



View of St Andrews Uniting Church in the Jindabyne Growth Precinct.

HISTORICAL HERITAGE MANAGEMENT PLAN

SNOWY MOUNTAINS SPECIAL ACTIVATION PRECINCT (JINDABYNE PRECINCTS)

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.

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ABBREVIATIONS AND GLOSSARY

DCP	Development Control Plan
DPE	NSW Department of Planning and Environment
EP&A Act	NSW <i>Environmental Planning and Assessment Act 1979</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
Heritage Act	<i>Heritage Act 1977</i> . 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
HHMP	Historical Heritage Management Plan
LEP	Local Environmental Plan
LGA	Local Government Area
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 Jindabyne Precincts but do not include all the Jindabyne Precincts. The survey areas include all areas where development is proposed in the Snowy Mountains SAP Master Plan.
The Plan	Historic Heritage Management Plan

CONTENTS

ABBREVIATIONS AND GLOSSARY	1
1 INTRODUCTION	1
1.1 Purpose	1
1.2 Snowy Mountains SAP background	1
1.2.1 The Snowy Mountains SAP Master Plan (DPE 2022)	2
1.2.2 Jindabyne Catalyst Precinct Delivery Plan.....	4
1.2.3 Snowy Mountains SAP cultural heritage assessment.....	4
1.3 Objective and outcomes.....	5
1.4 Consultation with government stakeholders.....	5
2 REGULATORY BACKGROUND.....	6
2.1 Commonwealth legislation	6
2.1.1 <i>Environment Protection and Biodiversity Conservation Act 1999</i>	6
2.2 State legislation	6
2.2.1 <i>Environmental Planning and Assessment Act 1979</i>	6
2.2.2 <i>Heritage Act 1977</i>	7
2.2.3 State Environmental Planning Policy (SEPP)	7
3 JINDABYNE PRECINCTS HISTORIC CULTURAL HERITAGE VALUES	9
3.1 Socio-cultural values	9
3.1.1 Cultural values	9
3.2 Identified historic items.....	10
3.2.1 LEP listed items	10
3.2.2 Go Jindabyne identified items	10
3.2.3 Items identified in the Snowy Mountains SAP Master Plan assessment	11
3.2.4 Archaeological potential.....	11
4 HERITAGE MANAGEMENT FRAMEWORK.....	14
4.1 Heritage management zones.....	14
4.2 Impacts to historic heritage	15
4.3 Renewed heritage studies	16
4.4 Character statement.....	16
4.5 Measures to protect known significant historic heritage items	17
4.5.1 Development of nationally listed places	17
4.5.2 Overarching heritage management measures.....	17
4.5.3 Development controls	18
4.6 Interpretation initiatives	20
4.7 Newly identified heritage items	21

5	DOCUMENT INFORMATION	23
5.1	Relevant legislation	23
5.2	Reference information	23
APPENDIX 1	24	
5.3	Go Jindabyne identified items	24
5.4	Snowy Mountains SAP Master Plan assessment	26
5.4.1	Potentially significant blaze tree	27
5.5	Heritage management zones	27
DOCUMENT CONTROLS.....	30	

FIGURES

Figure 1-1: Jindabyne Catalyst and Growth Precincts.....	3
Figure 3-1: Location of LEP items in the Jindabyne Precincts.	12
Figure 3-2: Location of high significance items in the Jindabyne Precincts.	13
Figure 4-1: Items of high heritage significance within the Jindabyne Precincts.	15

APPENDIX 1 FIGURES

Appendix 1 Figure 1: Unlisted items identified by NGH within the Jindabyne Precincts.....	24
Appendix 1 Figure 2: Heritage items identified through the Go Jindabyne study.	25
Appendix 1 Figure 3: Items identified in the Snowy Mountains SAP investigation.	26
Appendix 1 Figure 4: View of the highlighted components of the original Jindabyne town plan.	27
Appendix 1 Figure 5: Zones of heritage management within the Jindabyne Precincts.	29

TABLES

Table 3-1: Identified historically significant items within the Jindabyne Precincts.....	10
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1 INTRODUCTION

This Historical Heritage Management Plan (HHMP, the Plan) provides heritage management measures for historic heritage and applies to the Jindabyne Precincts within the Snowy Mountains Special Activation Precinct (SAP). This Plan is informed by the Snowy Mountains SAP Master Plan Historic Heritage Assessment (OzArk 2022).

This Plan informs the Jindabyne Growth Precinct Development Control Plan (DCP) and the Jindabyne Catalyst Precinct Delivery Plan (Delivery Plan). The *State Environmental Planning Policy (Precincts–Regional) 2021* (Precincts–Regional SEPP) is applicable to development in the Jindabyne Precincts.

The Snowy Mountains SAP is divided into three Precincts, the Alpine Precinct, the Jindabyne Growth Precinct, and the Jindabyne Catalyst Precinct. All development related to the Snowy Mountains SAP will be contained within these Precincts.

This Plan details conservation measures for historic cultural heritage within the Jindabyne Precincts and a separate management plan has been prepared for Aboriginal cultural heritage located within the Jindabyne Precincts.

The Snowy Mountains SAP in its entirety encompasses an area of 72,211 hectares (ha) focusing on the township of Jindabyne and the alpine resorts in the Kosciuszko National Park within the Snowy Monaro Regional Council Local Government Area (LGA).

1.1 PURPOSE

The purpose of this Plan is to manage heritage in a sensitive and appropriate manner. The Plan informs the planning controls for the Jindabyne Precincts within the DCP and the Delivery Plan to clearly determine assessment requirements regarding cultural heritage prior to and during development and/or construction.

This Plan is to ensure that historical heritage within the Jindabyne Precincts 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 Snowy Monaro LGA from a single to multi-season destination whilst enhancing environmental resilience. The SAP will assist with sustainable development and future proofing the economy of the Jindabyne area. This Plan will be used in conjunction with the following documents:

- The Snowy Mountains SAP Master Plan (DPE 2022)
- Jindabyne Growth Precinct Development Control Plan (DCP)
- Jindabyne Catalyst Precinct Delivery Plan (Delivery Plan).

- Snowy River Local Environmental Plan 2013 (LEP)

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

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 detailed, Precinct land use controls, and identifies performance criteria for amenity, environmental performance, and infrastructure provision. The Precincts are detailed in terms of proposed land use in relation to land use zoning designations. It further scopes the finer detailed matters that will be addressed in the DCP and Delivery Plan.

There are two Snow Mountains SAP Precincts within the Jindabyne area. These include:

- Jindabyne Growth Precinct including areas near Jindabyne where development will follow the Snowy Monaro LEP and the DCP (**Figure 1-1**)
- Jindabyne Catalyst Precinct including areas near Jindabyne where development will follow the Delivery Plan (**Figure 1-1**).

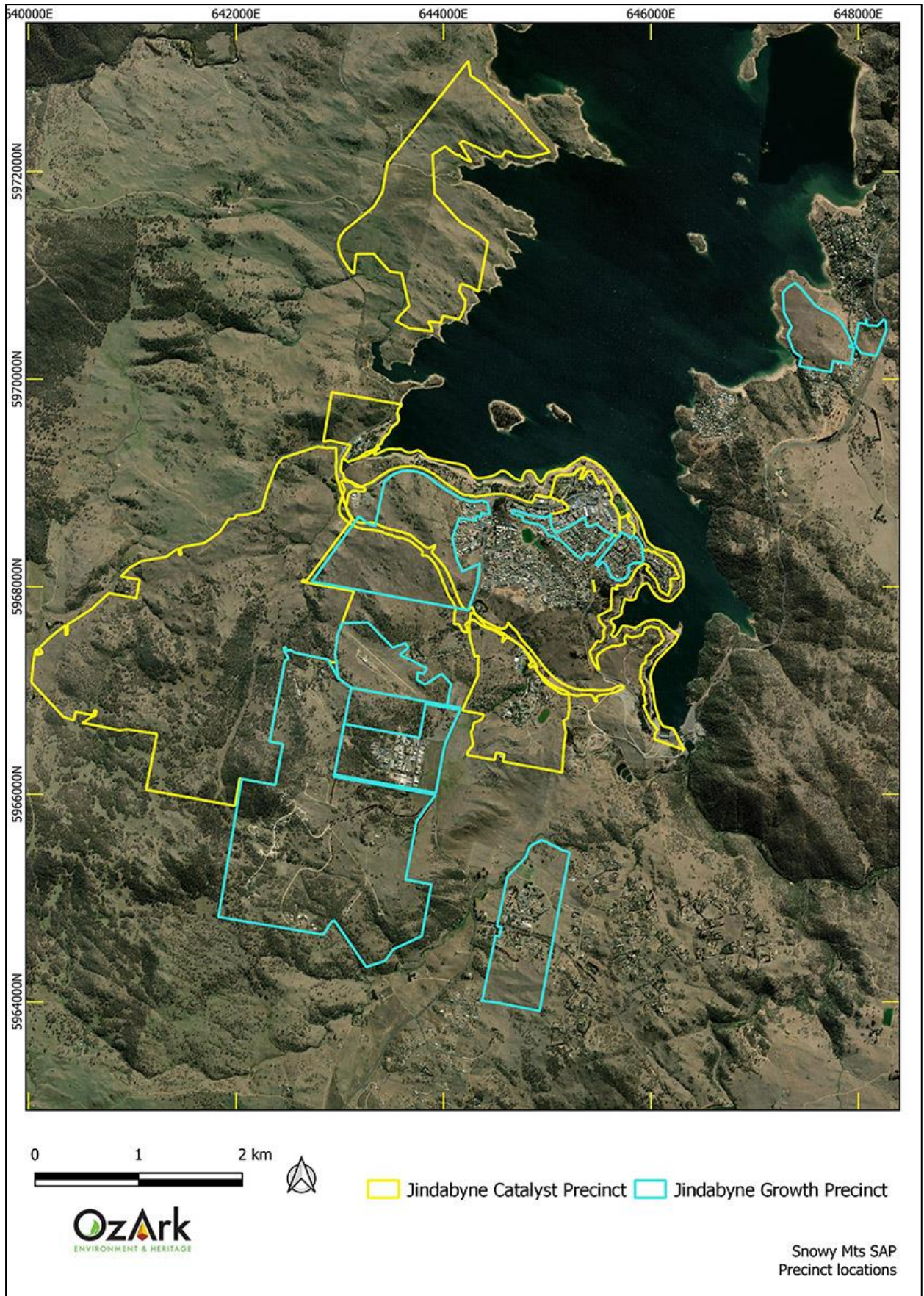
This Plan only applies to the Jindabyne Growth Precinct and Jindabyne Catalyst Precinct.

The Snowy Mountains 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 Snowy Mountains SAP Master Plan requires that this Plan be prepared. The Master Plan notes that the aspiration of the Snowy Mountains SAP is to:

- Incorporate historic heritage into the visitor experience
- Identify areas in which development should not occur to reduce harm to heritage items
- Conserve the heritage value of the town design in central Jindabyne
- Development adjacent to heritage items protects the heritage significance and complements the setting.

Figure 1-1: Jindabyne Catalyst and Growth Precincts.



1.2.2 Jindabyne Catalyst Precinct Delivery Plan

A Delivery Plan is a statutory document, referenced by the Precincts–Regional SEPP. This SEPP is discussed in more detail in **Section 2.2.3**, however, Section 3.7 of the Precincts–Regional SEPP states that a specific Delivery Plan is required before any development can occur within the Snowy Mountains SAP boundary. The Delivery Plan provides:

- Precinct design principles
- Precinct revegetation strategy
- Infrastructure (enabling and design principles)
- Subdivision guidelines
- Development assessment criteria
- Monitoring, reporting and compliance
- Mapping (constraints, infrastructure works).

The Delivery Plan envisages that most development within the SAP will be complying development (as per Schedule 1D Part 2 of the Precincts–Regional SEPP). If a development proposal cannot be complying development, investors may utilise the existing approval pathways within Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act), where the Planning Secretary is the consent authority or the LEP (currently the Snowy River LEP) where the Snowy Monaro Regional Council is the consent authority.

The Delivery Plan states that a cultural heritage management plan be developed for Snowy Mountains SAP and that crucially, complying development cannot be located on land on which a heritage item of heritage significance is located.

1.2.3 Snowy Mountains SAP cultural heritage assessment

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

Field assessment was undertaken between 2020 and 2022, with the purpose being to ensure the Jindabyne Growth and Catalyst Precincts were comprehensively surveyed to identify areas where future development should not occur. The survey covered 1,433.9 ha of the 1,740.2 ha Jindabyne Precinct areas (82% total precinct area). Land which was not surveyed was because access was not possible at the time of the survey.

A summary of the historic cultural heritage values identified within the Snowy Mountains SAP Precinct, as well as previously identified heritage items within the Jindabyne Precincts, is described by OzArk (2022). The previously identified items of heritage value are presented in **Section 3.2**.

1.3 OBJECTIVE AND OUTCOMES

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

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 Jindabyne Precincts.

This Plan:

- Details the management procedures for historic heritage within the Jindabyne Precincts
- Details reporting and further heritage assessment requirements.

1.4 CONSULTATION WITH GOVERNMENT STAKEHOLDERS

Consultation will be through the strategic framework of the Snowy Mountains SAP and separate consultation with agencies has not been undertaken for this Plan.

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.

Several Acts of Parliament provide for the protection of heritage at various levels of government.

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 Jindabyne Precincts

The Jindabyne Catalyst Precinct overlaps with the nationally listed Snowy Mountains Scheme (ID 105919) that includes Lake Jindabyne and its immediate foreshore. 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 environmental planning instruments that govern particular types of development.

Applicability to the Jindabyne Precincts

Development within the Jindabyne Catalyst Precinct will be controlled by the Delivery Plan that is established under the Precincts–Regional SEPP that, in turn, is established under Division 3.3 of the EP&A Act.

Development in the Jindabyne Growth Precinct will be governed by the DCP established under Division 3.6 of the EP&A Act.

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 assess/approve/decline 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' (note: formerly the Act protected any 'relic' that was more than 50 years old.

Now the age determination has been dropped from the Act and relics are protected according to their heritage significance assessment rather than purely on their age. 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 Jindabyne Precincts

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

2.2.3 State Environmental Planning Policy (SEPP)

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 Activation Precincts SEPP commenced on 12 June 2020 and was superseded in 2021 by the Precincts–Regional SEPP.

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

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

- Part 3.1, section 3.1, (c): protect and enhance land in those Precincts that have natural and cultural heritage value
- Part 3.2, section 3.6, (2) the master plan for an activation precinct must contain the following information –
 - (d): information about any heritage items, heritage conservation areas or places of heritage significance within the Activation Precinct
 - (e): limitations on development on land within the Activation Precinct, such as environmentally sensitive areas, contaminated land, flooding, and cultural heritage
- Part 3.2, section 3.7 (5) a delivery plan must contain the following information –
 - (d) any areas of environmental significance within the activation precinct
- Division 1, section 8: complying development:
 - (6) To be complying development, the development must not involve development that requires development consent under Snowy River Local Environmental Plan 2013, clause 5.10, as it applies under this Schedule, section 12.
- Part 3 section: Heritage conservation
 - (1) Snowy River Local Environmental Plan 2013, clause 5.10 applies to the heritage items specified in the following table¹ in the same way as it applies to heritage items under that Plan.

Applicability to the Jindabyne Precincts

The Precincts–Regional SEPP (Chapter 3) is applicable in the Jindabyne Precincts. The requirements of this SEPP, as well as those of the Master Plan, are embodied within this Plan.

¹ The table includes items: Jindabyne Winter Sports Academy (I46), St Andrew's Uniting Church (I50), Jindabyne Foreshore Park (I51), Strzelecki monument (I52), Memorial Hall (I54), and St Andrew's Anglican Church (I55).

3 JINDABYNE PRECINCTS 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, the Jindabyne community. Aspects of social value include the assessment of places, items, and landscapes that are traditionally significant or that have contemporary importance to the Jindabyne community.

3.1.1 Cultural values

The Jindabyne Precincts hold both physical and intangible heritage values and the Precincts–Regional SEPP and the DCP will be framed to facilitate future growth in central Jindabyne, whilst retaining its unique character and values. Central Jindabyne has a strong historical association with the events and people associated with the Snowy Mountains Scheme and as a relatively unique example of a planned 1960's township.

The region known as the Monaro was first accessed by British settlers in 1823 when Currie and Ovens crossed the Bredbo River and noted the rolling grassy plains to the south. The original town of Jindabyne was settled in the 1840s on the banks of the Snowy River at the main river crossing for cattle travelling between the Monaro and Gippsland.

The broader Jindabyne district has an extensive history dating to the early days of colonial settlement. The Leesville Hotel, for example, was one of the original buildings in the area, predating the establishment of old Jindabyne on the Snowy River and associated with the Thredbo gold rush in the 1860s.

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 the 1960s the Jindabyne area was part of the Snowy Mountain Scheme which encouraged workers to the region post-World War II. The Sports and Education Centre contains tangible examples of the sort of accommodation which was provided to the workers and the landscape of Jindabyne, particularly the nationally listed Lake Jindabyne, is a reminder of significant changes the scheme brought to the area.

As old Jindabyne was to be flooded, the current town of Jindabyne was created in the 1960s. While not unique as other towns such as Adaminaby were also relocated, Jindabyne was always envisioned as the urban centre of the region. Consequently, the street grid, the shopping centre, and other civic amenities such as three churches and the memorial hall were deliberately included in the 1960's design of Jindabyne. This design allows pedestrian access via green space between the churches and the shopping centre, and the town is designed to embrace Lake Jindabyne with streets orientated to view the lake and a large foreshore park being established to allow community access to the lake.

Individual items at Jindabyne, such as the St Andrews Uniting Church, have been in use since the Snowy Mountains Scheme and are constructed in a distinctive alpine style (see cover photo). The church remains in use today with the item maintained by local volunteers and it remains a gathering point for the current community. This demonstrates the ongoing cultural value of items within Jindabyne to the local community.

3.2 IDENTIFIED HISTORIC ITEMS

Technical studies for the Snowy Mountains SAP Master Plan began in 2020, with a final Historical Heritage Assessment produced in 2022 (OzArk 2022) that details the significance of the historical items within the Jindabyne Precincts. These items are identified below.

3.2.1 LEP listed items

In total, nine items listed on the Snowy River LEP are in the Jindabyne Precincts including a heritage conservation area (C4). All nine items are listed as having local heritage significance.

Table 3-1 outlines the details of the items with historical significance listed on the LEP and **Figure 3-1** shows the location of these items.

Table 3-1: Identified historically significant items within the Jindabyne Precincts.

Item name	Address	Cadastral details	LEP Item number
Jindabyne Winter Sports Academy	207 Barry Way	Lot 101, DP 1019527	I146
Leesville Hotel	218 Barry Way	Lot 192, DP 1019526	I147
St Andrew's Uniting Church	19 Gippsland Street	Lot 10, DP 219583	I150
Jindabyne Foreshore Park	Banjo Patterson Park, Kosciuszko Road	Lot 6, DP 239537	I151
Strzelecki monument	Banjo Patterson Park, Kosciuszko Road	Lot 6, DP 239537	I152
St Columbkille's Church and hall	24 Kosciuszko Road	Lot 1, DP 539277	I153
Memorial Hall	45 Kosciuszko Road	Lot 30, DP 227005	I154
St Andrew's Anglican Church	3 Park Road	Lot 146, DP 219583	I155
Lake Jindabyne			C4

3.2.2 Go Jindabyne identified items

NGH Environmental conducted a heritage assessment for the Go Jindabyne project in 2019 which flagged items that they considered of local heritage value (OzArk 2022). These items include houses relocated from Old Jindabyne, as well as other items, that are not currently listed on the Snowy River LEP (**Table 3-1**). **Appendix 1** lists the location of these items.

Four of the items identified by NGH have been assessed as having high heritage significance and are shown on **Figure 3-2**. These items are three houses relocated from Old Jindabyne (GJ1 to GJ3) and the ruins of the Mill Creek Homestead (GJ7).

3.2.3 Items identified in the Snowy Mountains SAP Master Plan assessment

The survey for the Snowy Mountains SAP Master Plan (OzArk 2022) did not record additional heritage items, however, the report emphasises the importance of the design of the Jindabyne township and the interconnectedness of individual heritage items within the town. Further details are provided in **Appendix 1**.

One of the items identified by OzArk 2022 as having high heritage significance is Jindabyne's old shopping centre as shown on **Figure 3-2**.

3.2.4 Archaeological potential

The only locations where archaeological potential was noted was at the ruins of the Mill Creek Homestead (Item GJ7; **Figure 3-1**) and at the Leesville Hotel (Item I147; **Figure 3-1**). At all other areas there is either no potential for archaeological deposits, or the level of previous disturbance precludes the existence of archaeological deposits.

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

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

Figure 3-1: Location of LEP items in the Jindabyne Precincts.

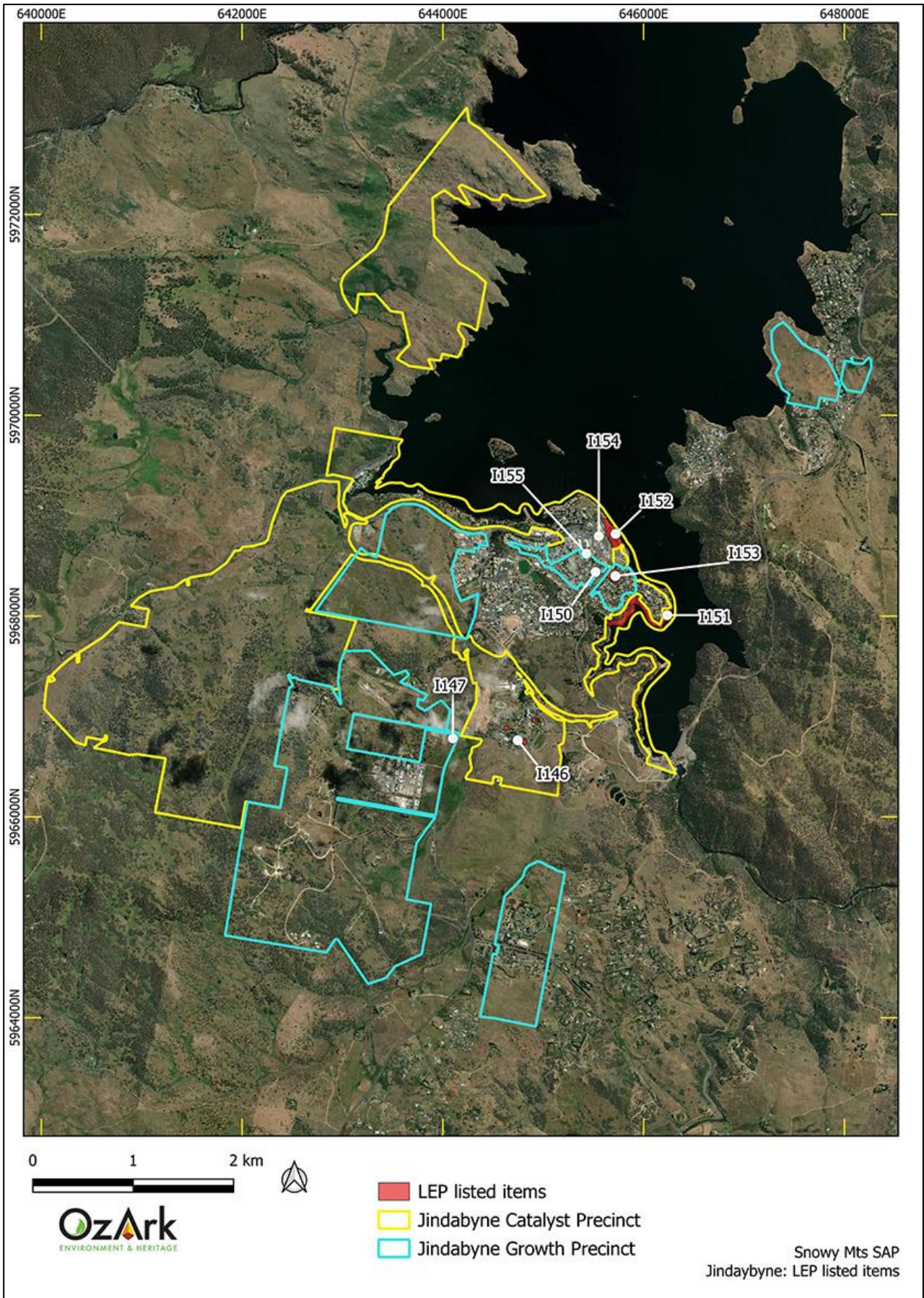
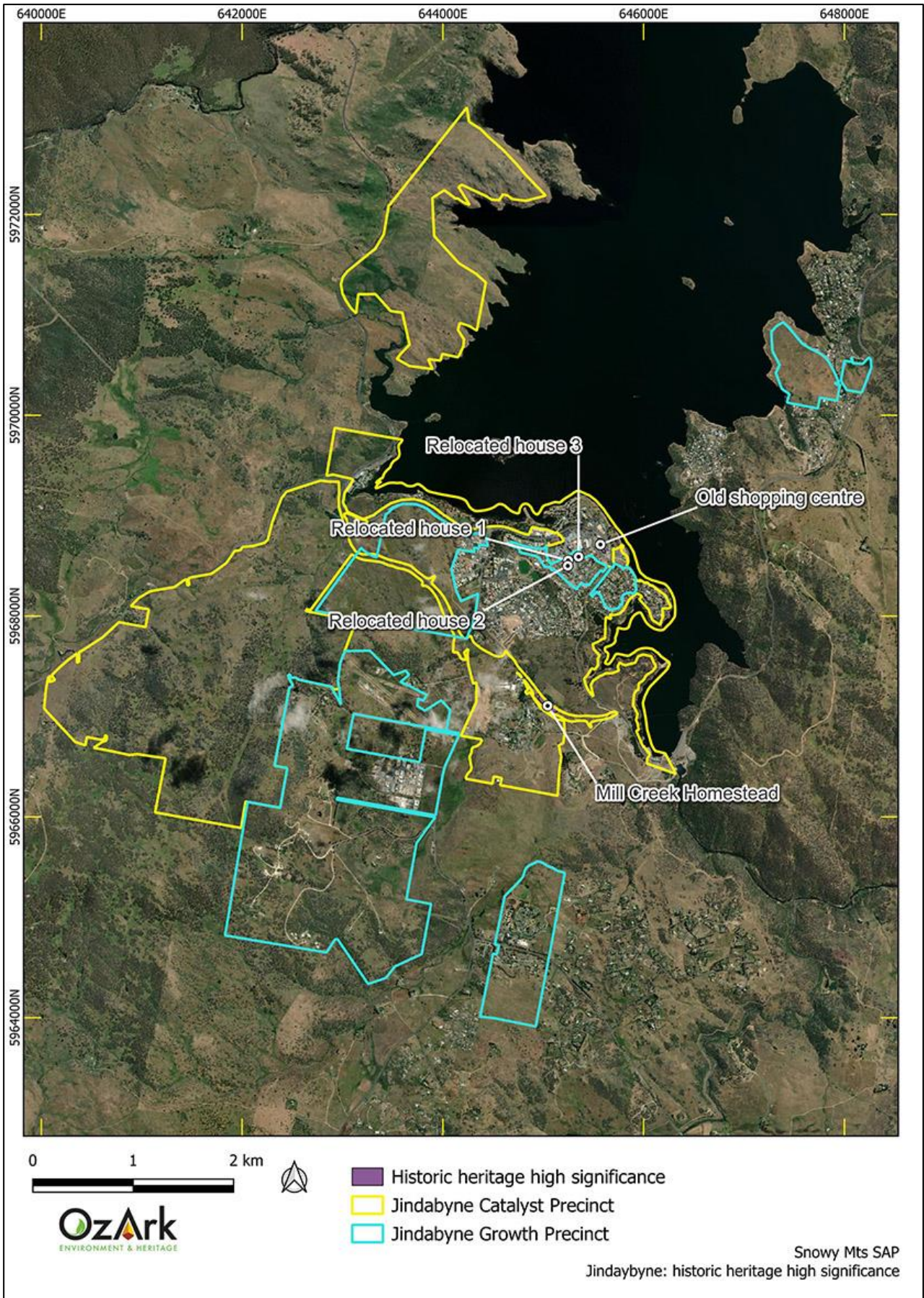


Figure 3-2: Location of high significance items in the Jindabyne Precincts.



Snowy Mts SAP

Jindabyne: historic heritage high significance

4 HERITAGE MANAGEMENT FRAMEWORK

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 Jindabyne Precincts would benefit from Jindabyne-wide heritage study to further refine these heritage zones (see **Section 4.3**).

In designing the layout of infrastructure within the Jindabyne Precincts, where possible and suitable, historical objects will be incorporated into the design of the public domain where they will be publicly accessible and can be appreciated by all.

Provisions from the DCP will apply to land within the Jindabyne Growth Precinct. Development of these sites will be facilitated by the Snowy Monaro Regional Council.

Provisions from the Delivery Plan will apply to land within the Jindabyne Catalyst Precinct. Development of these sites will be facilitated under the Precincts–Regional SEPP through the Master Plan and Delivery Plan.

4.1 HERITAGE MANAGEMENT ZONES

The Jindabyne Precincts have been mapped into five heritage management zones to determine the heritage risk of any development planned for that area. In simple terms, future development in a zone of ‘low heritage significance’ is unlikely to encounter historic heritage constraints. Conversely, planned developments in zones of ‘high heritage significance’ are likely to need to consider historic heritage in the design and approval process.

All heritage management zones, as well as further information about the zones, is provided in **Appendix 1**.

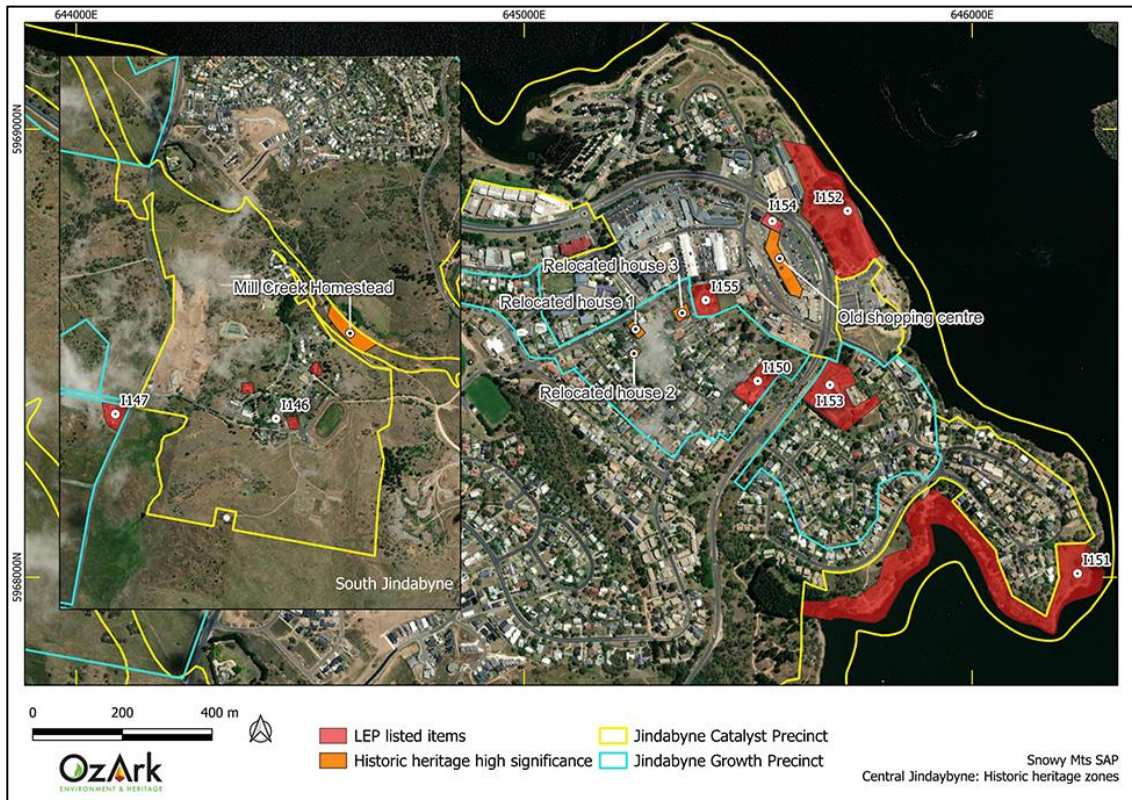
In summary, the five heritage management zones consist of:

- **High heritage risk:** This category contains areas where there are known items of significant heritage value. This includes items identified on statutory heritage lists, items identified during the Snowy Mountains SAP Master Plan assessment as having high heritage values, and items of heritage significance identified by NGH. Items of high heritage significance are shown on **Figure 4-1**.
- **Moderate heritage risk:** This category contains areas where there are likely to be items of significant heritage value. Other areas of moderate heritage risk are those near known items of heritage value where development would need to consider the impact on the nearby buildings. Areas of moderate heritage significance are shown on **Appendix 1 Figure 5**.
- **Low heritage risk:** Based on the findings from the Snowy Mountains SAP Master Plan assessment, these areas are very unlikely to contain significant historic heritage items. Areas of low heritage significance are shown on **Appendix 1 Figure 5**.
- **Archaeological potential:** Confined to the ruins of the Mill Creek Homestead and at the Leesville Hotel. At the Mill Creek Homestead the remains of an important early Jindabyne

structure are likely preserved, and at the Leesville Hotel, deposits relating to the early settlement of the Jindabyne region may be present.

- **Disturbed lands:** This zone refers to landforms within the Jindabyne Precincts that have been modified for urban development, roads, and car parks. Within all the other areas detailed above, there are areas of disturbed land that are too small to be meaningfully mapped at this scale. Larger areas of disturbed land are shown on **Appendix 1 Figure 5**.
- **Unsurveyed areas.** Areas that have not undergone previous historic cultural heritage assessment. Unsurveyed areas are shown on **Appendix 1 Figure 5**.

Figure 4-1: Items of high heritage significance within the Jindabyne Precincts.



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, or its association with a well-known person or historic theme, such as, in this case, the Snowy Mountains Hydro Scheme.

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 heritage studies that form the basis of our understanding of historic heritage significance in the Jindabyne Precincts is over 20 years old as heritage studies embodied in the LEP was produced in 1998 (Tropman 1998).

As the research for this study is approximately 25 years old, this study requires updating so that the contemporary heritage values of Jindabyne are known.

A renewed heritage study of Jindabyne would enable refinement of the items that are currently listed in the LEP.

4.4 CHARACTER STATEMENT

The pre-1960's character of Jindabyne is represented by the Leesville Hotel and potentially by archaeological deposits associated with the Mill Creek Homestead. These items are interpretable features of Jindabyne before the Snowy Mountains Hydro Scheme created such change for the town.

Following the development of the Snowy Mountains Hydro Scheme and the building of a 'new' Jindabyne, the town preserves a rare example of intact 1960's urban planning and is a rare exemplar of a purpose-built town. This is seen in the street layout of Jindabyne that embraces and faces Lake Jindabyne. This includes the arced old shopping centre and the curve of streets, such as Munyang Street, that are testament to the original town plan of Jindabyne. As originally conceived, the shopping centre was designed to be the centrepiece of the town overlooking the newly formed lake.

A further aspect of 1960's town planning is the linking of the shopping centre and the town's three churches with greenways that still survive. This concept of walkable urban spaces was widely explored in the 1960s and remains a tangible feature of Jindabyne.

The dominant original architectural style of the town follows the alpine style with some suburb examples of individual buildings such as St Andrews Uniting Church (LEP item I150), St Columbkille's Church and hall (LEP item I153), and St Andrews Anglican Church (LEP item I155). In other areas, the Snowy Mountains Hydro-Electric Authority (SMHEA) architectural style is evident in buildings such as in the National Parks and Wildlife Service offices, the pilasters at the old shopping centre, and Lakeview Plaza that preserves an alpine style loggia with an SMHEA style dormitory building.

Jindabyne also holds strong social values including for visitors who feel they have arrived at the high country when they reach Jindabyne. The old shopping centre with its associated car-parking is a common stop point for people heading to the ski fields, and memories of being at the shopping centre getting a take away or hiring gear at the beginning of a holiday is a fond memory for many. This makes the old shopping centre and associated car parking is an integral contributor to the character of Jindabyne.

It is recommended that the DCP and Deliver Plan should contain objectives and controls to protect and enhance Jindabyne'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 Jindabyne Precincts should respect the design of its neighbours and the key values of its place. Specifically, this includes:

- Maintaining the 1960's urban planning of central Jindabyne through the maintenance of the street layout, the old shopping centre and car park, the existing greenways, and the original street plantings
- Protecting items of high heritage significance including views to the items
- Exploring adaptive reuse of heritage items such as the Leesville Hotel to encourage conservation and appreciation by the public.

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 Snowy Mountains Scheme (ID 105919) that includes parts of Jindabyne, 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

4.5.2.1 *Jindabyne Growth Precinct*

The Snowy River LEP, clause 5.10 applies to the heritage items specified in Schedule 5 of the LEP, as well as items assessed as having local heritage values and/or significant archaeological deposits.

Further development controls regarding heritage conservation are contained in the DCP.

4.5.2.2 *Jindabyne Catalyst Precinct*

As per Schedule 1D, Part 3 Section 12 of the Precincts–Regional SEPP, the Snowy River LEP, clause 5.10 applies to the heritage items specified in Schedule 5 of the LEP within the Jindabyne Catalyst Precinct.

As per Part 3 Section 19 of the Precincts–Regional SEPP, to be complying development in the Jindabyne Catalyst Precinct, the development must not be carried out on land on which a heritage item or is within a heritage conservation area.

4.5.3 Development controls

The following development controls will apply to heritage items and land adjacent to heritage items in the Jindabyne Precincts.

4.5.3.1 *General controls*

- A. Development on land where a heritage item is situated, that is a heritage item, or is on land adjacent to a heritage item must prepare a statement of heritage impact.
- B. Historic items wherever possible will be incorporated into the design of the public domain within Jindabyne where they are publicly accessible and can be appreciated by all.
- C. 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.
- D. 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.
- E. Development in areas defined as 'disturbed land' can occur without further historic heritage investigation, however, must consider neighbouring heritage items and broader heritage values such as the town plan and character of Jindabyne.
- F. Development in Jindabyne must respect the individual character of the town in terms of scale, feel, and compatibility (see **Section 4.4**).
- G. Design guidance for development in the Sport and Education Sub-Precinct that sympathetically responds to, acknowledges, and strengthens the heritage values and natural landscape of the site. This should incorporate best practice guidance from the *Design Guide for Heritage* prepared by the Heritage Council of NSW and the NSW Government Architect.
- H. This Plan will inform the DCP and Delivery Plan 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. 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.
- K. 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.
- L. 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.
- M. 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.

- N. 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.
- O. 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*

- P. Development of items defined as 'moderate heritage significance' (**Appendix 1**) 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**.

4.5.3.5 *Development within zones identified as having archaeological potential*

- Q. Identified archaeological potential is limited to the Leesville Hotel and the Mill Creek Homestead. Should a new development be proposed at these locations, 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 DCP and Delivery Plan will include controls to ensure that this aim is met.

The Master Plan outlines the interpretation potential of Jindabyne through tourism experiences and activities to enhance broader understanding Jindabyne'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 rural Australian living allowing greater enjoyment of the Jindabyne Precincts. 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 Jindabyne Precincts. 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' (see **Appendix 1**).

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 not 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 2022
- Snowy River LEP
- Jindabyne Growth Precinct Development Control Plan
- Jindabyne Catalyst Precinct Delivery Plan.

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, <i>Snowy Mountains Special Activation Precinct Master Plan</i> .
ICOMOS 2013	Australian ICOMOS 2013, <i>The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013</i> , Australia ICOMOS Incorporated.
OzArk 2022	OzArk Environment & Heritage 2022, <i>Revised Historic Heritage Assessment Report - Snowy Mountains Special Activation Precinct</i> , Report to Department of Environment and Planning.
Tropman 1998	Tropman & Tropman Architects. <i>Snowy River Area heritage study</i> . Report for Snowy River Shire Council.

APPENDIX 1

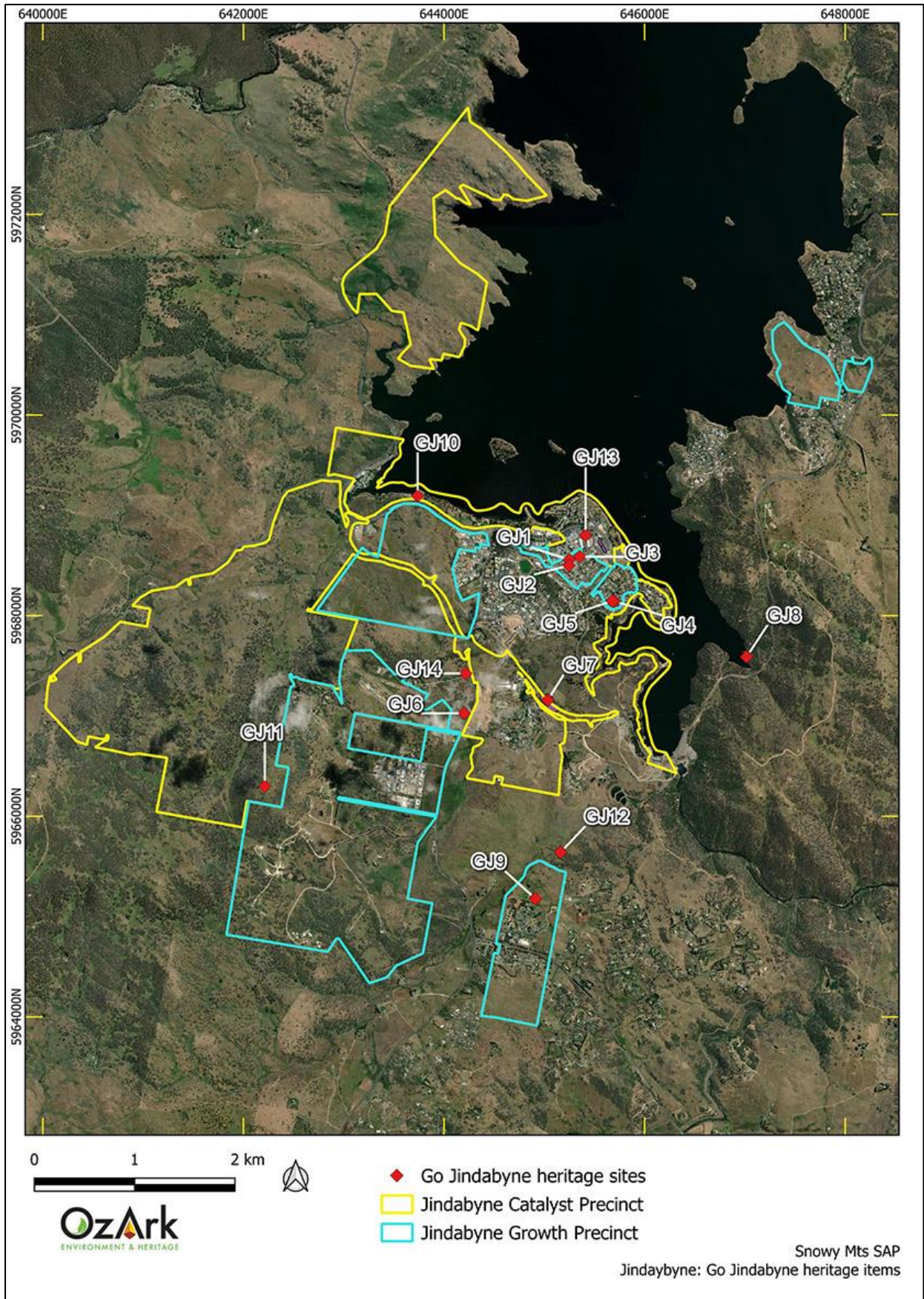
5.3 GO JINDABYNE IDENTIFIED ITEMS

NGH Environmental conducted a heritage assessment for the Go Jindabyne project in 2019 which flagged items that they considered of local heritage value (OzArk 2022). These items include houses relocated from Old Jindabyne, as well as other items, that are not currently listed on the Snowy River LEP (Table 3-1). **Appendix 1 Figure 1** provides details of these items although item GJ6 is not shown as this is the same as I147 listed on the LEP. **Appendix 1 Figure 2** shows the location of the items.

Appendix 1 Figure 1: Unlisted items identified by NGH within the Jindabyne Precincts.

Item name	Address	Description	Identifier
Relocated house 1	1 Munyang St Jindabyne	Ethel Canton's house from old Jindabyne. Relocated by the Snowy Mountains Scheme to New Jindabyne	GJ1
Relocated house 2	6 Munyang St Jindabyne	Police house from old Jindabyne. Relocated by the Snowy Mountains Scheme to New Jindabyne	GJ2
Relocated house 3	8 Gippsland St Jindabyne	Fran Sturgeon's house from old Jindabyne. Relocated by the Snowy Mountains Scheme to new Jindabyne. Sister Passmore lived in this house when moved to the new town.	GJ3
Relocated house 4	38 Banjo Patterson Crescent Jindabyne	House from old Jindabyne. Relocated by the Snowy Mountains Scheme to new Jindabyne	GJ4
Relocated house 5	40 Banjo Patterson Crescent Jindabyne	Ken Kidman's house from old Jindabyne. Relocated by the Snowy Mountains Scheme to new Jindabyne	GJ5
Leesville historic complex	Lot 118 DP721919, Lot 194 DP721919	Site of the original Leesville town. Features includes the Leesville Hotel, possible burial site for Boney Jack, site of police holding yards, burnt down police station, general store, and blacksmith's store	GJ6
Mill Creek Homestead	GDA Zone 55, 645033E, 5967130N	Homestead belonging to the McGuffick family that was sold to the Snowy Mountains Scheme. Only footing remain, along with plantings	GJ7
Old Racecourse	Southern side of Cobbin Creek, north of the Station Resort	Racecourse used in the 1870s. Several references of the racecourse in association with the Leesville Hotel	GJ9
Jindabyne West	Lake Jindabyne Sailing Club house (part Lot 16 DP242010)	One of the original buildings of the Jindabyne West homestead. Noted being built not long before Lake Jindabyne created	GJ10
Snowy Seismic Station	Cobbin Creek	Seismic monitoring station built as part of the Snowy Mountains Scheme	GJ11
NPWS Snowy Region Visitor Centre and diorama	49 Kosciuszko Road Jindabyne	Large stone building for use as the Snowy Mountains Visitor Centre. Contains diorama of the Jindabyne area made by Jimmy James	GJ13

Appendix 1 Figure 2: Heritage items identified through the Go Jindabyne study.

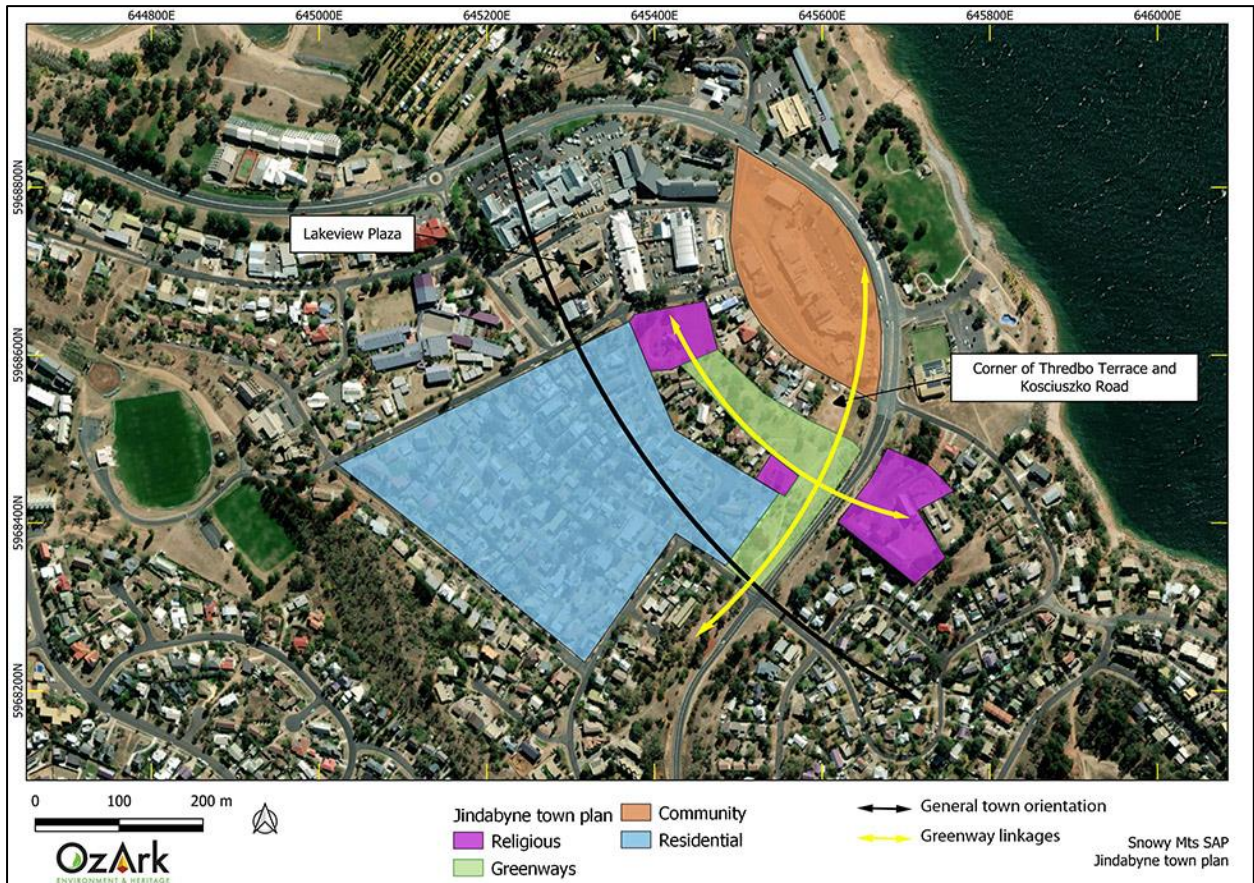


5.4 SNOWY MOUNTAINS SAP MASTER PLAN ASSESSMENT

The survey for the Snowy Mountains SAP Master Plan did not record additional heritage items, however, the report emphasises the importance of the design of the Jindabyne township and the interconnectedness of individual heritage items within the town (**Appendix 1 Figure 3**). **Appendix 1 Figure 4** shows the overarching design features of Jindabyne.

Appendix 1 Figure 3: Items identified in the Snowy Mountains SAP investigation.

Item	Description
Jindabyne street plan and plantings	<p>On certain streets within the Jindabyne Precincts, such as along Munyang St, street plantings of fruit trees would date to the original construction of Jindabyne. These trees demonstrate early efforts to make new Jindabyne a liveable settlement and have associative heritage values with the original construction of Jindabyne.</p> <p>In addition, the curve of streets such as Munyang Street are testament to the original town plan of Jindabyne that was designed to curve around the original shopping centre in diminishing arcs. Therefore, the curve of streets, such as that at Munyang Street, have associative heritage value as they help demonstrate the original town plan of Jindabyne; a plan that is not represented elsewhere in the town.</p> <p>The general orientation of the original town plan, as well as features such as the greenway access routes, have heritage values.</p>
Original shopping centre	<p>The original shopping centre is now cluttered with signage, rubbish bins and other unsympathetic additions, particularly at each end of the original arc of shops. However, as originally conceived, the shopping centre was designed to be the centrepiece of the town overlooking the newly formed lake. In its original conception, the shopping centre was arced to embrace the lake and was elevated to afford views over the lake.</p> <p>While the aesthetic values of the shopping centre have been diminished since its original construction, the overall form of the shopping centre is intact and features, such as the stone-faced verandah pillars (SMA style), remain in place.</p> <p>The shopping centre has considerable social value, not only to residents, but also for visitors where a stop at the cafes and ski shops at the shopping centre was the signal that they had arrived at the snow fields.</p>
Jindabyne shopping centre north-eastern car park	<p>As a car park, the area itself does not have heritage values. However, the area has associative values as part of the original town plan of Jindabyne and the nearby shopping centre. The value mostly stems from the fact that the designers of Jindabyne expected people to view the lake when at the shopping centre and therefore placed low-rise components (i.e. a car park) between the shopping centre and the lake.</p> <p>Secondly, in the early 1960s when the town was built, the automobile was a celebrated piece of technology and this is reflected in the positioning of the car parks in a prominent position, rather than 'hiding' car parks behind buildings as tends to happen today.</p>
Lakeview Plaza	<p>While further research would be necessary to determine when the Lakeview Plaza was built, it is suspected that it dates to the construction of new Jindabyne. The entrance loggia is designed in the alpine style commonly adopted for buildings in 1960's Jindabyne. The accommodation hall behind the loggia has lost a lot of its original appearance as it has been hemmed in by other buildings and fences that makes it difficult to appreciate</p>
Corner of Thredbo Terrace and Kosciuszko Road	<p>This vacant block has no heritage values in its own right and visible evidence of previous buildings at the site are not present.</p> <p>However, the block was probably envisioned in the original town plan of Jindabyne as part of a greenway access linking the main east-west access to the town centre. While this would require further research, if it can be determined that the block was part of an original greenway access, this would give the block an associative heritage value with the original town plan of Jindabyne.</p>

Appendix 1 Figure 4: View of the highlighted components of the original Jindabyne town plan.

5.4.1 Potentially significant blaze tree

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

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

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

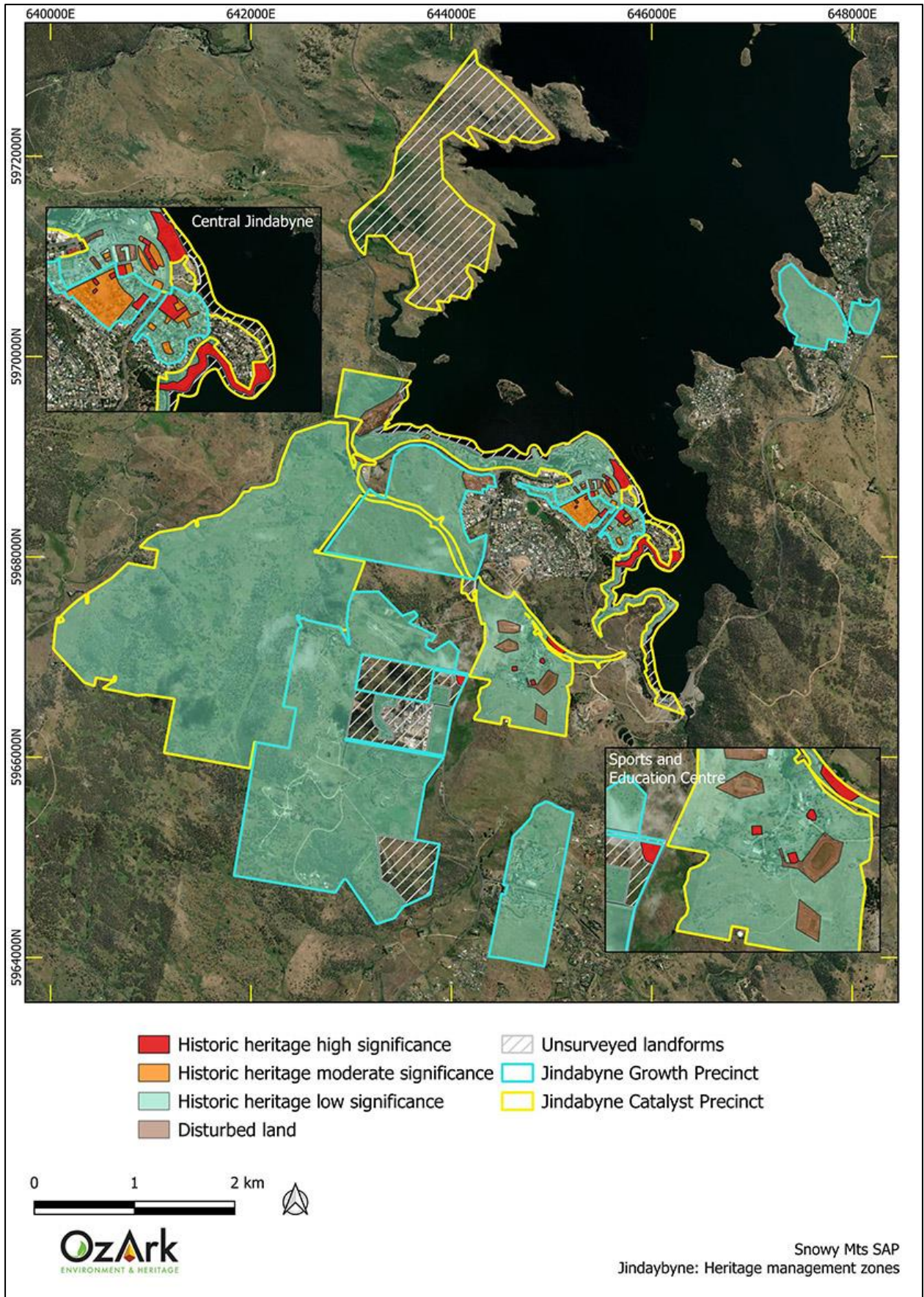
5.5 HERITAGE MANAGEMENT ZONES

The Jindabyne Precincts have been mapped into five heritage management zones to determine the heritage risk of any development planned for that area (**Appendix 1 Figure 5**).

The categories used here are:

- High heritage risk: This category contains areas where there are known items of significant heritage value. This includes items identified on statutory heritage lists, items identified during the Snowy Mountains SAP assessment as having high heritage values, and items of heritage significance identified by NGH.
- Moderate heritage risk: This category contains areas where there are likely to be items of significant heritage value. The main area encompassing the residential area at Jindabyne is zoned as a moderate heritage risk as the Snowy Mountains SAP assessment did not comprehensively assess all buildings in this area and there is the possibility that further items beyond those already identified could be in this area. Other areas of moderate heritage risk are those near known items of heritage value where development would need to consider the impact on the nearby buildings.
- Low heritage risk: Based on the findings from the Snowy Mountains SAP Master Plan assessment, these areas are very unlikely to contain significant historic heritage items.
- Archaeological potential: Confined to the ruins of the Mill Creek Homestead and at the Leesville Hotel. At the Mill Creek Homestead the remains of an important early Jindabyne structure are likely preserved, and at the Leesville Hotel, deposits relating to the early settlement of the Jindabyne region may be present.
- Disturbed lands: This zone refers to landforms within the Jindabyne Precincts that have been modified for urban development, roads, and car parks. It is assessed that any historic heritage values at these locations have been lost. However, development in these areas would need to consider impacts on the heritage values of neighbouring items (if applicable). Additionally, within all the other areas detailed above, there are areas of disturbed land that are too small to be meaningfully mapped at this scale.
- Unsurveyed areas. Areas that have not undergone previous historic cultural heritage assessment.

Appendix 1 Figure 5: Zones of heritage management within the Jindabyne Precincts.



DOCUMENT CONTROLS

Proponent	Department of Planning and Environment	
Client	WSP Australia Pty Limited	
Document Description	Historical Heritage Management Plan. Snowy Mountains Special Activation Precinct (Jindabyne Precincts)	
File Location	OzArk Job No.	
WSP Parsons Brinkerhoff ► Snowy Mountains SAP Delivery Plans ► Reports ► HHMP	3249	
Document Status: V3.0 Final	Date: 1 July 2023	
Author to Editor OzArk	V1.0: IC author 02/12/2022	
Draft report	V2.0 BC edit 21/12/22	
Final report	V3.0 BC finalises 29/6/23	
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