes relevant to the project area and surrounds.

Australian Theme	NSW Theme	Description	Examples	Jindabyne Winter Sports Academy	Leesville Hotel
3 Developing local, regional and national economies	Commerce	Activities relating to buying, selling and exchanging goods and services	Bank, shop, inn, stock exchange, market place, mall, coin collection, consumer wares, bond store, customs house, trade routes, mint, Aboriginal trading places, Aboriginal ration/blanket distribution points, Aboriginal tourism ventures.	<i>Not relevant.</i>	The Leesville Hotel was in use as a hotel from the 1860s. The hotel was built in response to the need for accommodation for travellers to the Thredbo Valley gold diggings.
3 Developing local, regional and national economies	Pastoralism	Activities associated with the breeding, raising, processing and distribution of livestock for human use	Pastoral station, shearing shed, slaughter yard, stud book, photos of prizewinning stock, homestead, pastoral landscape, common, fencing, grassland, well, water trough, freezer boat shipwreck, wool store.	<i>Not relevant</i>	The site of the Leesville Hotel includes a shearing shed, utilised on the farm during its working life.

4 Building settlements, towns and cities	Utilities	Activities associated with the provision of services, especially on a communal basis	Water pipeline, sewage tunnel, gas retort, powerhouse, County Council office, garbage dump, windmill, radio tower, bridge, culvert, weir, well, cess pit, reservoir, dam, places demonstrating absence of utilities at Aboriginal fringe camps	The extant lodges listed as contributory items have significant associations with the construction of the Snowy Hydro scheme post WWII. The dwellings located in the project area may also have associations with the scheme.	<i>Not relevant</i>
4 Building settlements, towns and cities	Accommodation	Activities associated with the provision of accommodation, and particular types of accommodation – does not include architectural styles – use the theme of Creative Endeavour for such activities.	Terrace, apartment, semi-detached house, holiday house, hostel, bungalow, mansion, shack, house boat, caravan, cave, humpy, migrant hostel, homestead, cottage, house site (archaeological).	The listed lodges have significant associations with the construction of the Snowy Hydro scheme post WWII and are significant evidence of temporary workers single accommodation. The dwellings located in the project area may also have associations with the scheme.	The Leesville Hotel was in use as a hotel from the 1860s. The hotel was built in response to the need for accommodation for travellers to the Thredbo Valley gold diggings.
5 Working	Labour	Activities associated with work practises and organised and unorganised labour	Trade union office, bundy clock, time-and motion study (document), union banner, union membership card, strike site, staff change rooms, servants quarters, shearing shed, green ban site, brothel, kitchen, nurses station,	The listed lodges have significant associations with the construction of the Snowy Hydro scheme post WWII and are significant evidence of temporary workers single accommodation. The dwellings located in the project area may	<i>Not relevant</i>

			hotel with an occupational patronage.	also have associations with the scheme.	
8 Culture – Developing cultural institutions and ways of life	Domestic life	Activities associated with creating, maintaining, living in and working around houses and institutions.	Domestic artefact scatter, kitchen furnishings, bed, clothing, garden tools, shed, arrangement of interior rooms, kitchen garden, pet grave, chicken coop, home office, road camp, barrack, asylum.	The listed lodges have significant associations with the construction of the Snowy Hydro scheme post WWII and are significant evidence of temporary workers single accommodation. The dwellings located in the project area may also have associations with the scheme.	The Leesville Hotel was in use as a hotel from the 1860s. The hotel was built in response to the need for accommodation for travellers to the Thredbo Valley gold diggings.
8 Culture – Developing cultural institutions and ways of life	Leisure	Activities associated with recreation and relaxation	Resort, ski lodge, chalet, cruise ship, passenger rail carriage, swimming pool, dance hall, hotel, caravan park, tourist brochures, park, beach, clubhouse, lookout, common, bush walking track, Aboriginal Christmas camp site, fishing spot, picnic place, swimming hole.	Not relevant	The Leesville Hotel was in use as a hotel from the 1860s. The hotel was built in response to the need for accommodation for travellers to the Thredbo Valley gold diggings.

4.4. HERITAGE ASSESSMENT

In this section, the project area the locally listed heritage items located within proximity of the project area are assessed against the seven NSW Heritage Significance criteria listed in Section 4.2 (Table 5) per the guidelines provided below. No other items of heritage significance are located within the impact zone of proposed works.

4.4.1. Criterion (a) – Historical:

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

Guidelines for the inclusion or exclusion of an item as being of state or local heritage significance against criterion (a)

Guidelines for INCLUSION:

• shows evidence of a significant human activity • is associated with a significant activity or historical phase • maintains or shows the continuity of a historical process or activity

Guidelines for EXCLUSION:

• has incidental or unsubstantiated connections with historically important activities or processes • provides evidence of activities or processes that are of dubious historical importance • has been so altered that it can no longer provide evidence of a particular association

JINDABYNE WINTER SPORTS ACADEMY:

The lodges are tangible evidence of the construction of the historic Snowy Hydro Scheme which had a dramatic effect on the local community, its inhabitants and economy.

The extant cottages within the project area are also tangible evidence of the construction of workers accommodation for the Snowy Hydro Scheme, however they have been altered through various periods of use and do not offer the same connection to the scheme as the contributory items as listed in the inventory sheet for Item I146.

Jindabyne Winter Sports Academy meets criterion (a) at a local level.

ARCHAEOLOGICAL POTENTIAL - JINDABYNE WINTER SPORTS ACADEMY:

The extant lodges are tangible evidence of the construction of the historic Snowy Scheme which had a dramatic effect on the local community, its inhabitants and economy. Whilst the archaeological remains of the lodges and cottages (including those within the project area) that have been removed are associated with this phase, the extant lodges provide the historical link and archaeological remains of the former buildings would not contribute further to this. Additionally, the lives of the workers, and the methods of construction of their accommodation are well documented through video, photography, and oral and written history.

Archaeological Potential – Jindabyne Winter Sports Academy does not meet criterion (a) at a local or State level.

LEESVILLE HOTEL:

The original section of the Leesville Hotel was originally constructed in c.1850s and was a significant early building within the region that was used as accommodation for gold digging travellers that travelled to the Thredbo Valley in the 1860s.

Leesville Hotel meets criterion (a) at a local level.

4.4.2. Criterion (b) – Associative:

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

Guidelines for the inclusion or exclusion of an item as being of state or local heritage significance against criterion (b)

Guidelines for INCLUSION:

- shows evidence of a significant human occupation
- is associated with a significant event, person, or group of persons

Guidelines for EXCLUSION:

- has incidental or unsubstantiated connections with historically important people or events
- provides evidence of people or events that are of dubious historical importance
- has been so altered that it can no longer provide evidence of a particular association

JINDABYNE WINTER SPORTS ACADEMY:

The extant barracks buildings Lodge 5, 6 and "The Love Shack" located within the Jindabyne Winter Sports Academy hold significant associations with the construction of the Snowy Hydro Scheme and the workers associated with its original construction. The Love Shack has associational significance as it was used as accommodation by Sir William Hudson during the construction of the Snowy Hydro Scheme.

The extant cottages within the project area are also tangible evidence of the construction of workers accommodation for the Snowy Hydro Scheme, however they have been altered through various periods of use and do not offer the same connection to the scheme as the contributory items as listed in the inventory sheet for Item I146.

Jindabyne Winter Sports Academy meets criterion (b) at a local level.

ARCHAEOLOGICAL POTENTIAL - JINDABYNE WINTER SPORTS ACADEMY:

The extant structures located within the Jindabyne Winter Sports Academy that have been listed as contributory items for Item I146 hold significant associations with the construction of the Snowy Hydro Scheme and the workers associated with its original construction. Any archaeological remains present would not have a separate additional association not already demonstrated by the extant lodges. Additionally, the lives of the workers, and the methods of construction of their accommodation are well documented through video, photography, and oral and written history.

Archaeological Potential – Jindabyne Winter Sports Academy does not meet criterion (b) at a local or State level.

LEESVILLE HOTEL:

The Leesville Hotel has strong associations with the Weston family, pioneers in the Thredbo region. The house was originally built and owned by the family.

Leesville Hotel meets criterion (b) at a local level.

4.4.3. Criterion (c) – Aesthetic/Technical:

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

Guidelines for the inclusion or exclusion of an item as being of state or local heritage significance against criterion (c)

Guidelines for INCLUSION:

• shows or is associated with, creative or technical innovation or achievement • is the inspiration for a creative or technical innovation or achievement • is aesthetically distinctive • has landmark qualities • exemplifies a particular taste, style or technology

Guidelines for EXCLUSION:

• is not a major work by an important designer or artist • has lost its design or technical integrity • its positive visual or sensory appeal or landmark and scenic qualities have been more than temporarily degraded • has only a loose association with a creative or technical achievement

JINDABYNE WINTER SPORTS ACADEMY:

The Snowy Hydro lodges are not aesthetically distinctive or have landmark qualities, are not examples of a particular style, are not associated with a creative or technical achievement and are not a major work by an important designer or artist.

Jindabyne Winter Sports Academy does not meet criterion (c) at a local or State level.

ARCHAEOLOGICAL POTENTIAL - JINDABYNE WINTER SPORTS ACADEMY:

Any archaeological potential associated with the Snowy Hydro cottages located within the project area would not have any particular aesthetic or technical significance remaining.

Archaeological Potential – Jindabyne Winter Sports Academy does not meet criterion (c) at a local level.

LEESVILLE HOTEL:

The hotel is a landmark in the district with its distinctive corner facade. The design relies on simple colonial vernacular principles. The main building and associated structures are situated on a large rural plot that adds to the overall aesthetic of the site.

Leesville Hotel meets criterion (c) at a local level.

4.4.4. Criterion (d) – Social:

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

Guidelines for the inclusion or exclusion of an item as being of state or local heritage significance against criterion (d)

Guidelines for INCLUSION:

- is important for its associations with an identifiable group
- is important to a community's sense of place

Guidelines for EXCLUSION:

- is only important to the community for amenity reasons
- is retained only in preference to a proposed alternative

JINDABYNE WINTER SPORTS ACADEMY:

The Snowy Hydro scheme works cottages do not have any particular associations with any identifiable group and they are not important to the community's sense of place.

Jindabyne Winter Sports Academy does not meet criterion (d) at a local or State level.

ARCHAEOLOGICAL POTENTIAL - JINDABYNE WINTER SPORTS ACADEMY:

Any archaeological remains from the Snowy Hydro scheme works cottages would not have any particular associations with any identifiable group and they are not important to the community's sense of place.

Archaeological Potential – Jindabyne Winter Sports Academy does not meet criterion (d) at a local or State level.

LEESVILLE HOTEL:

The Leesville Hotel does not hold any particular associations with an identifiable group and is not important to the community's sense of place.

Leesville Hotel does not meet criterion (d) at a local or State level.

4.4.5. Criterion (e) – Research

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

Guidelines for the inclusion or exclusion of an item as being of state or local heritage significance against criterion (e)

Guidelines for INCLUSION:

- has the potential to yield new or further substantial scientific and/or archaeological information
- is an important benchmark or reference site or type
- provides evidence of past human cultures that is unavailable elsewhere

Guidelines for EXCLUSION:

- the knowledge gained would be irrelevant to research on science, human history or culture
- has little archaeological or research potential
- only contains information that is readily available from other resources or archaeological sites

JINDABYNE WINTER SPORTS ACADEMY:

The remaining structures associated with the Snowy Hydro workers cottages within the project area do not have the potential to offer significant further information on the history of the site. The remaining buildings have been altered from their original, and their building style and materials are typical of the period.

Jindabyne Winter Sports Academy does not meet criterion (e) at a local or State level.

ARCHAEOLOGICAL POTENTIAL - JINDABYNE WINTER SPORTS ACADEMY:

Any archaeological remains of the Snowy Hydro scheme workers lodges and cottages that were removed during the 1980s would not hold any significant research potential. The buildings were removed due to poor condition and lack of use, and the remains would not hold any specific interest or research potential that could not be gleaned from the remaining three structures. The alignment of the previous buildings is documented within historic aerial imagery and as a result little additional knowledge could be gained from any uncovered remains.

Archaeological Potential – Jindabyne Winter Sports Academy does not meet criterion (e) at a local or State level.

LEESVILLE HOTEL:

There is some potential for archaeological remains to be present at the site associated with previous historic uses of the cottage.

Leesville Hotel meets criterion (e) at a local level.

4.4.6. Criterion (f) – Rarity

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

Guidelines for the inclusion or exclusion of an item as being of state or local heritage significance against criterion (f)

Guidelines for INCLUSION:

- provides evidence of a defunct custom, way of life or process
- demonstrates a process, custom or other human activity that is in danger of being lost
- shows unusually accurate evidence of a significant human activity
- is the only example of its type
- demonstrates designs

or techniques of exceptional interest • shows rare evidence of a significant human activity important to a community

Guidelines for EXCLUSION:

• is not rare • is numerous but under threat

JINDABYNE WINTER SPORTS ACADEMY:

The Snowy Hydro lodges are a rare example of workers cottages and barracks from the Snowy Hydro Scheme.

The cottages within the proposal area however have been altered and do not offer the same significance as those listed on the Item I146 inventory sheet.

Jindabyne Winter Sports Academy meets criterion (f) at a local level.

ARCHAEOLOGICAL POTENTIAL - JINDABYNE WINTER SPORTS ACADEMY:

The Snowy Hydro lodges are a rare example of workers cottages from the Snowy Hydro Scheme, however the archaeological potential associated with the removed Snowy Hydro lodges are not significant evidence of exceptional interest and do not add significantly to the understanding of the site.

Archaeological Potential – Jindabyne Winter Sports Academy does not meet criterion (f) at a local or State level.

LEESVILLE HOTEL:

Leesville is rare surviving example one of a pre 1860s building in the Jindabyne Valley which was not affected by the creation of the lake.

Leesville Hotel meets criterion (f) at a local level.

4.5. CRITERION (G) – REPRESENTATIVE:

An item is important in demonstrating the principal characteristics of a class of NSW' s cultural or natural places; or cultural or natural environments. (or a class of the local area' s)

Guidelines for the inclusion or exclusion of an item as being of state or local heritage significance against criterion (g)

Guidelines for INCLUSION:

• is a fine example of its type • has the principal characteristics of an important class or group of items • has attributes typical of a particular way of life, philosophy, custom, significant process, design, technique or activity • is a significant variation to a class of items • is part of a group which collectively illustrates a representative type • is outstanding because of its setting, condition or size • is outstanding because of its integrity or the esteem in which it is held

Guidelines for EXCLUSION:

- is a poor example of its type
- does not include or has lost the range of characteristics of a type
- does not represent well the characteristics that make up a significant variation of a type

JINDABYNE WINTER SPORTS ACADEMY:

Representative of accommodation supplied to employees of Snowy Hydro.

Jindabyne Winter Sports Academy meets criterion (g) at a local level.

ARCHAEOLOGICAL POTENTIAL - JINDABYNE WINTER SPORTS ACADEMY:

The extant cottages are representative of accommodation supplied to employees of Snowy Hydro, however any archaeological remains associated with the buildings have lost the range of characteristics of its type.

Archaeological Potential – Jindabyne Winter Sports Academy does not meet criterion (g) at a local or State level.

LEESVILLE HOTEL:

The Leesville Hotel is representative of Monaro rural inns from the mid 19th century and also of the tradition of building in stone.

Leesville Hotel meets criterion (g) at a local level.

4.6. STATEMENT OF SIGNIFICANCE

The following statements of heritage significance are taken from the NSW Heritage (2016) listings for each item. The NGH assessment of each heritage item against the NSW Heritage Significance criteria in the preceding section supports the existing heritage significance statements for each item, and so no new assessment of significance is required for this report.

4.6.1. JINDABYNE WINTER SPORTS ACADEMY

The lodges are significant because of their association with the snowy Scheme. They are tangible evidence of post World War II temporary workers' single accommodation. The Love Shack is particularly significant as it was used by Sir William Hudson when visiting the Scheme.

Date significance updated: 7/07/2011

4.6.2. ARCHAEOLOGICAL POTENTIAL - JINDABYNE WINTER SPORTS ACADEMY

Assessment of the archaeological potential associated with the Jindabyne Winter Sports Academy in Section 3 and Section 4 of this report have highlighted that whilst there is potential for archaeological remains of the Snowy Hydro lodges to be present within the project area, specifically within the previous locations of the buildings, the assessment of significance has highlighted that any remains that are uncovered would be unlikely to reveal significant further information about the site that is not already known. As the buildings were removed in the 1980s due to poor condition and only the best three cottages retained, any remains of the removed buildings would not add to the overall significance of the site.

As a result, no specific statement of significance has been written for the Jindabyne Winter Sports Academy to include archaeological potential considerations, as this is not assessed to add to the overall significance of the site.

4.6.3. LEESVILLE HOTEL

Leesville is a group of vernacular rural buildings. The shepherd's hut section of the hotel dates from the mid 19th century, while the later building is probably 1860s. The hotel was built in response to the need for accommodation for travellers to the Thredbo Valley gold diggings in the 1860s. The place was owned and operated by the Sturgeon family. It is a landmark on the Barry Way with its distinctive front verandah. The cottage, shearing shed and old plantings contribute to the place's heritage significance.

Date significance updated: 16 Feb 12

5. IMPACT ASSESSMENT

5.1. PROPOSED DEVELOPMENT

The proposed works aim to build a high school, primary school, shared plaza and associated elements on part Lot 101 DP1019527. The aim of this work will be to provide new educational facilities to the students of Jindabyne, within proximity to the town centre. A feasibility study has previously been undertaken of other areas across Jindabyne for the site, with the current lot determined as the most suitable location overall.

The proposed works will involve:

- Significant ground disturbance and levelling;
- Removal of current building across the site within the project area;
- Construction of new buildings and associated infrastructure; and
- Landscaping work and features.

Figure 4, below, displays the proposed site plan for the project area. See Appendix B for all detailed site plans.

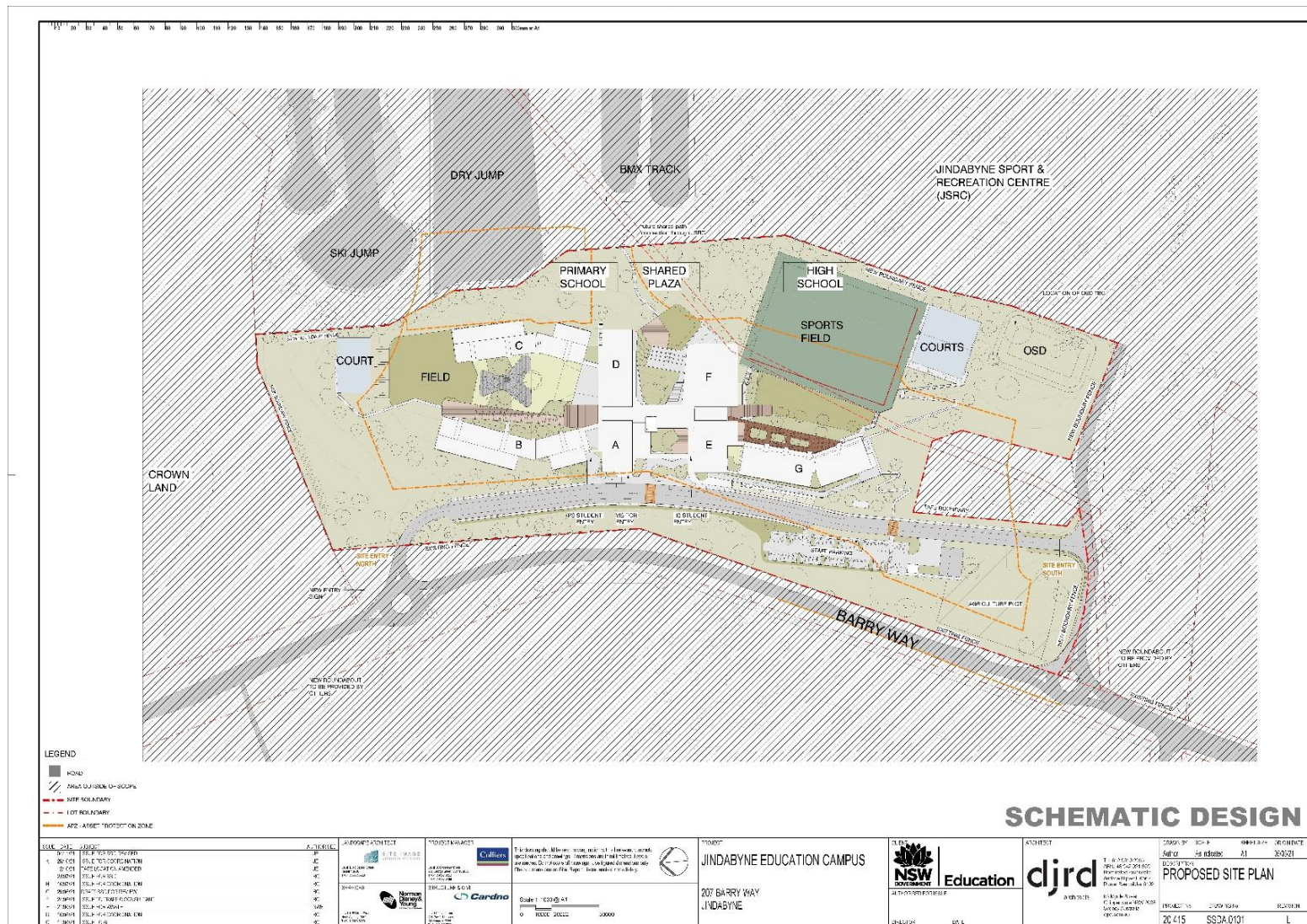


Figure 5-1. Proposed Site Plan.

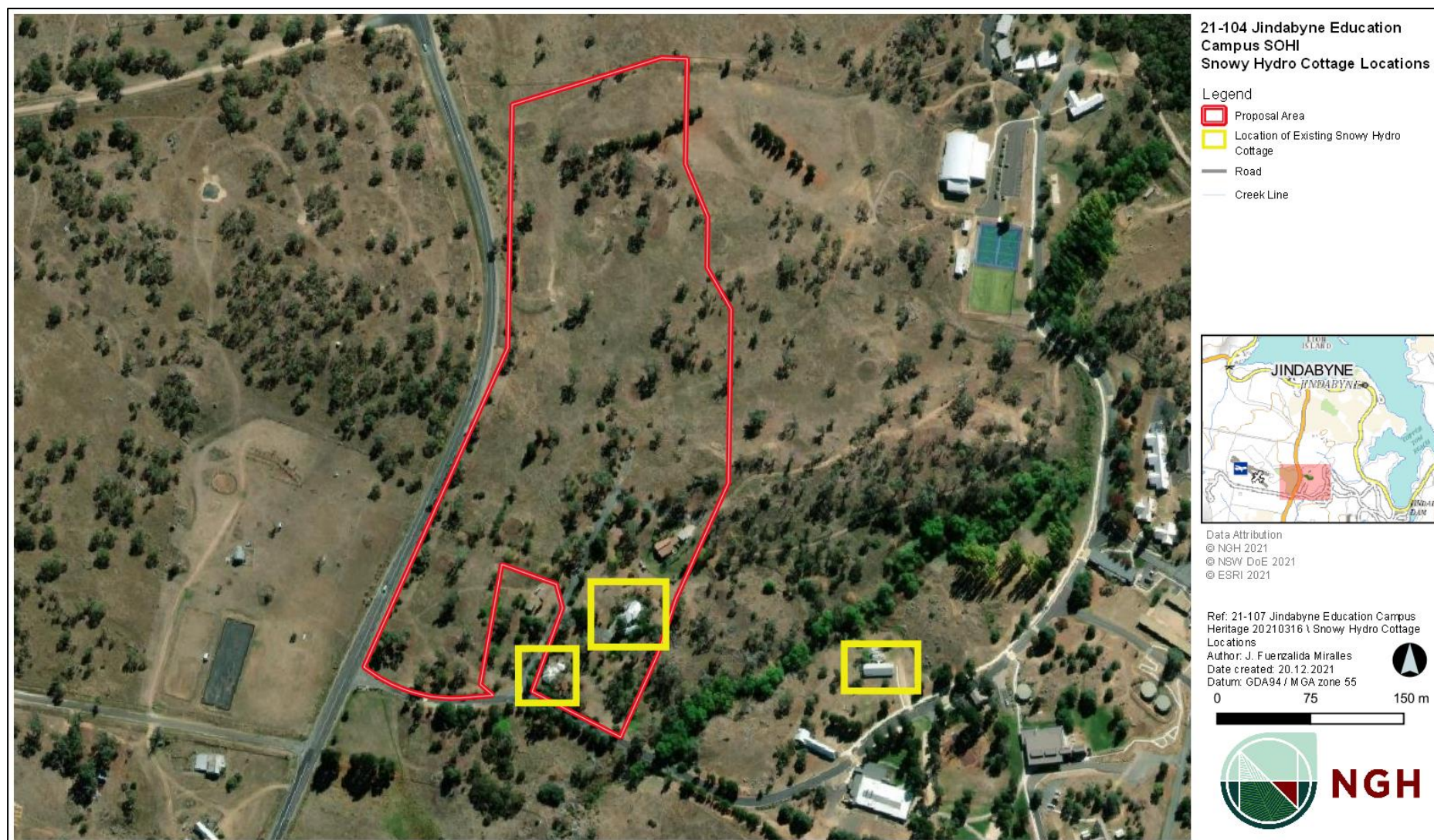


Figure 5-2. Location of two remaining Snowy Hydro cottages within the project area and also showing the location of Lodge 6 (far right)

5.2. HERITAGE IMPACT CONSIDERATIONS

The Heritage Office guideline, *Principles of Conservation Work on Heritage Places*, outlines the following principles that should be considered when planning work to a heritage item:

- **2.1 Continue to Use the Place**

The building should continue to be used, preferably for the purpose for which it was built, or for a use with which it has a long association.

- **2.2 Repair Rather than Replace**

Keep as much of the historic fabric as possible. Heritage items are by definition authentic examples of the architecture and lifestyle of previous generations and should be respected as evidence of our past.

- **2.3 Make Reversible Alterations**

If alterations must be made to significant building fabric, they should be as reversible as possible.

- **2.4 Make a Visual Distinction Between Old and New**

Whilst being sympathetic and respectful to old material, detail of new work should generally be distinguishable from the old.

- **2.5 Avoid Precise Imitation of Architectural Detail**

New additions should generally not imitate the precise architectural detail of historic buildings.

- **2.6 Ensure Alterations are Sympathetic**

Generally, new additions should be sympathetic to the existing building. In this context, "sympathetic" means that new work is compatible with the character of the earlier building and with its context.

- **2.7 Respect the Ageing Process**

There is no reason why old buildings, like old people, should not look old. There may be no reason to repair cracks that are structurally sound, to recoat worn surfaces, or to remove patina, or even to excessively clean surfaces where the coating of time is not destructive or concealing detail.

- **2.8 Respect Previous Alterations**

If there are previous alterations, these may also contribute to the building's significance and should be respected.

- **2.9 Discontinue Previous Unsound Practices**

Previous unsound practices or details should not be continued, whether in original work or subsequent repairs.

- **2.10 Stabilise Problem Areas**

The correction of severe structural problems, such as leaning walls, warped beams or uneven floors may cause damage which lessens the authenticity of the building. It is usually better to secure and stabilise the problem area, as this may be sufficient to restore the structural stability of the building.

- **2.11 Respect the Building's Context and Location**

The early context or setting is generally part of the building's significance. If the building is deprived of any of its early context, significance may be lost.

- **2.12 Ensure New Buildings fit into the Streetscape**

Where a gap in an existing streetscape or series of buildings is to be filled by a new building, the bulk and height should not exceed the height of buildings next door.

- **2.13 Maintain Views**

Significant views of the building should be identified and maintained.

- **2.14 Respect Contents**

The removal of significant contents of a heritage building, such as furniture and furnishings, should be avoided, unless this is the only way they can survive.

- **2.15 Seek Design Excellence**

These principles provide a safe, respectful approach to heritage buildings, but they cannot be guaranteed to produce fine architecture. They should not prevent inventive, interpretive, contemporary design solutions of high architectural quality. New work may be quite different in spirit and appearance from the existing fabric, but still sympathetic to its heritage values.

Table 6, below, provides an assessment of the proposed construction of the school and ancillary features against the considerations listed above.

Table 5-1. Assessment of the proposed works to the Jindabyne Winter Sports Academy

Consideration	Proposed works to the Jindabyne Winter Sports Academy
2.1 Continued Use	The proposed works will result in the complete demolition of two cottages associated with the Snowy Hydro workers accommodation. However, the contributory buildings as listed in the inventory sheet for Item I146 are outside of the impact area of the works and will remain unharmed, including Lodge 6. Occupation of these huts by workers on the Snowy Hydro Scheme ceased in the 1950s and as such continued use extends only to use of the buildings as a residence in general.
2.2 Repair rather than replace	N/A The proposed works will result in the complete demolition of two of the Snowy Hydro accommodation lodge buildings.
2.3 Make reversible alterations	The proposed works will result in the complete demolition of two of the Snowy Hydro accommodation lodge buildings.
2.4 Make a visual distinction between old and new	N/A The proposed works will result in the complete demolition of two of the Snowy Hydro accommodation lodge buildings.
2.5 Avoid precise imitation of architectural detail	N/A The proposed works will result in the complete demolition of two of the Snowy Hydro accommodation lodge buildings.
2.6 Ensure alterations are sympathetic	N/A The proposed works will result in the complete demolition of two of the Snowy Hydro accommodation lodge buildings.
2.7 Respect the ageing process	N/A The proposed works will result in the complete demolition of two of the Snowy Hydro accommodation lodge buildings.
2.8 Respect previous alterations	N/A The proposed works will result in the complete demolition of two of the Snowy Hydro accommodation lodge buildings.

2.9 Discontinue previous unsound practices	N/A No previous unsound practices were undertaken at the site.
2.10 Stabilise problem areas	N/A No problem areas require stabilisation as part of the project.
2.11 Respect the buildings context and location	The proposed works will require the demolition of two cottages associated with the Snowy Hydro workers accommodation. However, the project will not impact the listed heritage buildings, which are located to the east of the impact area. It has been identified that these works cannot be avoided in order to achieve the design aims of the educational facility. These works will therefore impact on the buildings context and location, however their significance is low.
2.12 Ensure new buildings fit into the streetscape	The proposed works aim to combine modern building materials and techniques to create a new educational facility for the public in Jindabyne.
2.13 Maintain views	The proposed new buildings will result in an overall visual impact to the surrounds and the Jindabyne Winter Sports Academy landscape. The current project area is generally undeveloped, and the new addition will include numerous multi-storied buildings and structures. No views or sightlines to or from the Leesville Inn will be impacted and no aesthetic values are associated with the Snowy Hydro lodges.
2.14 Respect contents	N/A No specific contents of the lodge buildings have been identified as significant. The buildings have been remodelled internally and are currently leased out to individuals.
2.15 Seek design excellence	The proposed works aim to combine modern building materials and techniques to create a new educational facility for the public in Jindabyne.

5.3. HERITAGE IMPACT QUESTIONS

The following questions are presented in the NSW Heritage Manual document *Statements of Heritage Impact* to address development proposals on heritage items (NSW Heritage Office 2002).

What aspects of the proposal respect or enhance the heritage significance of the subject item?

The proposed works are required for the establishment of a new school campus. No aspects of this proposal will therefore enhance the heritage significance.

What aspects of the proposal could have a detrimental effect on the heritage significance of the subject item?

The proposed new school's infrastructure will require the demolition of two cottages associated with the Snowy Hydro workers accommodation. However, the project will not impact the listed heritage buildings, which are located to the east of the impact area. Therefore the impact is assessed to be low.

Have more sympathetic solutions been considered and discounted? Why?

The proposed new school's infrastructure cannot be moved to other areas of the site as the design plans for the project have been created to take into account the site overall and the various opportunities and constraints that the site presents. The overall design cannot be altered to accommodate the retention of the two Snowy Hydro workers cottages within the project footprint.

Demolition of a building or structure

Have all options for retention and adaptive re-use been explored?

The proposed new school's infrastructure will require the demolition of two cottages associated with the Snowy Hydro workers accommodation. However, the project will not impact the listed heritage buildings, which are located to the east of the impact area. Therefore the impact is assessed to be low.

The proposed new school's infrastructure cannot be moved to other areas of the site as the design plans for the project have been created to take into account the site overall and the various opportunities and constraints that the site presents. The overall design cannot be altered to accommodate the retention of the two Snowy Hydro workers cottages within the project footprint.

Can all of the significant elements of the heritage item be kept and any new development be located elsewhere on the site?

The proposed new school's infrastructure cannot be moved to other areas of the site as the design plans for the project have been created to take into account the site overall and the various opportunities and constraints that the site presents. The overall design cannot be altered to accommodate the retention of the two Snowy Hydro workers cottages within the project footprint.

Is demolition essential at this time or can it be postponed in case future circumstances make its retention and conservation more feasible?

The demolition of the two Snowy Hydro workers cottages will form part of the proposed construction of the new school's infrastructure. The demolition cannot be postponed as a result.

Has the advice of a heritage consultant been sought? Have the consultant's recommendations been implemented? If not, why not?

Yes, the advice of a heritage consultant has been sought (this document). It is assessed that the proposed demolition of the two Snowy Hydro workers cottages will result in a low heritage impact to the overall locally listed Jindabyne Winter Sports Academy.

Major additions

How is the impact of the addition on the heritage significance of the item to be minimised?

Due to the nature of the proposal, the impact on the two structures proposed for demolition cannot be minimised. Mitigation measures are not considered necessary as the contributory elements of the listed item I146 will remain extant, and the lives of the Snowy Hydro workers is well-documented, as is the technical / architectural style of these cottages.

Can the additional area be located within an existing structure? If no, why not?

No, the additional structures cannot be located within an additional structure. The proposed works involve the construction of a high school, primary school, shared plaza and associated elements.

Will the additions visually dominate the heritage item?

The proposed works will be located within the vicinity of the Snowy Hydro workers cottages and will result in the demolition of two of the buildings.

Is the addition sited on any known, or potentially significant archaeological deposits? If so, have alternative positions for the additions been considered?

The addition will be located within a portion of the zone of the previous Snowy Hydro accommodation lodges, most of which were removed due to poor condition and lack of use in the 1980s. Three extant structures are located within the sports and recreation area to the east and are listed as contributory items for Item I146 on

the LEP. It has been assessed within this report (sections 3 and 4) that there is potential for archaeological remains to be located on site, however the assessment of significance has highlighted that any remains that are uncovered would be unlikely to reveal significant further information about the site that is not already known. As the buildings were removed in the 1980s due to poor condition and only the two cottages proposed for demolition as part of the current project retained, any remains of the removed buildings would not add to the overall significance of the site.

Are the additions sympathetic to the heritage item? In what way (e.g. form, proportions, design)?

The proposed new buildings will result in an overall visual impact to the surrounds and the Jindabyne Winter Sports Academy landscape. The current project area is generally undeveloped, and the new addition will include numerous multi-storied buildings and structures. There are no aesthetic values identified in associated with the listed item and therefore the heritage significance of Lodge 6, which is within sightline of the project area, will not be impacted.

5.4. SCOPE OF WORKS ASSESSMENT

The individual components of the proposed works are listed below and assessed for the potential impact on the identified heritage values and significance of the subject item (Table 5-3). The definitions of the assessment gradings are provided below.

Table 5-2. Heritage Impact Assessment Gradings

Heritage Impact Assessment Gradings
Positive – the proposal will enhance the heritage values and/or contribute to the preservation of the heritage item.
Nil/Neutral – no impact will result on the heritage significance of the heritage conservation zone.
Low – the proposal will impact minimally upon a heritage item or area but without impacting upon its significance.
Adverse – the proposal will impact directly upon identified heritage values of an item or area. However, the implementation of mitigation measures will reduce the impact and not alter heritage significance of the item or area.
High – the proposal represents excessive overall impact on the heritage item or area, directly reducing or removing the heritage significance of the item or area.

Table 5-3 Assessment of the proposed works to the Jindabyne Winter Sports Academy in relation to the heritage significance of the subject site

Proposed works to the Jindabyne	Effects of the proposal on the heritage significance of the subject site	Impact positive, negative or nil/neutral on the
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Winter Sports Academy		significance of the subject item.
Significant ground disturbance and levelling	The project area is within a portion of the former Snowy Hydro accommodation area and includes the demolition of two cottages. It has been assessed within this report (sections 3 and 4) that there is potential for archaeological remains to be located on site, however the assessment of significance has highlighted that any remains that are uncovered would be unlikely to reveal significant further information about the site that is not already known. As the buildings were removed in the 1980s due to poor condition and only the two cottages proposed for demolition as part of the current project retained, any remains of the removed buildings would not add to the overall significance of the site.	Low
Removal of current building across the site within the project area	The proposed new school's infrastructure will result in the demolition of two cottages associated with the Snowy Hydro workers accommodation, however it will not impact the three structures listed as contributory items for the LEP listing I146. As such, this proposal will have an overall low impact to the locally listed Jindabyne Winter Sports Academy. Of the original 20+ buildings, only three remain. These are located to the east of the project area and will not be impacted. The demolition of the non-contributory cottages will not impact the heritage listing, and aerial imagery as well as topographic maps provide information regarding the original alignment of the structures. Mitigation measures are not considered necessary as the contributory elements of the listed item I146 will remain extant, and the lives of the Snowy Hydro workers is well-documented, as is the technical / architectural style of these cottages.	Low
Construction of new buildings and associated infrastructure	The proposed new buildings will result in an overall visual impact to the surrounds and the Jindabyne Winter Sports Academy landscape. The current project area is generally undeveloped, and the new addition will include numerous multi-storied buildings and structures. There are no aesthetic values identified in associated with the listed item and therefore the heritage significance of Lodge 6, which is within sightline of the project area, will not be impacted. The proposed new buildings will not have a negative visual impact on the locally listed Leesville Hotel as the sight lines to and from the listing are obscured due to vegetation as well as distance.	Low
Landscaping work and features	The proposed works involve landscaping in and around the new educational facilities and will involve the planting of relevant trees, shrubs and grasses. These works will not result in a significant heritage impact as the landscape specific elements at the site have not been identified as being of significance.	Low

5.5. SUMMARY OF IMPACTS

In summary, the assessment of heritage impacts for the proposal to construct the new Jindabyne Education Campus within the Jindabyne Winter Sports Academy will have an overall low heritage impact on the significance of the site.

The proposed works will result in the demolition of two Snowy Hydro Scheme workers cottages, of which there were originally 20+ structures. However, three structures located to the east of the project area, and outside the impact zone of the proposal, have been listed on the inventory sheet for the heritage item I146. These are considered to be the most significant example of the accommodation. The demolition of the cottages buildings will therefore not result in a loss of material significance for the site as the significant items will remain extant. Mitigation measures are not considered necessary as the contributory elements of the listed item I146 will remain extant, and the lives of the Snowy Hydro workers is well-documented, as is the technical / architectural style of these cottages

The proposed works will not result in a significant visual impact to the adjacent locally listed Leesville Hotel due to distance as well as vegetation growth.

6. CONCLUSION & RECOMMENDATIONS

6.1. CONCLUSIONS

NGH was commissioned by the Department of Education to prepare a SOHI report for the proposed development of an education campus and its associated infrastructure within a portion of 207 Barry Way, Jindabyne NSW, a locally listed heritage item.

As a SSD, the proposal is not subject to the local and State planning approvals, and will instead be subject to approval by the NSW Minister for Planning. It is a general requirement of an SSD application that historic heritage be considered as part of the application, including investigation into potential archaeology within the site.

The proposed works involve the construction of a primary and high school in a portion of the lot currently listed as an item of local heritage significance (Jindabyne Winter Sports Academy, Snowy River Local Environment Plan (LEP) (2013) Listing ID: I146).

The proposal to undertake school infrastructure works on the Jindabyne Winter Sports Academy as outlined in this assessment has been determined as leading to an overall low historic heritage impact to the locally listed site.

6.2. RECOMMENDATIONS

The following recommendations are made for the proposal:

1. In the event any unexpected heritage finds are identified of high significance with regard to the heritage listing, works must cease temporarily and the 'Unexpected Finds Procedure' described in Appendix A should be adhered to;
2. No further assessment is required.

7. REFERENCES

- Australian Alps National Parks 2015 Accessed 7.5.2019. <https://theaustralianalps.wordpress.com/>.
- Australia ICOMOS (2013) The Burra Charter (The Australia ICOMOS Charter for Places of Cultural Significance) Canberra.
- Inspiring Place Pty Ltd 2005, Lake Jindabyne Southern Foreshore Management Plan. Prepared for the Snowy River Shire Council and Snowy Hydro Limited.
- Inspiring Place Pty Ltd 2007, *Jindabyne Open Space and Recreational Land Use Strategy*.
- Monaro Pioneers 2019 *Jindabyne*. Accessed 6.5.2019. <http://www.monaropioneers.com/jindabyne/history.htm>.
- NGH Environmental 2015a *Aboriginal Heritage Due Diligence Assessment Barry Way – Snowy River Way Intersection Upgrade Jindabyne NSW*. Unpublished report prepared for the Snowy Monaro regional Council.
- NGH Environmental 2015b. *Heritage Impact Statement, 218 Barry Way, Jindabyne South*. Report for Visionstream.
- NGH Environmental 2019 *Environment and Heritage Study: Go Jindabyne 2036 Masterplan*.
- NSW Heritage Division (2016)
<http://www.environment.nsw.gov.au/heritageapp/ViewHeritageItemDetails.aspx?ID=4300172>
- NSW Heritage Branch (2001) *Assessing Heritage Significance: A NSW Heritage Manual Update*.
- NSW Heritage Branch (2009) *Assessing Significance for Historical Archaeological Sites and 'Relics'*.
- NSW Heritage Office (1996) *Statements of Heritage Impact*. Sydney, NSW.
- NSW Heritage Office (1996) *Archaeological Assessments: Archaeological Assessment Guidelines*.
- NSW Heritage Office (2005) *Design in context: guidelines for infill development in the historic environment*
- OzArk Environment and Heritage (2021). *Historic Heritage Assessment Snowy Mountains Special Activation Precinct*. Prepared for WSP on behalf of NSW Department of Planning, Industry and Environment.
- Snowy Monaro Regional Council 2016 *Local History*. Accessed 6.5.2019. <https://www.snowymonaro.nsw.gov.au/420/Local-History>.

APPENDIX A UNEXPECTED FINDS PROCEDURE

An unexpected heritage item means any unanticipated discovery of an actual or potential heritage item, for which the Proponent does not have prior approval to disturb or does not have a safeguard in place to manage the disturbance.

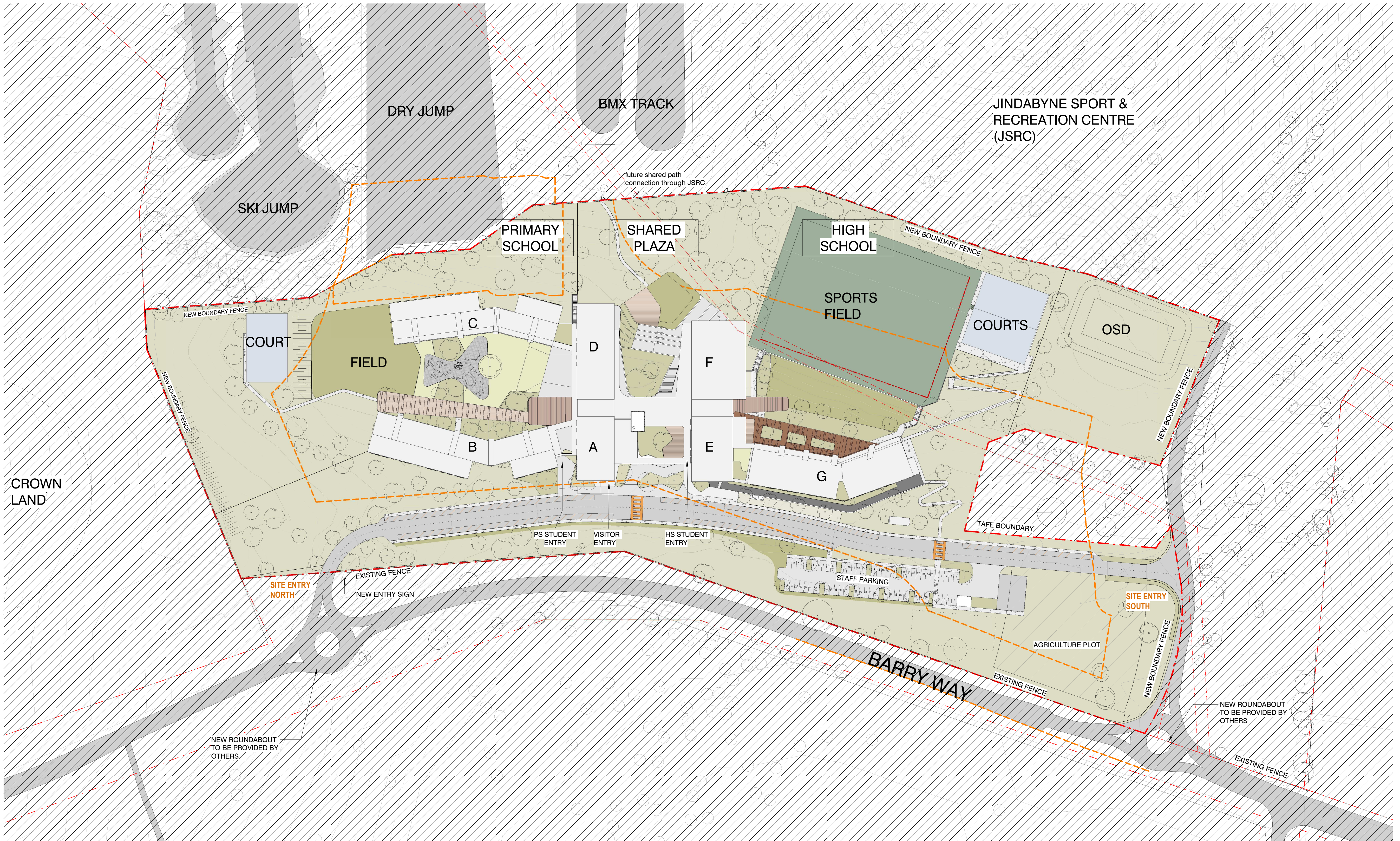
These discoveries are categorised as either:

- a) Aboriginal objects
- b) Historic/non-Aboriginal heritage items
- c) Human skeletal remains

If any of the above items are suspected or identified during construction activities then a series of steps must be followed. These are outlined below:

1. all work should cease in that area and notify a Project Manager or Supervisor immediately of the find;
2. A 'no-go' zone should be established around the find, using visibility fencing (where applicable);
3. Inform all on-site personnel and staff of the find and the demarcated 'no-go' zone;
4. Contact a qualified archaeologist/heritage consultant to inspect the find and provide recommendations.
5. In the event that human remains are identified, complete steps 1-3. Replace Step 4 by immediately contacting the local police to investigate if the find relates to a criminal investigation. The police may take command of part or all of the site.
6. Once clearance of the site has been given by either the qualified archaeologist/heritage consultant then works may proceed within the 'no-go' zone UNLESS specifically instructed by the professional that no further works can be completed.

APPENDIX B DETAILED SITE PLANS



LEGEND

- ROAD
- AREA OUTSIDE OF SCOPE
- SITE BOUNDARY
- LOT BOUNDARY
- APZ - ASSET PROTECTION ZONE

ISSUE	DATE	SUBJECT	AUTHORISED
N	20/12/21	SSDA REVISED - SIGNAGE	NWF
M	11/11/21	ISSUE FOR SSDA	JE
L	04/11/21	ISSUE FOR SSD REVISED	JE
K	29/10/21	ISSUE FOR COORDINATION	JE
J	12/10/21	TAFE LOCATION AMENDED	JE
I	23/07/21	ISSUE FOR SSD	BO
H	16/07/21	ISSUE FOR COORDINATION	BO
G	29/06/21	DRAFT SSD FOR REVIEW	BO
F	24/06/21	ISSUE TO TRAFFIC CONSULTANT	BO
E	21/06/21	ISSUE FOR WASTE	NWF

LANDSCAPE ARCHITECT	SITE IMAGE
Level 1, 3-5 Bapst Street Parramatta, 2150 T +61 2 8332 5600	Level 30 Grosvenor Place 255 George Street, Sydney 2000 T +61 2 9257 0222 T +61 2 9257 0299
SERVICES	STRUCTURE & CIVIL
Norman Disney & Young a harsco tyne company	Level 9, The Forum 203 Pacific Highway Sydney, 2005 T +61 2 9496 7700

PROJECT MANAGER
Colliers
STRUCTURE & CIVIL
Cardno

This drawing should be read in conjunction with all relevant contracts, specifications and drawings. Dimensions are in millimetres. Levels are metres. Do not scale off drawings. Use figured dimensions only. Check dimensions on Site. Report discrepancies immediately.
Scale 1: 1000 @ A1
0 10000 20000 50000

PROJECT
JINDABYNE EDUCATION CAMPUS
207 BARRY WAY JINDABYNE

CLIENT
NSW GOVERNMENT Education
AUTHORISED FOR ISSUE
DIRECTOR DATE

ARCHITECT
djrd architects
T +612 9319 2955 ABN: 48 942 921 969 Nominated Architects: Andrew Hipwell 6562 Daniel Beekwilder 6192
63 Myrtle Street Chippendale NSW 2008 Sydney Australia djrd.com.au

DRAWN BY	SCALE	SHEET SIZE	ORIGIN DATE
Author	As indicated	A1	05/03/21
DESCRIPTION			
PROPOSED SITE PLAN			
PROJECT No	DRAWING No	REVISION	
20 415	SSDA.0101	N	