View of the Catholic Church of Our Lady of the Snow at the Perisher Alpine Resort.

HISTORICAL HERITAGE MANAGEMENT PLAN

SNOWY MOUNTAINS SPECIAL ACTIVATION PRECINCT (ALPINE PRECINCT)

Acknowledgement

OzArk acknowledge the traditional custodians of the area on which this assessment took place and pay respect to their beliefs, cultural heritage, and continuing connection with the land. We also acknowledge and pay respect to the post-contact experiences of Aboriginal people with attachment to the area and to the Elders, past and present, as the next generation of role models and vessels for memories, traditions, culture and hopes of local Aboriginal people.

ABBREVIATIONS AND GLOSSARY

DCP	Development Control Plan
DPE	NSW Department of Planning and Environment
EP&A Act	NSW *Environmental Planning and Assessment Act 1979*
EPBC Act	*Environment Protection and Biodiversity Conservation Act 1999*
Heritage Act	*Heritage Act 1977*. Primary legislation that protects items of local and state heritage significance in NSW.
Heritage NSW	Government department tasked with ensuring compliance with the Heritage Act
HHIMS	Historic Heritage Information Management System
HHMP	Historic Heritage Management Plan
KNP	Kosciuszko National Park
KSPT	Kosciusko State Park Trust
LEP	Local Environmental Plan
LGA	Local Government Area
NPWS	National Parks and Wildlife Service
SAP	Special Activation Precinct
SEPP	State Environmental Planning Policy
SHR	State Heritage Register
Survey Areas	Those areas physically assessed in the Snowy Mountains SAP Master Plan assessment (OzArk 2022). These areas are within the Alpine Precinct but do not include all the Alpine Precinct. The survey areas include all areas where development is proposed in the Snowy Mountains SAP Master Plan.
The Plan	Historic Heritage Management Plan

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1   INTRODUCTION

This Historical Heritage Management Plan (HHMP, the Plan) provides management measures for the protection and maintenance of historic heritage and applies to the Alpine Precinct within the Snowy Mountains Special Activation Precinct (Snowy Mountains SAP).

This Plan is informed by the Snowy Mountains SAP Master Plan Historic Heritage Assessment (OzArk 2022). This plan also informs the Alpine Precinct Development Control Plan (DCP). The State Environmental Planning Policy (Precincts–Regional) 2021 (Precincts–Regional SEPP) and the DCP are the statutory instruments governing development in the Alpine Precinct while this Plan provides context to the objectives detailed in the DCP.

The Snowy Mountains SAP is divided into three areas, the Alpine Precinct (including alpine ski resorts and supporting areas within Kosciuszko National Park (KNP), the Jindabyne Growth Precinct, and the Jindabyne Catalyst Precinct. All development related to the Snowy Mountains SAP will be contained within these Precincts.

Separate management plans will be prepared for both Aboriginal and historic heritage located within the Alpine Precinct.

1.1   PURPOSE

The purpose of this Plan is to manage historic heritage in a sensitive and appropriate manner and to inform the DCP controls for the Alpine Precinct to clearly determine assessment requirements regarding cultural heritage prior to and during development and/or construction.

This Plan is to ensure that historic heritage within the Alpine Precinct is managed appropriately with respect to all relevant legislation and in consultation with relevant stakeholders.

1.2   SNOWY MOUNTAINS SAP BACKGROUND

The objective of the Snowy Mountains SAP is to create year-round economic activity which will evolve and enhance the alpine regions to be a multi-season destination whilst enhancing environmental resilience. The SAP with assist with sustainable development and future proofing the economy of the Alpine Resort areas. This Plan will be used in conjunction with:

- Kosciuszko National Park Plan of Management (2006)

- Amendment to the Plan of Management Snowy Mountains Special Activation Precinct (2022)

- The Snowy Mountains SAP Master Plan (DPE 2022)

- State Environmental Planning Policy (Precincts–Regional) 2021 (Chapter 4)

- The Alpine Precinct Development Control Plan (in preparation).

This Plan informs documents such as the DCP and provides context for the heritage values identified in the DCP.

1.2.1 The Snowy Mountains SAP Master Plan (DPE 2022)

This document identifies the vision, aspirations, and principles for the Snowy Mountains SAP. It provides more detailed, precinct land use controls and identifies performance criteria for amenity, environmental performance, and infrastructure provision. The Precincts are detailed in terms of land use.

The Alpine Precinct will follow the Precincts–Regional SEPP (**Section 2.2.4**). The Alpine Precinct consists of several alpine resorts and facilities:

- Thredbo Alpine Resort

- Thredbo Rangers Station

- Perisher Range Alpine Resort (Perisher Valley, Smiggin Holes, and Guthega Alpine Resorts, as well as Blue Cow Terminal and Pipers Gap)

- Charlotte Pass Alpine Resort

- Sponars Chalet Alpine Resort

- Ski Rider Alpine Resort

- Bullocks Flat Terminal

- Kosciuszko Tourist Park

- Creel Bay

- Mount Selwyn Alpine Resort.

The Blue Cow Terminal and Mount Selwyn Alpine Resort were not part of the heritage assessment area that informed the Snowy Mountains SAP Master Plan. Therefore they were not surveyed and are considered part of the unsurveyed areas identified in this Plan and any heritage values contained in these areas were not assessed.

The Master Plan requires that the management of historical cultural heritage objects will be based on the principles of protection, maintenance, and enhancement to preserve the significance of these items.

Section 7.2 of the Master Plan establishes the strategic objectives of the Snowy Mountains SAP with regards to historic cultural heritage. The Master Plan states that this Plan will include measures to:

- Incorporate historic heritage into the visitor experience

- Identify areas in which development should not occur to reduce harm to heritage items

- Development adjacent to heritage items protects the heritage significance and complements the setting.

Figure 1-1: Location of elements within the Alpine Precinct
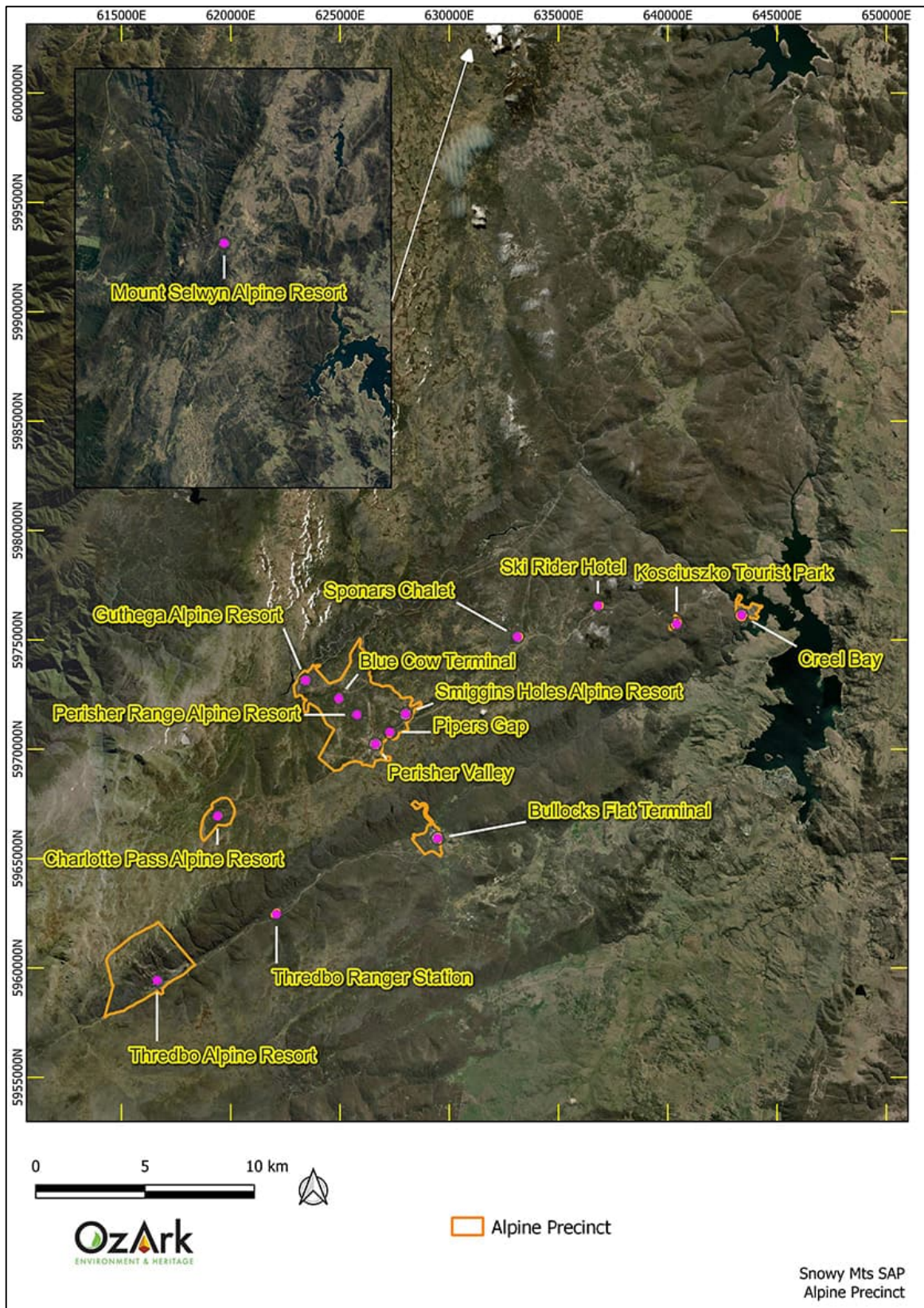
1.2.2   Snowy Mountains SAP Master Plan historic heritage assessment

The initial technical studies for the Snowy Mountains SAP Master Plan began in 2020, with a revised historic heritage assessment produced in 2022 by OzArk Environment & Heritage (OzArk).

Field assessments were undertaken between 2020 and 2022. The purpose of these assessments was to ensure the heritage values of the Alpine Precinct were understood, and to identify areas where future development should not occur. The assessment covered areas where development was proposed in the Snowy Mountains SAP Master Plan and did not include the entirety of the Alpine Precinct. For example, assessment was confined to the village areas and did not include the ski slopes or landforms distant to the village areas. The cultural significance of individual buildings and the identification of significant landscape settings defined the historic heritage management zoning described in this Plan. The assessment was not a heritage study of all buildings in the alpine villages and instead relied on a visual inspection of the exterior, along with information from previous heritage studies (i.e. Lucas 1997 and Freeman 1998).

A summary of the historic cultural heritage values identified within the Alpine Precinct, as well as previously identified heritage items within the Alpine Precinct, is described by OzArk 2022. The identified items of heritage significance are presented in **Section 3.2**.

1.3   OBJECTIVE AND OUTCOMES

This Plan has been developed to satisfy requirements under the Precincts–Regional SEPP, to be in accordance with the Master Plan, to ensure that historic heritage within the Alpine Precinct is managed appropriately with respect to all relevant legislation and in consultation with relevant stakeholders, and to inform the preparation of the Alpine DCP.

The objectives of this Plan are to set out controls and protocols to prevent unapproved harm to any identified and/or unidentified historic cultural heritage items or values on land within the Alpine Precinct.

This Plan:

- Identifies items of historic heritage significance

- Details the procedures for managing historic heritage

- Details reporting and further heritage assessment requirements

The way this Plan addresses the applicable statutory requirements is detailed in **Section 2**.

2 REGULATORY BACKGROUND

Cultural heritage is managed by several state and national Acts. Baseline principles for the conservation of heritage places and relics can be found in the *Burra Charter* (ICOMOS 2013). The *Burra Charter* has become the standard of best practice in the conservation of heritage places in Australia, and heritage organisations and local government authorities have incorporated the inherent principles and logic into guidelines and other conservation planning documents. The *Burra Charter* generally advocates a cautious approach to changing places of heritage significance. This conservative notion embodies the basic premise behind legislation designed to protect our heritage, which operates primarily at a state level.

This section outlines the state and commonwealth legislative framework for the for the protection of heritage.

2.1 COMMONWEALTH LEGISLATION

2.1.1 *Environment Protection and Biodiversity Conservation Act 1999*

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act), administered by the Commonwealth Department of Climate Change, Energy, the Environment and Water, provides a framework to protect nationally significant flora, fauna, ecological communities, and heritage places. The EPBC Act establishes both a National Heritage List and a Commonwealth Heritage List of protected places. The assessment and permitting processes of the EPBC Act are triggered when a proposed activity or development could potentially have an impact on one of the matters of national environment significance listed by the Act. Ministerial approval is required under the EPBC Act for proposals involving significant impacts on national/commonwealth heritage places.

Applicability to the Alpine Precinct

The Alpine Precinct is within the nationally listed Snowy Australian Alps National Parks and Reserves (ID 105891) and contains elements of the nationally listed Snowy Mountains Scheme (ID 105919). As such, the heritage provisions of the EPBC Act apply.

2.2 STATE LEGISLATION

2.2.1 *Environmental Planning and Assessment Act 1979*

The *Environmental Planning and Assessment Act 1979* (EP&A Act) established requirements relating to land use and planning. The main parts of the EP&A Act that relate to development assessment and approval are Part 4 (development assessment) and Part 5 (environmental assessment). The Minister responsible for the Act is the Minister for Planning.

Division 3.3 of the EP&A Act establishes planning instruments such as SEPPs that govern particular types of development.

Applicability to the Alpine Precinct

Development within the Alpine Precinct will be controlled by the Precincts–Regional SEPP and the Alpine DCP.

2.2.2   *Heritage Act 1977*

The *Heritage Act 1977* (Heritage Act) established the Heritage Council of NSW. The Heritage Council's role is to advise the government on the protection of heritage assets, make listing recommendations to the Minister in relation to the State Heritage Register (SHR), and to assess and determine proposals involving modification to heritage items or places listed on the SHR. Most proposals involving modification are assessed under Section 60 of the Heritage Act.

Automatic protection is afforded to 'relics', defined as:

> *'any deposit or material evidence relating to the settlement of the area that comprised New South Wales, not being Aboriginal settlement, and which holds state or local significance'*

Excavation of land on which it is known or where there is reasonable cause to suspect that 'relics' will be exposed, moved, destroyed, discovered, or damaged is prohibited unless approved under an excavation permit.

Applicability to the Alpine Precinct

Any items of identified local or state heritage significance within the Alpine Precinct are protected by the Heritage Act.

2.2.3   Kosciuszko National Park Plan of Management

The Kosciuszko National Park Plan of Management (NPWS 2006 and as amended in 2022) provides a framework to guide the long-term management of the broad range of values contained in KNP. It contains a suite of actions to be undertaken by the NSW National Parks and Wildlife Service (NPWS) and other organisations to protect and conserve the values of KNP. The provisions of the plan are based upon an appreciation of the international and national significance of many of the values of KNP, and recognition that it is a very important place for many Australians.

First published in June 2006; reprinted May 2010, December 2010, February 2014, December 2014, and June 2021 with amendments. The Kosciuszko National Park Amendment to the Plan of Management: Snowy Mountains Special Activation Precinct was published in August 2022.

Part A of the Kosciuszko National Park Plan of Management contains background information about KNP and provides an overview of the various values, obligations and constraints that form the basis of the management strategies described in Part B.

Part B of the plan contains more detailed descriptions of the values, uses, threats and places in KNP together with appropriate management strategies. These strategies consist of interrelated sets of management objectives, policies, and actions.

Applicability to the Alpine Precinct

The Kosciuszko National Park Plan of Management includes management of historic heritage values within the Alpine Precinct. Both the Kosciuszko National Park Plan of Management and this Plan are similar in that the protection of historic heritage is a paramount objective.

2.2.4   State Environmental Planning Policy

SEPPs are environmental planning instruments that deal with matters of state or regional environmental planning significance under the EP&A Act. SEPPs affect how land is developed and how natural resources are used, managed, and conserved across NSW. The Precincts–Regional SEPP (Chapter 4) that applies to Alpine Precinct commenced in December 2022.

The aim of the Regional–Precincts SEPP is to support simplified planning processes to streamline development in SAPs where they are consistent with an approved Master Plan.

The specific sections of the Precincts–Regional SEPP that relate to heritage are as follows:

- Section 4.11 to be complying development, the development must not be on –

  - (3a) land that is or contains a heritage item listed on the State Heritage Register under the Heritage Act 1977.

- Section 4.21 (heritage conservation): (1) The objective of this section is to conserve –

  - (1)(b) the heritage significance of heritage items, including associated fabric, settings and views

- Section 4.21 (heritage conservation): (2) Development consent is required for the following in the Alpine Region

  - (a) demolishing or moving a heritage item,

  - (b) altering a heritage item, including by doing the following to a heritage item that is a building—

  - (i) making changes to the detail, fabric, finish or appearance of the building's exterior,

  - (ii) making structural changes to the building's interior

  - (d) erecting a building on land that is, or contains, a heritage item

- o (e) subdividing land that is, or contains, a heritage item.

- Section 4.21 (heritage conservation): (5) In deciding whether to grant development consent for development under this section, the consent authority

  - o (a) must consider the effect of the development on—

  - o (i) the heritage significance of the heritage item

  - o (b) may require the submission of a heritage conservation management plan

  - o (c) for development on land that is, contains or is near a heritage item may require the preparation of a heritage impact statement.

- Section 4.22 (Conservation incentives)

  - o (2) Development consent may be granted to development to which this section applies, even if the development would otherwise be prohibited under this Chapter, if the consent authority is satisfied of the following

  - o (a) granting the development consent will facilitate the conservation of the heritage item

  - o (b) the development will be in accordance with a heritage conservation management plan that has been approved by the consent authority

  - o (c) the development consent will require the carrying out of all necessary conservation work identified in the heritage conservation management plan

  - o (d) the development will not adversely affect the heritage significance of the heritage item, including its setting

  - o (e) the development will not have a significant adverse impact on the amenity of the surrounding area.

Applicability to the Alpine Precinct

The Precincts–Regional SEPP (Chapter 4) is referenced in the Master Plan (**Section 1.2.1**) in reference to the SEPP's guiding role regarding development in the Alpine Precinct. The requirements of this SEPP, as well as those of the Master Plan, are embodied within this Plan.

3 ALPINE PRECINCT HISTORIC CULTURAL HERITAGE VALUES

3.1 SOCIO-CULTURAL VALUES

Socio-cultural values relate to the importance of an item or features to a relevant cultural group: in this case, for example, the snow sports and mountain bike community. Aspects of social value include the assessment of places, items, and landscapes that are traditionally significant or that have contemporary importance to residents and visitors to the Alpine region.

3.1.1 Cultural values

That Alpine Precinct holds both physical and intangible heritage values which will be framed to facilitate future growth in the Alpine Resort area, whilst retaining its unique character and values.

The Snowy Mountains were first explored by European explorers in 1835 where, in 1840, Edmund Strzelecki gave Mount Kosciuszko its name.

The Australian Alps are a place of outstanding heritage values due to the pioneering history which has become part of the Australian identity. This aspect of the Australian identity has been featured in various literature pieces and in poem, song, and film. The way of life that early Australian pioneers experienced in the rugged landscape has been romanticised and ballads such as 'The Man from Snowy River' which highlights Australian horsemanship. The use of brumbies in Australia's pastoralism history has become recognisable and ties the heritage of the Alpine region to a deep sense of place regarding the Australian rural identity.

The protection of the KNP by various domestic pieces of legislation helps the park to retain the aesthetic value of the area, and therefore contributes to the enjoyment of visitors. Various artists have travelled to KNP to produce paintings, photographs, and other art pieces based on the aesthetic nature of the region forming a pioneering or bush 'legend' full of mateship, adaptability, and adventure (Selden 2011). This identity is still deep rooted in the local communities of the Alpine Precinct today.

The mountain huts and buildings constructed for mining and the farming of land is a physical expression of the history of the Alpine Precinct and KNP. Both individually and as a group, these huts hold great significance to the area. The structures have a special association with travellers, skiers, and hikers, both past and present. Larger accommodation buildings used to house miners also have a similar level of significance. Mining holds both a regional and national importance as it is a landmark period in Australia's history and the accommodation buildings illustrate living conditions of seasonal workers at the time.

The various resorts within the Alpine Precinct showcase the development and the beginning of the snow sport industry in Australia. It is believed that the skiing in Australia began in the Snowy Mountains at Kiandra in the early 1860s to navigate the gold fields. By 1878, skiing had become

a way of life for both recreation and transport. As the popularity of skiing increased, tourist accommodation was constructed by the NSW government with the establishment of Hotel Kosciusko. after it was burnt down in 1951, it was refurbished into the SEPP listed Sponars Chalet. By the 1920s, the footprint of the skiing areas within KNP expanded with the continued drive of the government's tourist department.

In 1949, when the Snowy Mountains Hydro-Electric Authority was established, there was a significant boom in development with roads and service centres, leading to the development of the largest alpine resorts in Australia which continue to be a major part of the snow sport industry today. The resorts located with the Alpine Precinct are some of the oldest snow resorts in Australia and the values they have are significant on a local, state, and national level.

3.1.1.1   Perisher Range Alpine Resort

The Perisher Range Alpine Resort includes the Skitube alpine railway, Perisher Valley, Smiggin Holes, Guthega, The Station, and Mount Blue Cow. Local lore believes that the name originated from the risk of death to graziers when rescuing livestock in the high country during extreme snow weather (Perisher 2023).

After 1840, a lease was given to a grazier James Spencer for all the high country of the Perisher Range including Blue Cow peaks on which a homestead was built. Mount Blue Cow was named after one of the black English Shorthorn cross white Shorthorn cattle. Development was approved in 1970 by the NPWS for the Blue Cow Resort.

Smiggin Holes has been a destination for skiers since 1939 and is located along the route to Charlotte Pass and Mount Kosciuszko. The area was modified by hundreds of cattle causing a depression which filled with water (Perisher 2023).

As skier numbers increased, the first accommodation for visitors at Perisher Alpine Resort was completed in 1952 with the first lodge being the SEPP listed Telemark. The establishment of the Perisher and Thredbo Alpine Resorts was driven by the construction of the Snowy Mountains Hydro-Electric Scheme from 1949 (Perisher 2023).

Development increased rapidly with the influx of travellers after 1959 and further lodges were constructed sparsely across the landscape. The Perisher Alpine Resort reflected the post war recreation boom and established the historical significance of the area. This boom lasted between the 1950s to 1960s and built upon local values and traditions from the 1920s.

3.1.1.2   Thredbo Alpine Resort

The Thredbo Alpine Resort was developed under the 'Lend Lease Corporation' in association with the Snowy Mountains Hydro-Electric Scheme.

The Kosciusko Chair Lift opened in July 1958, which at the time, was the largest double chairlift in the southern hemisphere. The construction of this chair lift provided development opportunities for skiing in the area. This development was first pushed, however, by the construction of the Alpine Way in 1954 that followed the valley floor, providing access to the western areas of the range.

In 1958, the first ski club at Thredbo was built and titled 'Crackenback'. An expansion to the village area in 1964 added 40 club lodges and 11 commercial lodges which included The Seidler lodge, Alpine Club, Kasses Lodge, and Da Dacha that are listed in Schedule 4 of the SEPP as of historical significance representing the early phases of development at Thredbo. These buildings are also closely associated to the history of migrant communities following WWII who settled within NSW.

3.1.1.3   Charlotte Pass Alpine Resort

Charlotte Pass Alpine Resort is the closest village to Mount Kosciuszko, named after Charlotte Adams who was the first European woman to climb the mountain in 1881. The establishment of the village provided access to the high alpine terrain. The Chalet first opened on 10 May 1930 and was built as an accommodation facility by the NSW government (DEH 2005). The establishment of Charlotte Pass was fundamental to the future expansion of snow skiing in KNP.

3.2   IDENTIFIED HISTORIC HERITAGE ITEMS

There are several identified heritage places within the Alpine Precinct. These items have been identified from several sources:

- Schedule 4 of the Precincts–Regional SEPP. This schedule identifies items within the alpine villages that have important heritage values. Items within Schedule 4 have local heritage values, but also, potentially, state heritage values due to their association with the development of the Australian ski industry, association with significant architects, and as exemplars of unique architectural styles (refer to **Table 3-1**).

- NPWS HHIMS. This register includes all items on the NPWS Section 170 Heritage and Conservation register. These items generally have local heritage values, although like items on the Precincts–Regional SEPP, some items may have state heritage values due to their association with the development of the Australian ski industry, association with significant architects, and as exemplars of unique architectural styles. The HHIMS also contains a number of 'potential' items. These items have been identified as having potential to have local heritage values. Any items identified as 'potential' would not have heritage significance beyond local heritage values.

- Snowy Mountains SAP Master Plan assessment. This assessment included the village areas of all alpine resorts within the Alpine Precinct. It involved visually inspecting the exterior of all items likely to have heritage values and consulting previous heritage studies. The assessment was not, however, a comprehensive heritage study and no interiors were assessed. Further details are provided in OzArk 2022, Appendix 1. The Snowy Mountains

SAP Master Plan assessment identified items that have, or are likely to have, significant heritage values (**Section 6.3**), heritage groups within the alpine villages (**Section 6.2**), village-wide heritage values (**Section 6.1.1**), and archaeological potential (**Section 3.3**).

3.2.1 Precincts–Regional SEPP listings

Schedule 4 of the Precincts–Regional SEPP identifies items of heritage significance (**Table 3-1**). These places have been transferred from the former Alpine SEPP to the Precincts–Regional SEPP. The heritage assessment for the Snowy Mountains SAP Master Plan (OzArk 2022, Appendix 1) provides images and additional details on each heritage item.

Table 3-1: Places of heritage significance identified in the Precincts–Regional SEPP.

Alpine resort	Name of item	Lot number
Charlotte Pass Alpine Resort	The Chalet	Lot 116, DP 1242013
Perisher Range Alpine Resort	Alexandra	Lot 199, DP 44462
	Caloola	Lot 34, DP 756697
	Dulmison	Lot 262, DP 727585
	Edelweiss	Lot 86, DP 756697
	Illoura	Lot 243, DP 704189
	Kosciuszko Snow Revellers' Club (KSRC)	Lot 269, DP 825208
	Ku-ring-gai	Lot 600, DP 1158765
	Lodge 21	Lot 21, DP 756697
	Maranatha	Lot 238, DP 721847
	Munjarra	Lot 62, DP 756697
	Numbananga	Lot 33, DP 756697
	Rock Creek	Lot 46, DP 756697
	Rugby Union	Lot 1, DP 1085269
	Telemark	Lot 87, DP 756697
	Tiobunga (YMCA)[1]	Lot 147, DP 756697
Sponars Chalet Alpine Accommodation	Sponars Chalet	Lot 1, DP 1183733

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[1] OzArk 2022 identified that Tiobunga has been completely rebuilt following its listing. While the building has continuing social values, no original fabric or the design of the former building remain, and the structure is without heritage values.

Alpine resort	Name of item	Lot number
Thredbo Alpine Resort	Athol	Lot 756, DP 1119757
	Crackenback Ski Club	Lot 791, DP 1119757
	De Dacha	Lot 837, DP 1119757
	Kasees	Lot 725, DP 1119757
	Seidler Lodge (previously Lend Lease Lodge)	Lot 784, DP 1119757
	Moonbah	Lot 787, DP 1119757
	Obergurgl	Lot 750, DP 1119757
	Ramshead	Lot 755, DP 1119757
	Sastrugi	Lot 786, DP 1119757
	Thredbo Alpine Club	Lot 723, DP 1119757
	Thredbo Alpine Hotel	Lot 861, DP 1119757
	Valley Terminal	Lot 862, DP 1119757
	Wombiana	Lot 752, DP 1119757
	Timber Pedestrian Bridge	Land identified as "Timber Pedestrian Bridge" on the State Environmental Planning Policy (Precincts—Regional) 2021 Thredbo Alpine Resort Map
	Site of 1997 Landslide	Lot 705 and 894, DP 1119757

3.2.2 Historic Heritage Information Management System

The NPWS Section 170 Heritage and Conservation register includes places with identified and potential heritage values. This listing forms the basis of the Historic Heritage Information Management System (HHIMS) maintained by the NPWS.

Within the areas assessed for OzArk 2022, the places listed in **Table 3-2** were identified as no longer having heritage values. An items' exclusion is mostly due to subsequent changes to the places that have been detrimental to the item's heritage values. These places have been excluded from any heritage mapping in the Plan.

Table 3-2: NPWS s170 Register items mapped as having no heritage values

SHI ID	Item Name	Location	Reason
3917184	Black Bear Inn	Thredbo Alpine Resort	Has been recently (2022) demolished
3917206	Leatherbarrel	Thredbo Alpine Resort	Rebuilt lodge
3917207	Merrits Ski Lift	Thredbo Alpine Resort	Although possibly having social value the modern piece of infrastructure has few additional values
3917219	Bursill's Alpenrose Club	Thredbo Alpine Resort	Now 'The Denman'. Lacks integrity due to rebuilds

SHI ID	Item Name	Location	Reason
3917220	Bursill's Alpine Lodge	Thredbo Alpine Resort	Now 'The Denman'. Lacks integrity due to rebuilds
3917233	Tennis Courts	Thredbo Alpine Resort	Although possibly having social value the place has few additional values
3917234	Golden Eagle	Thredbo Alpine Resort	Lacks integrity due to rebuilds
3915189	UAC Ski Club	Perisher Range Alpine Resort	Lacks integrity due to rebuilds
3915198	Warrugang	Perisher Range Alpine Resort	Historically significant; however, rebuilt
3915232	Nordic Shelter	Perisher Range Alpine Resort	1980's construction with extensions
3915245	Merriment Lodge	Perisher Range Alpine Resort	The original 1960's club lodge was rebuilt in the 1980s
3915270	Lampada	Perisher Range Alpine Resort	Original architectural integrity degraded through the replacement of all material. Rebuilt and/or reclad
3915271	Sydney Ski Club	Perisher Range Alpine Resort	Although possibly having social value the place has been rebuilt
3915156	Royal Coachman	Smiggin Holes Alpine Resort	Generally, retains external architectural integrity in the form and footprint. It has been altered externally and internally
3915169	Smiggins Hotel	Smiggin Holes Alpine Resort	Original 1962 building, is a landmark building. It is a commercial and publicly accessible building including retail and restaurant facilities facing the ski slope. The historic character has been modified and is difficult to discern as it has been heavily adapted (c1998 and later)
3915121	Tiobunga	Guthega Alpine Resort	Completely rebuilt
3915124	Turnak	Guthega Alpine Resort	1962 lodge has been significantly altered with cladding, new windows etc greatly reducing its heritage values
3915125	Guthega Ski Club	Guthega Alpine Resort	The original 1962 lodge was referred to as designed in an Alpine Style has been demolished and a 'new' lodge (with the same name) built in its place
3915127	Blue Cow Ski Club	Guthega Alpine Resort	The original 1960's lodge was referred to as designed in an 'innovative-style'. The original lodge appeared to have a larger footprint and scale. Altered substantially
3915143	Stillwell Lodge	Charlotte Pass Alpine Resort	Large utilitarian hotel with few architectural merits and no heritage values apart from its location at the centre of Charlotte Pass village

3.2.3 Snowy Mountains SAP Master Plan assessment

Beyond the places listed in Schedule 4 of the Precincts–Regional SEPP, OzArk (2022) has identified buildings and places with high or moderate heritage value.

Items identified as having moderate historic heritage value are places likely to have heritage significance. These are listed and mapped in **Section 6.3**. As the heritage values of these items is not fully understood, they will not be directly referenced in the DCP. If feasible, a village wide heritage study should be undertaken to fully assess these items (**Section 4.5.3.4**).

Those items identified as having high historic heritage significance are either listed in the Precincts–Regional SEPP or were assessed during the assessment for the Snowy Mountains

SAP Master Plan as likely meet the heritage criteria for state or local heritage significance (**Table 3-3**).

Items identified by a green shade in **Table 3-3** are listed on the Precincts–Regional SEPP and are protected by the objects in Section 4.21 of the Precincts–Regional SEPP.

Further details of each place listed in **Table 3-3**, including photographs taken in 2021, are provided in OzArk 2022, Appendix 1.

Table 3-3: Schedule of places with high historic heritage significance

Name of place	Heritage significance
Thredbo Alpine Resort	
Athol	High: Listed in the SEPP
Crackenback	High: Listed in the SEPP
De Dacha	High: Listed in the SEPP
Kasees	High: Listed in the SEPP
Moonbah	High: Listed in the SEPP
Obergurgl	High: Listed in the SEPP
Ramshead	High: Listed in the SEPP
Sastrugi	High: Listed in the SEPP
Seidler Lodge	High: Listed in the SEPP
Site of 1997 Landslide	High: Listed in the SEPP
Thredbo Alpine Club	High: Listed in the SEPP
Thredbo Alpine Hotel	High: Listed in the SEPP
Timber Pedestrian Bridge	High: Listed in the SEPP
Valley Terminal	High: Listed in the SEPP
Wombiana	High: Listed in the SEPP
Geehi - Lot 27	High: Not listed in the SEPP
Gore Hill	High: Not listed in the SEPP
Eagles Nest	High: Not listed in the SEPP
Kareela Hutte	High: Not listed in the SEPP
Thredbo Rangers Station	
Thredbo Rangers Station	High: Not listed in the SEPP
Ski Rider Hotel	
Ski Rider Hotel	High: Not listed in the SEPP
Sponars Chalet	
Sponars Chalet	High: Listed in the SEPP
Smiggin Holes	
Caloola Ski Club	High: Listed in the SEPP
Illoura	High: Listed in the SEPP
Lodge 21	High: Listed in the SEPP
Numbananga	High: Listed in the SEPP
KAR Spruce Hall	High: Not listed in the SEPP
Moerlina	High: Not listed in the SEPP
Snow Bunny (renamed Lions Lair)	High: Not listed in the SEPP

Name of place	Heritage significance
Snowline Ski Centre	High: Not listed in the SEPP
Wildspitze Ski Club	High: Not listed in the SEPP

Name of place	Heritage significance
Perisher Range Alpine Resort	
Alexandra	High: Listed in the SEPP
Dulmison Ski Club	High: Listed in the SEPP
Edelweiss	High: Listed in the SEPP
KSRC	High: Listed in the SEPP
Ku–ring–gai	High: Listed in the SEPP
Maranatha	High: Listed in the SEPP
Munjarra	High: Listed in the SEPP
Rock Creek	High: Listed in the SEPP
Rugby Union	High: Listed in the SEPP
Telemark	High: Listed in the SEPP
Canberra Alpine Club	High: Not listed in the SEPP
Catholic Church	High: Not listed in the SEPP
Celmisia	High: Not listed in the SEPP
CSIRO	High: Not listed in the SEPP
Eiger Chalet	High: Not listed in the SEPP
Fjellheim	High: Not listed in the SEPP
Langlauf	High: Not listed in the SEPP
Narraburra	High: Not listed in the SEPP
North Perisher Lodge	High: Not listed in the SEPP
Orana	High: Not listed in the SEPP
Peer Gynt	High: Not listed in the SEPP
Perisher Centre	High: Not listed in the SEPP
Redwood Ski Lodge	High: Not listed in the SEPP
Sonnenhof	High: Not listed in the SEPP
Sundowner	High: Not listed in the SEPP
Tambaroora	High: Not listed in the SEPP
Technology	High: Not listed in the SEPP
Trissana	High: Not listed in the SEPP
Ullr (house of)	High: Not listed in the SEPP
Waratah	High: Not listed in the SEPP
Wirruna	High: Not listed in the SEPP
Charlotte Pass Alpine Resort	
The Chalet	High: Listed in the SEPP
Southern Alps	High: Not listed in the SEPP
Spencers Creek	High: Not listed in the SEPP
Guthega Alpine Resort	
Tiobunga (YMCA)[2]	High: Listed in the SEPP
Guthega Alpine Hotel (Guthega Lodge)	High: Not listed in the SEPP
Guthega Dam	High: Not listed in the SEPP

[2] OzArk 2022 identified that Tiobunga has been completely rebuilt following its listing. While the building has continuing social values, no original fabric or the design of the former building remain, and the structure is without heritage values.

Name of place	Heritage significance
Creel Bay	
Creel Lodge	High: Not listed in the SEPP

3.2.3.1   *Additional Alpine Precinct heritage values*

3.2.3.1.1   Bullocks Flat Terminal

The only built structure at Bullocks Flat is the Skitube Terminal that has heritage values associated with the Skitube. The Skitube, and hence the terminal building, has heritage value for its engineering achievements and its contribution to the opening of the Blue Cow ski fields. These heritage values to not extend to the associated car park capable of holding 3,500 cars and 250 coaches.

A number of locations on the HHIMS associated with Little Thredbo Hut plot, within the car park and are identified as having 'potential heritage value'. If the HHIMS data is correct, there is no evidence of this hut or the associated features, however it is suspected this is a mapping error and this item is located elsewhere.

3.2.3.1.2   Kosciuszko Tourist Park

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

In the south of the survey area is an abandoned camp ground which is interesting as a curiosity but is without heritage value.

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

3.2.3.1.3   Sponars Chalet

As shown in historical photographs, large portions of the area near the existing Sponars Chalet were once occupied by the historically important Hotel Kosciusko and some remains of foundations are visible to the north and east of the existing chalet. Also visible are the surrounds and steps associated with the former tennis court.

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

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

3.2.3.1.4   Ski Rider Hotel

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

3.2.3.1.5   Creel Bay

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

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

- NPWS works depot.

The buildings of the village form a cohesive grouping representing the varying forms of architecture and functions from a range of historical periods, which contribute to the overall character of the site.

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

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

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

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

3.3   ALPINE PRECINCT ARCHAEOLOGICAL ASSESSMENT

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

Figure 3-1: Thredbo Village - Items of high historic heritage significance
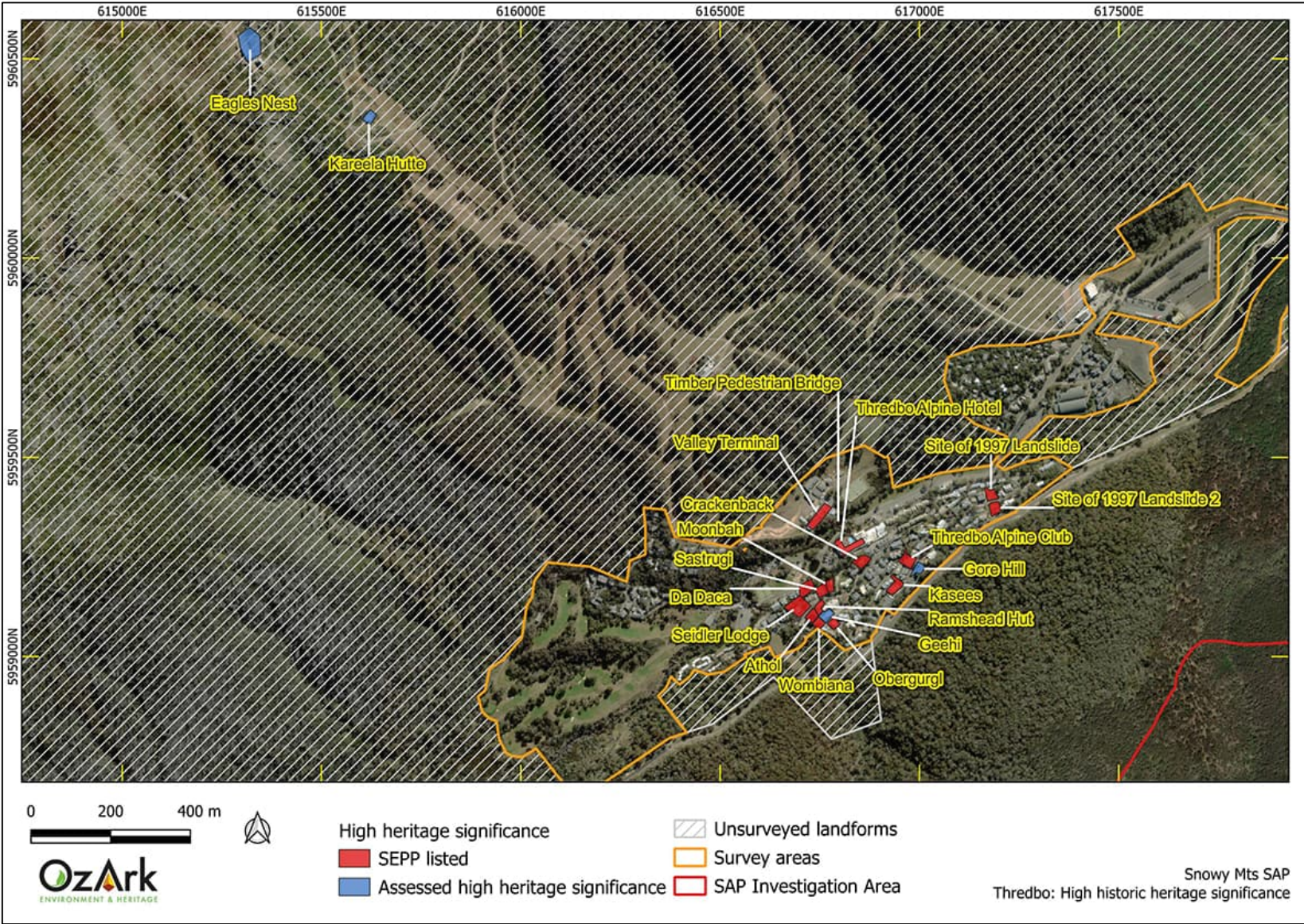
Figure 3-2: Thredbo Rangers Station - Items of high historic heritage significance

Figure 3-3: Creel Bay - Items of high historic heritage significance
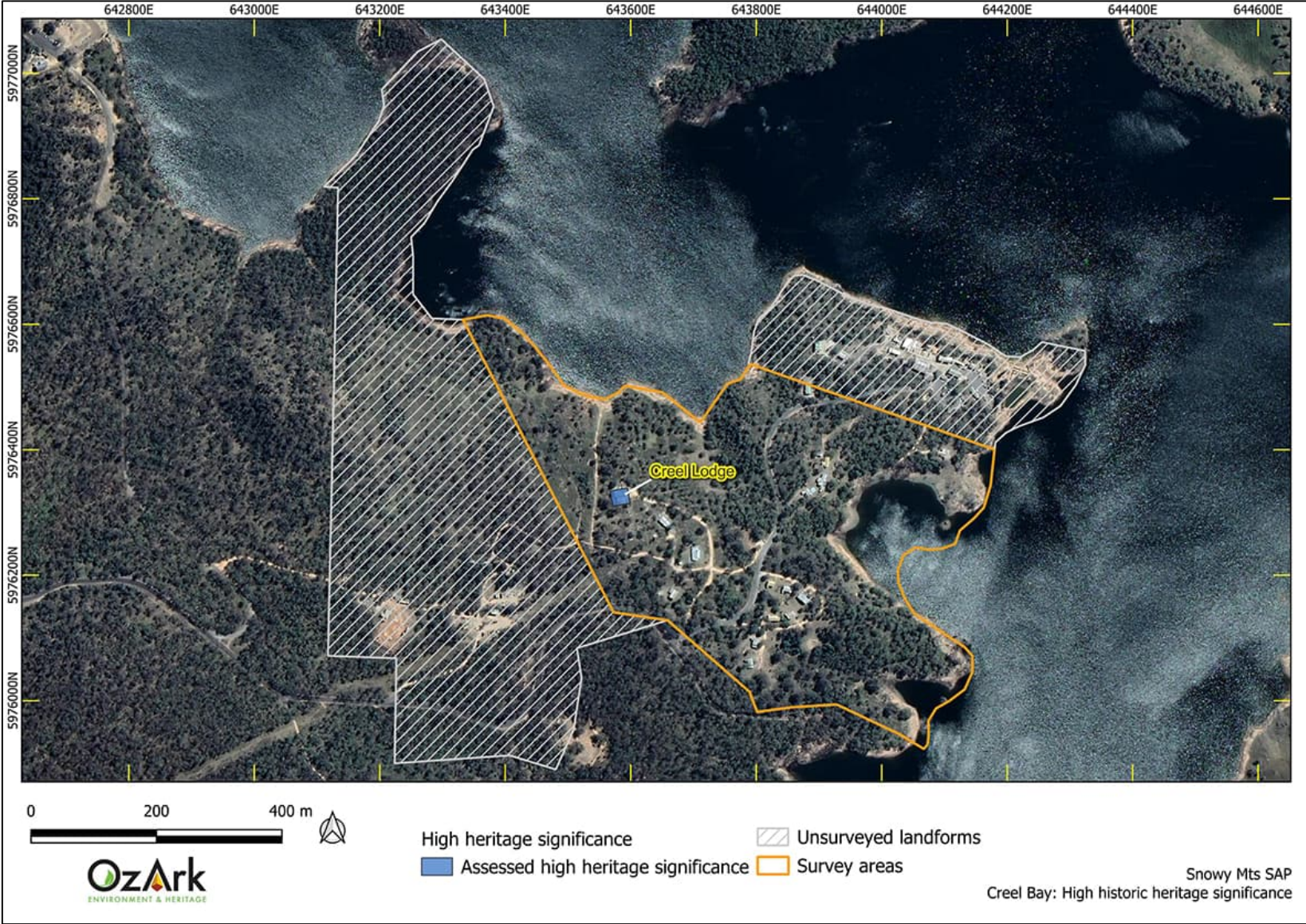
Figure 3-4: Ski Rider Hotel - Items of high historic heritage significance

High heritage significance
Assessed high heritage significance
Survey areas

Snowy Mts SAP
Ski Rider: High historic heritage significance

Figure 3-5: Sponars Chalet - Items of high historic heritage significance

Sponars Chalet

High heritage significance — Survey areas

SEPP listed

0   50   100 m

Snowy Mts SAP
Sponars Chalet: High historic heritage significance

Figure 3-6: Perisher Range - Items of high historic heritage significance

High heritage significance
- 🟥 SEPP listed
- 🟦 Assessed high heritage significance

- ▨ Unsurveyed landforms
- ▭ Survey areas

Snowy Mts SAP
Perisher: High historic heritage potential
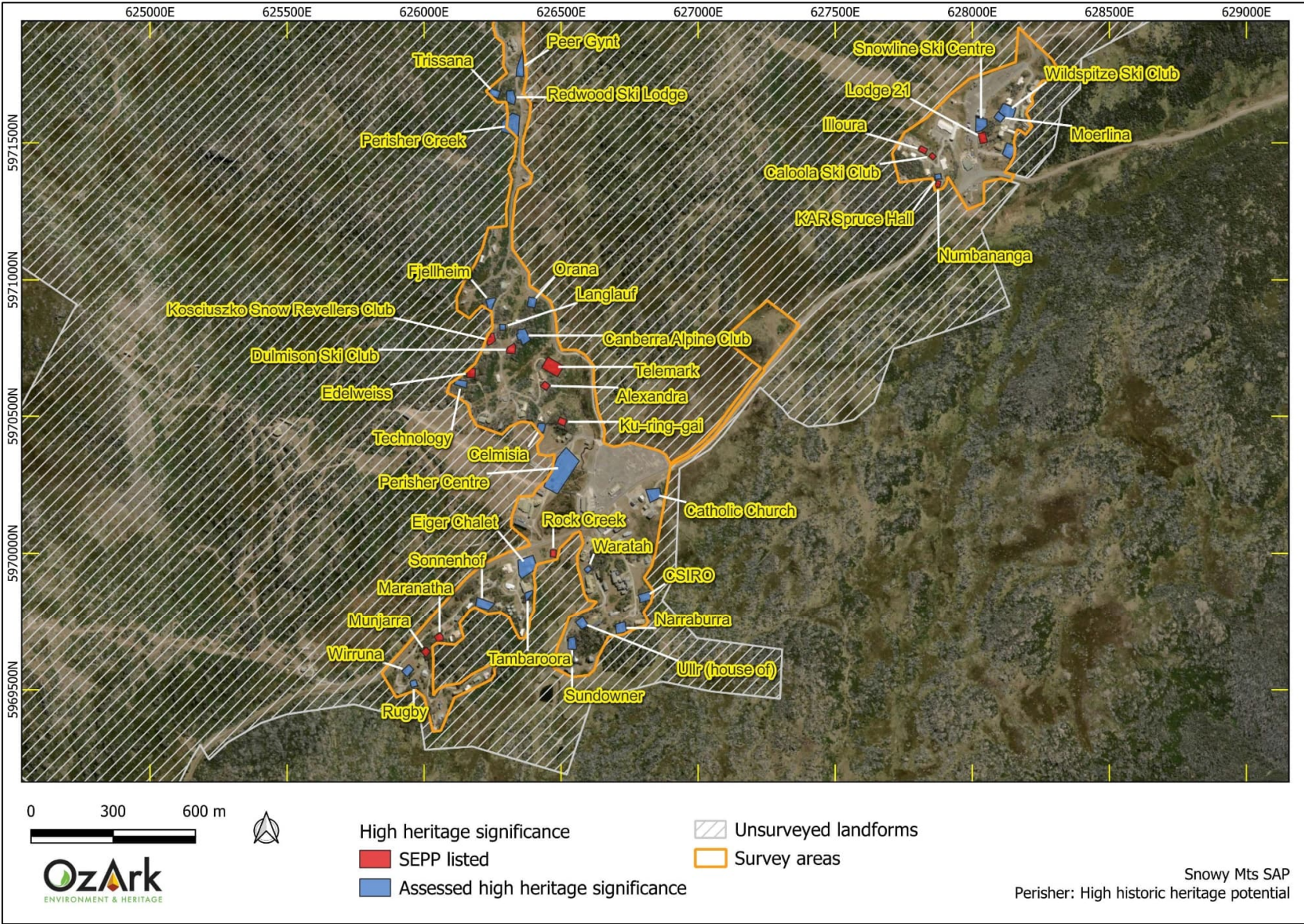
Figure 3-7: Guthega - Items of high historic heritage significance

Snowy Mts SAP
Guthega: High historic heritage potential

Figure 3-8: Charlotte Pass - Items of high historic heritage significance

4 HERITAGE MANAGEMENT MEASURES
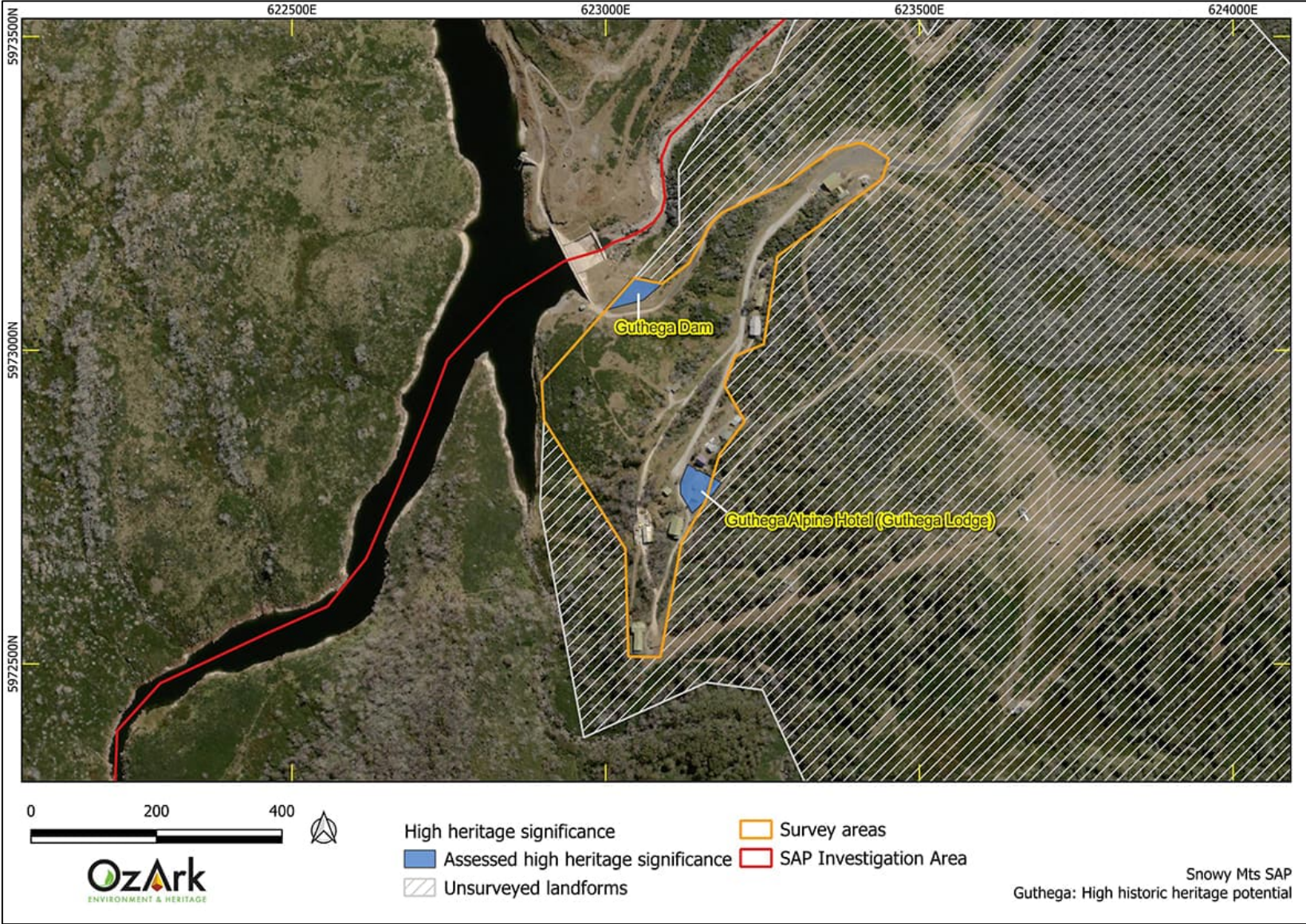
4.1 HERITAGE ZONES

The survey and assessment for the Snowy Mountains SAP Master Plan identified a number of heritage zones within the survey area. The determination of these zones is preliminary and the understanding of the heritage significance of the Alpine Precinct would benefit from village-wide heritage studies to further refine these heritage zones (**Section 4.3**).

The zones identified are:

- High heritage significance: This category contains areas where there are known items of significant heritage value. This includes items identified in Schedule 4 of the Precincts– Regional SEPP[3] and items identified during the Snowy Mountains SAP Master Plan assessment as having high heritage values (**Section 3.2.3**).

- Moderate heritage significance: This category contains items identified in the Snowy Mountains SAP Master Plan assessment as having moderate heritage values. Areas of moderate heritage significance are mostly confined to the alpine resort villages. These items are listed and mapped in **Section 6.3**.

- Low heritage significance: These areas are very unlikely to contain significant historic heritage items These areas are mapped in **Section 6.4**.

- Disturbed lands: This zone refers to landforms which have been modified for urban development, roads, and car parks, and any historic heritage values at these locations have generally been lost. These areas are mapped in **Section 6.4**.

- Unsurveyed areas. Areas that have not undergone previous historic cultural heritage assessment for the Snowy Mountains SAP Master Plan. This includes the Blue Cow Terminal and the Selwyn Alpine Resort. These areas are mapped in **Sections 3.2.3** and **6.4**.

- Archaeological potential: Confined to Sponars Chalet where the remains of the historic Hotel Kosciusko are located (**Section 3.3**).

4.2 IMPACTS TO HISTORIC HERITAGE

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

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[3] OzArk 2022 identified that Tiobunga has been completely rebuilt following its listing. While the building has continuing social values, no original fabric or the design of the former building remain, and the structure is without heritage values. Tiobunga is not included in the zone of 'high heritage significance'.

When a development is proposed, known impacts from the development to the identified heritage values must be assessed. It must be understood that impacts could be direct or indirect and both can significantly impact the heritage values of an item.

4.3 RENEWED HERITAGE STUDIES

The Snowy Mountains SAP Master Plan assessment (OzArk 2022) carried out a full inspection of buildings with heritage potential within the alpine resorts. However, it was a visual inspection informed by existing heritage studies, not a renewed heritage study of the resort areas.

The heritage studies that form the basis of our understanding of historic heritage significance in the Alpine Precinct are over 20 years old as the heritage studies embodied in the Thredbo and Perisher Plans of Management were produced in 1997 and 1998 respectively (Lucas 1997, Freeman 1998).

As the research for these studies is approximately 25 years old, these studies require updating so that the contemporary heritage values of the main alpine resort areas are known.

A renewed heritage study in the alpine resorts would enable the large number of buildings currently listed on the NPWS HHIMS to be refined (**Section 3.2.2**) and for a more nuanced identification of heritage significance in the alpine resorts (for example, assessment of items identified as having 'moderate heritage significance' (**Section 6.3**).

4.4 CHARACTER STATEMENTS

The assessment for the Snowy Mountains SAP Master Plan identified several areas within the Thredbo, Perisher Range, and Charlotte Pass Alpine Resorts that have been termed 'heritage groups' where there is an identifiable association between items within a group. The basis of these heritage group is the village wide heritage values within the Thredbo, Perisher Range and Charlotte Pass Alpine resort (which have been summarised in **Section 6.1.1).** A summary of the heritage groups is included in in **Section 6.1.2** and mapped in **Section 6.2**.

At the Thredbo Alpine Resort, the dominant features are pitched roofs, stone bases, residential scale windows, articulated roof lines and wooden (or wood-like) cladding. The traditional colour scheme of the Snowy Mountains Authority period of dark grey exteriors with red doors/eaves is sometimes maintained or replicated.

At the Perisher Range resorts, the villages' identity has resulted from a combination of factors such as cultural landscape values (i.e. building location, clustering, and spacing, and variety of building scales and design), continuity of historical use patterns including mix of private, club and commercial lodges and facilities, and continuity of social frameworks, particularly the network of associations with particular club lodges.

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

It is recommended that the DCP should contain objectives and controls to protect and enhance the alpine region's heritage items and character. Adherence to the character statements will ensure that development is sympathetic to the heritage values while achieving a reasonable balance between contemporary design expectations, environmental sustainability, and protecting heritage significance. All new development in in the Alpine Precinct should respect the design of its neighbours and the key values of its place. Specifically, this includes:

- Maintaining the character of the Thredbo Alpine village place as a walkable, alpine style village

- Consideration of the scale and maintenance of the 'lodge in the environment' aesthetic for all new apartment type developments

- Maintenance of the compact feel of the Charlotte Pass village, as well as consideration of the existing village scale.

4.5 MEASURES TO PROTECT KNOWN SIGNIFICANT HISTORIC HERITAGE ITEMS

4.5.1 Development of nationally listed places

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

4.5.2 Overarching heritage management measures

Section 4.21 of the Precincts–Regional SEPP states that an overriding objective in relation to heritage conservation is to conserve the 'the heritage significance of heritage items, including associated fabric, settings, and views'.

While OzArk 2022 is a useful contribution, undertaking a comprehensive heritage study of the alpine resorts would be a valuable aid to understand the heritage values of items identified as having 'moderate heritage significance' (**Section 6.3**) and the currency of items currently listed in the Precincts–Regional SEPP. Further assessment is discussed in **Section 4.3**.

The heritage values of the identified heritage groups (**Section 6.1.2**) form an important part of the character of the alpine resorts. These heritage values must be maintained wherever possible.

4.5.3   Development controls

The Snowy Mountains SAP Master Plan assessment determined that there are a greater number of items and places that have significant historic heritage values beyond those listed in Schedule 4 of the Precincts–Regional SEPP.

The location of any new development must therefore consult heritage mapping to determine where the development is located in relation items identified as having 'high heritage significance'. The Blue Cow Terminal and Mount Selwyn Alpine Resort were not part of the heritage assessment area that informed the Snowy Mountains SAP Master Plan. They were therefore not surveyed and are not included in the heritage mapping.

A full list of individual items within the alpine resorts that have high heritage significance is provided in **Table 3-3** and are further detailed in OzArk 2022 Appendix 1. Items identified as having moderate heritage significance are listed and mapped in **Section 6.3** and further detailed in OzArk 2022 Appendix 1. The location of all heritage zones is mapped in **Section 6.4**.

4.5.3.1   *General controls*

A. Historic items wherever possible will be incorporated into the design of the public domain at the alpine resorts where they are publicly accessible and can be appreciated by all.

B. Development in areas denoted as 'unsurveyed' may require further assessment if it is likely that historic heritage values may be harmed. If harm to historic heritage items is possible, a visual inspection to determine the nature and extent of the potential harm is required.

C. Development adjacent to a heritage item identified as having 'high heritage significance' in the heritage mapping should ensure impacts to the heritage item are minimised, including through the provision of appropriate curtilages. There may be opportunities to reduce the curtilage to some heritage items if it can be demonstrated the development will not have a significant impact on the heritage item or its value.

D. Developments adjacent to a heritage item identified as having 'high heritage significance' in the heritage mapping must prepare a statement of heritage impact. This statement of heritage impact will be prepared by a heritage professional and will consider the nature of the proposed works and their impact on the identified heritage values of the place.

E. Heritage items identified as having 'high heritage significance' in the heritage mapping must be used for purposes that are appropriate to their heritage significance, including adaptive re-use where appropriate.

F. Development is to ensure long-term heritage conservation outcomes are retained or interpreted to reflect the history of heritage items and places. Development should through redevelopment or upgrades remove inappropriate or unsympathetic alterations and

additions to heritage items identified as having 'high heritage significance' in the heritage mapping and reinstate significant missing details and building elements, where possible.

G. Development in the alpine resorts must respect the individual character of a resort in terms of scale, feel, and compatibility (see **Sections 4.4** and **6.1.1**).

H. This Plan will inform the Alpine DCP and include:

    i. How historic heritage areas will be integrated with areas of high ecological value and green connections (**Section 4.6**)

    ii. Protocol for unexpected finds during construction (**Section 4.7**).

4.5.3.2   *Exempt work controls*

I. Maintenance and repair works are encouraged for heritage items and generally do not require development consent if they are of a minor nature and would not adversely affect the heritage significance of an item identified as having 'high heritage significance' in the heritage mapping.

Maintenance and repairs can include non-structural external works such as:

    i. Replacing broken windows, flyscreens etc

    ii. Minor repairs to roofing, brickwork, timberwork, and metal work

    iii. Repainting, in the original colour, surfaces which are already painted including timberwork and metalwork.

Maintenance and repairs can also include non-structural internal works such as:

    iv. Patching, painting and decoration to the interior of the house and installation of joinery items

    v. Repairing timber floors

    vi. Plumbing or gas fitting work

    vii. Electrical work and communications cabling

    viii. Installation of insulation.

4.5.3.3   *Development within zones identified as having high heritage significance*

J. Developments in areas defined as 'high heritage significance' require further heritage assessment where the development is likely to have material effect on the heritage item or its value. Development is considered to have a material affect if it involves:

    i. The full or partial demolition of a building

    ii. Major alterations or additions involving the introduction of major new elements or harm to significant portions of original fabric

    iii. Minor alterations where significant fabric may be harmed, or elements added to original fabric that diminishes its value

iv. Major adverse impacts, such as obscuring key views or dominating a heritage item, or the removal of evidence of significant historical associations

v. Impact to significant archaeological deposits.

K. Where development is likely to have a significant effect on a heritage item or value identified in the heritage mapping as of 'high heritage significance', further heritage assessment is required. This heritage assessment may include:

i. A visual inspection by a suitably trained professional to determine the existing heritage values of a place

ii. An archaeological assessment (if archaeological potential is evident)

iii. Preparation of a statement of heritage impact for major impacts to a heritage item

iv. Preparation of an advice letter for minor impacts to a heritage item

v. A developer will make every effort to comply with any reasonable recommendation of these documents.

L. Development in areas defined as 'high heritage significance' in the heritage mapping must:

i. Identify the impacts to the heritage values of an item or place

ii. Demonstrate the need for the impact and how alternatives to the impact have been considered

iii. Demonstrate how the adverse impacts will be minimised or mitigated.

4.5.3.4 *Development of items identified as having moderate heritage significance*

M. Development of items defined as 'moderate heritage significance' (**Section 6.3**) should consider potential impacts to heritage values, as well as ensuring that the development adheres to the resort character statements set out in **Sections 4.4** and **6.1.1**.

4.5.3.5 *Development within zones identified as having archaeological potential*

N. Identified archaeological potential is limited to Sponars Chalet (shown on **Appendix 1 Figure 18**). Should a new development be proposed in the zone of 'archaeological potential' at Sponars Chalet. the following must occur:

i. The impact footprint of the new development will be inspected by a suitably qualified archaeologist to determine an appropriate research methodology

ii. Test excavation may be required to determine the nature and extent of archaeological deposits at the site

iii. Based on the results of the test excavation, further archaeological investigation may be required based on the advice of the directing archaeologist

iv. Following any archaeological excavation at the site, a report will be produced to record the results of the excavation.

4.6 INTERPRETATION INITIATIVES

The Snowy Mountains SAP Master Plan notes that a central aim is for historical items to be incorporated into the design of the public domain where they are publicly accessible and can be appreciated by all. As the design phases of the Snowy Mountains SAP progress, the Alpine DCP will include controls to ensure that this aim is met.

The Master Plan outlines the interpretation potential of the KNP through tourism experiences and activities to enhance broader understanding KNP's historical past and the lives of those that once occupied the area. Any future development should retain or interpret the setting to reflect this history. Information should also be provided to develop interpretation and enhance broader understanding of the alpine region, thereby allowing greater public enjoyment of the Alpine Precinct. By proper maintenance of existing items, it would likely enhance the interpretability of the place in an easy way for any layperson to enjoy through physical interaction.

Adaptive reuse of heritage items is encouraged to ensure their continued use and maintenance. As part of any reuse of heritage items, an interpretation strategy should be developed to ensure that the history of the item becomes publicly available.

4.7 NEWLY IDENTIFIED HERITAGE ITEMS

Further historic heritage items with heritage significance may be recorded within the Alpine Precinct. In particular, the developer is responsible for undertaking appropriate due diligence to ensure heritage values are not harmed, especially associated with developments within zones of 'low heritage significance' or 'disturbed land'.

A historic artefact is anything which is the result of past activity not related to the Aboriginal occupation of the area. This includes pottery, wood, glass, and metal objects as well as the built remains of structures, sometimes heavily ruined.

Heritage significance of historic items is assessed by suitably qualified specialists who place the item or site in context and determine its role in aiding the community's understanding of the local area, or their wider role in being an exemplar of state or even national historic themes.

The following protocol should be followed if previously unrecorded or unanticipated historic objects are encountered:

1. All ground surface disturbance in the area of the finds should cease immediately, then:

    a) The discoverer of the find(s) will notify machinery operators in the immediate vicinity of the find(s) so that work can be halted

    b) The site supervisor will be informed of the find(s).

2. If finds are suspected to be human skeletal remains, then NSW Police must be contacted as a matter of priority.

3. If there is substantial doubt regarding the historic significance for the finds, then gain a qualified opinion from an archaeologist as soon as possible. This can circumvent proceeding further along the protocol for items which turn out not to be significant. If a quick opinion cannot be gained, or the identification is that the item is likely to be significant, then proceed to the next step.

4. Notify Heritage NSW as soon as practical on (02) 9873 8500 (heritagemailbox @environment.nsw.gov.au) providing any details of the historic find and its location.

5. If in the view of the heritage specialist or Heritage NSW that the finds appear <u>not</u> to be significant, work may recommence without further investigation. Keep a copy of all correspondence for future reference.

6. If in the view of the heritage specialist or Heritage NSW that the finds appear to be significant, facilitate the recording and assessment of the finds by a suitably qualified heritage specialist. Such a study should include the development of appropriate management strategies.

    a) If the find(s) are determined to be significant historic items (i.e. of local or state significance), any re-commencement of ground surface disturbance may only resume following compliance with any legal requirements and gaining written approval from Heritage NSW.

    b) If harm to a significant historic item is unavoidable then further investigation, including the preparation of a statement of heritage impact will be required.

5   DOCUMENT INFORMATION

5.1   RELEVANT LEGISLATION

The following legislation is relevant to this Plan:

- Environmental Planning and Assessment Act 1979

- Heritage Act 1977

- Precincts–Regional SEPP 2021

5.2   REFERENCE INFORMATION

Reference information, listed in below, is information that is directly related to the development of this document or referenced from within this document.

DPE 2022	Department of Planning and Environment 2022, *Snowy Mountains Special Activation Precinct Master Plan*.
DEH 2005	Department of the Environment and Heritage 2005, *Recreation in the Australian Alps,* Australian Alps National Parks Co-operative Management Program.
Freeman 1998	Peter Freeman Pty Ltd 1998, *Ski Resorts Heritage Study for NSW NPWS Snowy Mountains Region,* Report for NPWS Snowy Mountains Region.
ICOMOS 2013	Australian ICOMOS 2013, *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013*, Australia ICOMOS Incorporated.
Lucas 1997	*Thredbo Alpine Village Kosciusko National Park Draft Conservation Plan.* Clive Lucas, Stapleton and Partners Pty. Ltd. 1997.
NPWS 2006	NSW National Parks and Wildlife Service. *2006 Plan of Management. Kosciuszko National Park*.
Selden 2011	Selden, O. 2011. *Chilly Relationships: The use of history and memory in the Snowy Mountains of New South Wales.* Thesis for the University of Sydney.
OzArk 2022	OzArk Environment & Heritage 2022, *Revised Historic Heritage Assessment Report - Snowy Mountains Special Activation Precinct,* Report to Department of Environment and Planning.
Perisher 2023	Perisher 2023, *The History of Perisher,* Official website of the Perisher Range Alpine Resort.

6 APPENDIX 1

6.1.1 Identification of village-wide values at the alpine resorts

6.1.1.1 *Thredbo Alpine Resort*

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

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

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

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

Newer developments are departing from this paradigm to the detriment of the aesthetics of the village.

6.1.1.2   Perisher Range Alpine Resort

The village-wide values of the Perisher Range Alpine Resort (including Perisher village and Smiggin Holes) is the 'lodge in the landscape' aesthetic and the generally low-rise, domestic nature of the lodges. The resort contains a wide variety of architectural styles, although lodges of the Snowy Mountains Authority style, Vernacular style, and the European Alpine style (Freeman 1998: 77–78) predominate. These historically important architectural styles, provide the aesthetic of domestic scale once a visitor has left the central village area. Particularly in the designated heritage precincts (**Section 6.1.2**), the overriding impression is of small-scale lodges nestled within their environment and surrounded by rock outcrops and native vegetation.

Unlike the Thredbo Alpine Resort that has a village aesthetic (**Section 6.1.1.1**), the Perisher Range Alpine Resort conserves the aesthetic of scattered lodges within the landscape where larger, multi-storeyed buildings have mostly been excluded.

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

Historically, the changes implicit in the development of private lodges has also been reflected in the expansion of facilities in commercial lodges and hotels and has often resulted in an increase in the resort building 'footprint' being out of proportion to the original design concept of the 1960s. This is seen at the certain lodges that have increased their footprint through the addition of swimming pools, restaurants, and improved bedroom accommodation. This accretive growth, handled correctly, has the potential to contribute to resort character. Handled poorly, it can diminish the values for which the place is significant.

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

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

As noted by Freeman (1998:60), the Perisher Range Alpine Resort should be managed to ensure the continued presence of the private ski club lodges within the resort. The continued presence of

the private lodges is a reminder of the 'cultural' origins of the ski fields industry and the underlying philosophy of private lodge initiation and development, i.e. of being 'in the mountains' rather than 'at a resort'.

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

6.1.1.3   Charlotte Pass Alpine Resort

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

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

6.1.2   Identification of heritage groups in the alpine resort areas

6.1.2.1   Thredbo Alpine Resort

Lucas Stapleton 1997 (p. 29) maps several townscape groups within the Thredbo Alpine Resort (**Appendix 1 Figure 1**). These townscape groups have influenced the NPWS Section 170 Conservation and Heritage Register that refers to these groups.

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

As a result of the assessment for the Snowy Mountains SAP Master Plan (the physical extent of which is denoted as 'the survey area' in the following figures), several new heritage groups are proposed. These groups are included in the moderate heritage management zone.

The groups fall into two categories:

- Heritage: identifying largely intact groups of significant heritage buildings

- Intact: areas that do not have significant heritage values but are characterised by a uniform building style.

Appendix 1 Figure 2 shows the location of the heritage groups at the Thredbo Alpine Resort.

The heritage groups include:

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

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

- Lodge. Includes several places listed on the Precincts–Regional SEPP such as Athol, Da Dacha, Moonbah, Obergurgl, Lend Lease (Seidler) Lodge, Wombiana, and Ramshead, as well as Geehi (high heritage value) and the Ski Club of Australia (moderate heritage value). The group also includes open spaces between lodges, outcropping granite, and endemic vegetation species. This significant group contains some of the most architecturally distinctive buildings in the village and significant landscape features such as the ponds. This group equates partially with Lucas Stapelton's Pond, Creek, and Brindle Bull Townscapes.

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

The intact groups include:

- Riverside: A homogenous development of timber structures with articulated rooflines, balconies, and dormer windows.

- Crackenback: A homogenous development of large residential style buildings utilising stone bases, pitched roofs, and open space between building with native plantings.

- Woodridge: A homogenous development of smaller residential style buildings with large open spaces between buildings containing native vegetation and natural rock outcrops.

6.1.2.2 Perisher Range Alpine Resort

As a result of the assessment for the Snowy Mountains SAP Master Plan (OzArk 2022), several heritage groups are proposed at the Perisher Range Alpine Resort. The heritage groups identify largely intact groups of significant heritage buildings.

Appendix 1 Figure 3 shows the location of the groups at the Perisher Range Alpine Resort.

The heritage groups include:

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

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

- North Perisher: Although no places in this group are listed in Schedule 4 of the Precincts– Regional SEPP, the group contains the Perisher Creek Lodge, Peer Gynt, the Redwood Ski Lodge, and Trissana all of which are assessed as having high heritage values and should be considered for inclusion on the Precincts–Regional SEPP.

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

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

- Services: includes the highly significant Catholic Church that has been constructed in a striking Innovative style and provides a gateway building to the village. The church is complemented by the fire and ambulance centres, both constructed in the Alpine style. Together, the buildings present a cohesive presence at the eastern approach to the village.

- East Perisher: East Perisher adjoins the Services Group to the west. It includes five buildings assessed in this report as having high heritage values (CSIRO, Narraburra, Sundowner, House of Ullr, and Waratah) and 15 buildings assessed as having moderate heritage values. There are four buildings within the group listed on the NPWS Section 170 Heritage and Conservation Register, and 25 places listed on the HHIMS as having moderate heritage values. Like the other groups at Perisher village, there is open space between the buildings allowing rock outcrops and trees to be present and contributing to the 'lodge in the landscape' aesthetic that is a defining feature of the village.

- South Perisher: This group contains three buildings listed on the Precincts–Regional SEPP (Maranatha, Munjarra, and Rugby Union) and a further building (Wirruna) assessed in this

report has having high heritage values. There are also two buildings (Geebung and Oldina) assessed in this report has having moderate heritage values and an additional building (UAC Ski Lodge) that is listed on the NPWS Heritage and Conservation Register (although this building is not assessed in OzArk 2022 as having heritage values as it lacks integrity due to rebuilds).

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

6.1.2.3 Charlotte Pass Alpine Resort

As a result of the assessment for the Snowy Mountains SAP Master Plan, one heritage group is proposed at the Charlotte Pass Alpine Resort. The heritage group identifies a largely intact group of significant heritage buildings.
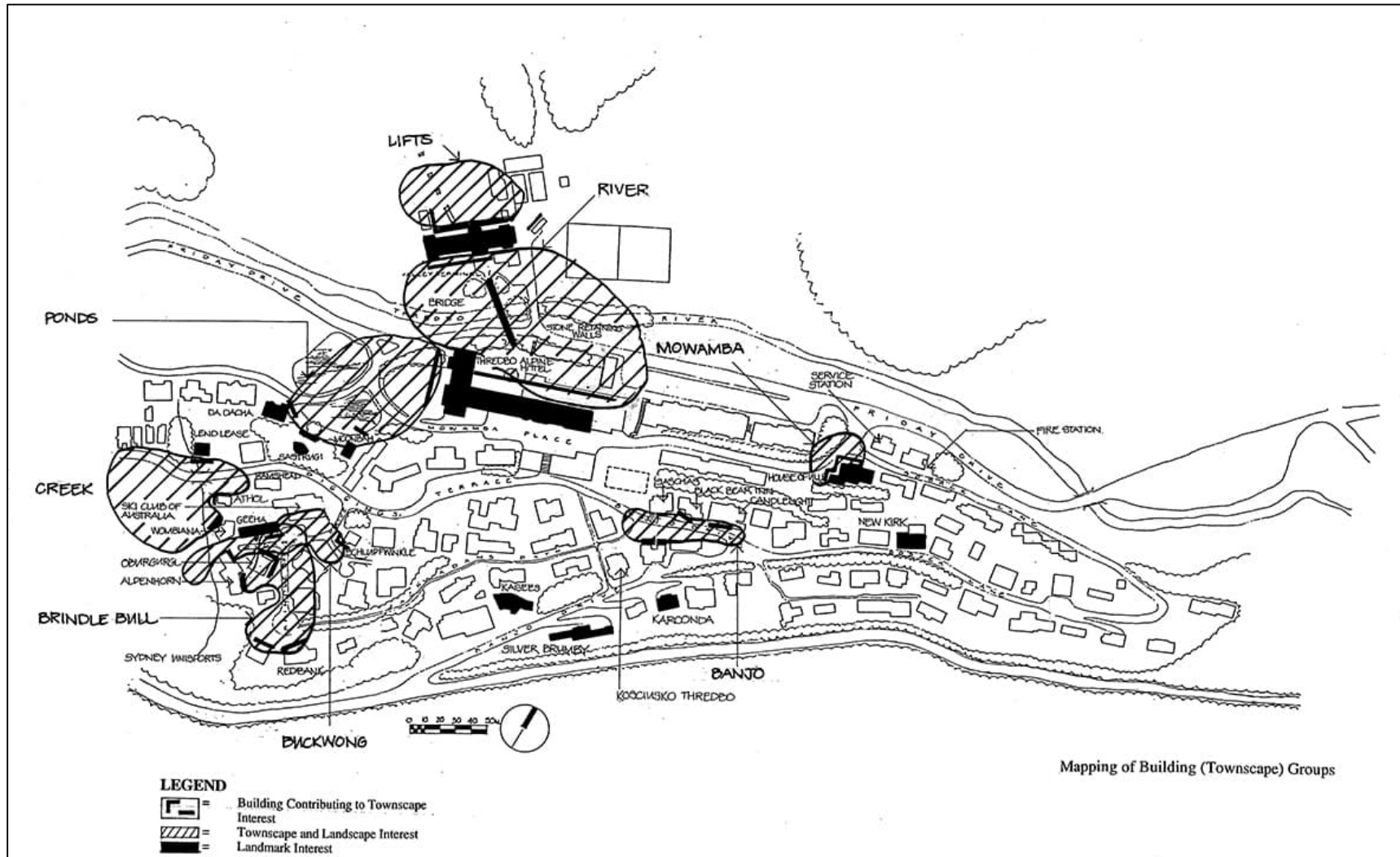
Appendix 1 Figure 4 shows the location of the group at the Charlotte Pass Alpine Resort and details follow.

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

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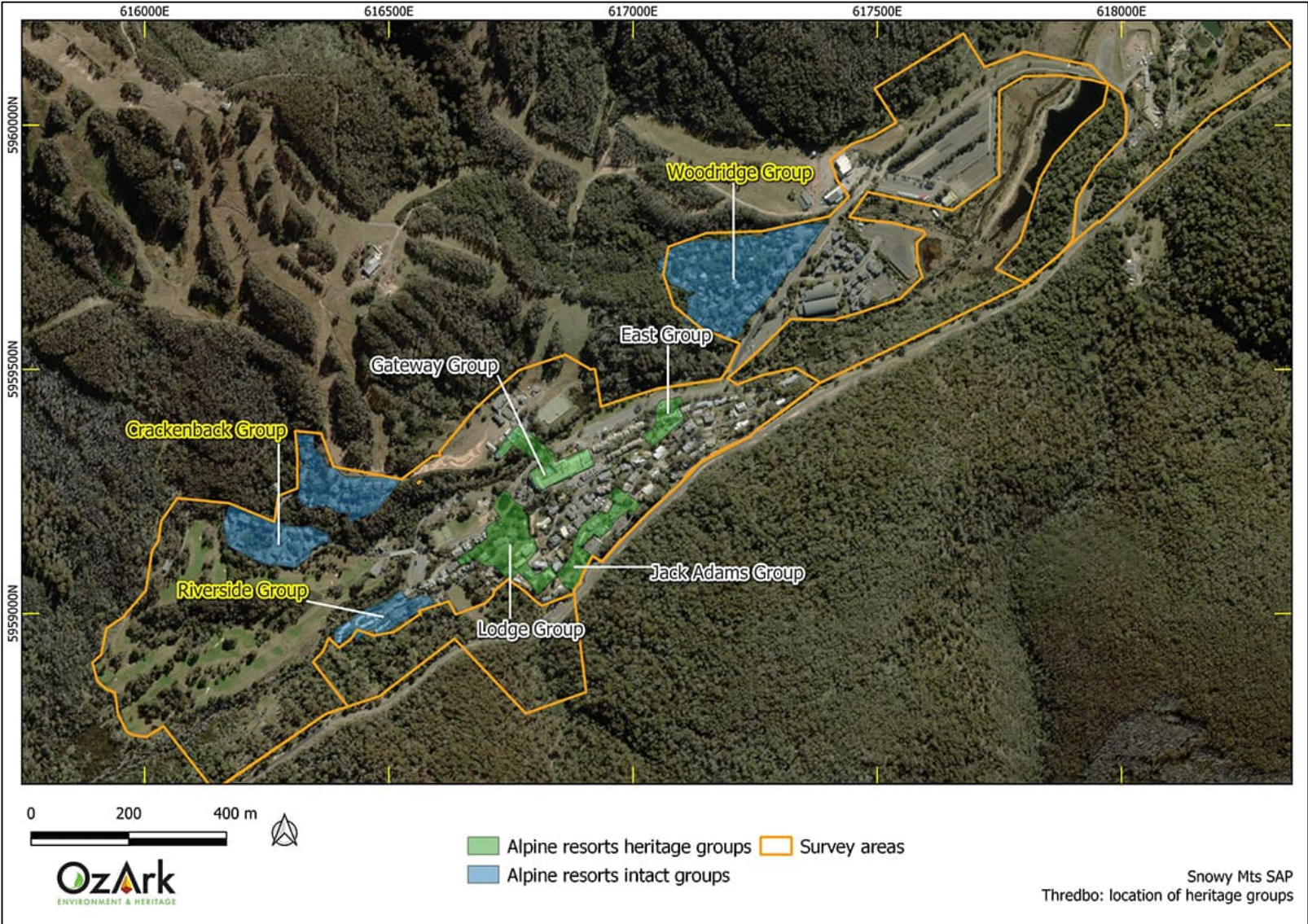
6.2 HERITAGE GROUPS WITHIN THE ALPINE RESORTS

Appendix 1 Figure 1: Townscape groups at the Thredbo Alpine Resort identified by Lucas Stapleton 1997:29.
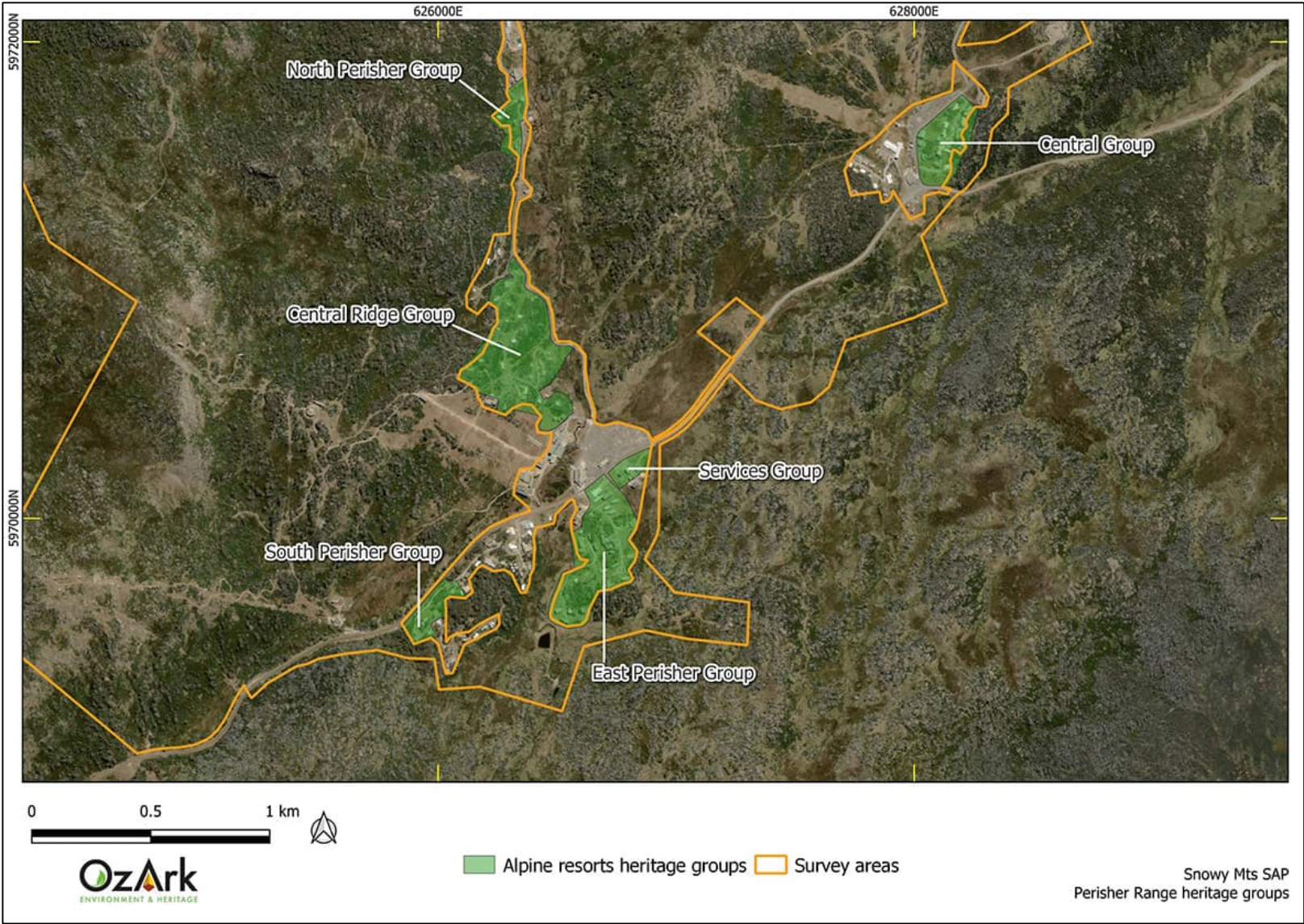
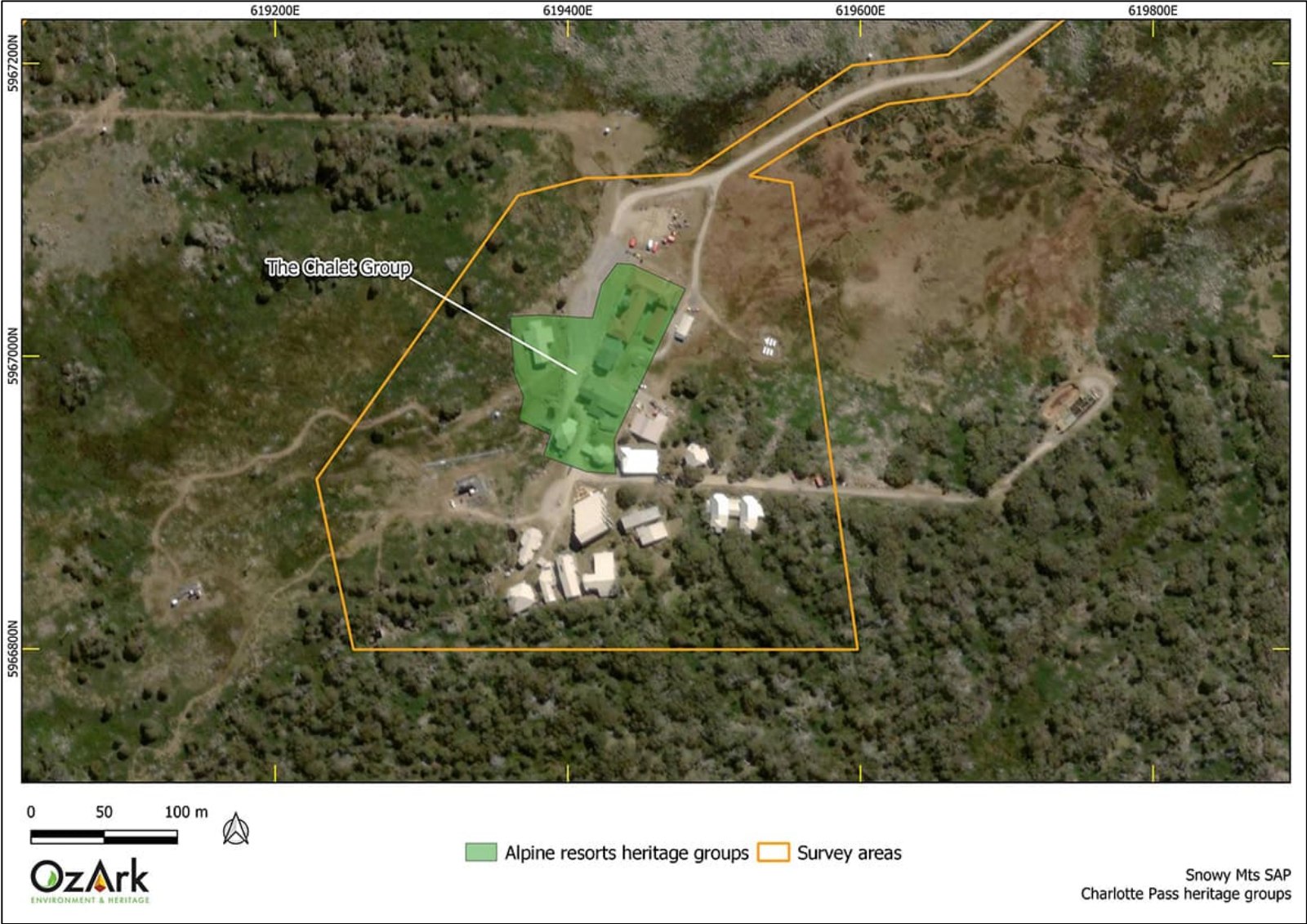**Appendix 1 Figure 2: Location of heritage groups at the Thredbo Alpine Resort.**

Appendix 1 Figure 3: Location of heritage groups at the Perisher Range Alpine Resort.

Appendix 1 Figure 4: Location of the heritage group at the Charlotte Pass Alpine Resort.

6.3   ITEMS IDENTIFIED AS HAVING MODERATE HERITAGE SIGNIFICANCE IN THE ALPINE PRECINCT

Appendix 1 Table 1 lists all items that were identified during the Snowy Mountains SAP Master Plan assessment as having moderate heritage significance. These items require further assessment against the *Assessing heritage significance* (DPIE 2001) criteria to determine each item's heritage values. However, preliminary assessment indicates that each item is likely to meet one or more of the heritage significance criteria.

All items are mapped on **Appendix 1 Figure 5** to **Appendix 1 Figure 11**.

Further details of each place listed in **Appendix 1 Table 1**, including photographs taken in 2021, are provided in OzArk 2022, Appendix 1.

Appendix 1 Table 1: Items identified in the Alpine Precinct with moderate heritage values

Name of place
Thredbo Alpine Resort
Ampol Petrol Station and Fire Station.
Avior
Berghutte
Bobuck – Lot 97
CandleLight
Christiania – Lot 52
Currawong
Geebung
Happy Jacks
Isere
Jack Adams Path
John Paul II Ecumenical Church and Thredbo Memorial Community Centre
Karas
Karoonda
Koomerang Ski Club
Kosciusko Alpine Club (KAC) – Lot 1
Munjarra Lodge
Neewalla Ski Club
Pindari
RAN
Roslyn
Schlupfwinkel – Lot 19
Schuss Ski Club
Sevens
Silver Brumby
Ski Club of Australia – Lot 20
Sonnblik

Name of place
Talara Ski Club
Thredbo Alpine Village
Twynam – Lot 59
Winterhaus
Smiggin Holes
Clancy
Illawarra
Illawarra Master Builders Alpine Club (IMBAC)
Main Ski Ticket Centre (adjacent carpark)
Muniong
Snow Country
Snowy Gums
The Lodge (Altitude)
Willow Lodges
Windarra
Perisher Range Alpine Resort
Acacia (next to Timbertop)
Alpine Church and Ski Patrol (No.1)–north of the Perisher Centre
Aurora
Avalanche
Barina Milpara
Beachcombers
Chez Jean
Christina
Cooma
Cowra
Cronulla
Eremo
Fire and Rescue Station, Ambulance Station
Geebung
Gunyah
Highway Alpine
Illabunda
Kandahar (1 and 2)
Karralika
Kunapipi
Man from Snowy River
Matterhorn
Mirrabooka
Mulubinba
Oldina
Parrawa
Perisher Huette
Perisher Manor

Name of place
Perisher Staff Lodges (Astelia, Caledonia and Pinelia lodges)
Salzburg
Snowgums
South Perisher Alpine
Sundeck
Swagman Chalet
Tarrawonga
Timbertop
Valhalla
Yalara Alpine
Yarrandoo
Yeti
Charlotte Pass Alpine Resort
Administration
Alberg
Burrawong
Cellblock (Staff)
Knockshannoch
Kosciusko Alpine Club
Kosciuszko Alpine Club (Managers)
Olivetti
Snowbird
Guthega Alpine Resort
Kyilla Lodge
Ski Centre
Kosciuszko Tourist Park
Chimney ruin
Creel Bay
Various NPWS cottages

Appendix 1 Figure 5: Thredbo Village - Items of moderate historic heritage significance

Snowy Mts SAP
Thredbo: Moderate historic heritage potential
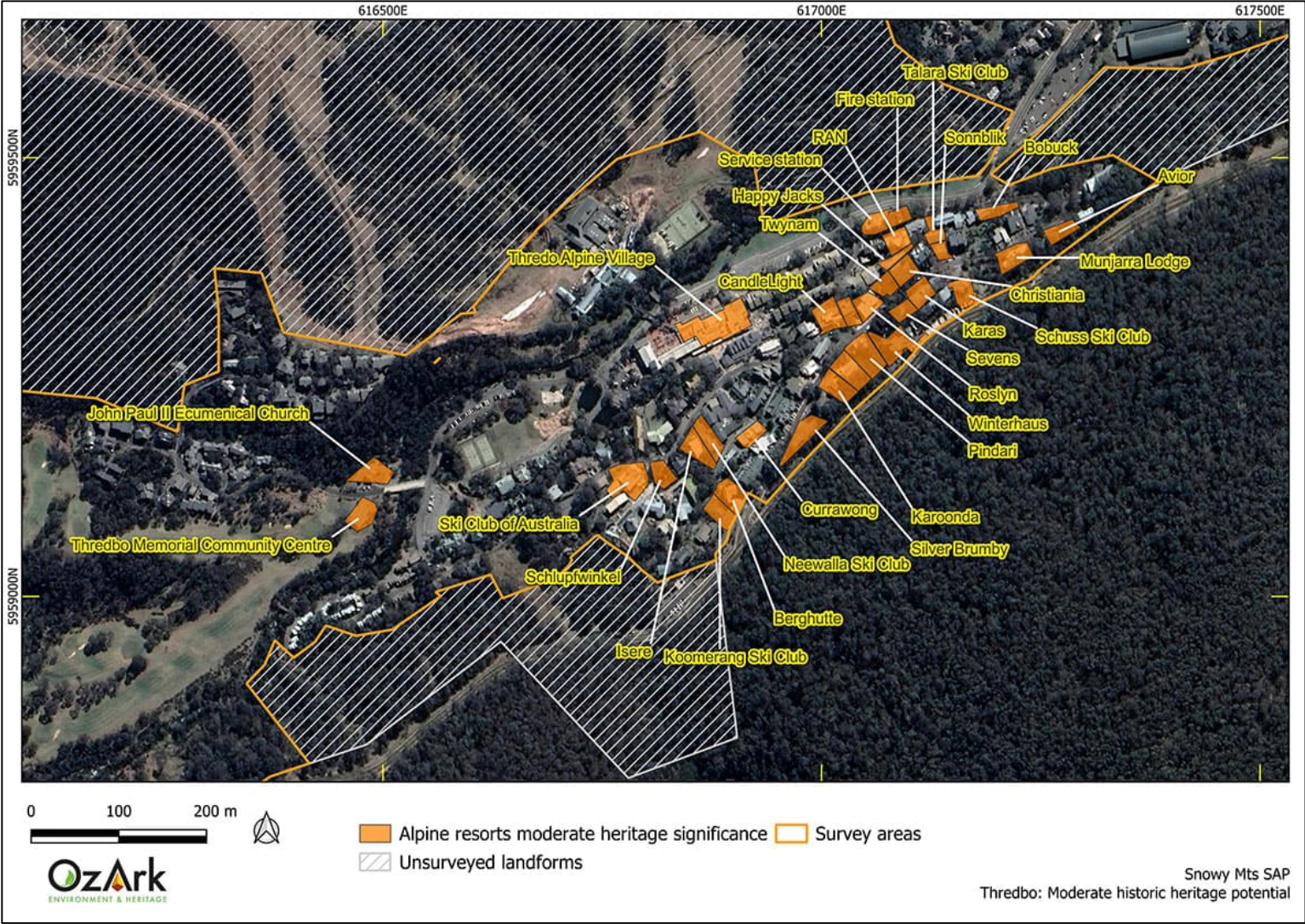
Appendix 1 Figure 6: Creel Bay - Items of moderate historic heritage significance
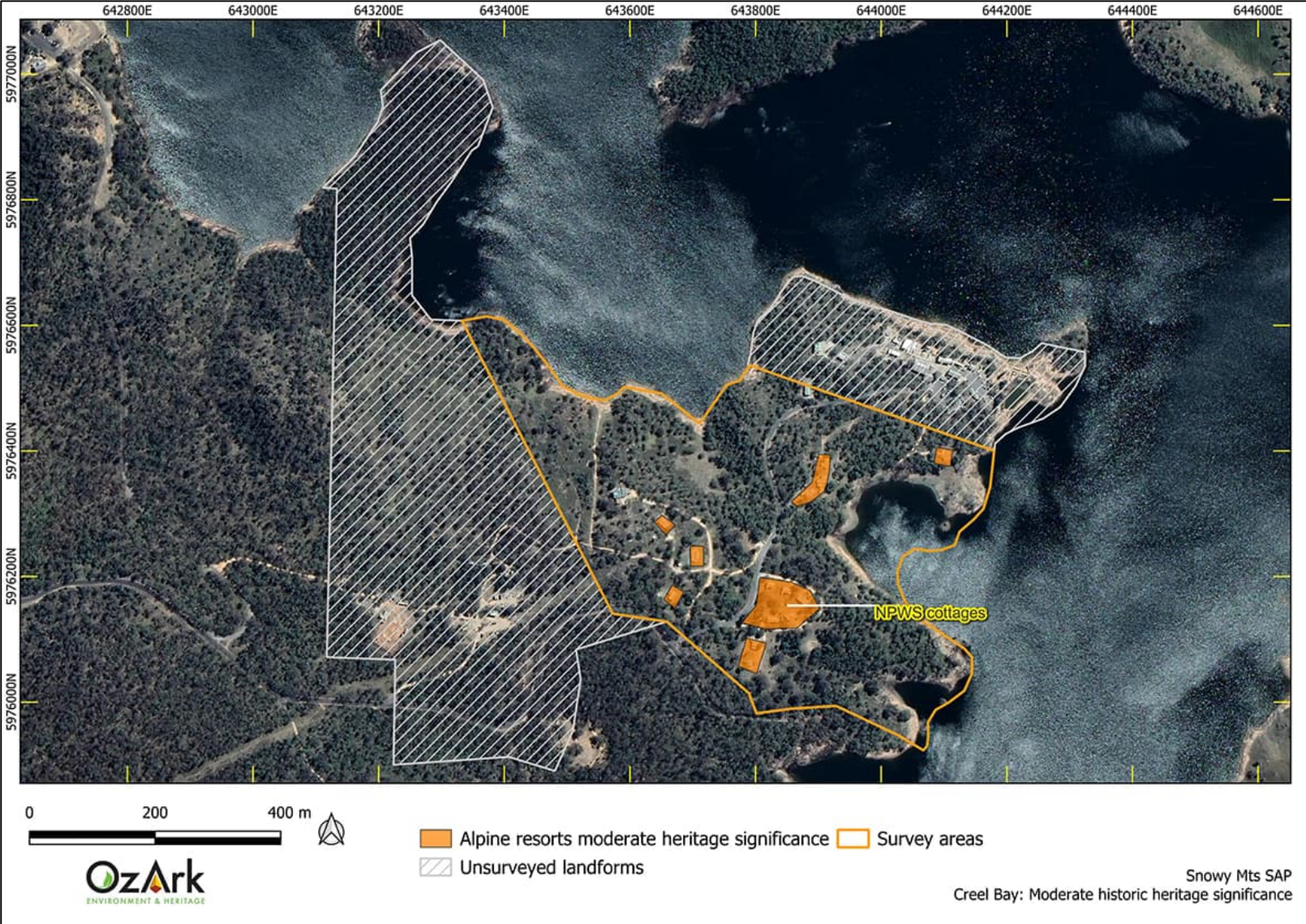
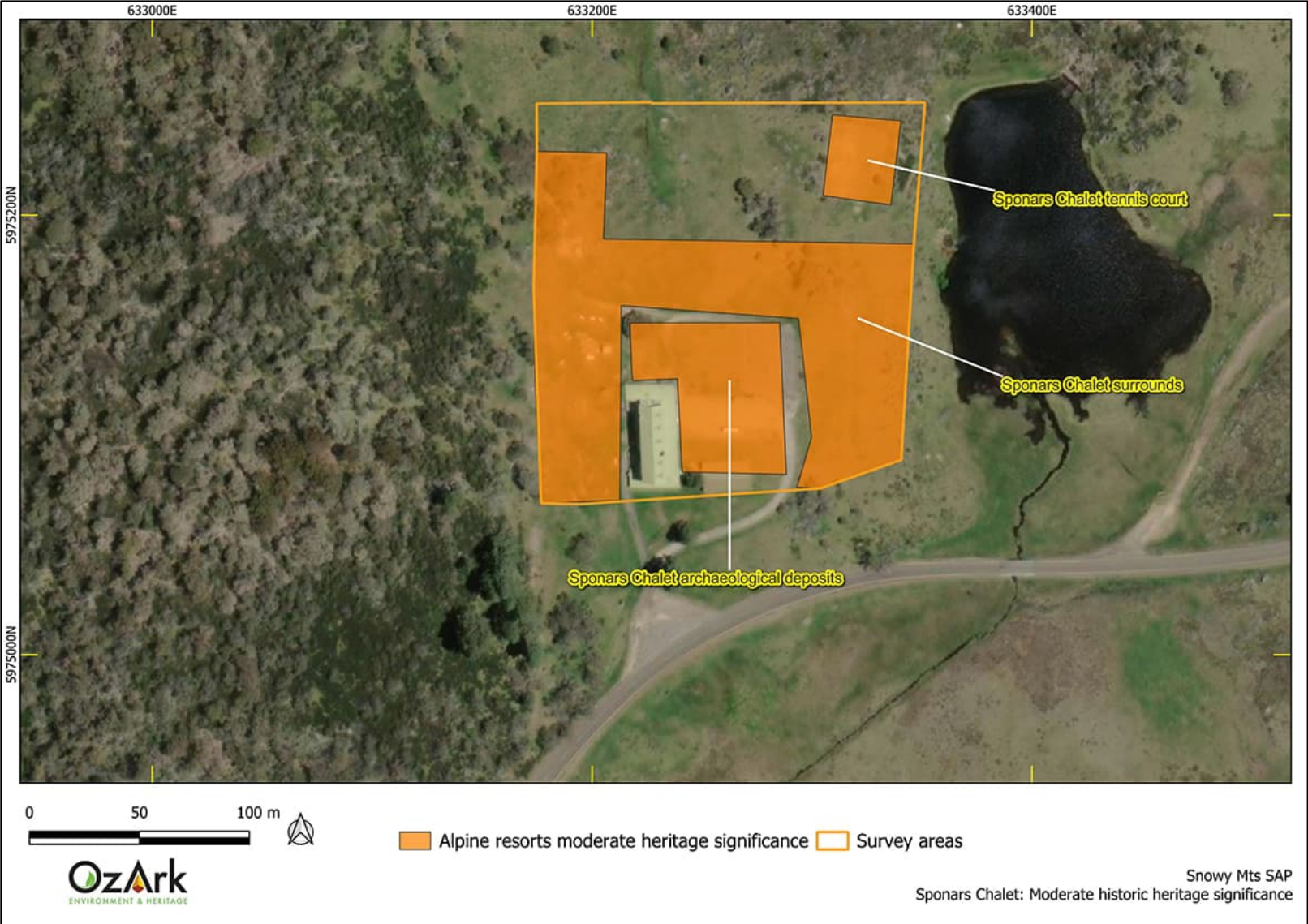**Appendix 1 Figure 7: Ski Rider Hotel - Items of moderate historic heritage significance**
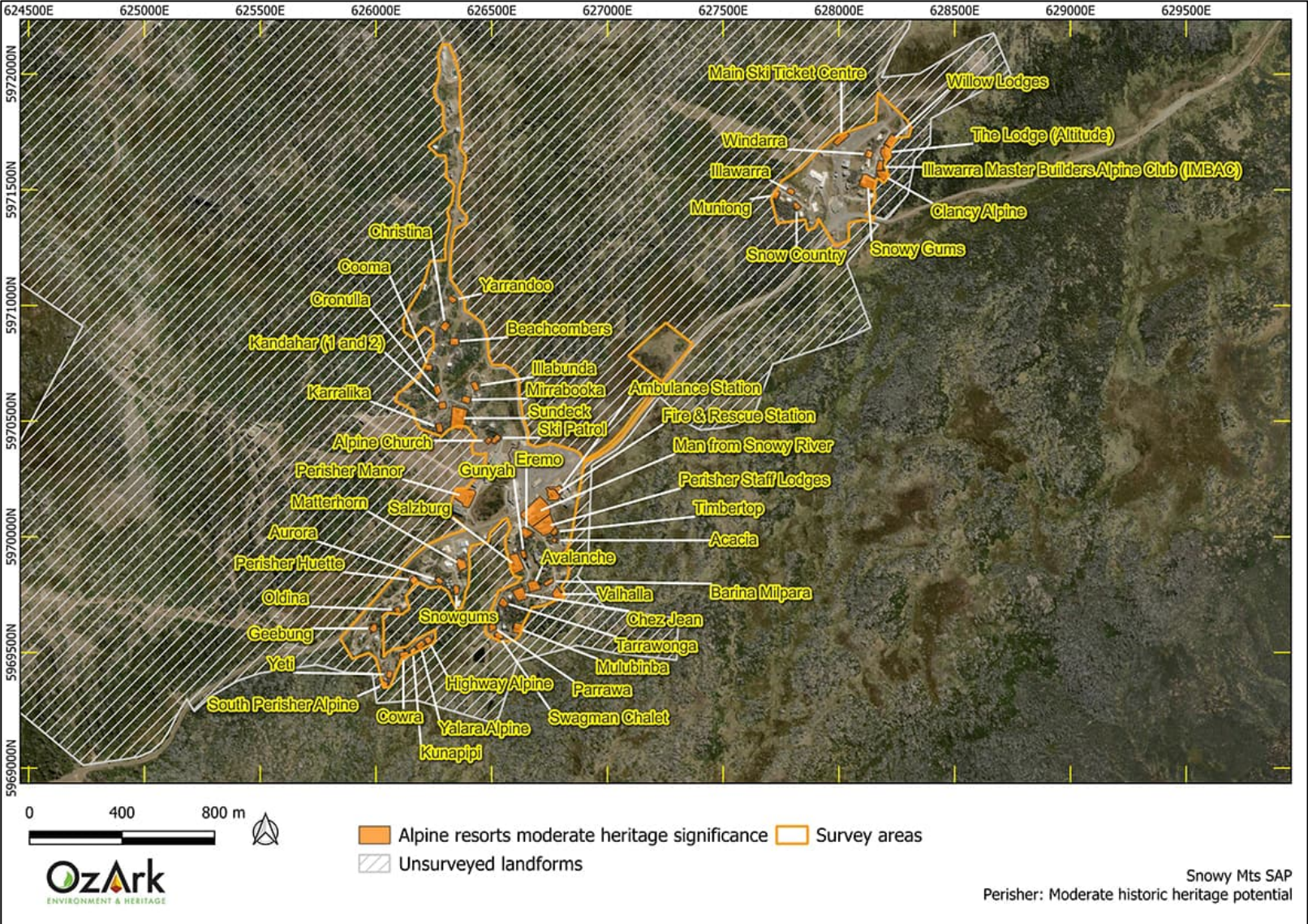

Snowy Mts SAP
Ski Rider: Moderate historic heritage significance

Appendix 1 Figure 8: Sponars Chalet - Items of moderate historic heritage significance

Snowy Mts SAP
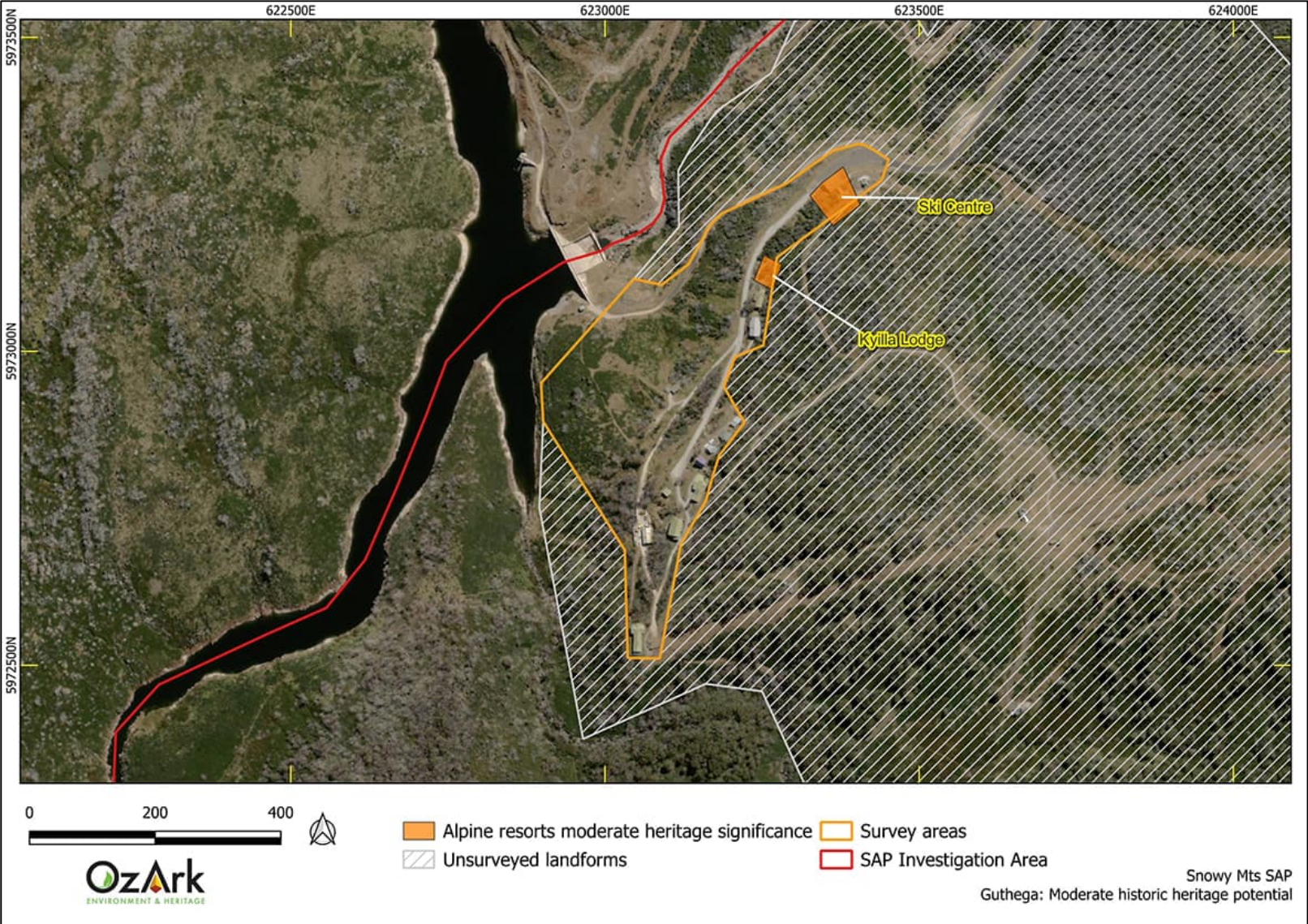Sponars Chalet: Moderate historic heritage significance

Appendix 1 Figure 9: Perisher Range - Items of moderate historic heritage significance

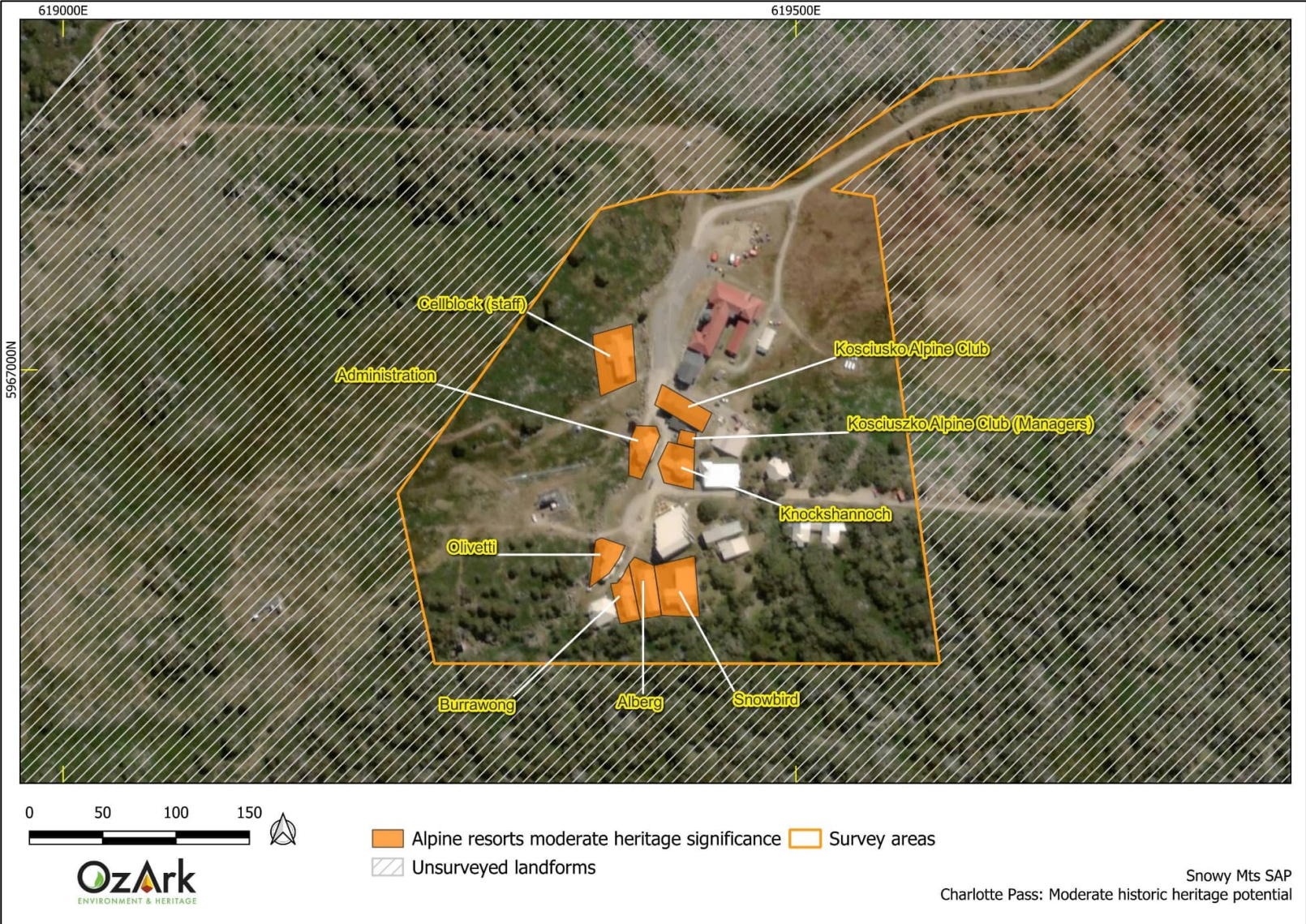Snowy Mts SAP
Perisher: Moderate historic heritage potential

Appendix 1 Figure 10: Guthega - Items of moderate historic heritage significance

Snowy Mts SAP
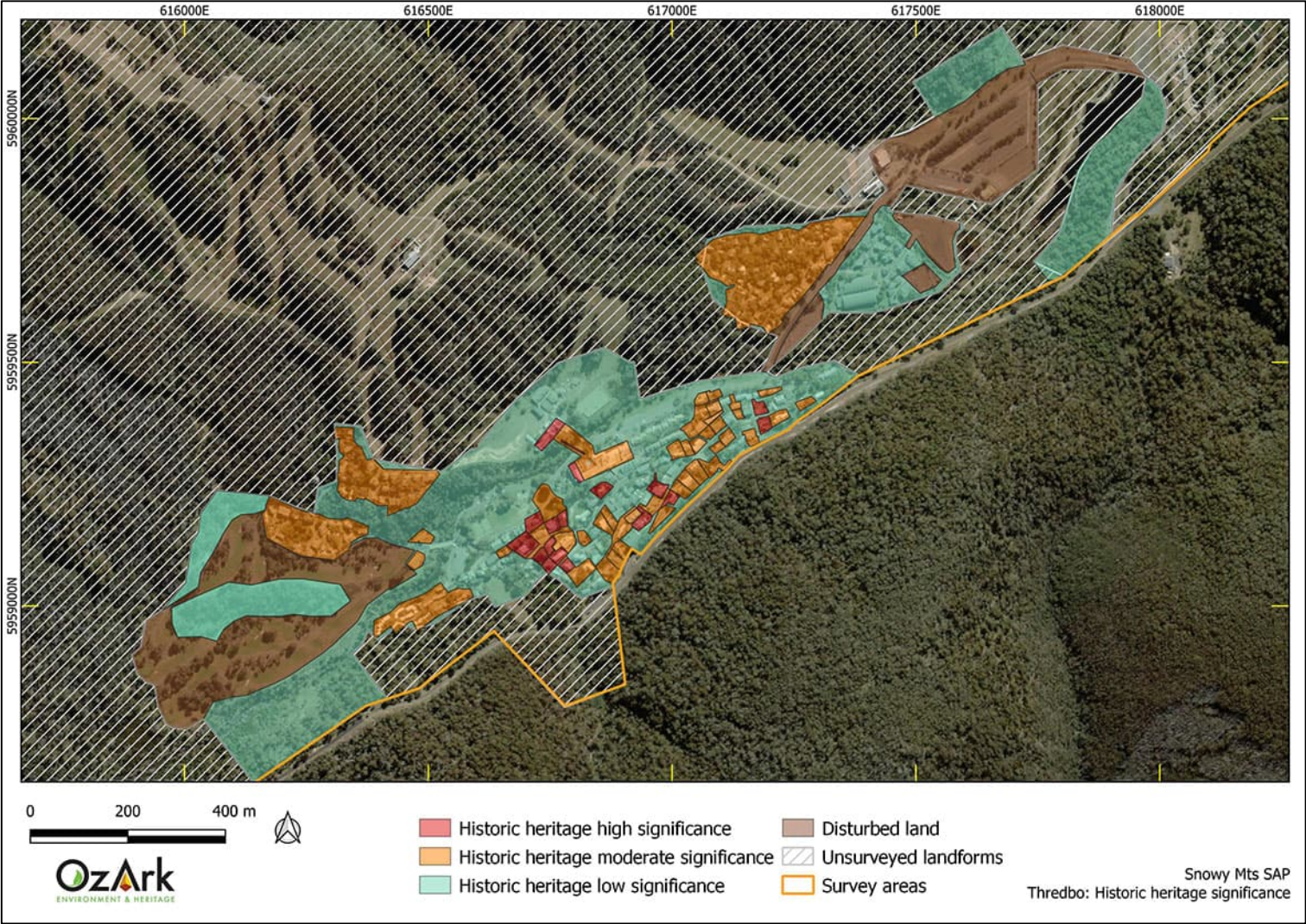Guthega: Moderate historic heritage potential

Appendix 1 Figure 11: Charlotte Pass - Items of moderate historic heritage significance

Snowy Mts SAP
Charlotte Pass: Moderate historic heritage potential

6.4 ALPINE PRECINCT, ALL HERITAGE ZONES MAPPED.

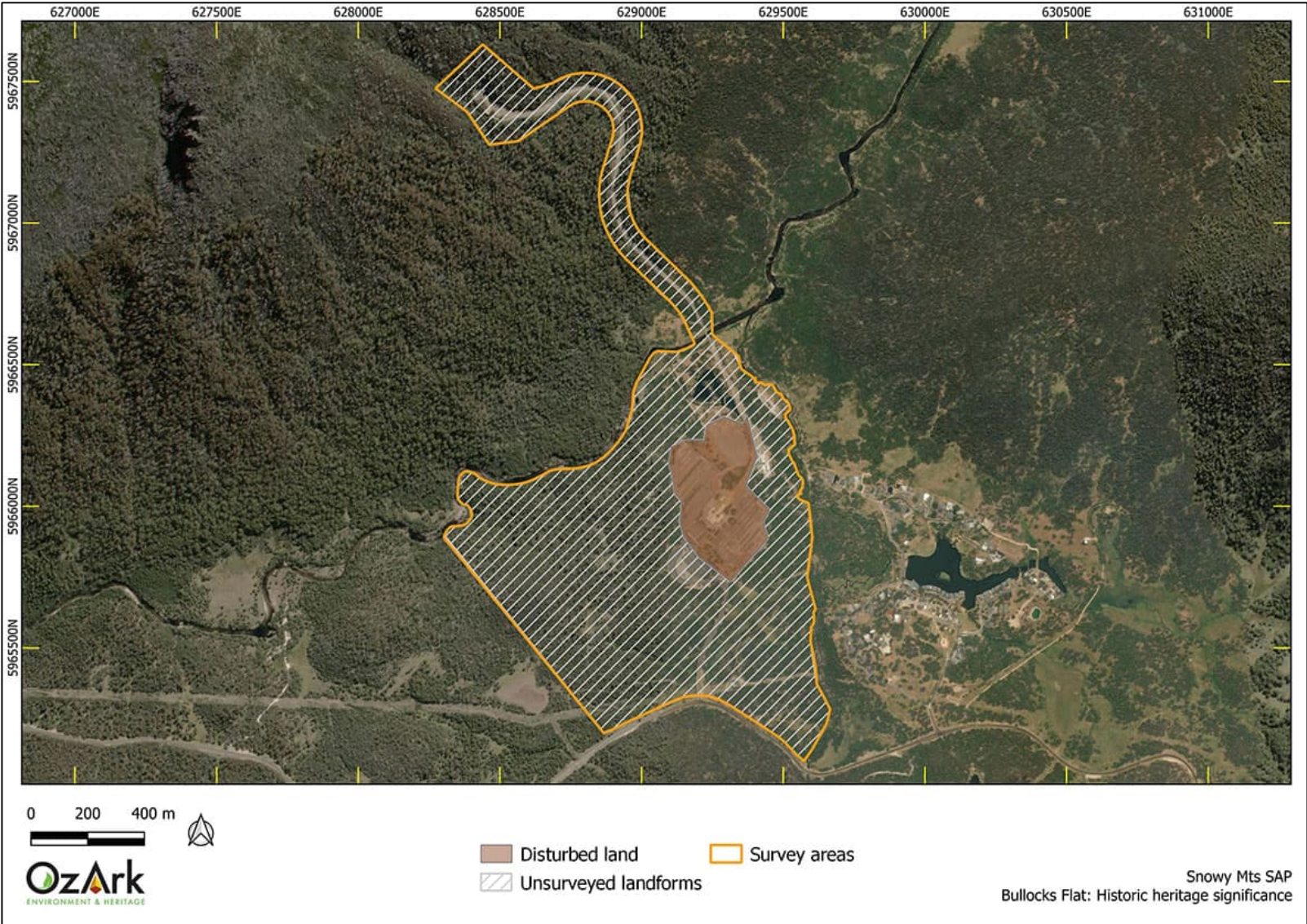**Appendix 1 Figure 12: Thredbo Village - Historic heritage zones.**

Appendix 1 Figure 13: Thredbo Rangers Station - Historic heritage zones

Snowy Mts SAP
Thredbo Ranger Station: Historic heritage significance

Appendix 1 Figure 14: Bullocks Flat - Historic heritage zones

Disturbed land
Unsurveyed landforms
Survey areas

Snowy Mts SAP
Bullocks Flat: Historic heritage significance

Appendix 1 Figure 15: Creel Bay - Historic heritage zones

Historic heritage high significance

Historic heritage moderate significance

Historic heritage low significance

Unsurveyed landforms

Survey areas

Snowy Mts SAP
Creel Bay: Historic heritage significance

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Appendix 1 Figure 16: Kosciuszko Tourist Park - Historic heritage zones

Snowy Mts SAP
Kosciuszko Tourist Park: Historic heritage significance

Legend:
- Historic heritage moderate significance
- Survey areas
- Historic heritage low significance
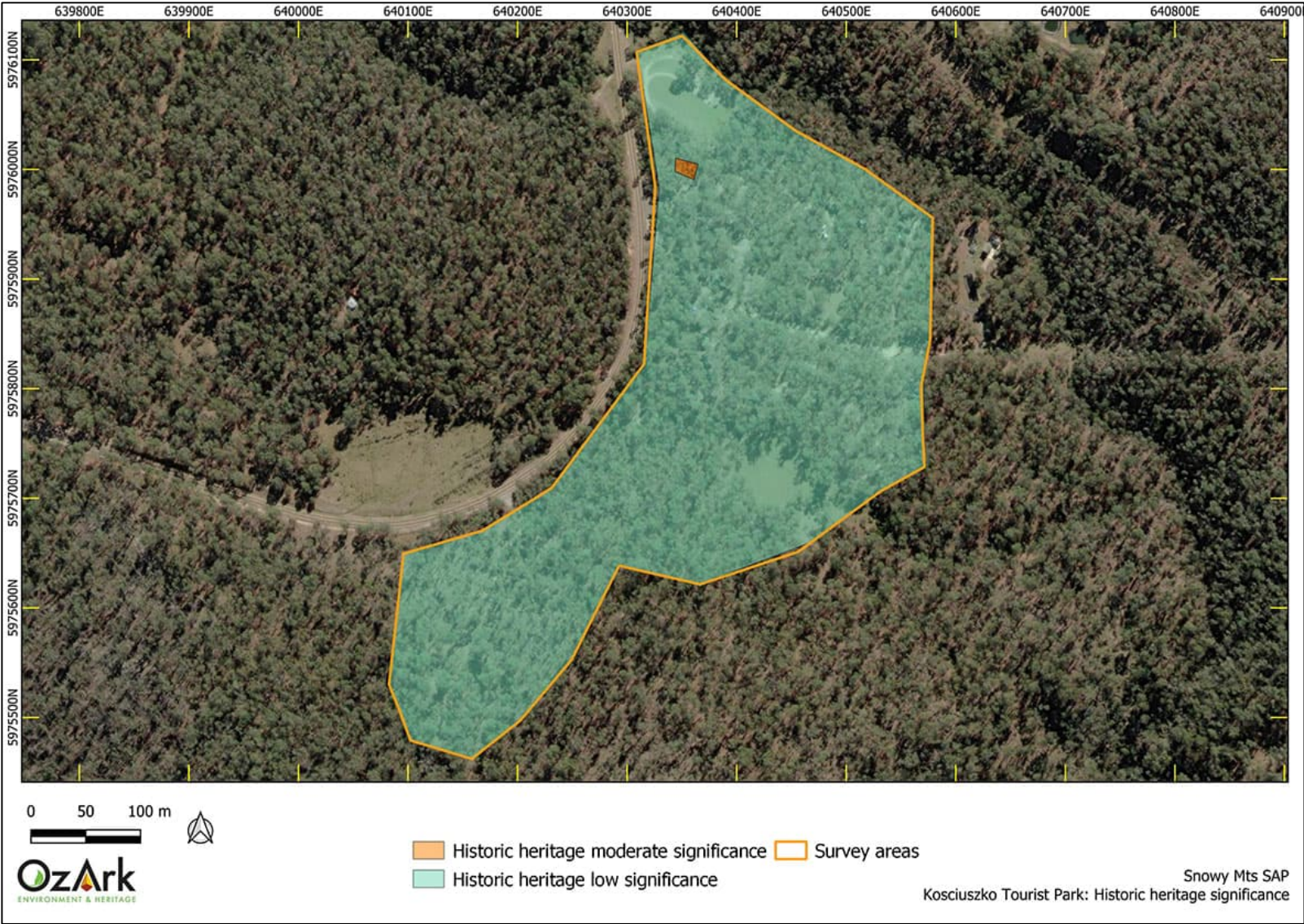
Appendix 1 Figure 17: Ski Rider Hotel - Historic heritage zones

Snowy Mts SAP
Ski Rider Hotel: Historic heritage potential

Appendix 1 Figure 18: Sponars Chalet - Historic heritage zones

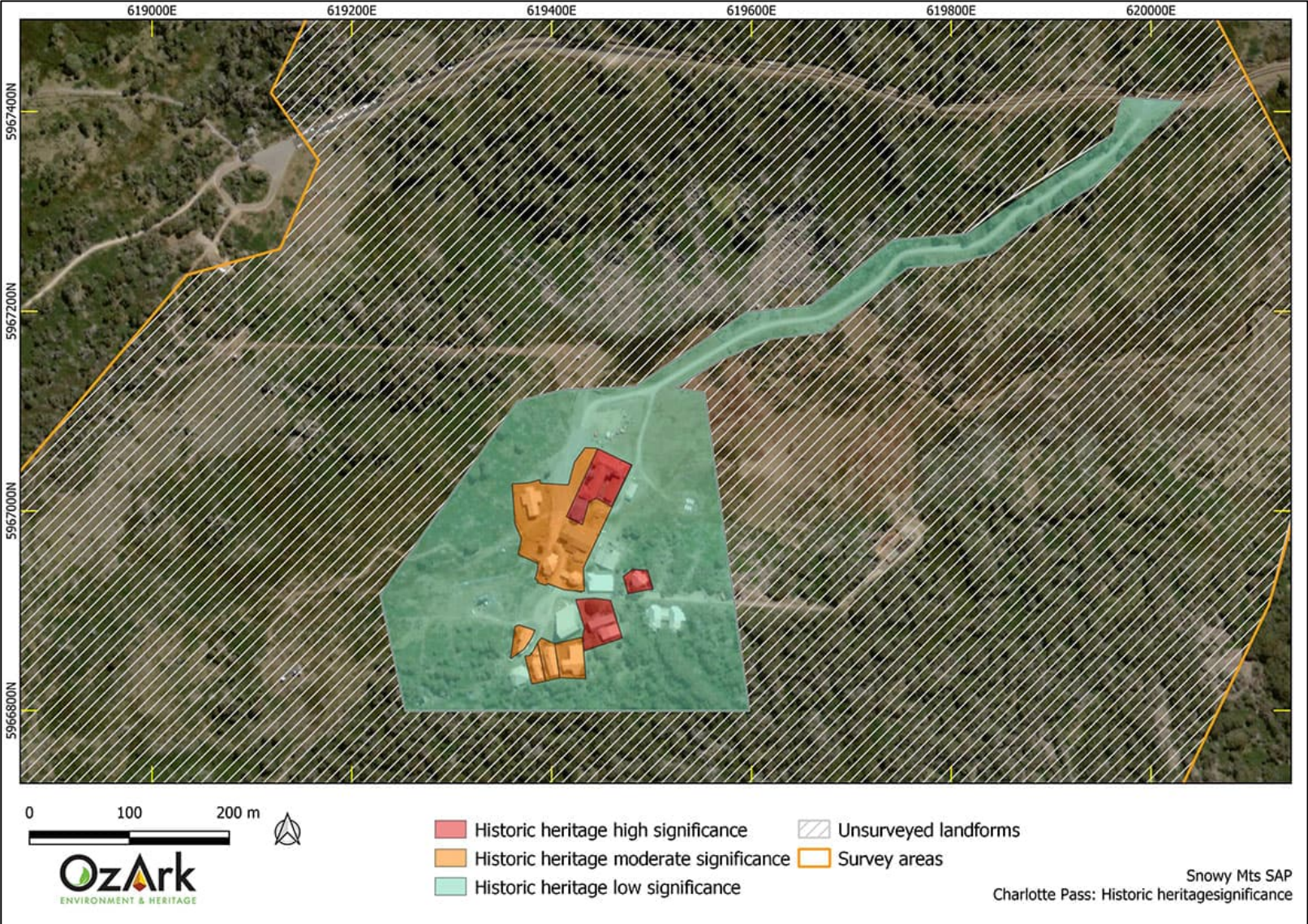**Appendix 1 Figure 19: Perisher Range - Historic heritage zones**

Snowy Mts SAP
Perisher Range: Historic heritage significance

Legend:
- Historic heritage high significance
- Historic heritage moderate significance
- Historic heritage low significance
- Disturbed land
- Unsurveyed landforms
- Survey areas
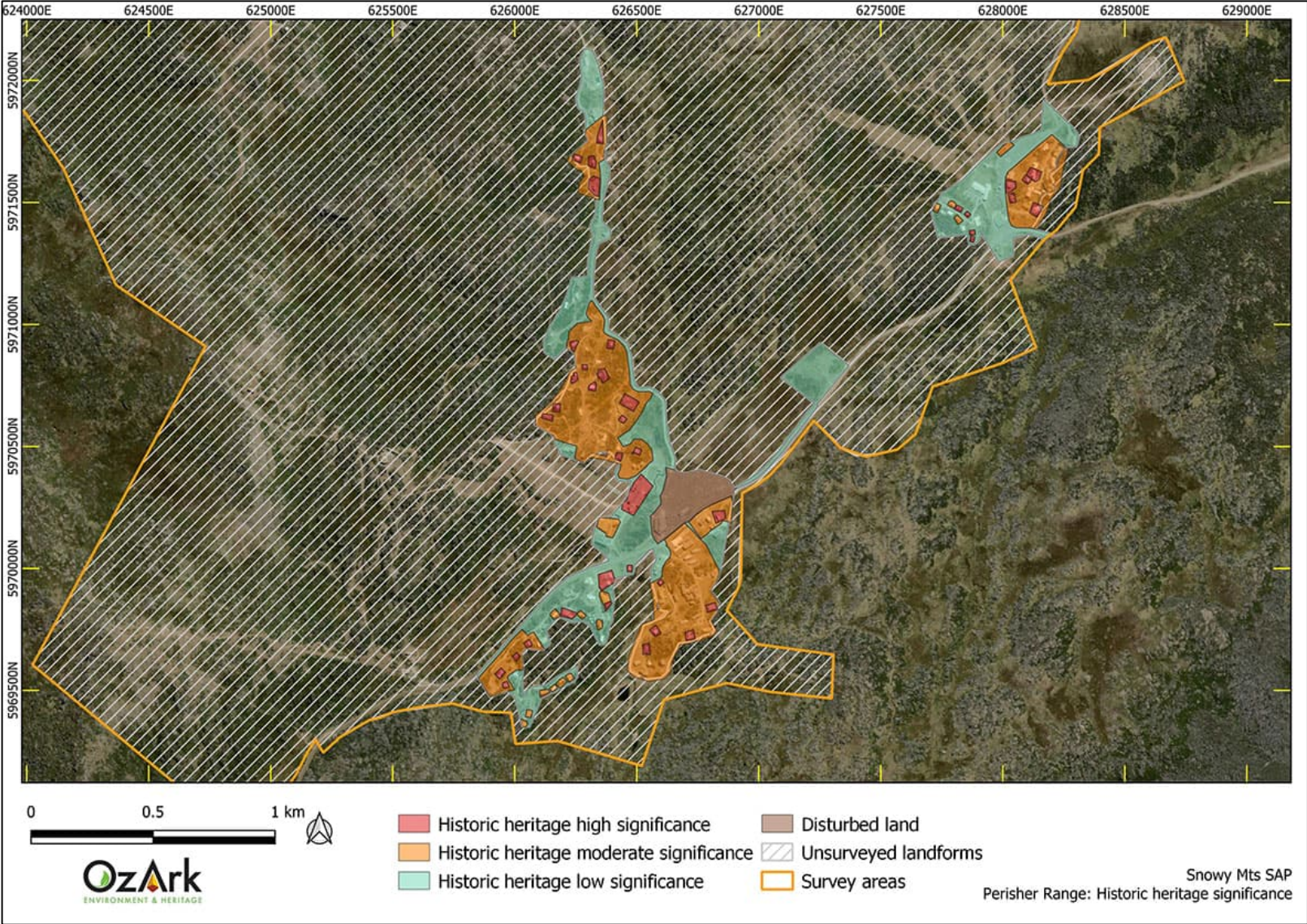
Appendix 1 Figure 20: Guthega - Historic heritage zones

Snowy Mts SAP
Guthega: Historic heritage significance
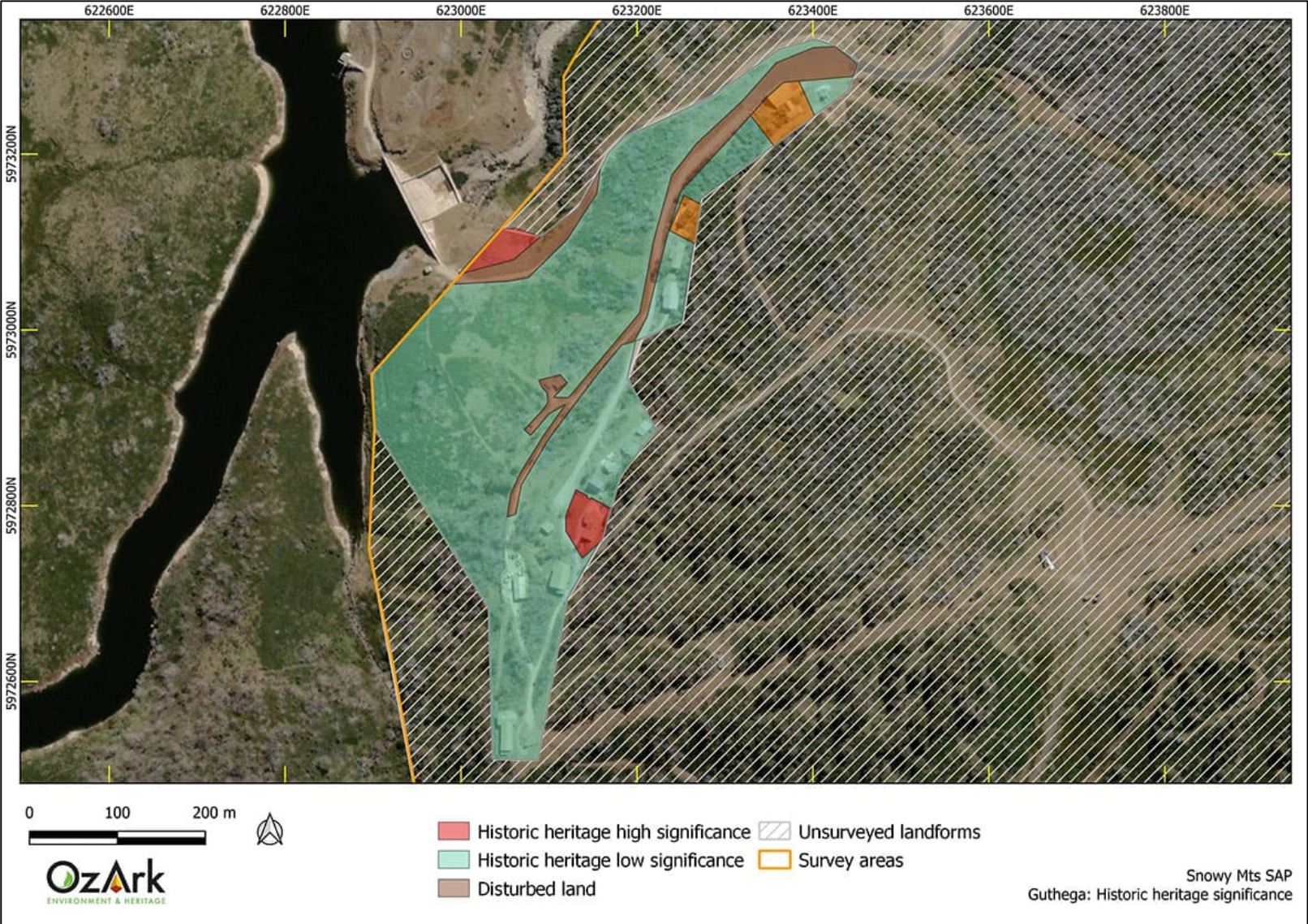
Appendix 1 Figure 21: Charlotte Pass - Historic heritage zones

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